

**25.64± Acre Highway 50 Frontage Property For Sale -
Norht Delta, CO
1312 Granite Way
North Delta, CO 81416**

\$435,000
25.600± Acres
Delta County



25.64± Acre Highway 50 Frontage Property For Sale - Norht Delta, CO
North Delta, CO / Delta County

SUMMARY

Address

1312 Granite Way

City, State Zip

North Delta, CO 81416

County

Delta County

Type

Residential Property, Undeveloped Land, Commercial, Business Opportunity

Latitude / Longitude

38.760409 / -108.118253

Dwelling Square Feet

1344

Bedrooms / Bathrooms

3 / 2

Acreage

25.600

Price

\$435,000

Property Website

<https://aspenranchrealestate.com/property/25-64-acre-highway-50-frontage-property-for-sale-norht-delta-co-delta-colorado/112627/>



25.64± Acre Highway 50 Frontage Property For Sale - North Delta, CO

North Delta, CO / Delta County

PROPERTY DESCRIPTION

North Delta, CO - 25.64± Acre Highway 50 Frontage Property for Sale

Positioned along US Highway 50 just northwest of Delta, Colorado, this 25.64± acre property offers a rare combination of expansive acreage, immediate rental income, and roughly 995 feet of highly visible highway frontage. With a red-painted main residence already leased, additional structures to renovate or clear, and owner-carry financing available, this North Delta parcel is a flexible, high-exposure opportunity for developers, investors, and business owners alike. Offered at \$435,000.

Exceptional Highway 50 Frontage and Visibility

The standout feature of this property is its approximately 995 feet of frontage along US Highway 50—one of western Colorado's primary east-west corridors. Highway 50 connects several cities in western Colorado, from Grand Junction to Montrose and beyond, and serves as a major thoroughfare for commercial trucks with steadily increasing traffic. For any use that benefits from exposure—retail, service, storage, or a highway-visible business—this level of continuous frontage is difficult to find and gives the property standout marketing appeal along a busy, growing corridor.

The Property and Its Structures

The 25.64± acres carry a distinctive high-desert, adobe character typical of the North Delta landscape. The main residence is a trailer that has been added onto and remodeled, painted a striking red, and includes a garage—currently in decent shape and generating income. Also on the property are an older home and a detached older garage, both of which present flexibility: they can be renovated into additional living space, a workshop, storage, or income units, or removed entirely to open up the land for expanded development. This mix gives a buyer the rare ability to hold income-producing improvements while planning a larger project on the remaining acreage.

Immediate Rental Income

The red main residence is currently leased on a month-to-month basis at \$2,000 per month, with a 30-day move-out provision. That means a buyer can begin collecting income immediately while evaluating longer-term plans, and retains the flexibility to reclaim the home for personal use, an on-site office, or a live/work arrangement on short notice. Few raw-land or development parcels offer this kind of in-place cash flow.

Utilities and Water Taps

One City of Delta water tap currently serves the property. A second tap would need to be purchased from the City of Delta to service the additional home—an important consideration for buyers planning to renovate or add units. Having municipal water already established on the parcel is a meaningful head start compared to fully raw land, and the path to a second tap is straightforward through the city.

Flexible Financing with Owner Carry

To make acquisition easier, owner-carry financing is available on this property. Owner financing can offer qualified buyers more flexible terms than conventional lending and can be especially attractive for land and development deals. Interested buyers should discuss specific terms directly, but the availability of seller financing meaningfully broadens who can take advantage of this opportunity.

A Growing Corridor with Long-Term Upside

Delta continues to invest in its Highway 50 corridor and surrounding infrastructure. US Highway 50 is a major highway that connects the Western Slope of Colorado with Interstate 70 and the lower Front Range, and the City of Delta has secured significant funding to enhance its Main Street corridor and spur economic growth. CDOT has also been investing in resurfacing and improvements along Highway 50 near Delta, reflecting the route's ongoing importance for commerce and travel. For a buyer thinking long-term, owning a large, high-frontage parcel on an actively improving corridor positions them well for future appreciation and development.

