



FRUITA BUSINESS PARK

1112 16 RD, 1559 – 1591 RIVER RD & 1103-1565 CIPOLLA RD
FRUITA, CO 81521

DEVELOPMENT FEATURES

- Lots for Sale and Build-to-Suit Available
- Lots range from 1.5-40 acres
- Shovel ready lots with infrastructure in place
- Colorado Riverfront Trail connection on recreational lake
- Potential Owner Carry and Lease to Own Options for Credited Tenants



FOR SALE
CBC-PRIME.COM

Becca Posner
970.424.2281
becca@posner.properties

Kodi Imondi
970.261.4810
kodi@kaipropertiesco.com

131 N 6th Street #300
Grand Junction, CO 81501



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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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OFFERING SUMMARY

Property Type:	Shovel-ready lots
Zoning:	Industrial
Sale Price:	Starting at \$4/SqFt
Lot Size:	1.5 acres - 40 acres
Total # of Units:	17

LIVE, WORK AND PLAY IN FRUITA

Fruita Business Park, a dynamic destination for business expansion or relocation, offers 17 vacant lots with ready-to-use infrastructure. Anchored by key businesses Johns Manville, Frank Henry Equipment, and Imondi Wake Zone, the park features connection to the Colorado Riverfront Trail, ideal for those interested in biking to work.

Fruita's efficient 90-day permitting process and appealing tax incentives, such as the Jump-Start Mesa County program, make it a business-friendly choice. Its strategic location near highways, Grand Junction Regional Airport, and Colorado Mesa University adds to the appeal for companies seeking an ideal business headquarters or residence.

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LOT DETAILS

Lot # (for reference only)	Parcel Number (via MC Assessor)	Address (availability subject to change)	Acres	Price Per Square Foot	Listing Price (Price subject to change)
TBD 16 RD	2697-182-00-099	TBD 16 RD	40.15	\$1.25	\$2,189,979
1	2697-182-15-001	1112 16 RD	4.60	\$4.00	\$801,504
2	2693-124-05-002	1591 RIVER RD	1.50	\$4.50	\$294,030
3	2693-124-02-003	1583 RIVER RD	3.00	\$4.50	\$588,060
4	2693-124-02-004	1575 RIVER RD	2.20	\$4.00	\$383,328
5	2693-124-02-005	1569 RIVER RD	2.09	\$4.50	\$409,682
6	2693-124-02-006	1563 RIVER RD	2.01	\$4.50	\$394,000
7	2693-124-02-007	1559 RIVER RD	2.00	\$4.50	\$392,040
8	2693-124-02-008	1103 CIPOLLA RD	2.10	\$4.00	\$365,904
9	2693-124-02-009	1562 CIPOLLA RD	2.00	\$4.50	\$392,040
10	2693-124-02-010	1568 CIPOLLA RD	2.09	\$4.50	\$409,682
11	2693-124-02-011	1574 CIPOLLA RD	2.2	\$4.50	\$431,244
12	2693-124-02-012	1582 CIPOLLA RD	3.00	\$4.50	\$588,060
13a	2693-124-05-003	1586 CIPOLLA RD	1.50	\$4.50	\$294,030
13b	2693-124-05-004	1588 CIPOLLA RD	1.50	\$4.50	\$294,030
19	2693-131-02-019	1565 CIPOLLA RD	10.36	\$4.00	\$1,805,126

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RENDERINGS

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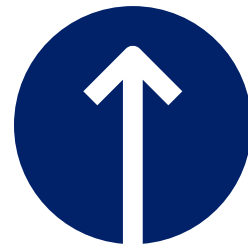
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MESA COUNTY DEMOGRAPHICS

