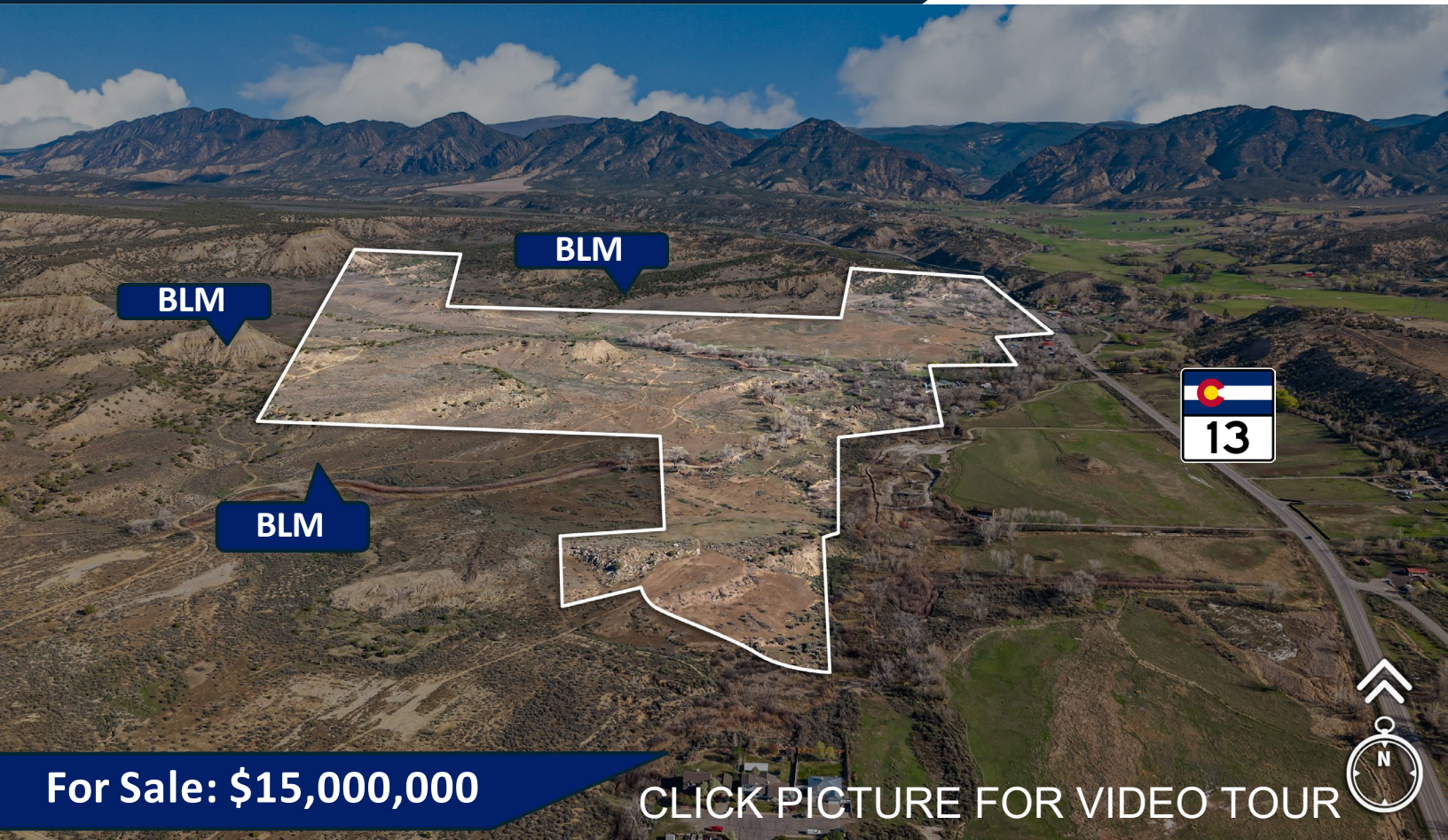


DEVELOPMENT OPPORTUNITY

3269 HIGHWAY 13, RIFLE, CO 81650



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PROPERTY FACTS

Acres: 349

Zoning: The property has been Annexed and Zoned for Low to Medium Density Residential Development.

Location: Highway 13 frontage
Primary access opposite CR 325
- Surrounded by BLM land.

