



2235 Roan Creek RD, DeBeque, CO

FOR SALE \$1,500,000



**Town of
DeBeque**

- 32.7 AC – Zoned AFT
- Development Opportunity

- 25 Miles East of Grand Junction
- 212 Miles West of Denver

Mike Foster, CCIM | mfooster@cbcwest.com
Coldwell Banker Commercial Prime Properties

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

131 N. 6th, St., Suite 200
Grand Junction, CO 81501



**COLDWELL BANKER
COMMERCIAL**
PRIME
PROPERTIES

Gateway to DeBeque

FOR SALE



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2235 Roan Creek RD, DeBeque, CO / Drive Time Demographics

Drive time demographics around 2235 Roan Creek Rd, De Beque, Colorado 81630, United States



Demographic Detail Report

STI: PopStats/WorkPlace/Spending Patterns/LandScape, 2023 Q4

	15 Min Drive		30 Min Drive		50 Min Drive	
Population						
2023 Population	912	---	13,696	---	181,892	---
2028 Projected Population	1,039	---	14,790	---	195,843	---
2028 Projected Population (High Estimate)	1,039	---	14,839	---	201,152	---
2028 Projected Population (Low Estimate)	942	---	13,828	---	184,260	---
% Projected Annual Change (2023 - 2028)	2.8%	---	1.6%	---	1.5%	---
% Projected Annual Change (High Estimate)	2.8%	---	1.7%	---	2.1%	---
% Projected Annual Change (Low Estimate)	0.7%	---	0.2%	---	0.3%	---
2000 Census Population	800	---	10,984	---	129,414	---
2010 Census Population	839	---	13,347	---	175,589	---
% Annual Change (2010 - 2023)	0.7%	---	0.2%	---	0.3%	---
Population Density	55	---	77	---	104	---
Land Area (Square Miles)	16.45	---	178.40	---	1,745.28	---
Households						
2023 Households	376	---	5,559	---	72,197	---
2028 Projected Households	429	---	6,002	---	77,713	---
% Projected Annual Change (2023 - 2028)	2.8%	---	1.6%	---	1.5%	---
2000 Households	288	---	4,321	---	50,669	---
2010 Households	346	---	5,412	---	69,655	---
% Annual Change (2010 - 2023)	1.5%	---	1.9%	---	2.9%	---
Growth Stability Indicator (-1 to +1)	0.3329	---	0.1509	---	0.2130	---
Daytime Population						
Daytime Population	839	---	11,743	---	173,867	---
Children at Home	28	---	523	---	6,968	---
Students	290	---	4,016	---	43,496	---
Work at Home	81	---	813	---	9,217	---
Homemakers	46	---	1,457	---	16,830	---
Retired/Disabled Population	220	---	2,678	---	35,126	---
Unemployed	21	---	263	---	3,036	---