



**COLDWELL BANKER  
COMMERCIAL**

**PRIME  
PROPERTIES**

# MESA TRAILS BUSINESS PARK

675 23 1/2 ROAD  
GRAND JUNCTION, CO 81503

## DEVELOPMENT FEATURES

- Development Land Ready For Sale
- Opportunities for Retail, Medical, Office, Industrial, and Residential Developments
- 177 acres of Utilities, Improvements and Infrastructure in Place with Pricing
- Approx. 715,000 SF Approved Commercial Space
- Approx. 1,600 - 2,000 Approved Residential Units



# FOR SALE

CBC-PRIME.COM

**Becca Posner, CCIM**  
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131 N 6th Street #200  
Grand Junction, CO 81501



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**SALE**

### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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### AN INCREDIBLE INVESTMENT/DEVELOPMENT OPPORTUNITY!

Mesa Trails Mixed Use Community Center offers a 177-acre development approved for approx. 700,000 SF of commercial space and 1,600-2,000 residential units. The land has been subdivided into multiple size parcels, available for purchase individually or in groups for larger projects. Opportunities for retail, medical, office, industrial, and residential developments are available. Features include comprehensive utilities and infrastructure, with parcels suited for various uses. The development aims to become Grand Junction's largest metropolitan area, emphasizing a working/outdoor living city center with green energy-efficient housing and extensive biking trails. Bring your own developer or a partnership with current owner is possible. Accepting LOI's and/or PSA's to reserve your lot now!



### DEVELOPMENT HIGHLIGHTS

- 177 Acres of Developable Land in Opportunity Zone
- Utilities, Improvements and Infrastructure in Place with Current Pricing
- Parcels Suited for Various Uses
- Various lot sizes ranging from \$7.50 to \$9/SF
- Directly off I-70 and Highway 6 & 50
- Adjacent to Community Hospital, Costco, City Market, Multiple Hotel Chains, Shopping Centers, Mesa Mall, Business District, and in a Growing Metropolitan Area!

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## SURROUNDING NATIONAL CHAINS:

- Community Hospital
- Phillips 66
- WoodSpring Suites
- Candlewood Suites
- Volkswagon
- Subaru
- Homes 2 Suites
- Timberline Bank
- City Market
- Starbucks
- Kohl's
- Mesa Mall
- David's Bridal
- Spectrum
- Shoe Carnival
- Ulta
- Home Depot
- PetSmart
- Cafe Rio
- Wells Fargo Bank

## AND MANY, MANY MORE!



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# MESA TRAILS BUSINESS PARK

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**CALL TO DISCUSS WHICH LOTS ARE AVAILABE, PRICING,  
AND TO INQUIRE ON ADDITIONAL SPACE!**



