

# DEVELOPMENT PARCEL AVAILABLE



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

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

**FOR SALE**



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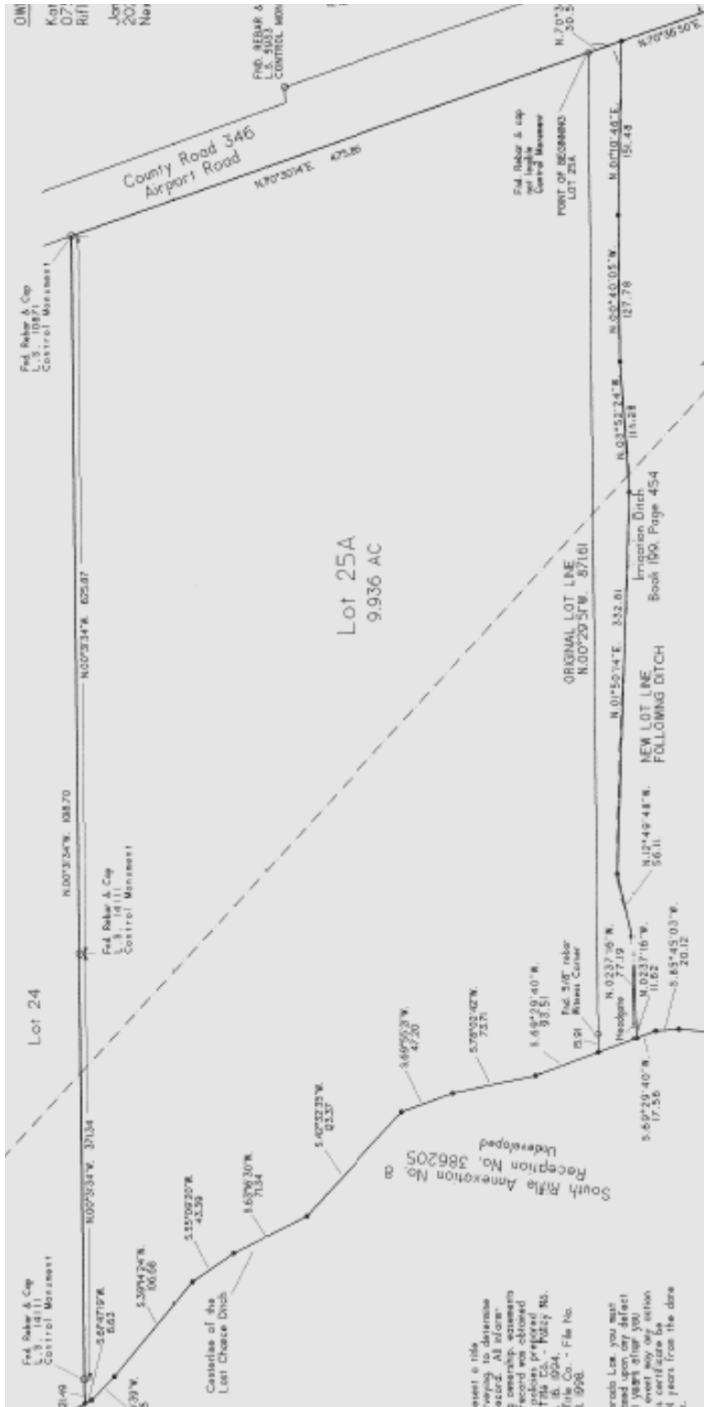
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## AMENDED PLAT OF LOT 25A McLearn Orchard Land Subdivision

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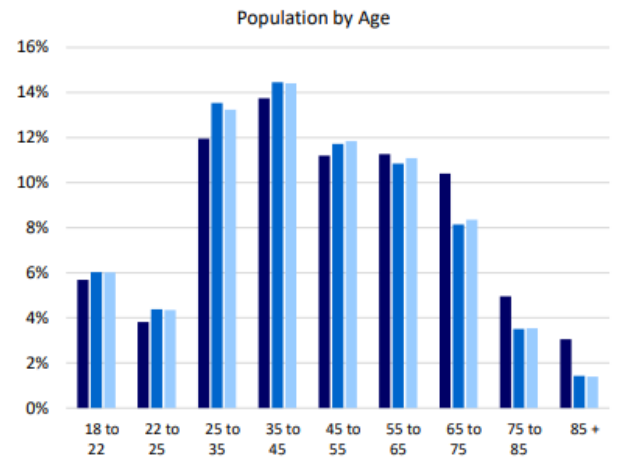
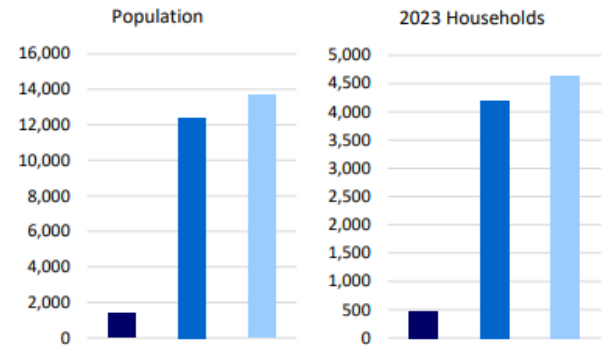
## Demographics around 756 County Road 346, Rifle, Colorado 81650, United States



