

Westwinds Residential Airpark | North Delta, CO

Total Acres: 183 ±

Zoning: A-1; I-R, B-2, B-3

FAA Registered Runway: Westwinds Identifier #D17

Features a 3 Bed/2 Bath Residence, Garage, and Hangar

Includes 6 Lots available for Immediate Sale for Income

165 ± Acres designated for Future Development and Open Space



LUCINDA STANLEY, CCIM

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970-596-2492



- ▶ Client Relationship Driven
- ▶ Strong Community Involvement

- ▶ Extensive Marketing Strategies
- ▶ Diverse Experience in Real Estate

Property Information:

Westwinds Airpark is a private residential airpark located at the foot of The Grand Mesa, known as the world's largest flat-top mountain. Situated just 32 miles from Grand Junction and 22 miles from Montrose in the City of Delta – also referred to as the City of Murals – the airpark sits at an elevation of 5,000 feet. Nestled in Delta County, with a population of 31,602 as per the 2022 census, Westwinds Airpark enjoys Delta's mild climate, offering more flying days compared to many other four-season regions. Delta County is renowned for its exceptional outdoor activities, including the Black Canyon of the Gunnison National Park and the Gold Medal Waters of the Gunnison River. Less than an hour away is the peak of The Grand Mesa, where outdoor enthusiasts can engage in fishing, hunting, hiking, cross-country skiing, snowmobiling, downhill skiing at Powderhorn Resort, as well as white-water rafting, all easily accessible within minutes. Westwinds Airpark has a recorded PUD with Phase I completed and 6 remaining lots to sell with over 165 ± acres in future phases to potentially develop.



183 ± ACRES OF LAND PLUS RESIDENCE AND HANGER



Property Information:

- Aviation Enthusiasts Delight
- Own and Develop in this Beautifully Located Airpark
- Nestled at the foothills of the Grand Mesa with amazing views and unlimited outdoor enthusiast opportunities
- 4,000 ± foot paved runway plus an additional 800 feet on dirt with room to expand
- Mild climate with 4 seasons and great flying conditions and more flying days
- Residence built in 2004 is 1,740 ± sq.ft. offers 3 bed / 2 bath with a private patio overlooking the airstrip
- Includes a detached metal garage/shop/office is 252 ± sq.ft.
- Hanger is 3,240 ± sq.ft. with 2nd floor that has a 3/4 bath and stacking washer/dryer hookups and an enclosed office
- Two (2) RV hook ups next to the hanger
- Recorded Phase I Map has six (6) remaining Lots of 1.7 ± acres each plus an office/residence FBO at the entrance with a concession/parking area and a 5 ± acre site for fueling
- City of Delta water taps available for each lot
- Comes with 1 share of North Delta Ditch for Landscaping Watering in Phase I with additional 60 shares for future lots
- Septic systems are utilized for sanitation
- DMEA (Delta Montrose Electric Assn) provides power to the Airpark with electric at each of the Phase I lots
- Recorded Site Plan with a potential 3 more Phases plus a 37 ± acre site zoned IR (industrial residential) that is situated on a small mesa about the airpark with breathtaking views
- Airstrip is in a non-profit association with Lot Owners contributing to the maintenance of the airstrip and roads
- Total acreage in purchase price is 183 ± and the Airstrip / Association controlled acreage is 88 ± acres. Includes open space acreage
- Current property taxes for 2023 totaling \$9,312.72 which includes the vacant land, residence and hanger. Assessment values will be recalculated upon the sale of the Airpark.
- Potential development opportunity to include commercial lots along with residential and hanger lots
- Zoning is A-1 (agricultural/residential), B-2, B-3 (business/commercial) and IR (industrial/residential)
- City of Delta Planning Division is available to assist in the future phasing and development of this Airpark. Create a new design for the future development as desired. Earth Mover was purchased for a future water runway!
- The Airpark has covenants protecting the quality of the Airpark
- Delta Colorado is centrally situated between Grand Junction and Montrose with the Airpark located off Highway 50 the connecting highway to Telluride, Gunnison and other western Colorado towns
- Residence and hanger would become available 90 days after closing
- Land Title Guarantee Company, Marsha LeMaster, Delta office will officiate the closing
- Includes a 10,000 gallon fuel tank with card reader; Earth Mover; all residential appliances, security system, powered blower for clearing runway/taxiways, 500 gallon fuel tank with stand, 3 phase air compressor
- Detailed list will be provided later
- Current Owner available to assist with future development ideas







