

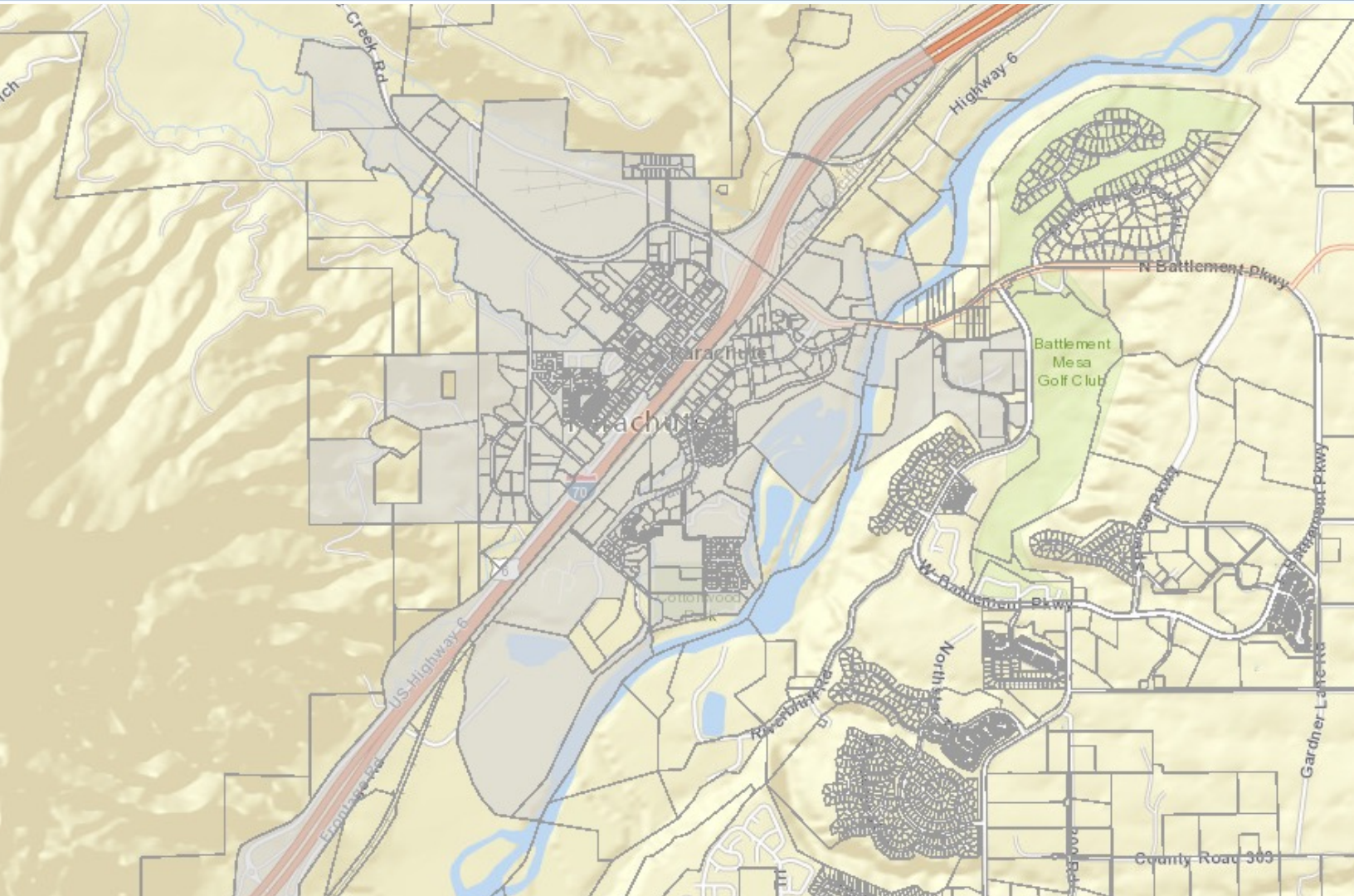


GROCERY STORE PROCUREMENT REPORT

2021

Parachute, Colorado





Community Contact

Website: <https://townofparachute.colorado.gov/>

Email: Stuart McArthur stuartmc@parachutecolorado.com

f : @townofparachute

☎ : 970.665.1146



349 New homes planned

**Average sale price
above \$275,000**

Phase 1 – 60 units of small, detached, single family

Phase 2 – 175 units of mixed small detached single family, duplexes, and town houses