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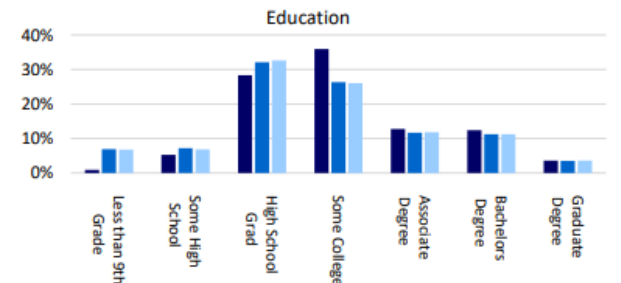
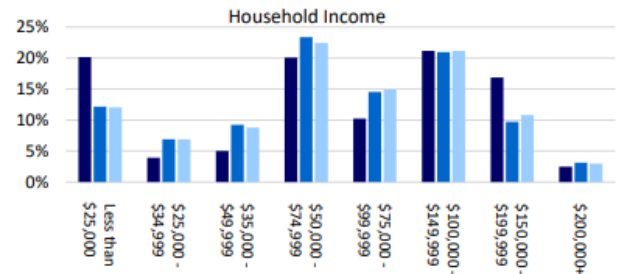
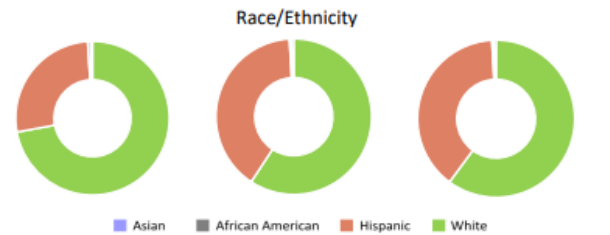
## Demographics around 756 County Road 346, Rifle, Colorado 81650, United States



### Consumer Profile Report

STI: PopStats, 2023 Q4

|                                     | 1 Mile   |       | 3 Miles  |       | 5 Miles  |       |
|-------------------------------------|----------|-------|----------|-------|----------|-------|
|                                     |          |       |          |       |          |       |
| Population by Race/Ethnicity (2023) |          |       |          |       |          |       |
| 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%  |
| Language at Home (2023)             |          |       |          |       |          |       |
| Spanish                             | 287      | 21.9% | 3,310    | 28.5% | 3,542    | 27.6% |
| Asian Language                      | 1        | 0.1%  | 9        | 0.1%  | 9        | 0.1%  |
| Ancestry (2023)                     |          |       |          |       |          |       |
| American Indian (ancestry)          | 14       | 1.0%  | 87       | 0.7%  | 96       | 0.7%  |
| Hawaiin (ancestry)                  | 2        | 0.1%  | 8        | 0.1%  | 8        | 0.1%  |
| Household Income (2023)             |          |       |          |       |          |       |
| Per Capita Income                   | \$30,016 | ---   | \$29,346 | ---   | \$29,979 | ---   |
| Average HH Income                   | \$87,825 | ---   | \$86,488 | ---   | \$88,462 | ---   |
| Median HH Income                    | \$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%  |
| Education (2023)                    |          |       |          |       |          |       |
| 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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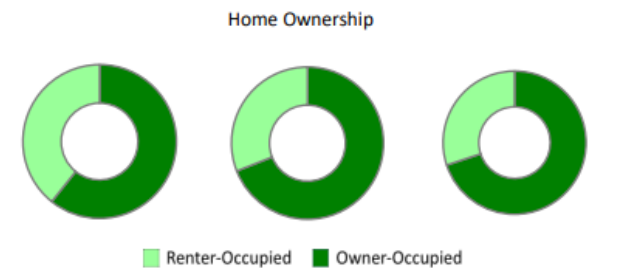
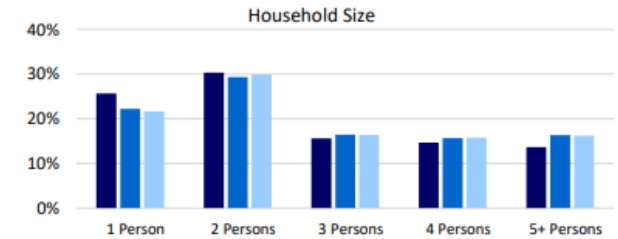
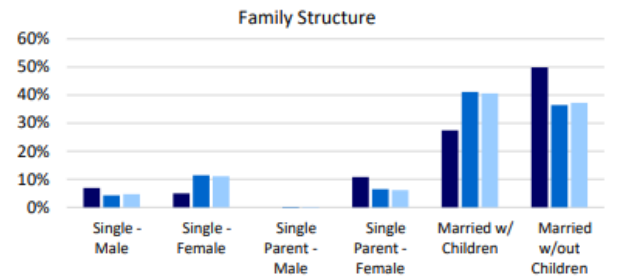
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### Consumer Profile Report

STI: PopStats, 2023 Q4

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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   | ---   |



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