



FOR SALE

29 ROAD, GRAND JUNCTION, CO

PROPERTY TYPE	COMMERCIAL LAND
PROPERTY SIZE	5-22 AC
LISTING PRICE	CALL FOR DETAILS



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PROPERTY DESCRIPTION

This offering is for two parcels located at the intersection of 29 Road and the Union Pacific rail line in Grand Junction, Colorado. Three miles from downtown, the parcel on the east side of 29 Road is currently zoned I-1, however, the City of Grand Junction has labeled the parcel as commercial in their Land Use Plan. This parcel totals approximately 20 acres but contains the Union Pacific rail line and requires a lot line adjustment to approximately 13 acres. The parcel on the west side of 29 Road is currently not zoned and the City of Grand Junction has labeled the parcel as industrial in their Land Use Plan. This parcel currently totals approximately 81 acres, however, approximately 9 acres directly adjacent to 29 Road is usable and subdivision is possible. The property is surrounded by various commercial and light industrial uses, as well as low density residential. The property is five miles from Interstate-70 and access is off of 29 Road on the south side of the Union Pacific rail line.

PROPERTY HIGHLIGHTS

- Undeveloped parcels with either Industrial or Commercial zoning
- Located three miles from downtown and five miles from I-70
- Flat property with several access points
- Opportunity to utilize Union Pacific rail bordering the property to the north
- Annual Average Daily Traffic of 13,247 vehicles along I-70 BL in front of property

AREA MAP



LOCATION MAP



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GRAND JUNCTION

Located within Colorado's Grand Valley, Grand Junction is situated at the confluence of the Colorado and Gunnison River. With a population of 69,412, Grand Junction is the only metropolitan area in Colorado not located on the Front Range and is a major commercial and transportation hub between Salt Lake City and Denver's Front Range. According to the Zillow Home Value Index, the typical home value in Grand Junction is \$404,625, up 3.8% since August 2023 and 51% since August 2019. Grand Junction home values are 11.6% higher than the national average of \$362,481.

Colorado is well known for its 300 days of sunshine and Grand Junction is located in the banana belt of the state, offering warmer temps, mild winters, and year-round recreation opportunities. The Grand Junction area has become a major mountain biking destination, with many bikers coming from the Front Range of Colorado, the Salt Lake City area, and as far away as California to enjoy the area's abundant single-track trails. Two prominent trails are the Tabeguache and Kokopelli trails, the latter running from nearby Loma to Moab, Utah. Fruita, Colorado, with its 18-Road trail system, is within 10 miles of the city.

Known as Colorado's wine country, Grand Junction and neighboring Palisade are home to 30 licensed wineries and are destinations for wine enthusiasts and connoisseurs

alike. The USA Today named the annual Colorado Mountain Winefest held in Palisade the best wine festival in the country. In 2019, the industry—comprised of wine production, distribution & sales, and wine tourism—directly employed 890 workers and generated revenues of \$79.3 million. Wineries alone directly employed an estimated 540 workers in 2019. Between fiscal years 2014 and 2020, bottled wine production, excluding ciders, more than doubled, reaching more than 259,000 cases.



MESA COUNTY

Situated halfway between Denver and Salt Lake City, Mesa County offers one of the lowest costs of living and business in Colorado's metropolitan areas. Home to Grand Junction, Fruita, and Palisade, Mesa County combines big-city opportunities, small town values, and exceptional access to outdoor recreation. Mesa County is home to Colorado Mesa University, offering a combination of typical liberal arts and technical programs, CMU is one of the fastest growing university in the US.

In 2023 the county had a population of 156,681 with a median age of 40.6 and a median household income of \$68,077. Homeownership in Mesa County is 71.8%, above the national average of 64.8%. Median single-family home prices in the area increased 3.9% from 2023-2024 to \$410,123. The county employs approximately 74,204 people, representing a 4.4% unemployment rate, with the largest

industries being health care & social assistance, retail trade, and construction. According to the U.S Bureau of Economic Analysis, total GDP in Mesa County was approximately \$8.22 billion in 2022, a 7.9% increase over the prior year.

According to Richard Wobbekind, executive director of the research division at the University of Colorado's Leeds School of Business "The business and economic outlook for Mesa County is exceptionally positive. A low unemployment rate, growing diversification of industries, strong real estate market and unique development opportunities position Mesa County well for continued growth."

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