

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

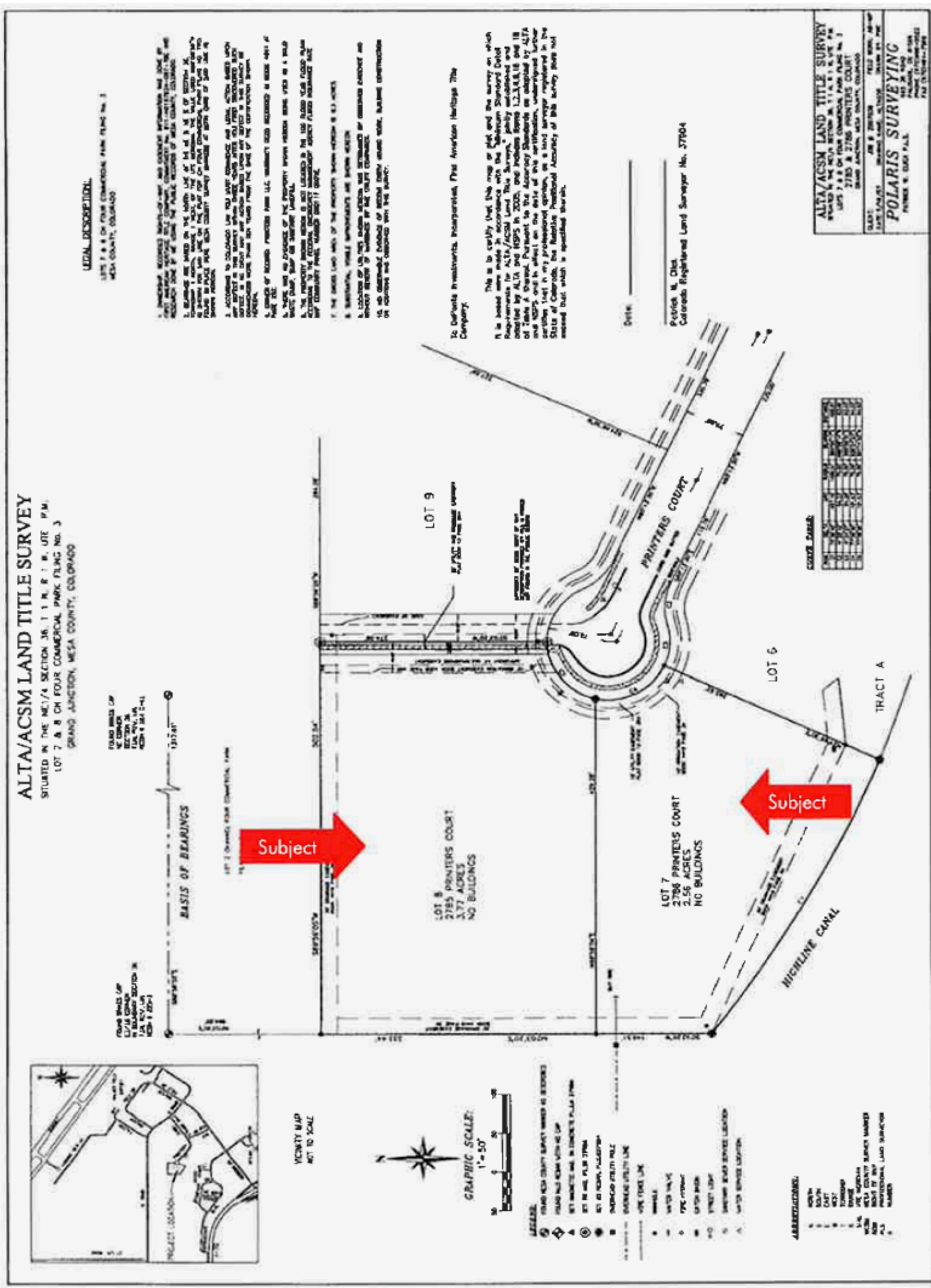
OFFERED AT: \$1,997,000 | Lots 7 & 8 | 6.24 AC Combined

Sid Squirrell | 970.260.0121 | Sid@gjcommercial.com



COMMERCIAL LAND FOR SALE

2785 & 2786 Printers Court, Grand Junction, CO 81506



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

Sid Squirrell | 970.260.0121 | Sid@gjcommercial.com