Brochure Property Information:

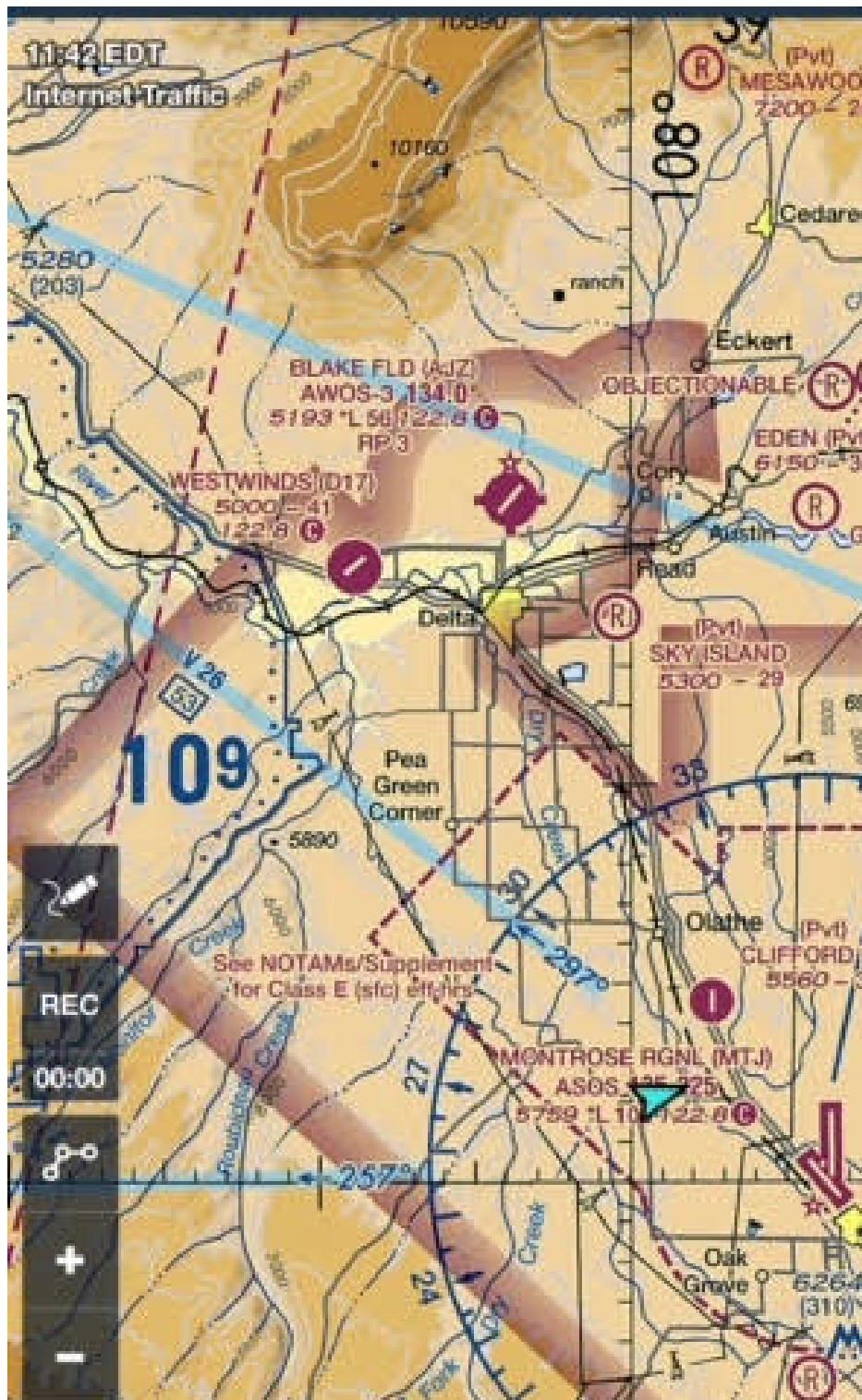
Westwinds Air Park Delta, CO / Yvette Burdick Property Summary

