

# DEVELOPMENT PARCEL AVAILABLE

**COLDWELL BANKER COMMERCIAL**  
PRIME PROPERTIES  
CBCWEST.COM

756 County Rd 346 (Airport Road), Rifle CO 81560

## FOR SALE



**ACRES: 9.9**  
**PRICE: \$2,900,000**

- ✓ Commercial Development Opportunity
- ✓ Future Land Use: Regional Commercial
- ✓ I-70 Interstate Access
- ✓ Airport Access (1.5 Miles East)
- ✓ Utilities Available Nearby
- ✓ 480 Feet of Airport Road Frontage

All information herein is from sources deemed reliable. However, broker makes no warranties, express or implied as to the accuracy of the information or to the suitability of this property for the investor.

**Mike Foster, CCIM | [mfooster@cbcwest.com](mailto:mfooster@cbcwest.com)**  
Coldwell Banker Commercial Prime Properties

Direct 970-244-6602  
Mobile 970-433-8374

131 N. 6th St., Suite 300  
Grand Junction, CO 81501

**CBCWest.com**

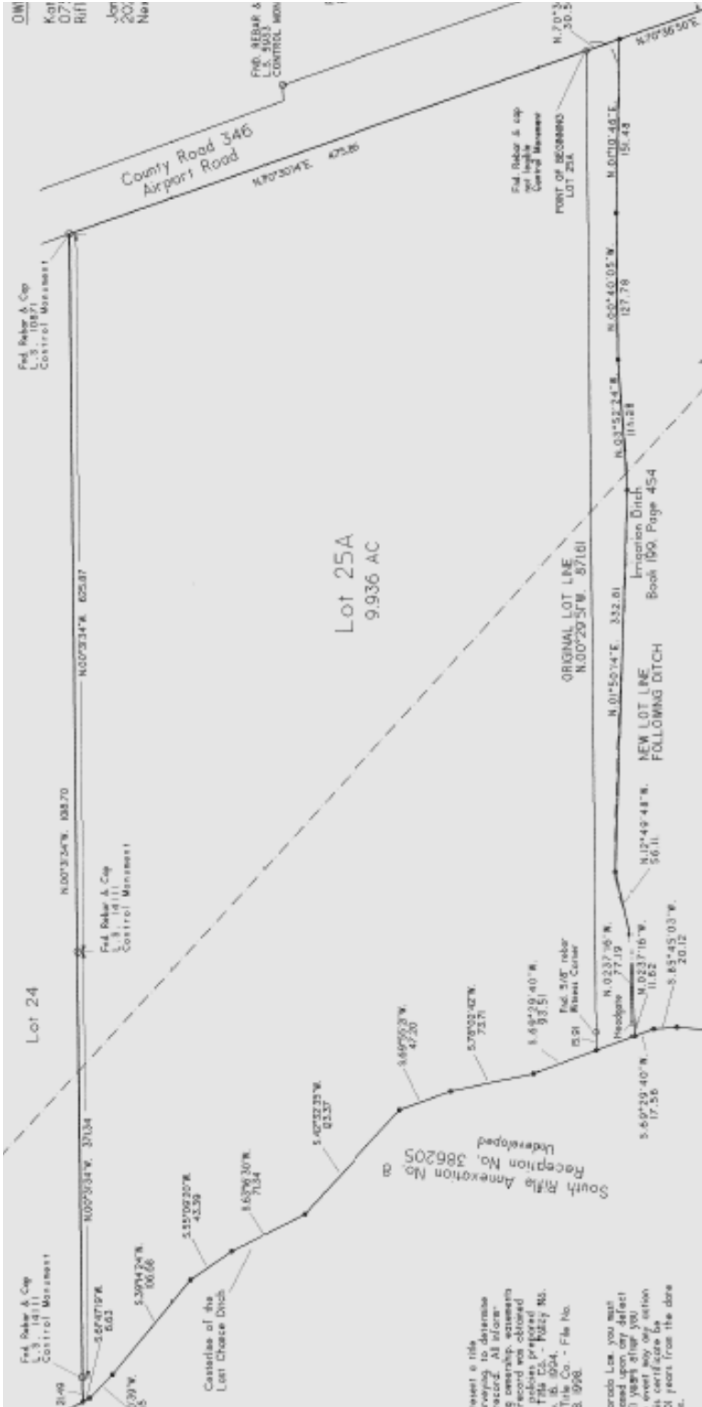
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**FOR SALE**



