



**THE  
KIMBROUGH  
TEAM**

# SHOVEL READY DEVELOPMENT 53 LOTS, 18.40 ACRE PARCEL **FOR SALE**



**\$1,100,000**

## 359 29 5/8 Road, GRAND JUNCTION

- 18.40 Acres
- Smart Plat Design
- Shovel Ready
- Owner Carry Options

Shovel ready in 90 days per civil engineer. RECENT BIDS FOR ALL INFRASTRUCTURE IMMEDIATELY AVAILABLE. Flexible path for developers: sell finished lots or take full control and build it out. "Old school" plat style means large lots w/room for ADUs, shops & 3-car garages—highly desirable in today's market where new construction on tiny lots is the norm. Smart plat design, outdoor access and shovel ready in the path of progress make this a standout project. Ideal for those looking to deliver a unique neighborhood w/space, function & lifestyle appeal. All entitlements in place - just bring your vision & start moving dirt. 3k sq. ft. building w/ utilities and fenced yard perfect for storage. Owner carry options possible, no subordination. Assessors site does not show a recent lot line adjustment.



**CLICK TO SEE DETAILED MLS INFO**

Jan Kimbrough Miller, Commercial Specialist  
970-250-6781 | jankimbroughmiller@gmail.com

