

# DEVELOPMENT PARCEL AVAILABLE

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

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

**FOR SALE**



**9.9 Acres**

**\$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
- Walmart Business Neighborhood

Mike Foster, CCIM | [mfoster@cbcwest.com](mailto:mfoster@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**

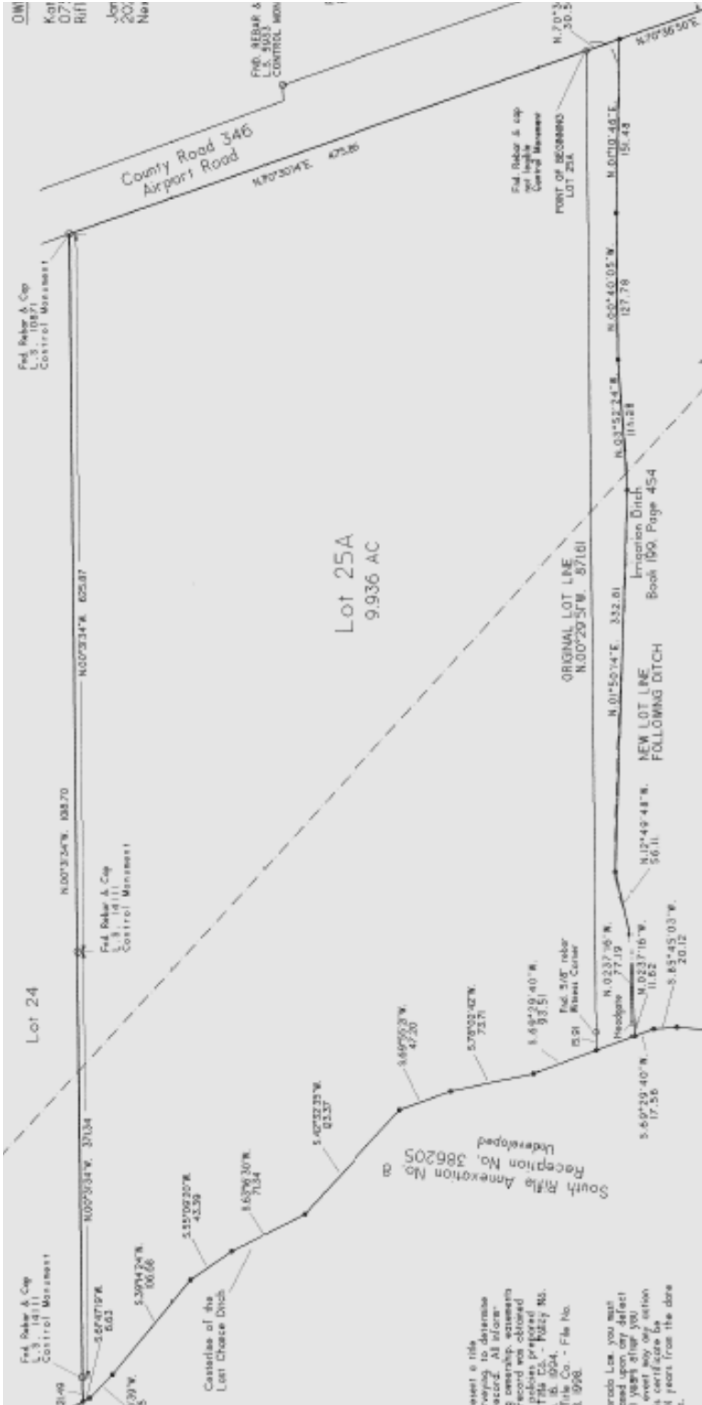
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## AMENDED PLAT OF LOT 25A McLearn Orchard Land Subdivision

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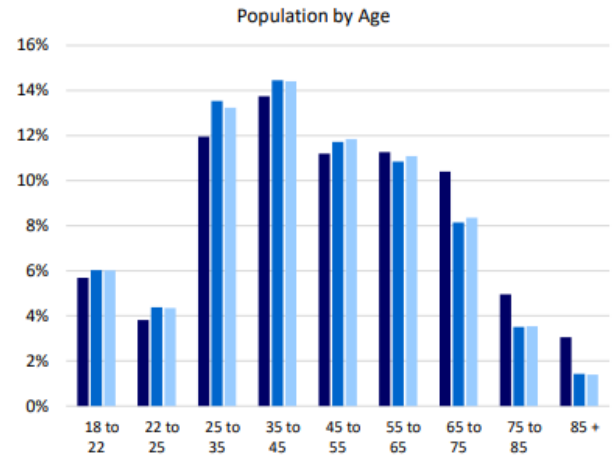
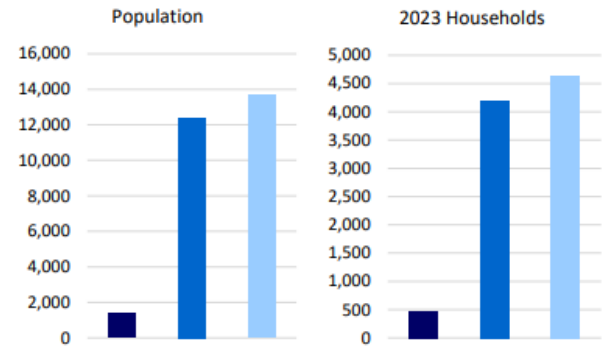
# Demographics around 756 County Road 346, Rifle, Colorado 81650, United States