Phase 1	Parcel No.	Address / Description	Acres	Zoning	Bldg SqFt	Taxes
	345708301006	Mustang Lane	1.7	A-1	0	\$ 702.48
	345708301005	1156 Mustang Lane	1.7	A-1	5232	\$ 1,634.00
	345708302002	Mustang Lane	1.7	A-1	0	\$ 702.48
	345708302003	1163 Mustang Lane	1.7	A-1	0	\$ 702.48
	345708302005	Mustang Lane	1.7	A-1	0	\$ 702.48
	345708303003	1154 Wildcat Lane	1.7	A-1	0	\$ 702.48
	345708303004	1150 Wildcat Lane	1.7	A-1	0	\$ 702.48
	345708305001	11960 / 11800 Falcon Road	4.96	B-3	0	\$ 1,003.60
	345708306001	1193 Highway 50 (Offices)	0.77	B-2	1264	\$ 163.24
	345708406002	Concessions area	0.498	B-2	0	\$ -
		TOTAL PHASE 1:	18.128			
Phase 2						
	34570841100	6	14.32	A-1	0	\$ 174.8
	1	12	20.84	A-1	0	\$ 8
	34570841200	TOTAL PHASE 2:	35.16			444.2
Phase 3						
	1					0
	345708413001	6	11.59	A-1	0	\$ 139.56
		TOTAL PHASE 3:	11.59			
Phase 4						
	345708414001	6	16.33	A-1	0	\$ 196.64
	345708416001	7	31.92	A-1	0	\$ 384.40
	345708425001	3	7.66	A-1	0	\$ 64.56
	345708300013	Open Space (Raymond's Roost)	2.63	A-1	0	\$ 31.64
	345708300014	Open Space (Eagle Park)	22.35	A-1	0	\$ 476.40
		TOTAL PHASE 4:	80.89			
Future						
	345709206002	Land above Airpark	37.23	IR	0	\$ 384.72
		TOTAL FUTURE:	37.23			\$ 9,312.72
		TOTAL IN SALE:	183.00	±		
Association, Inc.						
	345708300016	Taxiway	86.03	B-2	0	\$ -
	345708300015	Hanger Parking Area for lots 3,4,5,6&7	2.25	B-2	0	\$ -
		TOTAL ASSOCIATION:	88.28			

Information provided is deemed reliable but is not guaranteed. Interested parties are to do their own verifications and obtain professional advice.



Airport ID D17:



Elevation – 5,000'

