

# DEVELOPMENT PARCEL FOR SALE



**COLDWELL BANKER COMMERCIAL**

PRIME PROPERTIES  
CBCWEST.COM

2912 D Road, Grand Junction, CO 81504

**FOR SALE**



## ACRES

## ZONING

## PRICE

3.18 AC

Comp Plan allows C-1, R-24 & Mixed Use

\$1,200,000

1 AC

\$ 495,000

- ✓ Rapidly Developing Commercial Corner
- ✓ High Volume Daily Vehicle Traffic
- ✓ Major Arterial Intersection on the Riverside Parkway & 29 Road
- ✓ A Primary Thoroughfare between City, Residential Areas and Orchard Mesa

- ✓ Fastest Growing Residential Area in the Grand Valley
- ✓ Centrally located in Light Industrial Services area
- ✓ Easy access to Hwy 6&50 and I-70 Interstate

All information herein is from sources deemed reliable. However, broker makes no warranties.

**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

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