## 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%



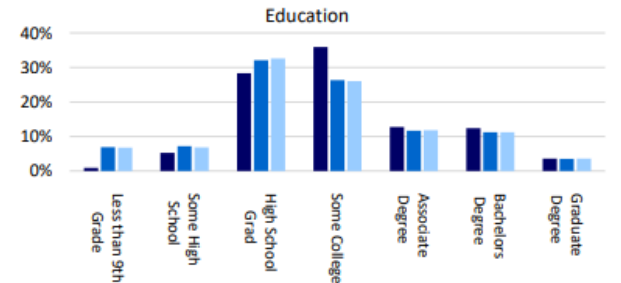
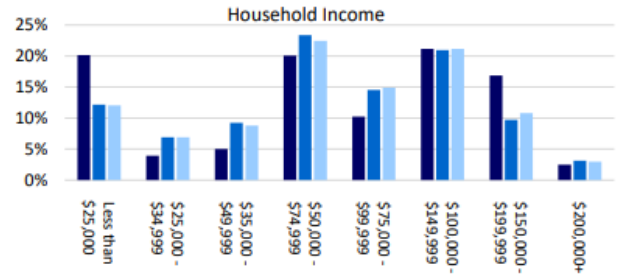
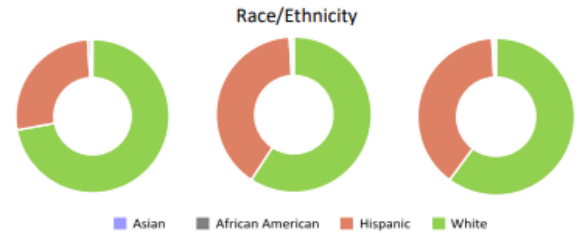
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	1 Mile		3 Miles		5 Miles	
<b>Population by Race/Ethnicity (2023)</b>						
White, Non-Hispanic	945	68.3%	7,036	56.8%	7,892	57.7%
Hispanic	352	25.5%	4,739	38.3%	5,122	37.4%
Black	8	0.6%	48	0.4%	51	0.4%
Asian	5	0.4%	59	0.5%	62	0.5%
<b>Language at Home (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%



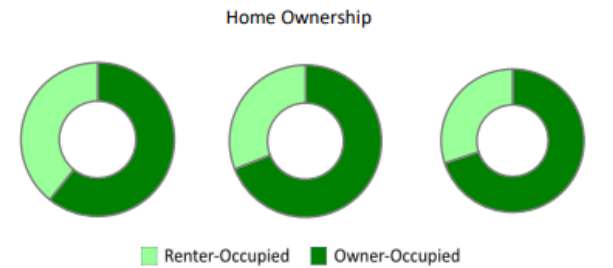
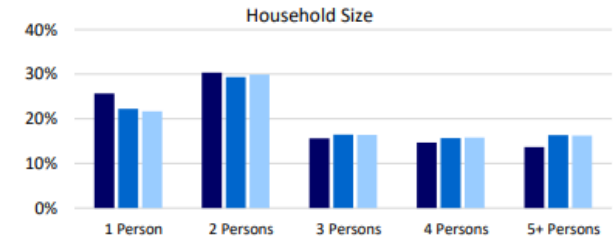
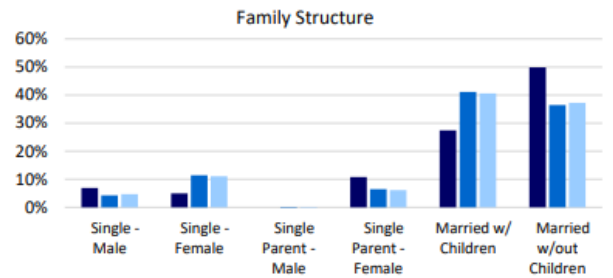
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<b>Family Structure (2023)</b>	309		3,124		3,469	
Single - Male	21	6.9%	133	4.3%	163	4.7%
Single - Female	15	5.0%	357	11.4%	385	11.1%
Single Parent - Male	0	0.0%	6	0.2%	8	0.2%
Single Parent - Female	33	10.8%	204	6.5%	213	6.1%
Married w/ Children	85	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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Page 3