

# FOR SALE

DELTA, CO  
TBD 1600 RD.

**GRAND MESA**  
REAL ESTATE SERVICES

**33.88 ± ACRES | \$2.28 PSF**

MLS # 814605 | #20242557



**\$567,700 | 33.88 ± ACRE | ZONED R-2 | \$2.59 PSF**

**For Sale: 33.88± Development Potential – Delta, CO**

Now available, this 33.88± acre agricultural parcel is ideally situated just west of Highway 50 on 1600 Road, directly across from Weatherport, DTS Fluid Power, and the Valley Gardens Subdivision. Zoned R-2, the property offers excellent development flexibility, with the owner initiating the subdivision process for 2 to parcels. Rezoning in process



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Managing Broker

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Delta, Colorado 81416

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**Call today to speak with a trusted Broker**  
**(970) 512-3000**

300 Stafford Lane Ste. 30214  
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WWW.GRANDMESARES.COM

970-512-3000

*Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.*



## Key Features:

- Located within an Opportunity Zone, offering potential tax benefits for qualified investors
- Flat terrain with wetlands toward the rear of the property
- Utilities are available at or near the site
- Excellent potential for rezoning to commercial or for residential/duplex development
- Convenient access to Highway 50, just minutes from downtown Delta and approximately 20 minutes to Montrose Regional Airport

THE  
**ZONE**  
OPPORTUNITY



Price and terms may change without notice.