



# COMMERCIAL LAND FOR SALE

2785 & 2786 Printers Court, Grand Junction, CO 81506



## OVERVIEW

- Development-Ready Site (6.24 acres)
- Strategic Location positioned at the end of Printers Court, with access from Horizon Drive & H Road
- Minutes from I-70 Interchange, Grand Junction Regional Airport, and a wide range of hotels, restaurants, and services
- Ideal for office, flex space, hospitality, or a mixed-use development
- A great opportunity for developers, investors, or end users
- Zoned, serviced, and ready for action

## TRAFFIC COUNTS

I-70 E                      N of H Road                      25000 ADT  
Hilaria Ave    SE of Printers Ct    15000 ADT

| DEMOGRAPHICS       | 1 MILES   | 3 MILES  | 5 MILES  |
|--------------------|-----------|----------|----------|
| Current Population | 1,377     | 39,296   | 83,298   |
| Daytime Population | 4,780     | 42,600   | 99,772   |
| Average HH Income  | \$105,795 | \$64,355 | \$61,911 |
| Businesses         | 285       | 1,291    | 4,563    |

OFFERED AT: \$1,997,000 | Lots 7 & 8 | 6.24 AC Combined

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