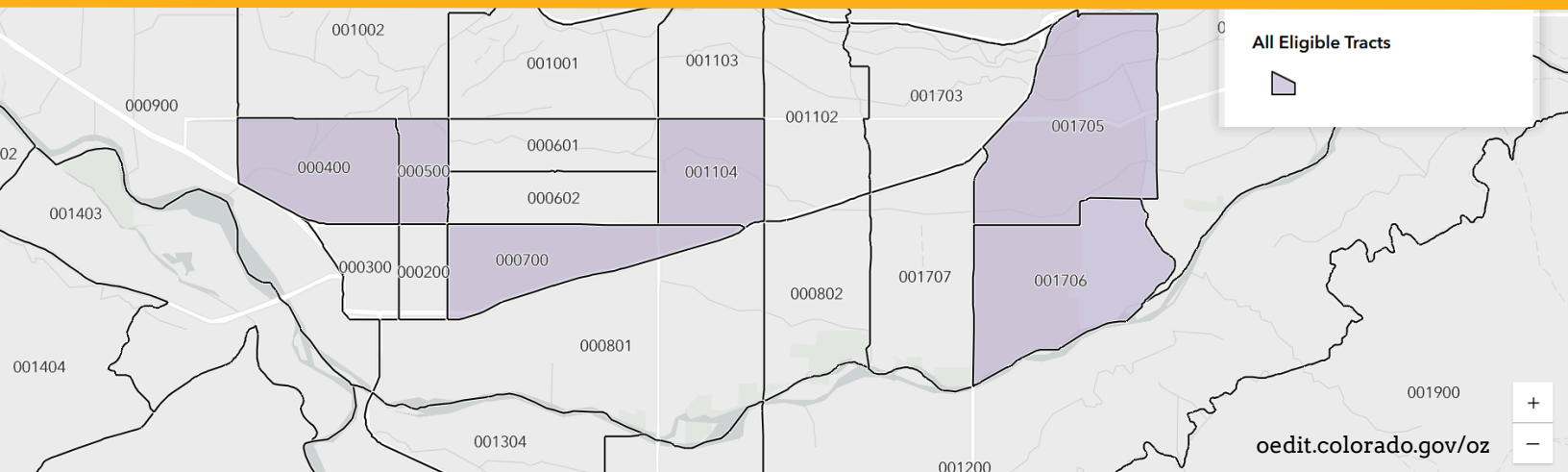


OPPORTUNITY ZONE 2.0 REDESIGNATION

Mesa County, CO Recommendations



Based on feedback gathered at the Opportunity Zone 2.0 Designation on the Western Slope community education and engagement event hosted on May 11, 2026, the following census tracts demonstrate the highest potential for economic development opportunity resulting from OZ designation.

COMMUNITY PRIORITY #1

TRACT 4 (08077000400) (CENTRAL GRAND JUNCTION)

- Strong business development and job creation potential as well as housing
- Vacant land ideal for development
- Primary transportation corridor

COMMUNITY PRIORITY #2

TRACT 17.05 (08077001705) (CLIFTON)

- Strong housing development potential
- Strategic investments in multimodal roadway improvements along the 32 ½ Rd corridor are anticipated to support business development and improve area safety

COMMUNITY PRIORITY #3

TRACT 7 (08077000700) (NORTH TO I-70B LOOP)

- Salt Flats development area and adjacent parcels open for development
- Teller Arms shopping center and nearby parcels available for rehabilitation and redevelopment

COMMUNITY PRIORITY #4

TRACT 17.06 (08077001706) (CLIFTON)

- Region near Clifton Community Campus with potential to support affordable housing and expansion of community services

Additional tract considerations:

TRACT 5 (08077000500) (DOWNTOWN GRAND JUNCTION)

- 7th Street to 12th Street containing Colorado Mesa University

TRACT 11.04 (08077001104) (SE OF MATCHET PARK)

- Proximity to the new Grand Junction recreation center with opportunities to support housing development

GRAND JUNCTION economic PARTNERSHIP



BUSINESS
INCUBATOR CENTER
Expert Help • Targeted Resources • Tangible Results

More information about the Opportunity Zone Program:
oedit.colorado.gov/oz

SUBMIT YOUR FEEDBACK TO OEDIT
Deadline: June 30, 2026



OPPORTUNITY ZONE 2.0 REDESIGNATION

Mesa County, CO Eligible Tract Score Card

Eligible census tracts are ranked according to several criteria, which will be used to support nomination for official designation to the U.S. Treasury.

TIER 1: MARKET RATE HOUSING

Average criteria score for Tier 1 evaluates the following:

- **Need**—Vacancy Rates, Job Accessibility Index
- **Capacity**—Developable Land Ratio, Transit-Oriented Communities
- **Affordability**—Median Home Prices, Mean Home Value (5 Years), Rent Burden, Displacement Risk

TIER 2: ECONOMIC OPPORTUNITY

Average criteria score for Tier 2 evaluates the following:

- **Strategic Assets**—Core Assets Proximity, Workforce Momentum, Industry Clusters
- **Alignment**—State Designations (Rural Jump-Start, Enterprise Zone, etc.)

