

LAND FOR SALE
TBD CARDINAL WAY
Parachute, CO 81635

BRAY
REAL ESTATE
COMMERCIAL



OVERVIEW:

- Easy access to Interstate
- Visibility from I-70
- 4 Acres across three parcels
- Access to town of Parachute and Battlement Mesa

FOR SALE: \$1,000,000

TRAFFIC COUNTS:

I-70	NE of Co Rd 215	20296	ADT
CR 215	NW of I-70	8204	ADT

Demographics	1 Mile	3 Mile	5 Mile
Current Population	2,188	6,616	6,857
Average HH Income	\$72,609	\$71,706	\$72,710
Businesses	100	145	160
Daytime Population	1,954	4,752	5,045

Brian Bray | 970.986.0446 | Brian@brayandco.com