## AMENDED PLAT OF LOT 25A McLearn Orchard Land Subdivision

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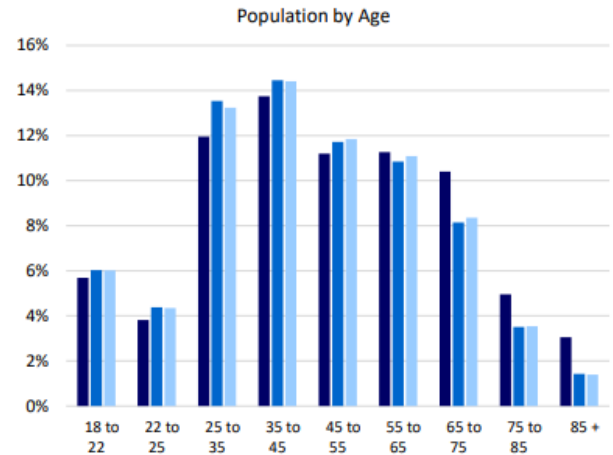
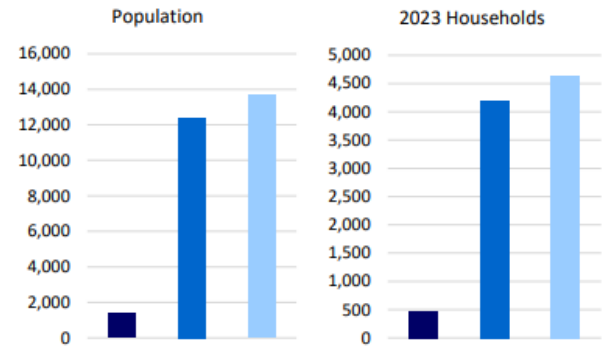
# Demographics around 756 County Road 346, Rifle, Colorado 81650, United States



## Consumer Profile Report

STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
<b>Current</b>						
2023 Population	1,382	---	12,386	---	13,686	---
2028 Projected Population	1,544	---	13,637	---	15,091	---
Pop Growth (%)	11.7%	---	10.1%	---	10.3%	---
2023 Households	472	---	4,203	---	4,638	---
2028 Projected Households	531	---	4,638	---	5,126	---
HH Growth (%)	12.3%	---	10.4%	---	10.5%	---
<b>Census Year</b>						
2000 Population	1,045	---	8,644	---	9,538	---
2010 Population	1,333	---	12,258	---	13,525	---
Pop Growth (%)	27.5%	---	41.8%	---	41.8%	---
2000 Households	378	---	3,068	---	3,375	---
2010 Households	455	---	4,150	---	4,574	---
HH Growth (%)	20.4%	---	35.3%	---	35.6%	---
<b>Total Population by Age</b>						
Average Age (2023)	39.6		36.6		36.8	
<b>Children (2023)</b>						
0 - 4 Years	75		767		832	
5 - 9 Years	81		915		1,002	
10-13 Years	87		763		839	
14-17 Years	87		770		853	
<b>Adults (2023)</b>						
18 to 22	79	5.7%	748	6.0%	824	6.0%
22 to 25	53	3.8%	542	4.4%	596	4.4%
25 to 35	165	11.9%	1,676	13.5%	1,812	13.2%
35 to 45	190	13.7%	1,790	14.5%	1,971	14.4%
45 to 55	155	11.2%	1,452	11.7%	1,620	11.8%
55 to 65	156	11.3%	1,343	10.8%	1,517	11.1%
65 to 75	144	10.4%	1,009	8.1%	1,144	8.4%
75 to 85	68	5.0%	434	3.5%	484	3.5%
85 +	42	3.1%	177	1.4%	191	1.4%