TIER 3: ECONOMIC NEED

Average criteria score for Tier 3 evaluates the following:

- **Economic Distress**—Poverty Rate, Median Household Income, Unemployment Rate
- **Geographic Isolation**

Source: oedit.colorado.gov/oz

TRACT 4 (08077000400)

(CENTRAL GRAND JUNCTION)

- Tier 1 Score: 73.01
- Tier 2 Score: 49.19
- Tier 3 Score: 55.8
- **Preliminary Composite Score: 61.9**

TRACT 7 (08077000700)

(NORTH TO I-70B LOOP)

- Tier 1 Score: 74.28
- Tier 2 Score: 36.69
- Tier 3 Score: 56.33
- **Preliminary Composite Score: 58.1**

TRACT 5 (08077000500)

(DOWNTOWN GRAND JUNCTION)

- Tier 1 Score: 75.6
- Tier 2 Score: 42.54
- Tier 3 Score: 72.34
- **Preliminary Composite Score: 64.8**

TRACT 17.05 (08077001705)

(CLIFTON)

- Tier 1 Score: 72.97
- Tier 2 Score: 35.83
- Tier 3 Score: 71.83
- **Preliminary Composite Score: 60.8**

TRACT 17.06 (08077001706)

(CLIFTON)

- Tier 1 Score: 73.65
- Tier 2 Score: 54.80
- Tier 3 Score: 70.25
- **Preliminary Composite Score: 67.6**

TRACT 11.04 (08077001104)

(SE OF MATCHET PARK)

- Tier 1 Score: 72.98
- Tier 2 Score: 40.43
- Tier 3 Score: 71.67
- **Preliminary Composite Score: 62.7**

GRAND JUNCTION economic
PARTNERSHIP



BUSINESS
INCUBATOR CENTER
Expert Help • Targeted Resources • Tangible Results

More information about the Opportunity Zone Program:
oedit.colorado.gov/oz

SUBMIT YOUR FEEDBACK TO OEDIT
Deadline: June 30, 2026



OPPORTUNITY ZONE 2.0 REDESIGNATION

Mesa County, CO—Priority #1

CENSUS TRACT 4 (08077000400) (CENTRAL GRAND JUNCTION)

- Tier 1 Score: 73.01
- Tier 2 Score: 49.19
- Tier 3 Score: 55.8
- **Preliminary Composite Score: 61.9**

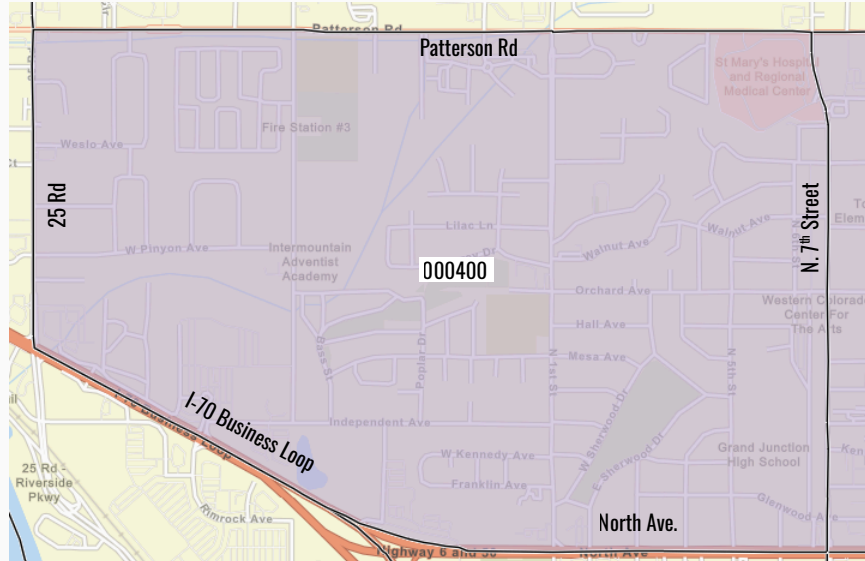
FACTS & FIGURES

- Tract population = 3,725
- 34.26% Bachelor's attainment
- 10.5% University enrollment
- \$76,635 median income

- Median home value = \$299,400
- Rent burden score = 53.77

- Industry cluster score = 31.03
- Poverty rate = 20.7%
 - Poverty rate score = 61.2

Source: OZ 2.0 Designation Index
(oedit.colorado.gov/oz)



- Contains vacant land ideal for development
- Primary transportation corridor
- Tract is adjacent to Colorado Mesa University and Downtown Grand Junction
- Strong workforce and proximity to major regional employers and institutions, encouraging new industry growth.
- Key areas of opportunity:
 - Housing
 - Business Development

Census tract 4 presents a strong opportunity to support economic development by encouraging job creation and business growth throughout central Grand Junction. Composite scores demonstrate strong capabilities for both housing and business development. The community recognizes opportunities within this tract through both new development and revitalization.