PROPERTY HIGHLIGHTS

Seize the chance to develop **349 acres** of prime land in one of Western Colorado's most promising **growth corridors**. Located at 3269 Highway 13 — at the **gateway of Rifle, CO** — this expansive parcel sits at the intersection of **Interstate 70 and State Highway 13**, offering exceptional visibility and accessibility. With **Glenwood Springs 25 miles east** and **Grand Junction 60 miles west**, this 349-acre opportunity places developers at the heart of the **Western Slope's next chapter** of growth. Land of this scale, in a market this well-positioned, rarely comes available.

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RIFLE, COLORADO HIGHLIGHTS

Rifle is a rapidly growing community with a **young median age of 32**, a rising population, and strong housing demand, making this an ideal canvas for residential, commercial, or mixed-use development. Rifle, Colorado is an ideal location for land development. Positioned directly on **Interstate 70**, strong **housing demand**, and home prices **well below nearby resort towns**. Garfield County has doubled in population since 1985 and is projected to double again by 2040, signaling **long-term growth** with room to run. The community offers a rare combination of **affordability, outdoor lifestyle, and connectivity** — sitting just 25 miles from **Glenwood Springs** and within a 90-minute drive of **Aspen** — making it attractive to a wide range of buyers and renters. With Colorado's economy outpacing national growth and the **Western Slope emerging** as one of the state's strongest **revenue-performing regions**, Rifle represents a well-timed opportunity in a market primed for the **next wave of development**.