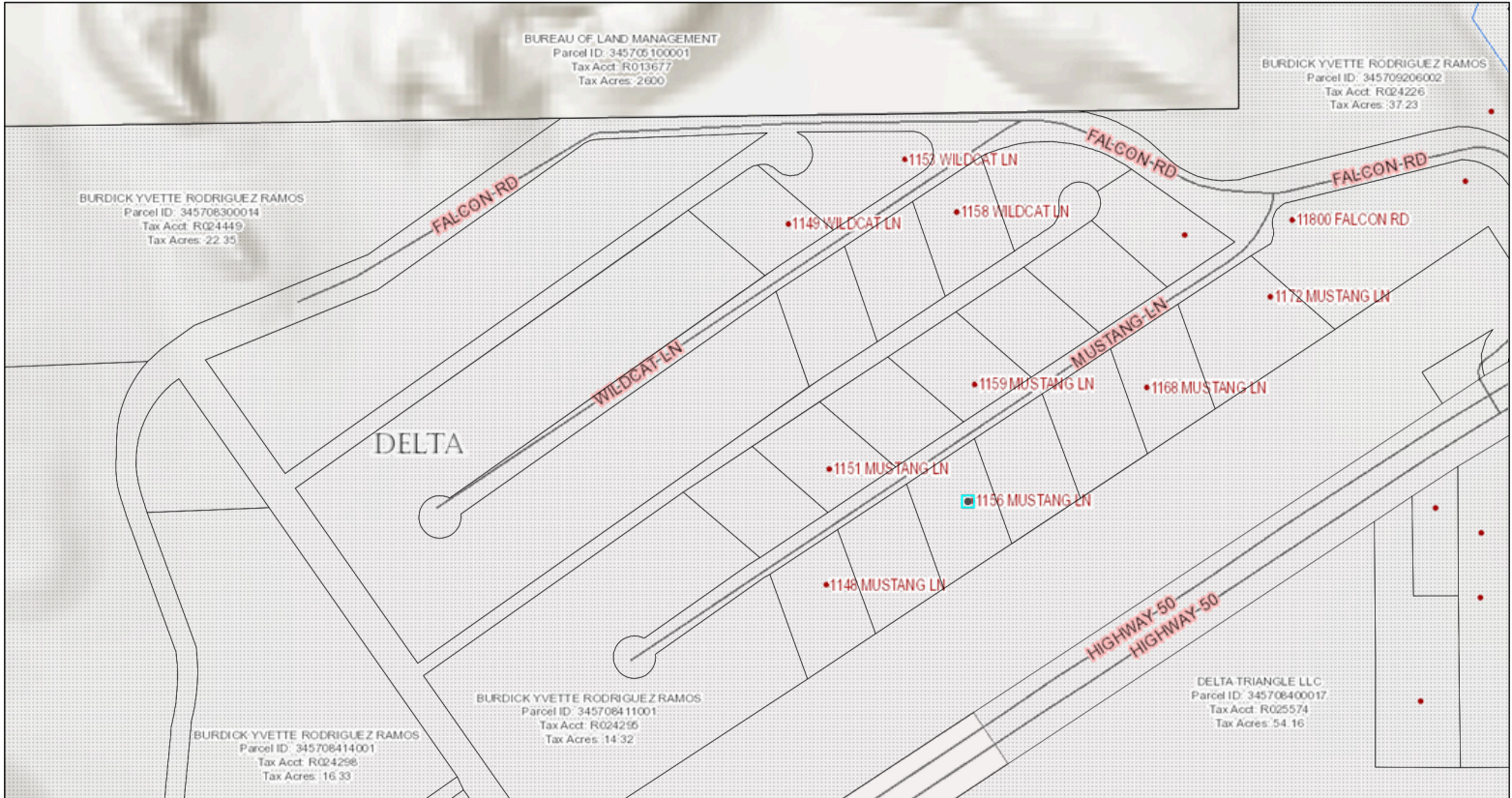
Runway 04 – 22 is 4,100' X 40' Fair Asphalt

Runway 13-31 Cross wind runway 2,000' X 70' Fair Dirt



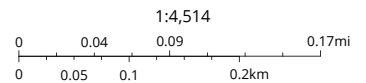
Aerial Map:

West Winds Airpark



6/26/2024, 8:53:44 PM

- Tax Parcels
- TOWN BOUNDARIES
- DELTA COUNTY
- ROADS**
- Roads in Delta Co.
- Private
- Rivers, Streams & Ditches
- Lakes
- LABELS FOR PARCELS**
- ADDRESS POINTS



Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasyrielsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community, Delta County GIS

