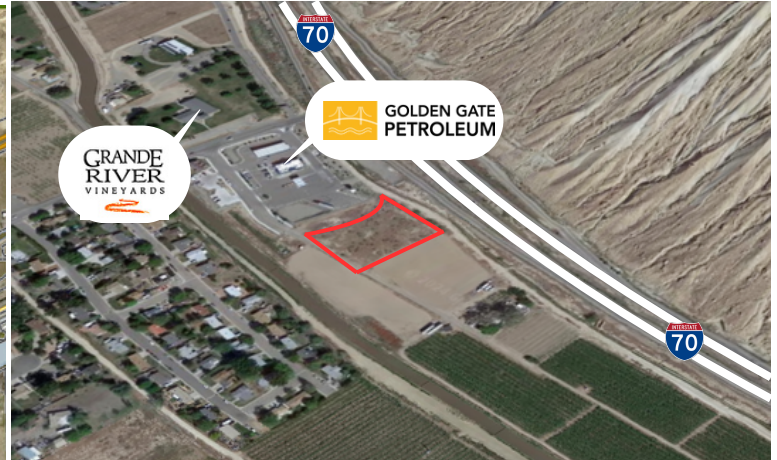
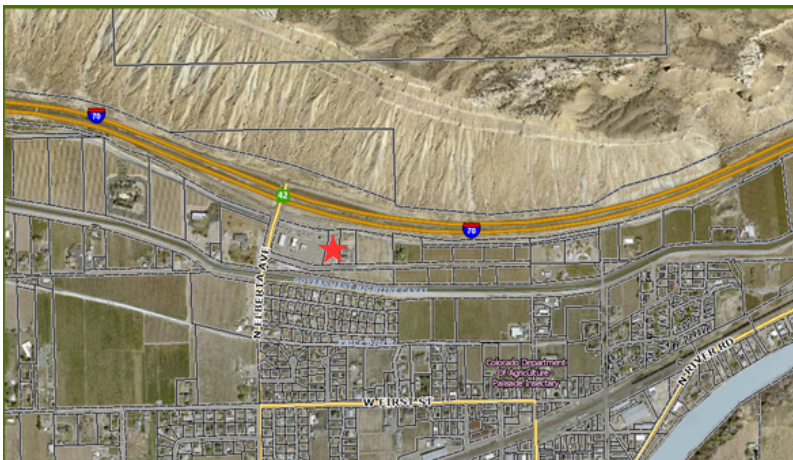


# Developed Commercial Land For Sale

490 Wine Country Road Palisade, CO



## OVERVIEW

- Developed Lot Size – 43,995 S/F (1.01 Acre) with I-70 Visibility and Hospitality Retail Zoning
- Neighbors Golden Gate (West Side), Palisade Peach Shack, Residential Neighborhood
- HR is a mix of residential and commercial use. Ground level is intended for commercial use, upper level for residential and/or office
- Lot is ready for permit - Street improvements, prepared detention, curb and gutter outline the property
- Delivered pad ready with all utilities in place (water pit, sewer stubbed, electric, gas)
- Off-site improvement complete
- Appraisal report for 1,846 S/F Drive Thru building and land valued at \$1,900,000

## TRAFFIC COUNTS

Interstate 70 E of Elberta Exit 21,840 AADT  
 Elberta Ave S of Wine Valley Rd 4,475 AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Current Population	3,072	4,624	6,662
Daytime Population	2,714	3,978	5,529
Average HH Income	\$66,263	\$76,943	\$76,766
Businesses	128	178	227

**OFFERED AT: \$879,000**

**Katie Davis | 970.778.5083 | Katie@brayandco.com**