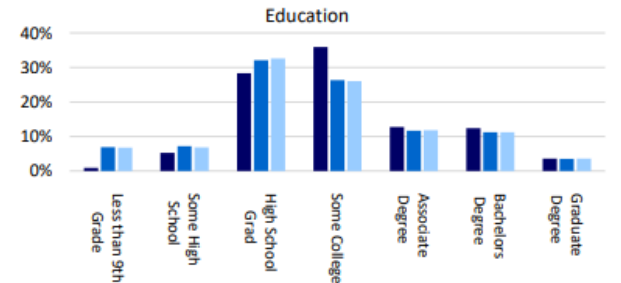
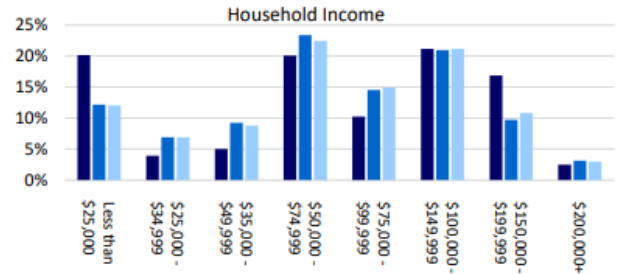
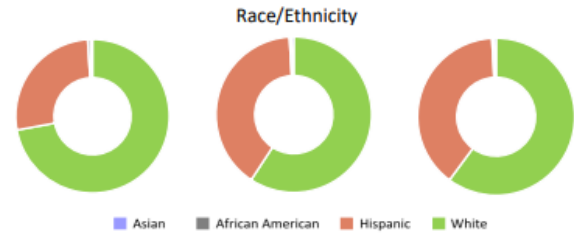
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STI: PopStats, 2023 Q4

	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2023)</b>						
White, Non-Hispanic	945	68.3%	7,036	56.8%	7,892	57.7%
Hispanic	352	25.5%	4,739	38.3%	5,122	37.4%
Black	8	0.6%	48	0.4%	51	0.4%
Asian	5	0.4%	59	0.5%	62	0.5%
<b>Language at Home (2023)</b>						
Spanish	287	21.9%	3,310	28.5%	3,542	27.6%
Asian Language	1	0.1%	9	0.1%	9	0.1%
<b>Ancestry (2023)</b>						
American Indian (ancestry)	14	1.0%	87	0.7%	96	0.7%
Hawaiian (ancestry)	2	0.1%	8	0.1%	8	0.1%
<b>Household Income (2023)</b>						
<b>Per Capita Income</b>	\$30,016	---	\$29,346	---	\$29,979	---
<b>Average HH Income</b>	\$87,825	---	\$86,488	---	\$88,462	---
<b>Median HH Income</b>	\$77,553	---	\$73,327	---	\$74,839	---
Less than \$25,000	95	20.2%	511	12.2%	558	12.0%
\$25,000 - \$34,999	19	3.9%	290	6.9%	320	6.9%
\$35,000 - \$49,999	24	5.0%	388	9.2%	408	8.8%
\$50,000 - \$74,999	95	20.1%	983	23.4%	1,041	22.4%
\$75,000 - \$99,999	48	10.3%	612	14.6%	690	14.9%
\$100,000 - \$149,999	100	21.2%	881	21.0%	983	21.2%
\$150,000 - \$199,999	80	16.9%	407	9.7%	501	10.8%
\$200,000+	12	2.5%	131	3.1%	138	3.0%
<b>Education (2023)</b>						
Less than 9th Grade	8	0.9%	542	6.9%	593	6.8%
Some High School	49	5.3%	566	7.2%	598	6.8%
High School Grad	261	28.3%	2,531	32.1%	2,849	32.6%
Some College	331	35.9%	2,076	26.3%	2,275	26.0%
Associate Degree	117	12.8%	922	11.7%	1,034	11.8%
Bachelors Degree	114	12.4%	883	11.2%	984	11.3%
Graduate Degree	33	3.6%	280	3.5%	315	3.6%