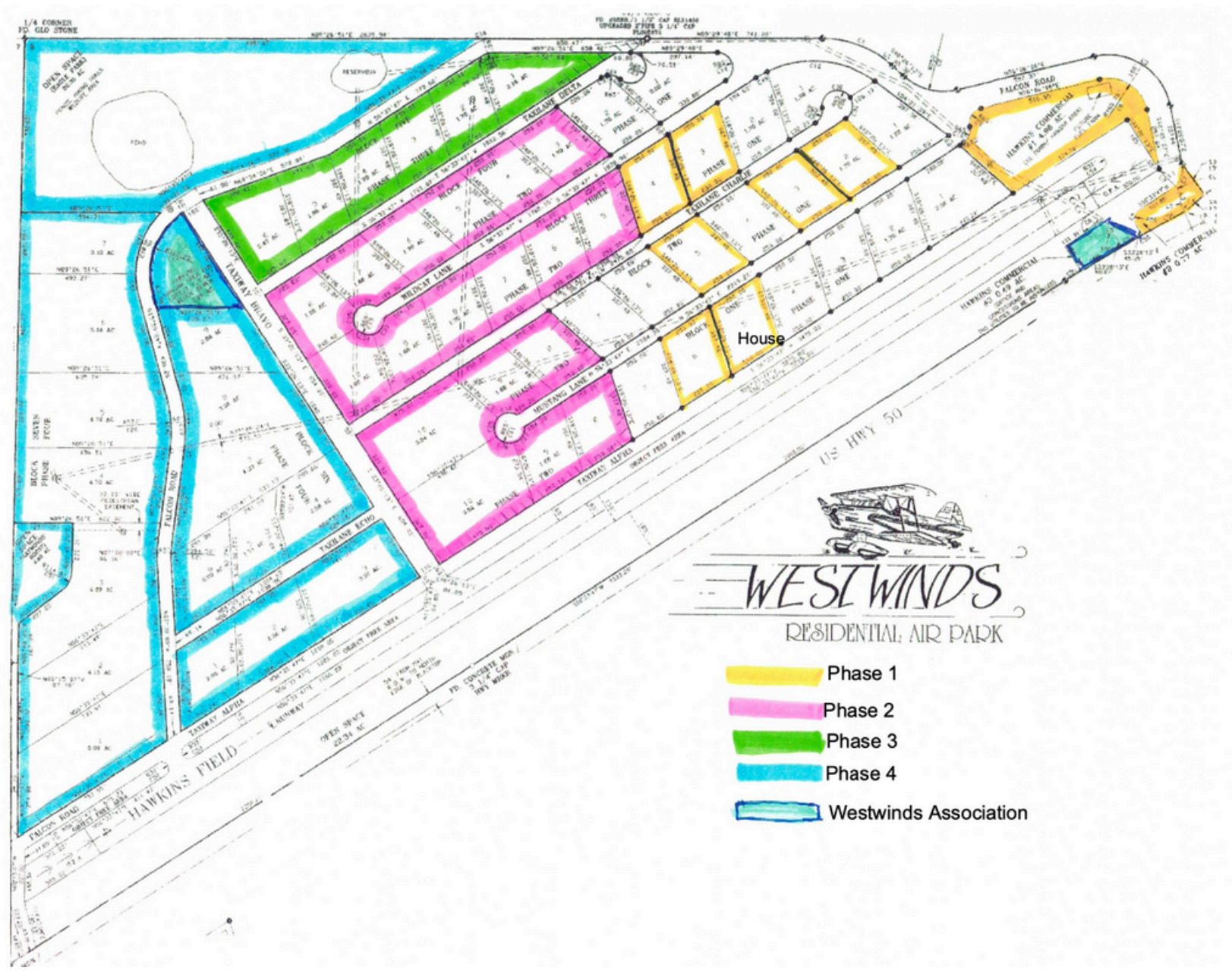
Delta County 2019
 Property Map



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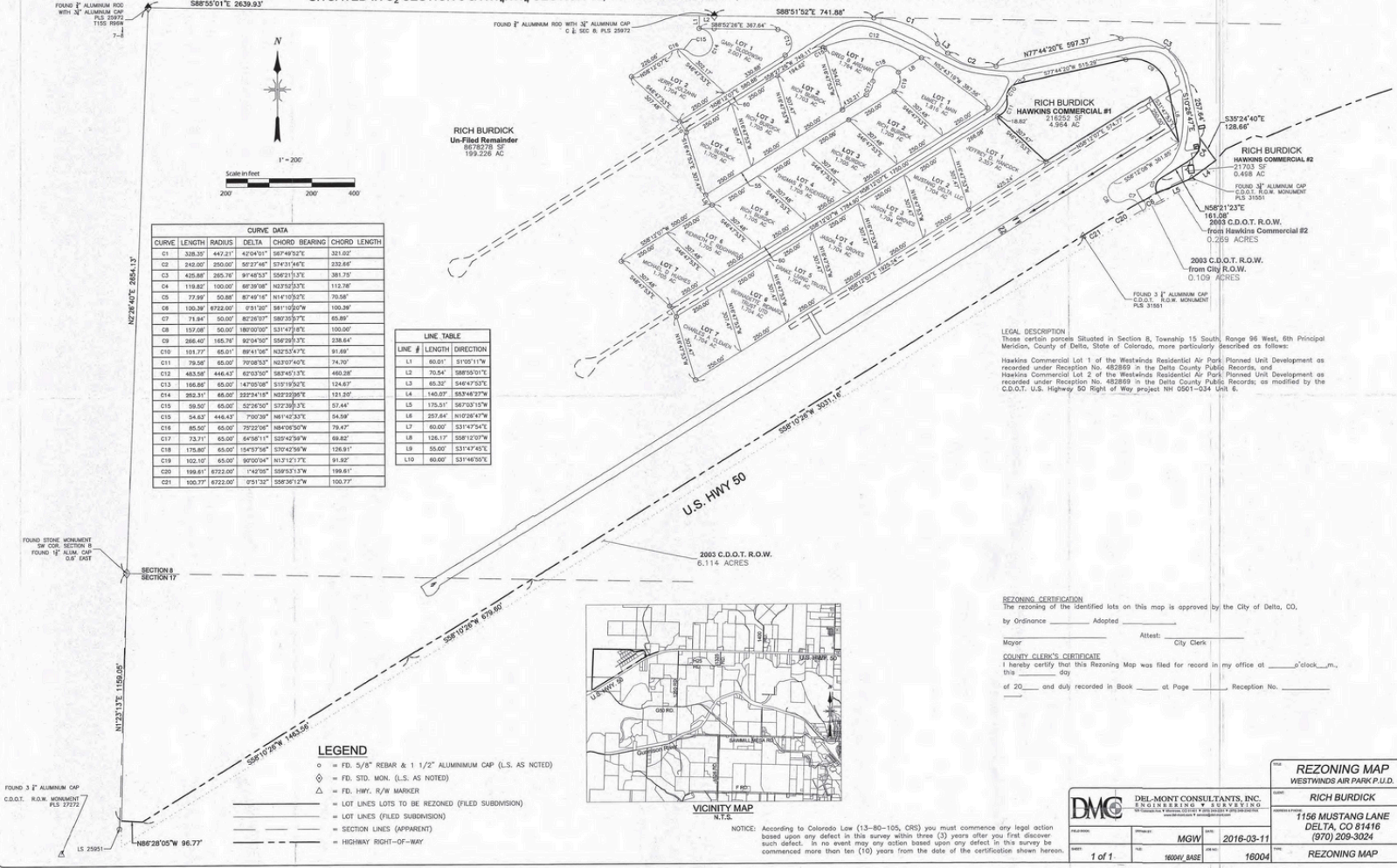
Phase Layout Map:



Phase Layout Map:

**REZONING MAP - HAWKINS COMMERCIAL LOTS 1 & 2
WESTWINDS RESIDENTIAL AIR PARK P.U.D.**

SITUATED IN S₂ SECTION 8 & NW₄NW₄ SECTION 17, TOWNSHIP 15 SOUTH, RANGE 96 WEST, COUNTY OF DELTA, STATE OF COLORADO



REZONING CERTIFICATION
The rezoning of the identified lots on this map is approved by the City of Delta, CO, by Ordinance Adopted _____ Attest: _____ Mayor _____ City Clerk _____