Phase 3 – 114 units of large detached single family, minimum 2200 sq ft

Contact:

Stuart McArthur, Town Manager
stuartmc@parachutecolorado.com
[970.665.1146,](tel:970.665.1146)



Community Statistics



37

Median Age



\$59.1k

Median Household Income



\$28.3k

Per Capita Income



\$46.6k

Average Annual Wage



21%

Multi-generational Households



MALE

52.5%

FEMALE

47.5%



92.1%

Commutes to Work Alone



21.9%

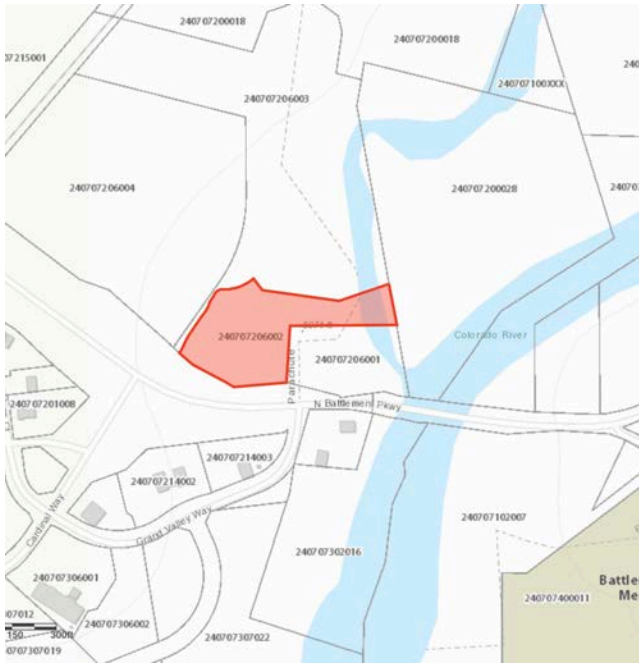
Residents over 25 that hold an Associates Degree+



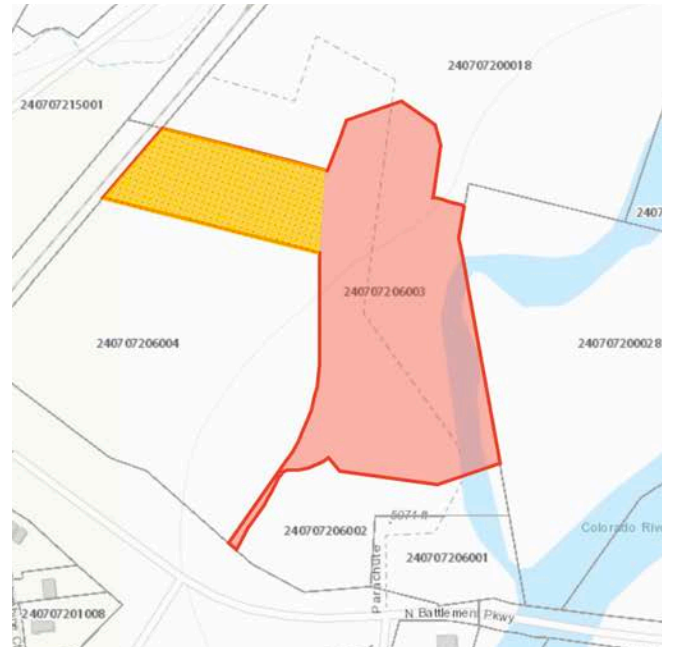
21.1%

Households that receive SNAP benefits (Supplemental Nutrition Assistance Program)