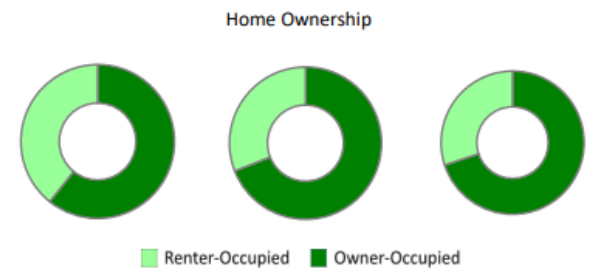
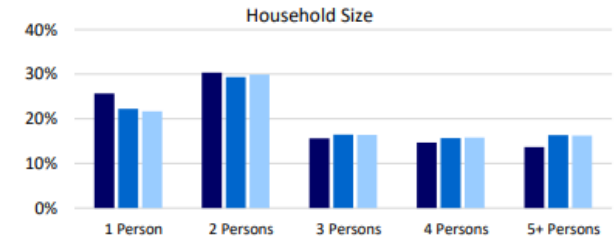
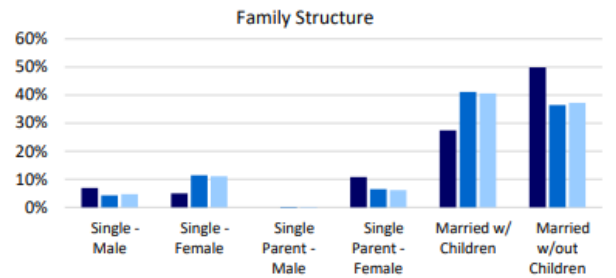
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<b>Family Structure (2023)</b>	309		3,124		3,469	
Single - Male	21	6.9%	133	4.3%	163	4.7%
Single - Female	15	5.0%	357	11.4%	385	11.1%
Single Parent - Male	0	0.0%	6	0.2%	8	0.2%
Single Parent - Female	33	10.8%	204	6.5%	213	6.1%
Married w/ Children	85	27.4%	1,286	41.2%	1,410	40.6%
Married w/out Children	154	49.9%	1,139	36.5%	1,291	37.2%
<b>Household Size (2023)</b>						
1 Person	121	25.7%	935	22.2%	1,005	21.7%
2 Persons	144	30.4%	1,233	29.3%	1,388	29.9%
3 Persons	74	15.6%	690	16.4%	761	16.4%
4 Persons	69	14.7%	658	15.7%	732	15.8%
5+ Persons	65	13.7%	686	16.3%	752	16.2%
<b>Home Ownership (2023)</b>	472		4,203		4,638	
Owners	287	60.7%	2,901	69.0%	3,243	69.9%
Renters	186	39.3%	1,301	31.0%	1,395	30.1%
<b>Components of Change (2023)</b>						
Births	14	1.0%	141	1.1%	154	1.1%
Deaths	11	0.8%	71	0.6%	79	0.6%
Migration	10	0.7%	31	0.3%	25	0.2%
<b>Unemployment Rate (2023)</b>	1.7%		3.3%		3.2%	
<b>Employment, Pop 16+ (2023)</b>	1,092		9,539		10,569	
Armed Services	0	0.0%	0	0.0%	0	0.0%
Civilian	806	73.8%	7,227	75.8%	7,996	75.6%
Employed	793	72.6%	6,985	73.2%	7,737	73.2%
Unemployed	13	1.2%	242	2.5%	259	2.4%
Not in Labor Force	286	26.2%	2,312	24.2%	2,574	24.4%
<b>Businesses</b>						
Establishments	96	---	544	---	619	---
Employees (FTEs)	683	---	4,166	---	4,676	---



5/6/2024

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