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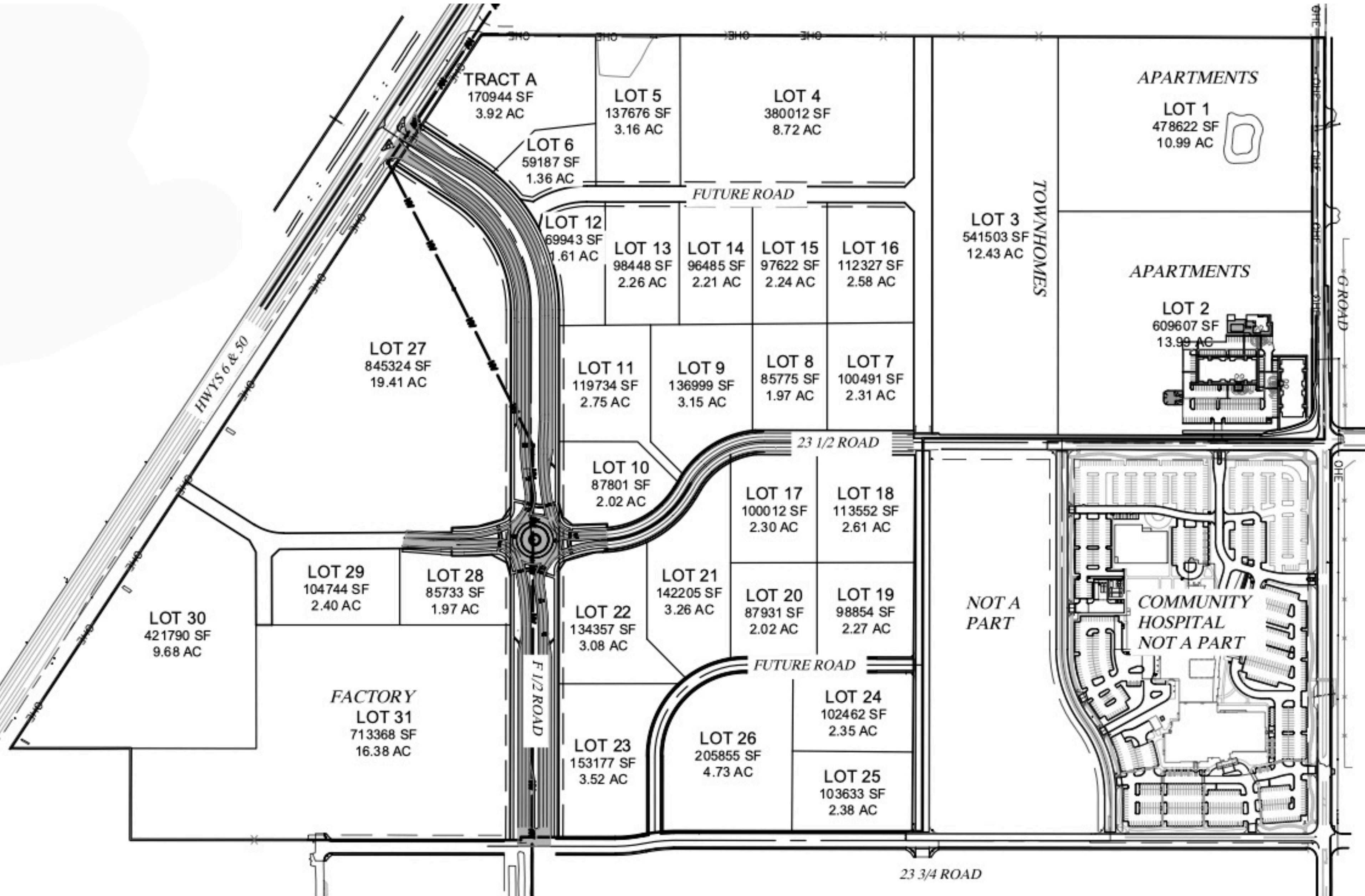


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SITE #	ACRES	\$/SQFT	S.F BLDG	COST
LOT 1	10.99	\$ 7.50	478,622	\$3,589,665
LOT 2	13.99	\$ 7.50	609,607	\$4,572,053
LOT 3	12.43	\$ 7.50	541,451	\$4,060,881
LOT 4	8.72	\$ 7.50	379,843	\$2,848,824
LOT 5	3.16	\$ 7.50	137,650	\$1,032,372
LOT 6	1.36	\$ 9.00	59,242	\$533,174
LOT 7	2.31	\$ 8.00	100,642	\$804,989
LOT 8	1.97	\$ 8.00	85,813	\$686,506
LOT 9	3.15	\$ 9.00	137,214	\$1,234,926
LOT 10	2.02	\$ 9.00	87,991	\$791,921

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SITE #	ACRES	\$/SQFT	S.F BLDG	COST
LOT 11	2.75	\$ 9.00	119,790	\$1,078,110
LOT 12	1.61	\$ 9.00	70,132	\$631,184
LOT 13	2.26	\$ 7.50	98,446	\$738,342
LOT 14	2.21	\$ 7.50	96,268	\$722,007
LOT 15	2.24	\$ 7.50	97,574	\$731,808
LOT 16	2.58	\$ 7.50	112,385	\$842,886
LOT 17	2.30	\$ 8.00	100,188	\$801,504
LOT 18	2.61	\$ 8.00	113,692	\$909,533
LOT 19	2.27	\$ 7.50	98,881	\$741,609
LOT 20	2.02	\$ 7.50	87,991	\$659,934

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SITE #	ACRES	\$/SQFT	S.F BLDG	COST
LOT 21	3.26	\$8.00	142,006	\$1,136,045
LOT 22	3.08	\$ 8.00	134,165	\$1,073,318
LOT 23	3.52	\$ 7.50	153,331	\$1,149,984
LOT 24	2.35	\$ 7.50	102,366	\$767,745
LOT 25	2.38	\$ 7.50	103,673	\$777,546
LOT 26	4.73	\$ 7.50	206,039	\$1,545,291
LOT 27	19.41	\$ 7.50	845,500	\$6,341,247
LOT 28	1.97	\$ 9.00	85,813	\$772,319
LOT 29	2.40	\$ 9.00	104,544	\$940,896
LOT 30	9.88	\$ 7.50	430,373	\$3,227,796
LOT 31	16.38	\$ 6.00	713,513	\$4,281,077

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## MESA TRAILS BUSINESS PARK

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### MESA TRAILS IS:

#### OPPORTUNITY ZONE

Opportunity zones generally represent economically distressed communities that are in need of investment and revitalization. Created under the Tax Cuts and Jobs Act of 2017, the purpose of opportunity zones is to spur economic growth and create jobs by incentivizing investment in these regions.

