

Jarvis Development Area



Legend

-  Vacant Parcels
-  Business Park



**Jarvis
Development Area**

9 Parcels

Broker/Owner Contact

1. Parcel ID: 2945-221-00-942 Acreage: 2.582
Address:
Owner: CITY OF GRAND JUNCTION

2. Parcel ID: 2945-221-00-944 Acreage: 17.528
Address:
Owner: CITY OF GRAND JUNCTION

3. Parcel ID: 2945-221-01-008 Acreage: 1.042
Address: 603 LAWRENCE AVE
Owner: GROVES BRIAN

4. Parcel ID: 2945-221-01-001 Acreage: 0.149
Address: 219 HALE AVE
Owner: HALE AVENUE LLC

5. Parcel ID: 2945-221-01-003 Acreage: 0.149
Address: 205 HALE AVE
Owner: HALE AVENUE LLC

6. Parcel ID: 2945-221-00-080 Acreage: 0.136
Address: 201 HALE AVE
Owner: HALE AVENUE LLC

7. Parcel ID: 2945-221-01-006 Acreage: 0.745
Address: 201 LILA AVE
Owner: SPENDRUP & ASSOCIATES INC

8. Parcel ID: 2945-221-00-940 Acreage: 14.999
Address: 543 LAWRENCE AVE
Owner: CITY OF GRAND JUNCTION

9. Parcel ID: 2945-232-04-942 Acreage: 6.439
Address:
Owner: CITY OF GRAND JUNCTION

1

Park Name: Jarvis Development Area
Parcel ID: 2945-221-00-942
Address:
Owner: CITY OF GRAND JUNCTION



LAND USE

Acreage:	2.582		
Zoning:	Business Park (BP)		
Future Land Use:	Park		
Enterprise Zone:	No	Redevelopment Area:	Yes
Flood Plain:	100 yr	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	Adjacent to site
Static Water Line Pressure – psi:	110	Water Line Size:	6" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	1000		

SEWER

Sewer Provider:	City	Sewer Location:	Adjacent to site
Sewer Line Size:	8" line; 30" line	Sewer Capacity – MGD:	6.8

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	452 ft to site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1/2 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	Adjacent to site
Gas Line Size:	2"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	2,500 cubic feet per hour		

INTERNET

Internet Provider⁴:	CENTURY LINK	Internet Provider⁴:	CHARTER
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	<ul style="list-style-type: none"> Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier. 		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

Park Name: Jarvis Development Area
Parcel ID: 2945-221-00-944
Address:
Owner: CITY OF GRAND JUNCTION



2.

LAND USE

Acreeage:	17.528		
Zoning:	Business Park (BP)/Community Services & Recreation (CSR)		
Future Land Use:	Business Park-Mixed Use/Park		
Enterprise Zone:	No	Redevelopment Area:	Yes
Flood Plain:	100 yr/Floodway/500 yr	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	Adjacent to site
Static Water Line Pressure – psi:	110	Water Line Size:	6" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	1000		

SEWER

Sewer Provider:	City	Sewer Location:	Adjacent to site
Sewer Line Size:	30" line; 21" combined	Sewer Capacity – MGD:	6.8

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	Adjacent to site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1/2 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	Adjacent to site
Gas Line Size:	2"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	2,500 cubic feet per hour		

INTERNET

Internet Provider⁴:	CENTURY LINK	Internet Provider⁴:	CHARTER
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	<ul style="list-style-type: none"> Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier. 		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

Park Name: Jarvis Development Area
Parcel ID: 2945-221-01-008
Address: 603 LAWRENCE AVE
Owner: GROVES BRIAN



3. 603 LAWRENCE AVE

LAND USE

Acreage:	1.042		
Zoning:	Industrial Office (I-O)		
Future Land Use:	Business Park		
Enterprise Zone:	No	Redevelopment Area:	Yes
Flood Plain:	100 yr/500 yr	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	Adjacent to site
Static Water Line Pressure – psi:	110	Water Line Size:	8" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	950		