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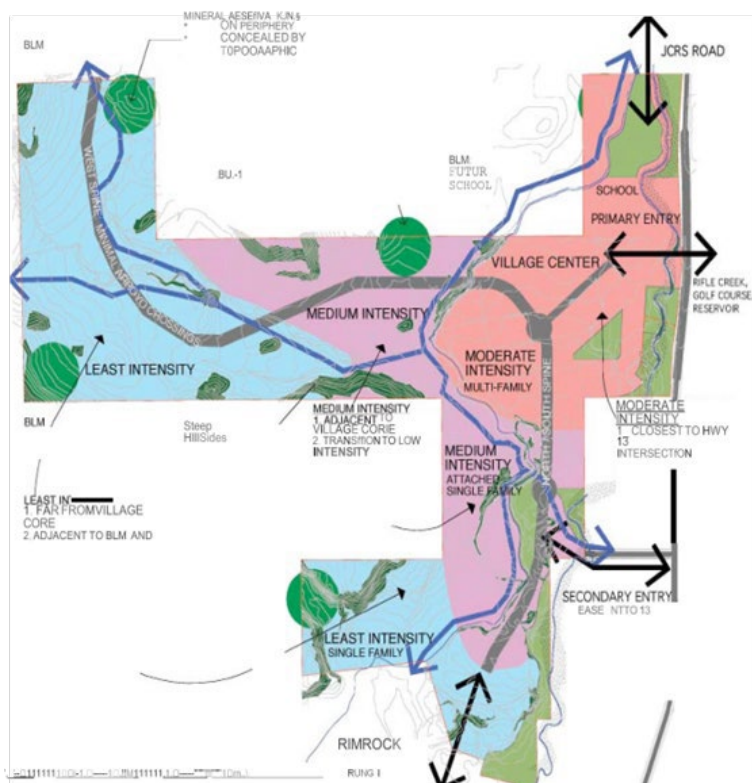
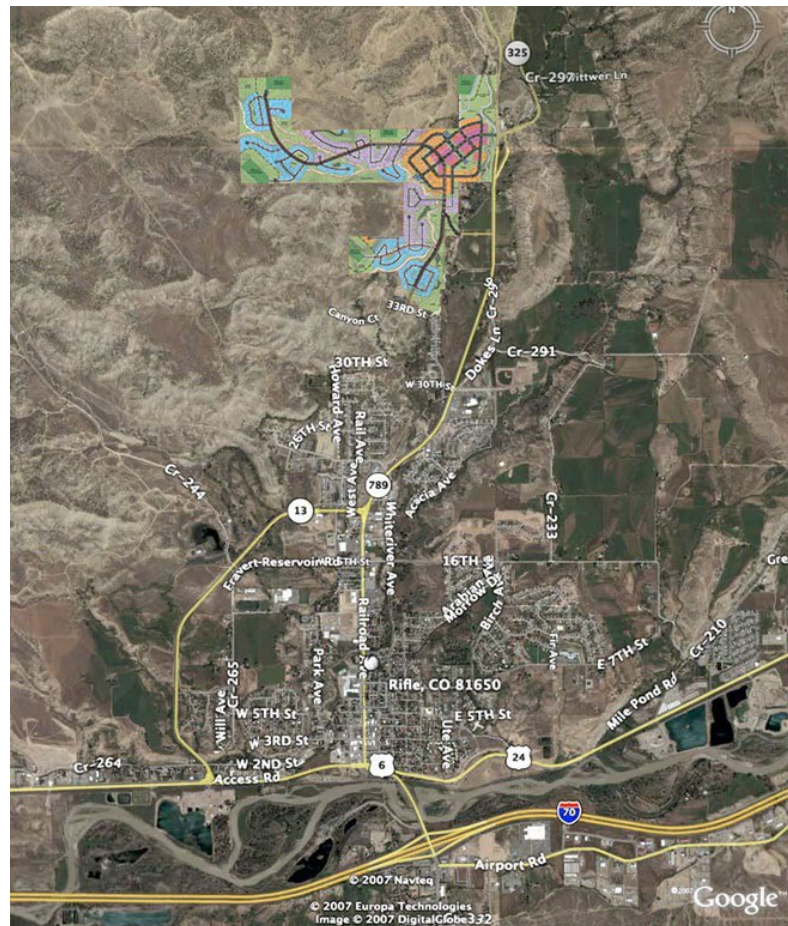
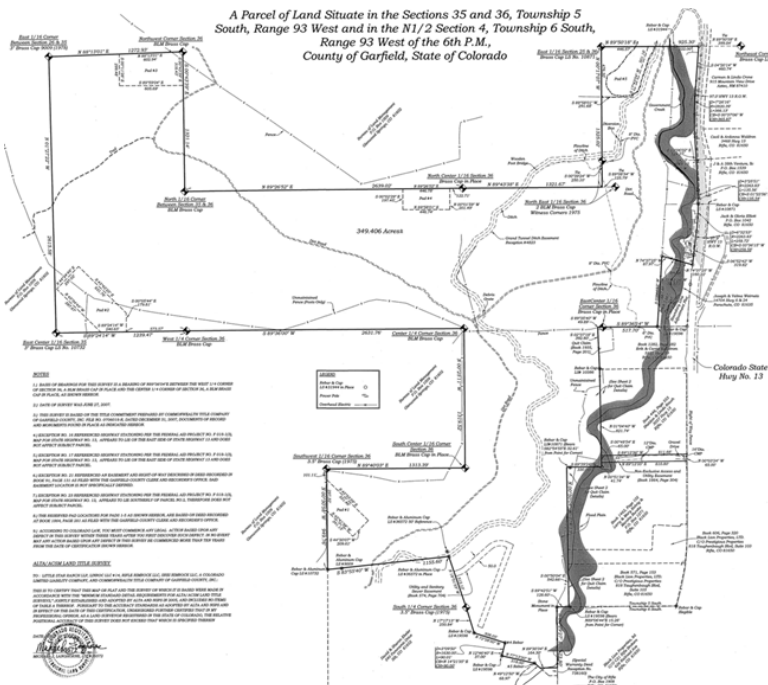