The primary tax benefit for investors of qualified opportunity funds is that they can defer tax payments on capital gains realized from prior investments. More specifically, if an investor allocates capital gains from a prior investment into a qualified opportunity fund within 180 days from the sale date, then that person is eligible to defer tax payment on the gain until the opportunity fund is sold or Dec. 31, 2026, whichever comes first.

#### METRO DISTRICT

Metropolitan districts are a type of Colorado special district that provides at least two types of services—fire, mosquito, parks and recreation, safety protection, sanitation, solid waste disposal, street improvement, television relay, transportation, water—and are created in accordance with the Special District Act (Title 32, Article 1, C.R.S.). Metro districts are independent governmental entities formed to finance, design, acquire, install, construct, operate and/or maintain public improvements that are not otherwise being provided.

Metro district financing for public improvements is the best available option to support public improvements in the new community developments needed to meet the affordable housing challenge in Colorado. If these public infrastructure costs were included in the price of each development, many developers and Tenants would be priced out of the market. Instead, metro districts spread these costs out over time, and the residents and Tenants of the metro district repay them through long-term property tax payments.

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### UNDER CONTRACT: MOSAIC HOUSING FACTORY



Mosaic Housing is developing their new, eco-friendly 224,000 square foot factory on 177 acres on Mesa Trails, for efficient production of multi-family modular homes. Mosaic Housing, headquartered in Colorado, manufactures and designs large modular construction projects and modular multi-family housing. With 2 manufacturing facilities in Houston and Grand Junction, Mosaic will have the capability to build 4 million square feet of modular construction annually. Founded and led by Stuart Born and a professional management team, the company also has a team of highly experienced construction and manufacturing professionals.

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## COMING SOON: MESA TRAILS APARTMENTS & TOWNHOMES



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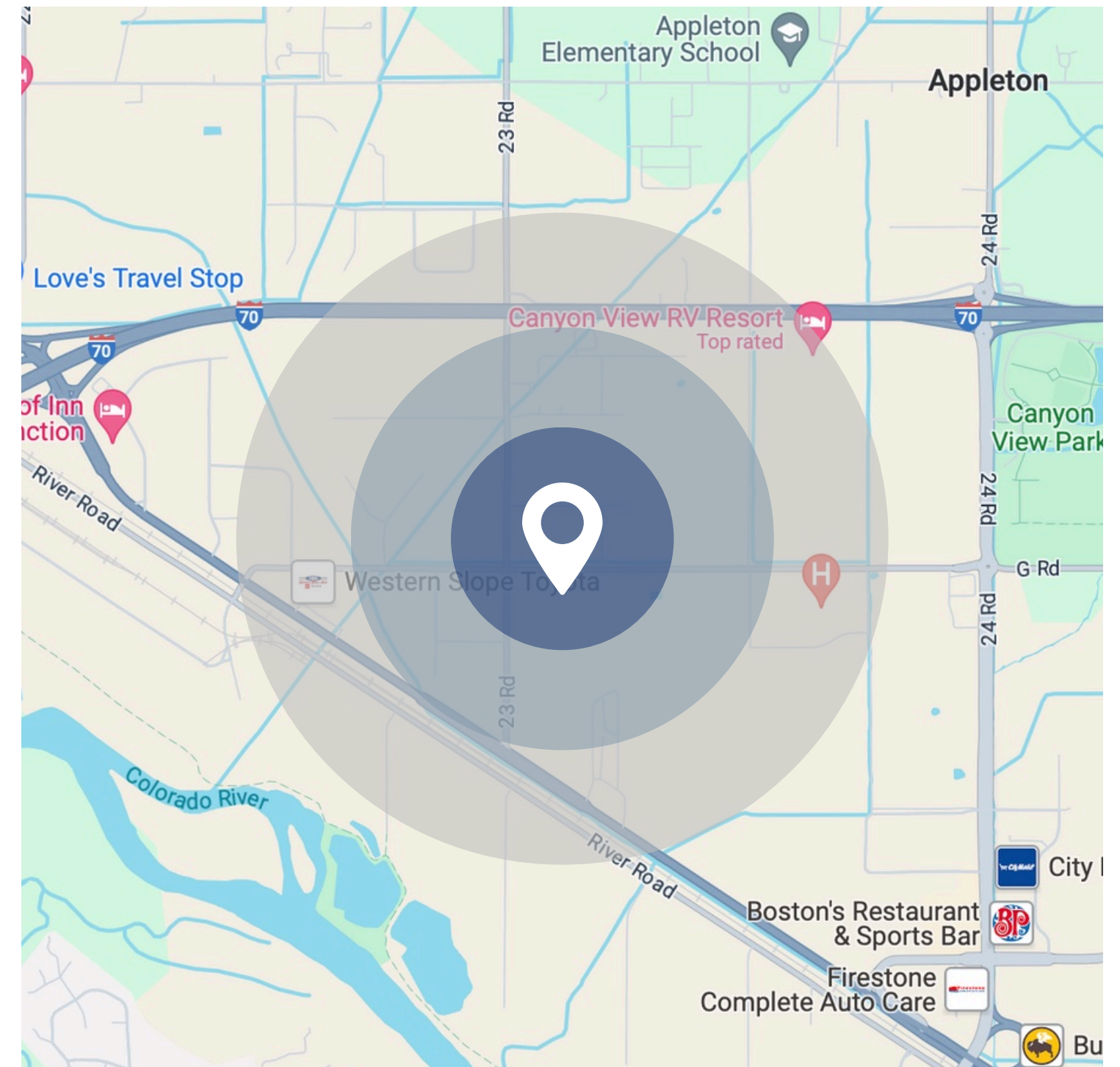
# SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,028	26,907	63,474
Average Age	44.3	44.6	43.6
Average Age (Male)	43.3	43.6	42.5
Average Age (Female)	45.2	45.4	44.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	414	11,317	26,879
Average HH Income	\$100,805	\$107,164	\$95,189
Average House Value	\$494,222	\$514,009	\$462,529