A Rare, Versatile North Delta Opportunity

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

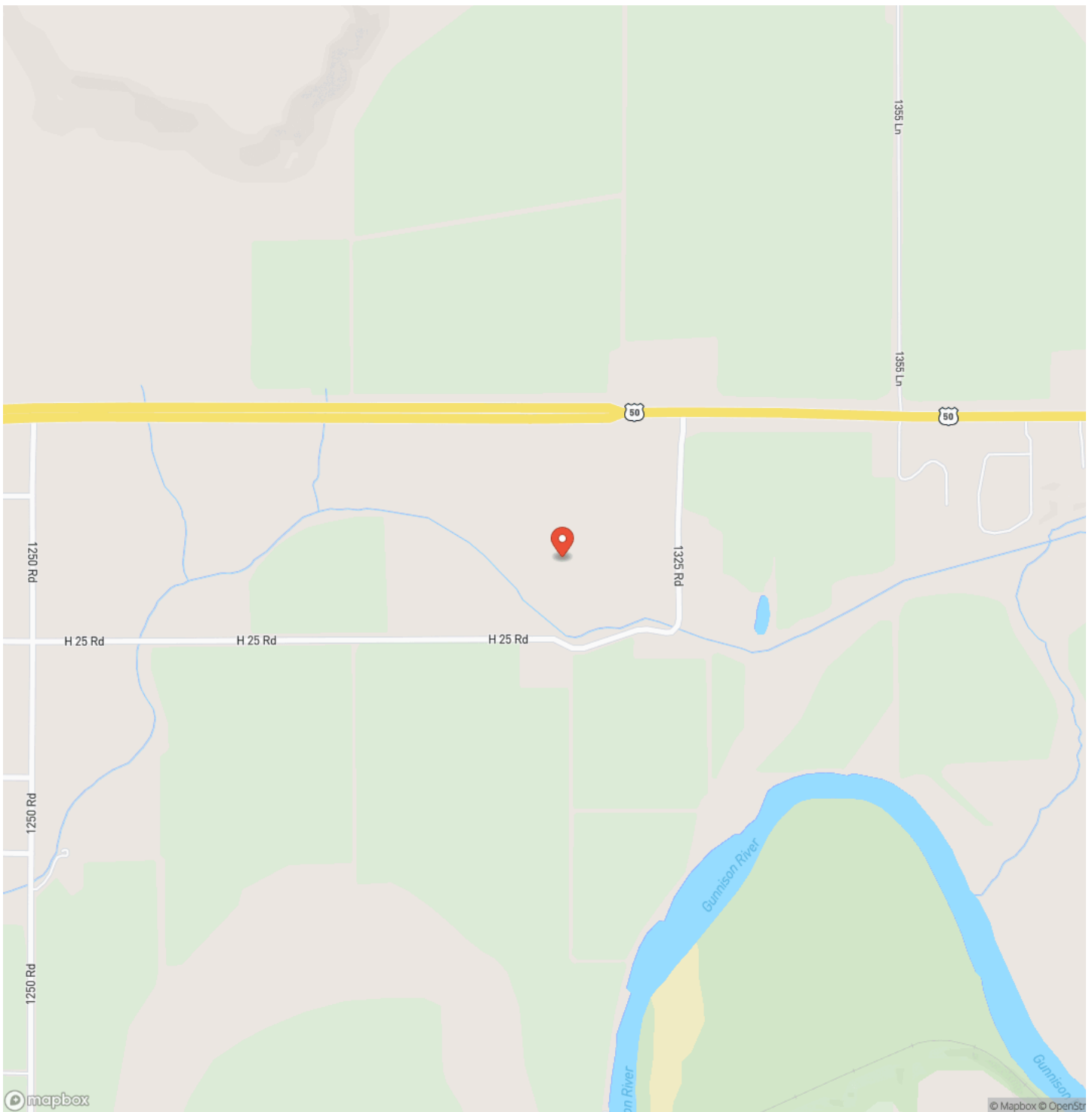
Between its roughly 995 feet of Highway 50 frontage, 25.64± acres of developable land, in-place rental income, existing water service, and owner-carry financing, this North Delta property is a genuinely flexible asset. Whether you envision a commercial complex, a mixed-use development, a storage or service business, an income-producing hold, or a live/work homestead with room to grow, the possibilities here are substantial. Offered at \$435,000.

Buyer to verify zoning, acreage, water tap availability, and all development and permitting potential with the City of Delta and Delta County.

25.64± Acre Highway 50 Frontage Property For Sale - Norht Delta, CO
North Delta, CO / Delta County