SEWER

Sewer Provider:	City	Sewer Location:	Adjacent to site
Sewer Line Size:	8" line	Sewer Capacity – MGD:	3.5

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	On site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1/2 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	Adjacent to site
Gas Line Size:	2"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	2,500 cubic feet per hour		

INTERNET

Internet Provider⁴:	<u>CENTURY LINK</u>	Internet Provider⁴:	<u>CHARTER</u>
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	• Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier.		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

Park Name: Jarvis Development Area
Parcel ID: 2945-221-01-001
Address: 219 HALE AVE
Owner: HALE AVENUE LLC



4. 219 HALE AVE

LAND USE

Acreeage:	0.149		
Zoning:	Industrial Office (I-O)		
Future Land Use:	Business Park		
Enterprise Zone:	Yes	Redevelopment Area:	Yes
Flood Plain:	No	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	Adjacent to site
Static Water Line Pressure – psi:	110	Water Line Size:	8" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	950		

SEWER

Sewer Provider:	City	Sewer Location:	Adjacent to site
Sewer Line Size:	8" line	Sewer Capacity – MGD:	3.5

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	On site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1/2 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	Adjacent to site
Gas Line Size:	2"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	20,000 cubic feet per hour		

INTERNET

Internet Provider⁴:	CENTURY LINK	Internet Provider⁴:	CHARTER
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	<ul style="list-style-type: none"> Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier. 		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

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Park Name: Jarvis Development Area
Parcel ID: 2945-221-01-003
Address: 205 HALE AVE
Owner: HALE AVENUE LLC



LAND USE

Acreage:	0.149		
Zoning:	Industrial Office (I-O)		
Future Land Use:	Business Park		
Enterprise Zone:	Yes	Redevelopment Area:	Yes
Flood Plain:	No	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	146 ft to site
Static Water Line Pressure – psi:	110	Water Line Size:	8" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	950		

SEWER

Sewer Provider:	City	Sewer Location:	Adjacent to site
Sewer Line Size:	8" line	Sewer Capacity – MGD:	3.5

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	On site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1/2 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	Adjacent to site
Gas Line Size:	2"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	20,000 cubic feet per hour		

INTERNET

Internet Provider⁴:	CENTURY LINK	Internet Provider⁴:	CHARTER
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	• Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier.		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

Park Name: Jarvis Development Area
Parcel ID: 2945-221-00-080
Address: 201 HALE AVE
Owner: HALE AVENUE LLC



6. 201 HALE AVE

LAND USE

Acreage:	0.136		
Zoning:	Industrial Office (I-O)		
Future Land Use:	Business Park		
Enterprise Zone:	Yes	Redevelopment Area:	Yes
Flood Plain:	No	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	196 ft to site
Static Water Line Pressure – psi:	110	Water Line Size:	8" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	950		

SEWER

Sewer Provider:	City	Sewer Location:	Adjacent to site
Sewer Line Size:	8" line	Sewer Capacity – MGD:	3.5

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	On site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1/2 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	Adjacent to site
Gas Line Size:	2"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	20,000 cubic feet per hour		

INTERNET

Internet Provider⁴:	CENTURY LINK	Internet Provider⁴:	CHARTER
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	• Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier.		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

Park Name: Jarvis Development Area
Parcel ID: 2945-221-01-006
Address: 201 LILA AVE
Owner: SPENDRUP & ASSOCIATES INC



LAND USE

Acreage:	0.745		
Zoning:	Industrial Office (I-O)		
Future Land Use:	Business Park		
Enterprise Zone:	Yes	Redevelopment Area:	Yes
Flood Plain:	100 yr/500 yr	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	Adjacent to site
Static Water Line Pressure – psi:	110	Water Line Size:	8" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	950		

SEWER

Sewer Provider:	City	Sewer Location:	190 ft to site
Sewer Line Size:	8" line	Sewer Capacity – MGD:	0.45

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	Adjacent to site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1/2 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	Adjacent to site
Gas Line Size:	2"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	20,000 cubic feet per hour		

