

**LAND FOR SALE**  
**TBD CARDINAL WAY**  
**Parachute, CO 81635**



**OVERVIEW:**

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

**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

**FOR SALE: \$1,000,000**

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