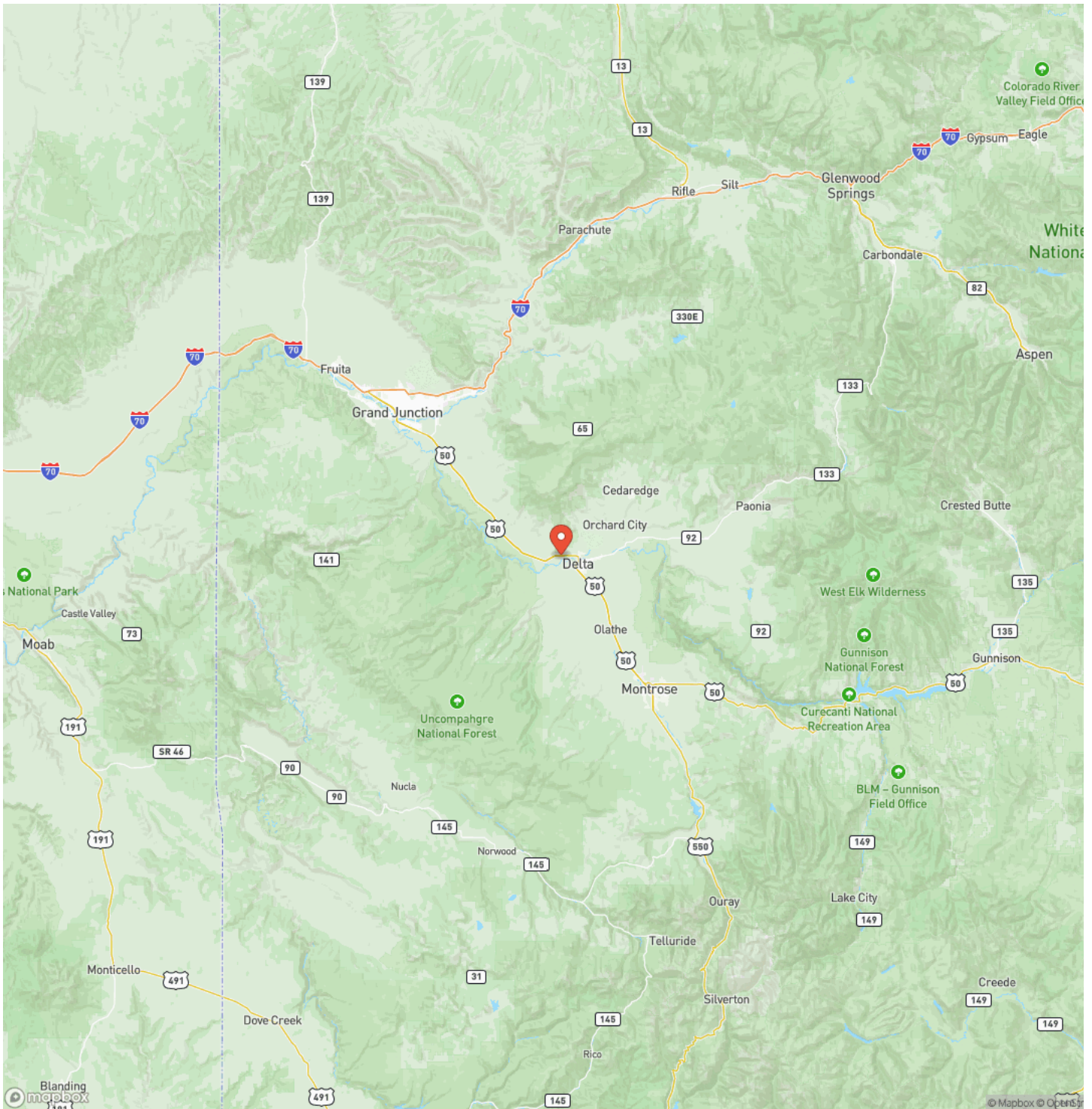


Locator Map

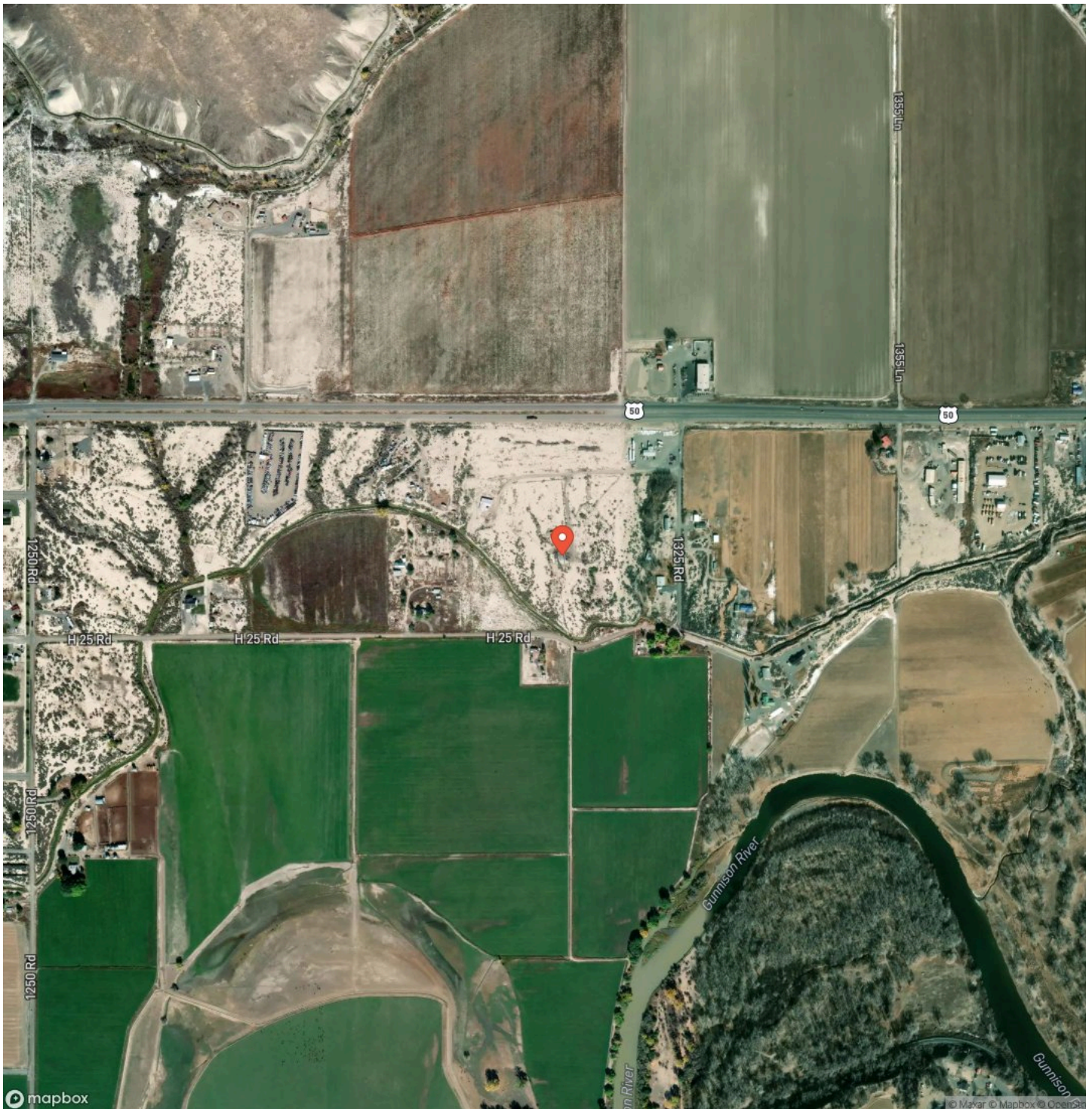


25.64± Acre Highway 50 Frontage Property For Sale - Norht Delta, CO
North Delta, CO / Delta County

Locator Map



Satellite Map



25.64± Acre Highway 50 Frontage Property For Sale - Norht Delta, CO
North Delta, CO / Delta County

LISTING REPRESENTATIVE
For more information contact:



Representative
Jake Hubbell
Mobile
(970) 250-9396
Office
(970) 250-9396
Email
jakedhubbell@gmail.com
Address
31428 Highway 92
City / State / Zip

NOTES

Notes section with multiple horizontal lines for text entry.

MORE INFO ONLINE:

<https://aspenranchrealestate.com/>

NOTES

This image shows a single sheet of white paper with horizontal blue ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

DISCLAIMERS

Information in this brochure is provided solely for information purposes and does not constitute an offer to sell or advertise real estate outside the states in which broker or agent licensed. The information presented has been obtained from sources deemed to be reliable, but is not guaranteed or warranted by the agent, broker, or the sellers of these properties. This offering is subject to errors, omissions, prior sale, price change, correction or withdrawal from the market without notice. All references to age, square footage, income, expenses, acreage, carrying capacity, and land classification, etc. are approximate. Prospective buyers are chargeable with and expected to conduct their own independent investigation of the information and the property and to rely only on those results. Sellers reserve the right to accept or reject any and all offers without liability to any buyer or cooperating broker.

Maps are provided for illustration purposes only, the accuracy is not warranted. Parcels on interactive maps are not adjusted to match aerial backgrounds. This information is for reference purposes only and is not a legal document. Data maps contain errors. The seller and seller's agent are making known to all potential buyers that there may be variations between the location of the existing fence lines and the legal description of the deeded property. Seller and seller's agent make no warranties with regard to the location of the fence lines in relationship to the deeded property lines, nor does the Seller make any warranties or representations with regard to the specific acreage contained within the fenced property lines. Seller is selling the property in an "as is" condition, which includes the location of the fences as they exist. Boundaries shown on the accompanying maps are approximate, based on county parcel data. The maps are not to scale. The accuracy of the maps is not guaranteed. Prospective buyers are encouraged to verify fence lines, deeded property lines and acreages using a licensed surveyor at their own expense.

United Country Colorado Brokers
32145 L Road
Hotchkiss, CO 81419
(970) 250-9396
<https://aspenranchrealestate.com/>