COUNTY CLERK'S CERTIFICATE
I hereby certify that this Rezoning Map was filed for record in my office at _____ o'clock _____, this _____ day _____ of 20____ and duly recorded in Book _____ at Page _____ Reception No. _____

REZONING MAP
WESTWINDS AIR PARK P.U.D.
RICH BURDICK
1156 MUSTANG LANE
DELTA, CO 81416
(970) 209-3024

DMC DEL-MONT CONSULTANTS, INC.
16000 BASE 2016-03-11
1 of 1

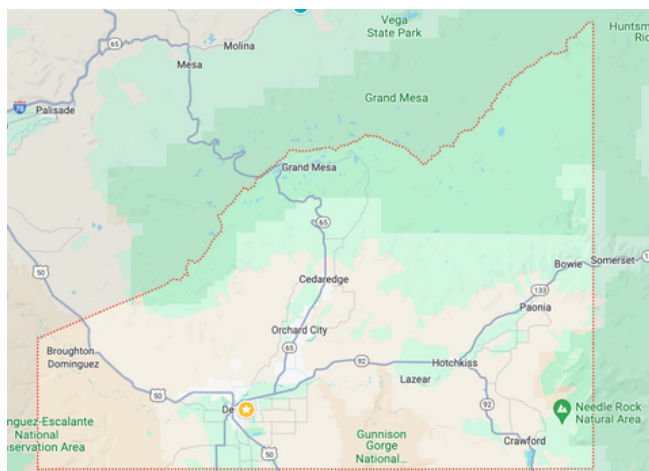


About Delta County:

Nestled in the Western Slope's heart, Delta County is a treasure trove of natural beauty and rural allure. Renowned for its breathtaking landscapes, including the majestic West Elk Mountains and the fertile North Fork Valley, Delta County provides a peaceful retreat from urban life's hustle and bustle. The area boasts a rich agricultural legacy, with orchards, vineyards, and farms scattered across the countryside. Visitors can relish in fresh produce, artisanal cheeses, and local wines amidst the awe-inspiring scenery.

For outdoor enthusiasts, a myriad of activities awaits, from hiking and mountain biking along numerous trails to fishing and kayaking on the Gunnison River. The county is home to various quaint small towns, each with its own distinct charm and history. For instance, Paonia is famous for its lively arts community and hosts diverse festivals year-round, celebrating music, organic farming, and more.

Delta County isn't just a paradise for nature lovers and adventurers; it's also a community dedicated to sustainability and environmental stewardship. Many local businesses and residents are devoted to preserving the region's natural beauty and resources for future generations. Whether you're exploring the outdoors, savoring local cuisine, or embracing the relaxed pace of life, Delta County, Colorado, extends a warm welcome and an unforgettable experience to all who venture there.



About Delta, CO:

Delta, Colorado: Where History Meets Natural Beauty

Delta paints a diverse picture of a small yet vibrant community. Delta boasts a population that's a mix of long-time residents and newcomers drawn by its charming small-town atmosphere and proximity to outdoor recreational opportunities. The median age reflects a balanced blend of families, retirees, and young adults.

The cultural fabric of Delta is enriched by its various ethnic groups, with a notable presence of Hispanic and Latino communities contributing to the town's rich heritage and lively festivals. Education and healthcare are well-supported, ensuring the well-being and growth of its residents.

Economic activities in Delta range from agriculture to small businesses and service-oriented jobs, reflecting the town's adaptability and resilience. Its landscapes, framed by the stunning Grand Mesa and the Gunnison River, offer a picturesque backdrop to a community that values both tradition and progress.

Delta's commitment to inclusivity and community spirit is evident in its bustling local markets, community events, and the warm, welcoming nature of its residents. Whether you're exploring the historic downtown, enjoying the local parks, or taking part in community gatherings, Delta, Colorado, offers a slice of Americana that is both timeless and evolving.

Elevation 4,953 ft. / Population 9,224 (2021) for City of Delta