INTERNET

Internet Provider⁴:	CENTURY LINK	Internet Provider⁴:	CHARTER
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	• Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier.		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

Park Name: Jarvis Development Area
Parcel ID: 2945-221-00-940
Address: 543 LAWRENCE AVE
Owner: CITY OF GRAND JUNCTION



8. 543 LAWRENCE AVE

LAND USE

Acreage:	14.999		
Zoning:	Business Park (BP)		
Future Land Use:	Business Park-Mixed Use/Park/Industrial		
Enterprise Zone:	Yes	Redevelopment Area:	Yes
Flood Plain:	100 yr/500 yr	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:	Downtown Development Authority		

UTILITIES - WATER

Water Provider:	City	Water Location:	Adjacent to site
Static Water Line Pressure – psi:	110	Water Line Size:	8" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	1000		

SEWER

Sewer Provider:	City	Sewer Location:	On site
Sewer Line Size:	15" combined	Sewer Capacity – MGD:	3.5

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	On site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	On site
Gas Line Size:	1.25"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	1,250 cubic feet per hour		

INTERNET

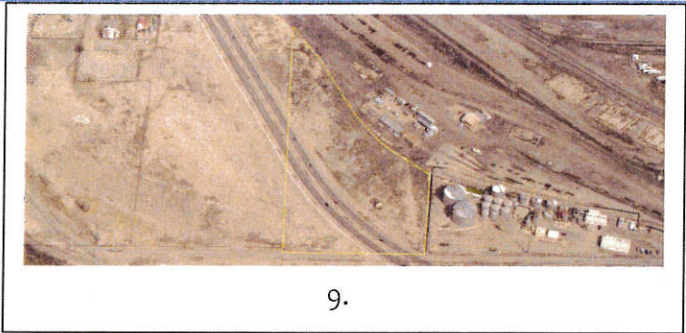
Internet Provider⁴:	CENTURY LINK	Internet Provider⁴:	CHARTER
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	• Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier.		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		

9

Park Name: Jarvis Development Area
Parcel ID: 2945-232-04-942
Address:
Owner: CITY OF GRAND JUNCTION



9.

LAND USE

Acreage:	6.439		
Zoning:	Business Park (BP)/Industrial Office (I-O)		
Future Land Use:	Business Park		
Enterprise Zone:	Yes	Redevelopment Area:	Yes
Flood Plain:	500 yr/100 yr	Covenants¹:	No
Business Owners Association²:	No		
BID/DDA:			

UTILITIES - WATER

Water Provider:	City	Water Location:	Adjacent to site
Static Water Line Pressure – psi:	110	Water Line Size:	6" line
Adjacent Fire Hydrant Flow @ 20 psi – GPM:	1100		

SEWER

Sewer Provider:	City	Sewer Location:	On site
Sewer Line Size:	6" line	Sewer Capacity – MGD:	0.3

ELECTRIC

Electric Provider:	Xcel Energy	Electrical Location:	Adjacent to site
Electric Capacity Peak Load³:	2500kva		
Electric Distance to Substation:	1 mi	Electric Phase:	3

GAS

Gas Provider:	Xcel Energy	Gas Location:	On site
Gas Line Size:	1.25"	Gas Capacity – Pressure:	6" WC Meter
Gas Capacity:	1,250 cubic feet per hour		

INTERNET

Internet Provider⁴:	<u>CENTURY LINK</u>	Internet Provider⁴:	<u>CHARTER</u>
Distance to Service (Lin Ft):	1700	Distance to Service (Lin Ft):	
Internet Speed:	5 Mbs-10Gbs	Internet Speed:	5 Mbs-10Gbs
Notes from Century Link:	• Fiber could be pulled to the property but it will be difficult and expensive. If the City has conduit on the Parkway, it might make it easier.		

TRANSPORTATION

I-70 Access:	4.9 mi	US 50 Access:	0.6 mi
Rail Spur On-Site:	No	Rail Access:	2 mi
Air Access:	5.6 mi		