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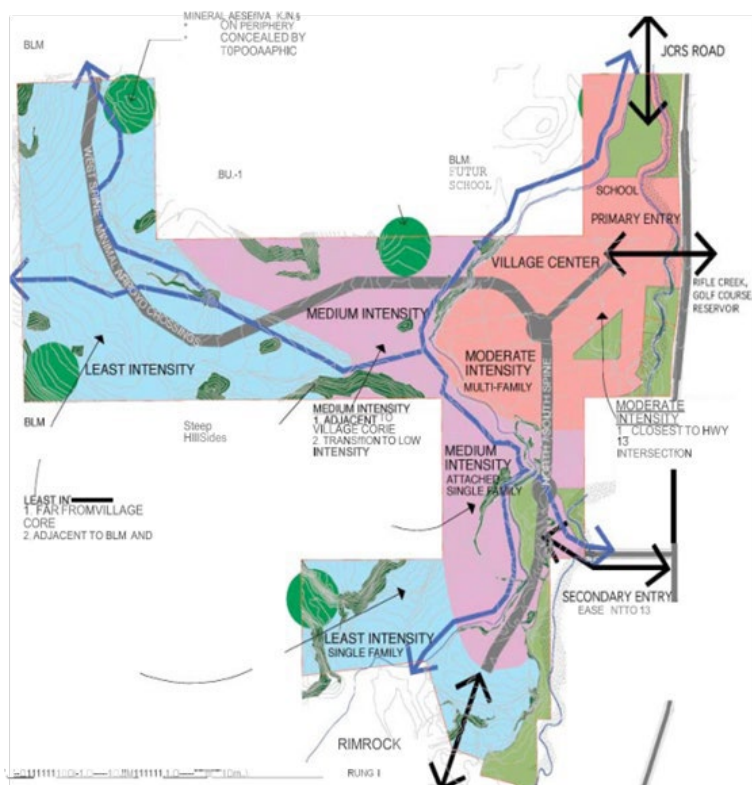
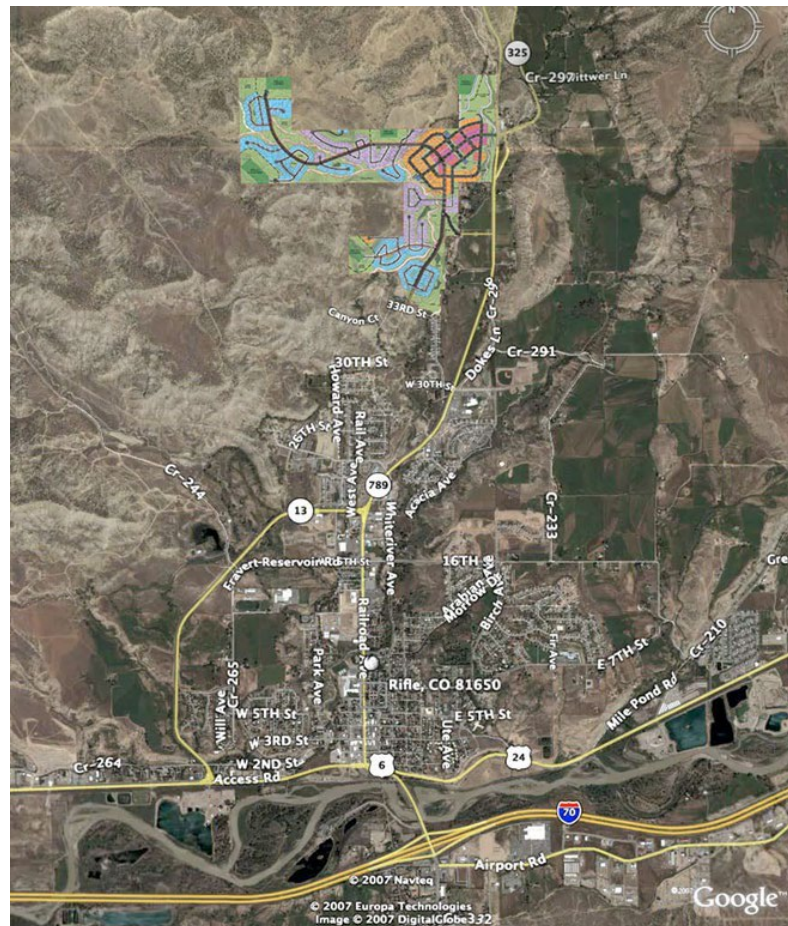
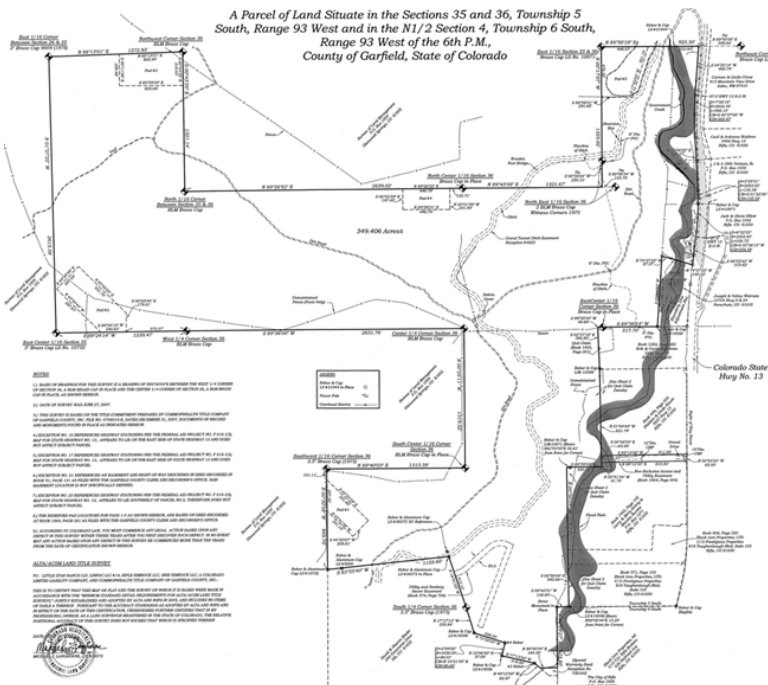
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