40 Median Age*
↑↑↑

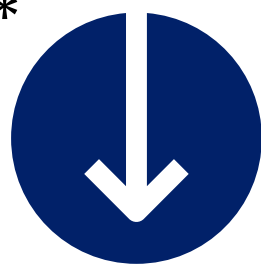
POPULATION**

158,636



UNEMPLOYMENT RATE***

3.2%



\$68,077

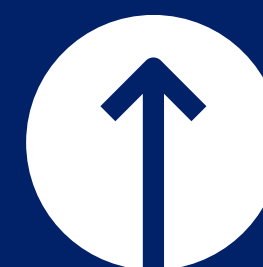
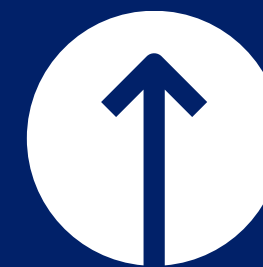
AVERAGE ANNUAL WAGE**



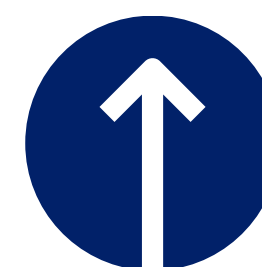
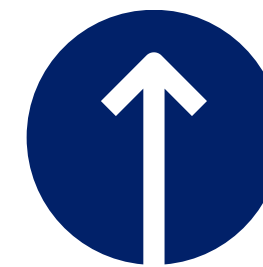
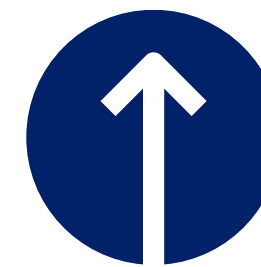
TOP INDUSTRIES & FEATURES:*

- AEROSPACE & ADVANCED MANUFACTURING
- AGRIBUSINESS
- ENERGY AND RENEWABLES
- HEALTH AND MEDICAL CARE
- OUTDOOR RECREATION
- TECHNOLOGY AND ENTREPRENEURSHIP

46.8 POPULATION PER SQUARE MILE**



\$1,089 GROSS MEDIAN RENT**



*gjep.org, **census.gov ***U.S. Bureau of Labor Statistics

BUSINESS INCENTIVE OPPORTUNITIES

[CLICK HERE](#)

WHAT'S NEW IN FRUITA?

[VIEW PROJECTS UNDERWAY](#)



THE ULTIMATE OUTDOOR PLAYGROUND!

Experience the Grand Valley's premier outdoor recreation offerings!

BOATING • RAFTING • WAKE BOARDING • BIKING • SKIING • SNOW MOBILING • ROCK CLIMBING • MOTOR BIKING • HIKING • FISHING • GOLFING • OFF-ROADING • STAND UP PADDLE BOARDING • AND MORE!





