

PRIME AGRITOURISM REAL ESTATE OPPORTUNITY
IN COLORADO'S FRUIT AND WINE COUNTRY



Sprigs & Sprouts - Estate Lavender Farm & Gift Shop
3669 G Rd, Palisade, CO 81526

- ✓ **Prime Location:** 2.48 irrigated acres with Highway 6 frontage just outside Palisade town limits—excellent visibility and STR-eligible home
- ✓ **Versatile Infrastructure:** 2,750 SF retail/tasting space, 1,100 SF warehouse, two greenhouses, and updated 3BD/1BA home
- ✓ **Expansion Potential:** ~.75 acres of irrigated, undeveloped land ideal for events, glamping, u-pick, or additional crops



RE/MAX[®] 4000 inc.

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Grand Junction and Palisade Information

- ✓ Located in Palisade, CO in the Grand Junction MSA - population ~160,000
- ✓ Palisade is known for its orchards, vineyards and abundance of agritourism attractions
- ✓ At ~4,700 ft, the high desert climate of Palisade produces some of the best stone fruit in the world
- ✓ Sprigs & Sprouts is situated with prime frontage on Palisade's main tourism route - perfect for a buyer looking to grow a destination agritourism business.



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