Parcel Data



PARCEL#	240707206002
ACRES	3.095
ZONE	Vacant Lot Commercial



PARCEL#	240707206003
ACRES	11.536
ZONE	Vacant Lot Commercial



Both lots include frontage and roadway access



Can be sold or leased separately or together



Located adjacent to the newly constructed Love's Travel Center
(finish date: October 2021)



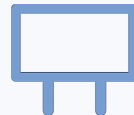
Utilities stubbed, including a gas plan already on site



Visible to approx. 20k cars and trucks daily



Zoning & development code will allow for primary and out lot buildings



Freeway scale signage is applicable on this property with no variance
(up to 150' height)



Less than a 3 minute drive off of Interstate I-70

Population Overview

Population Trend	🚗 5min	🚗 15min	🚗 25min
2010 Total Population	5,486	6,521	19,961
2019 Total Population	5,804	9,743	21,138
2024 Total Population	6,155	10,610	22,530

Population Change	🚗 5min	🚗 15min	🚗 25min
2000 - 2010	19.6%	18.3%	24.2%
2000 - 2019	45.9%	43.4%	33.6%
2010 - 2024	10.9%	38.5%	11.4%
2019 - 2024	5.7%	8.2%	6.2%

Top Occupation Categories by Employment - Colorado Region 11

Occupation Type	Jobs	Median Wage	Avg. Annual Wage
Sales & Related	23,600	\$15.60	\$32,448
Office & Administrative Support	18,700	\$18.06	\$37,565
Construction & Extraction	14,300	\$22.54	\$46,883
Food Preparation & Serving Related	11,100	\$11.39	\$23,691
Transportation & Material Moving	8,600	\$16.84	\$35,027
Business & Financial Operations	8,100	\$34.13	\$70,990
Education, Training, & Library	7,200	\$22.69	\$47,195
Healthcare Practitioners & Technical	6,900	\$37.37	\$77,719
Installation, Maintenance, & Repair	6,400	\$23.22	\$48,298



Municipal Concessions



Economic Incentives

Any owner of a newly established commercial tax-generating business or location, or the owner of an existing commercial tax-generating business or location which desires to redevelop or substantially expand such location, may apply to the town for participation in the Economic Development Program.



Enhanced Sales Taxes

Enhanced Property Taxes

Waiver of Use Taxes



Waiver, Deferral, or Partial Waiver of Water and/or Sewer System Improvement Fees

Waiver of Building Permit Fees to be Collected and Retained by the Town

Reduction of Water and/or Sewer Utility Rates



A Rebate of Costs per Square Foot of Development

About Parachute

The Town of Parachute is located along I-70 freeway that runs east into Mesa County and Grand Junction, and the Colorado Highway 215 that runs northwest into the northern counties of Rio Blanco and Moffat. The I-70 corridor has an average annual daily traffic of 20,000, and the state highway 215 has an average annual daily traffic of 5,000 going north and 9,000 going south. Additionally, the geographic draw of Parachute is a 20 mile radius (+/-2 miles), creating a strong marketable base of potential shoppers to support a new facility.

It is with these figures that the Town of Parachute is an ideal location for a grocery store and ancillary uses. Through implementation of a grocery facility on the identified parcels (page 2), a 160,000 square footage full-service grocery store or a price-impact warehouse facility could be constructed, improving the quality of life for residents while also meeting necessary return on investment for the potential grocer.

At this time, the Town of Parachute is facilitating discussions with interested parties and entertaining offers of development on a first-come, first-served basis. Due to the high-profile location and visibility of the potential development site, numerous end-users have expressed interest in the property. Yet it is the desire of the residents and municipal officials that these parcels should be primarily utilized for a grocery store facility. We welcome the chance to discuss the development opportunity with interested grocery stores (chain or non-chain) and will provide site and community tours as requested.





Website: <https://townofparachute.colorado.gov/>
Email: Stuart McArthur · stuartmc@parachutecolorado.com