## DISTANCE TO...

- |                            |                             |
|----------------------------|-----------------------------|
| Montrose - 65 miles        | Parachute - 49 miles        |
| Delta - 44 miles           | Glenwood Springs - 91 miles |
| Telluride - 130 miles      | Aspen - 131 miles           |
| Salt Lake City - 279 miles | Denver - 247 miles          |



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\* Demographic data derived from PopStats, 2024



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# MESA COUNTY DEMOGRAPHICS

**40** Median Age\*  
↑ ↑ ↑

POPULATION\*\*  
**159,681** ↑

## TOP INDUSTRIES & FEATURES:\*

- AEROSPACE & ADVANCED MANUFACTURING
- AGRIBUSINESS
- ENERGY AND RENEWABLES
- HEALTH AND MEDICAL CARE
- OUTDOOR RECREATION
- TECHNOLOGY AND ENTREPRENEURSHIP

UNEMPLOYMENT RATE\*\*\*  
**4.6%** ↓

**\$68,077** ↑  
AVERAGE ANNUAL WAGE\*\*

**46.8** POPULATION PER SQUARE MILE \*\* ↑ ↑

**\$1,089** GROSS MEDIAN RENT \*\* ↑ ↑ ↑

\*gjep.org, \*\*census.gov \*\*\*U.S. Bureau of Labor Statistics

## BUSINESS INCENTIVE OPPORTUNITIES

[CLICK HERE](#)



# THE ULTIMATE OUTDOOR PLAYGROUND!

Experience the Grand Valley's premier outdoor recreation offerings!

**BOATING • RAFTING • WAKE BOARDING • BIKING • SKIING • SNOW MOBILING • ROCK CLIMBING • MOTOR BIKING • HIKING • FISHING • GOLFING • OFF-ROADING • STAND UP PADDLE BOARDING • AND MORE!**





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### BECCA POSNER

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### PROFESSIONAL BACKGROUND

Becca Posner moved to Grand Junction from North Florida in 2014 with her family, and has since embraced all things Colorado. A lover of skiing, camping, rafting and scenic drives, Becca feels blessed to live in this beautiful area.

Becoming a real estate agent has enabled Becca to connect deeply with our community, as she helps both new and seasoned investors to build their wealth. She is honored to be a part of her clients' financial growth, and energized by the lasting relationships that come as a result.

Becca enjoys tailoring her expertise to the unique needs of her clients, whether they are growing, downsizing or relocating; leasing, owning or selling; or strictly investing.

Her life motto? Never give up, always show up!

### AWARDS & CERTIFICATIONS

- Certified Commercial Investment Member (CCIM)
- Coldwell Banker Commercial Prime Properties Sales Person of the Year, 2nd Place
- 2023 Chairman's Club Member
- #2 GCI Coldwell Banker Commercial Prime Properties
- #1 Team in Colorado, 2021
- Coldwell Banker Commercial Bronze Circle of Distinction, 2021
- Coldwell Banker Commercial Prime Properties named the #1 office in Colorado each year since 2008



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