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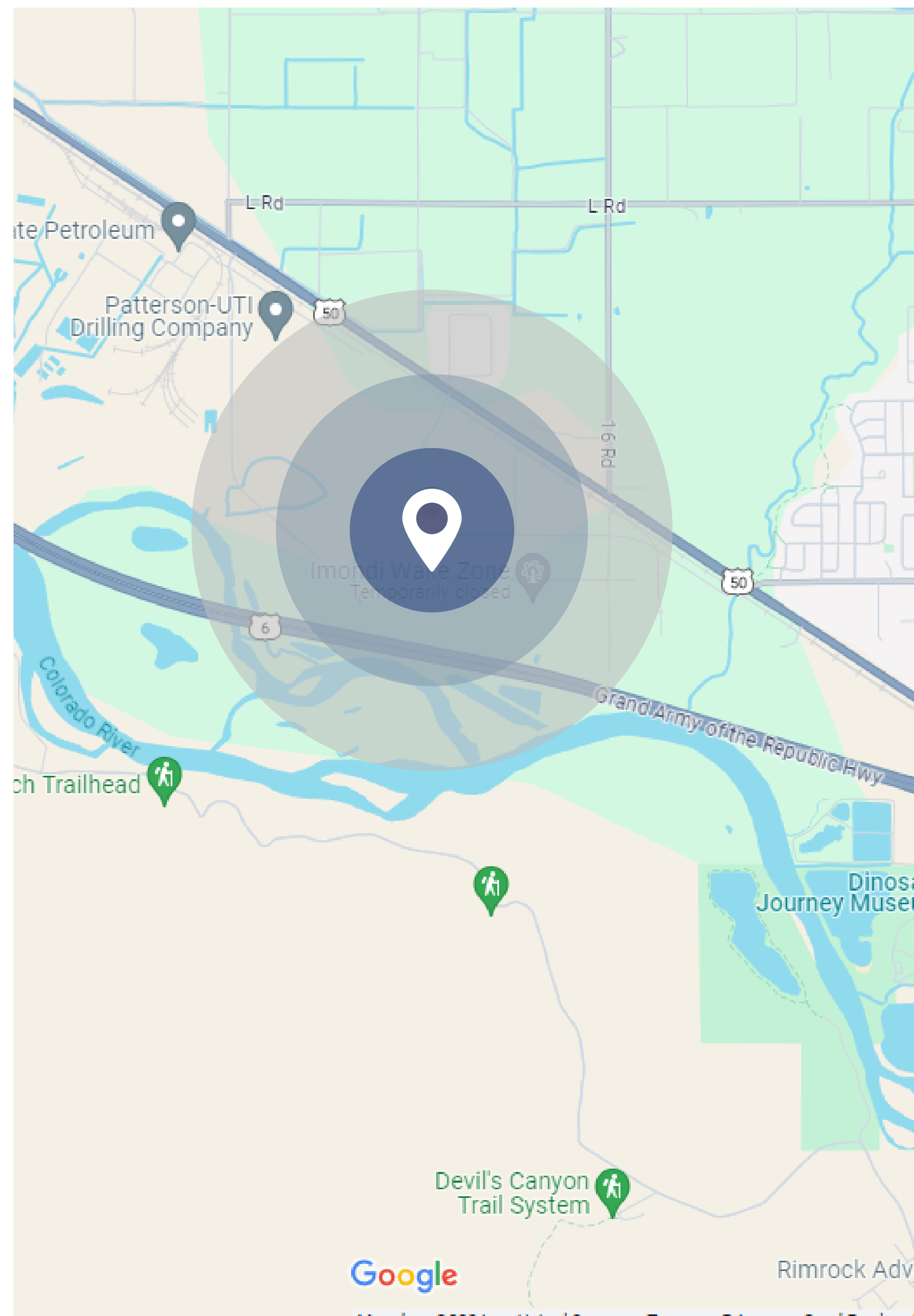
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	198	13,964	18,226
Average Age	42.4	41.2	41.6
Average Age (Male)	42.6	40.2	40.7
Average Age (Female)	42.1	42.1	42.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	72	5,462	7,033
Average HH Income	\$102,133	\$68,728	\$75,104
Average House Value	\$606,630	\$401,117	\$452,684

* Demographic data derived from PopStats, 2024



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BECCA POSNER

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bposner.cbc-prime.com

PROFESSIONAL BACKGROUND

Becca Posner moved to Grand Junction from North Florida in 2014 with her family, and has since embraced all things Colorado. A lover of skiing, camping, rafting and scenic drives, Becca feels blessed to live in this beautiful area.

Becoming a real estate agent has enabled Becca to connect deeply with our community, as she helps both new and seasoned investors to build their wealth. She is honored to be a part of her clients' financial growth, and energized by the lasting relationships that come as a result.

Becca enjoys tailoring her expertise to the unique needs of her clients, whether they are growing, downsizing or relocating; leasing, owning or selling; or strictly investing.

Her life motto? Never give up, always show up!

AWARDS & CERTIFICATIONS

- #1 Team in Colorado, 2021
- Coldwell Banker Commercial Bronze Circle of Distinction, 2021
- Coldwell Banker Commercial Prime Properties named the #1 office in Colorado each year since 2008

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PROFESSIONAL BACKGROUND

Growing up in Western Colorado, Kodi has fallen in love with the "small town" feeling that it provides and its abundance of outdoor activities. Kodi, alongside her husband, enjoys mountain biking, scuba diving and cable wakeboarding.

Kodi is a real estate entrepreneur that specializes in commercial real estate and cable park development across the US. As your Realtor, Kodi strives to witness the joy in your eyes as you pursue and conquer your real estate project and portfolio goals!

Reach out to Kodi Imondi and her team of experts at Coldwell Banker Commercial Prime Properties, located in Western Colorado.

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