Proposed and ongoing initiatives focus on high-density infill housing and business development from 25 Rd to 7th Street with multiple properties within this tract having been recently purchased, creating potential for near-term job creation and development.

GRAND JUNCTION economic PARTNERSHIP



BUSINESS INCUBATOR CENTER
Expert Help • Targeted Resources • Tangible Results

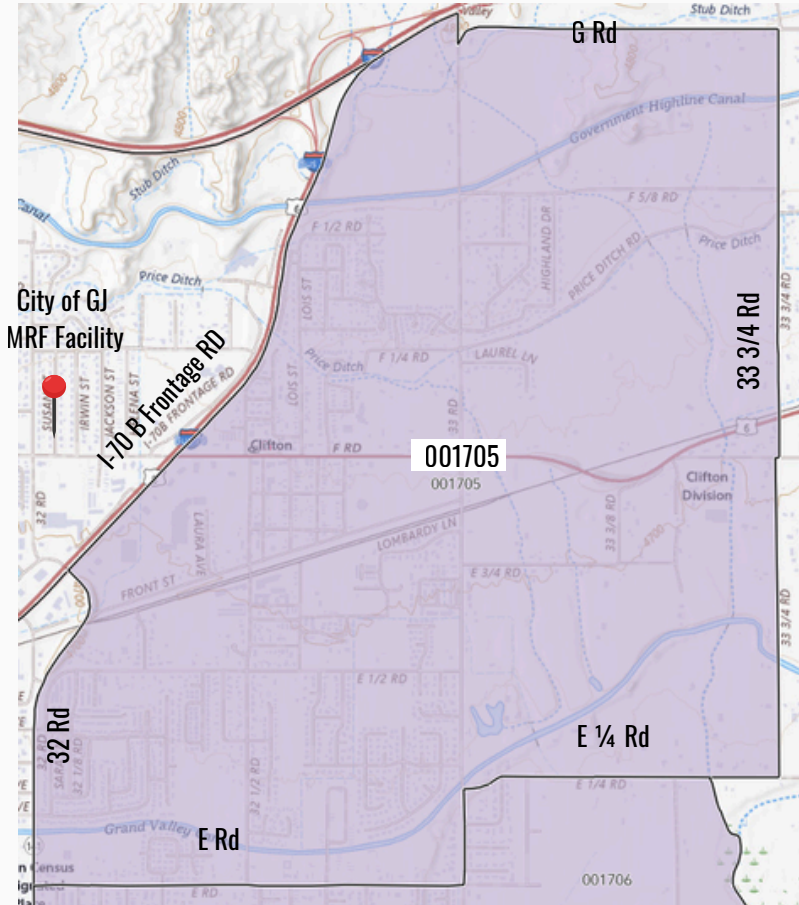
More information about the Opportunity Zone Program:
oedit.colorado.gov/oz

SUBMIT YOUR FEEDBACK TO OEDIT
Deadline: June 30, 2026



OPPORTUNITY ZONE 2.0 REDESIGNATION

Mesa County, CO—Priority #2



CENSUS TRACT 17.05 (08077001705) (CLIFTON)

- Tier 1 Score: 72.97
- Tier 2 Score: 35.83
- Tier 3 Score: 71.83
- **Preliminary Composite Score: 60.8**

FACTS & FIGURES

- Tract population = 5,303
- 11.94% Bachelor's attainment
- 3.71% University enrollment
- \$56,455 median income
- Median home value = \$264,400
- Rent burden score = 83.01
- Industry cluster score = 24.13
- Poverty rate = 24.96%
 - Poverty rate score = 80.17
- Unemployment rate = 9.9%

Source: OZ 2.0 Designation Index
(oedit.colorado.gov/oz)

Census tract 17.05 contains the highest poverty rate score among the six eligible tracts and a low industry cluster score. The community recognizes that this region has historically been underutilized in economic development efforts and contains many low-income, single-parent households and a high rent-burden score. Investment in housing opportunities within this tract is anticipated to advance affordable housing and directly support community vitality.

- Mesa County has been working on multimodal roadway improvements along the 32 ½ Rd corridor with construction scheduled for completion by mid 2027.
- In proximity to City of Grand Junction's new Materials Recovery Facility (outside of census boundary) that could spur additional industrial interest in region

GRAND JUNCTION economic
PARTNERSHIP



BUSINESS
INCUBATOR CENTER
Expert Help • Targeted Resources • Tangible Results

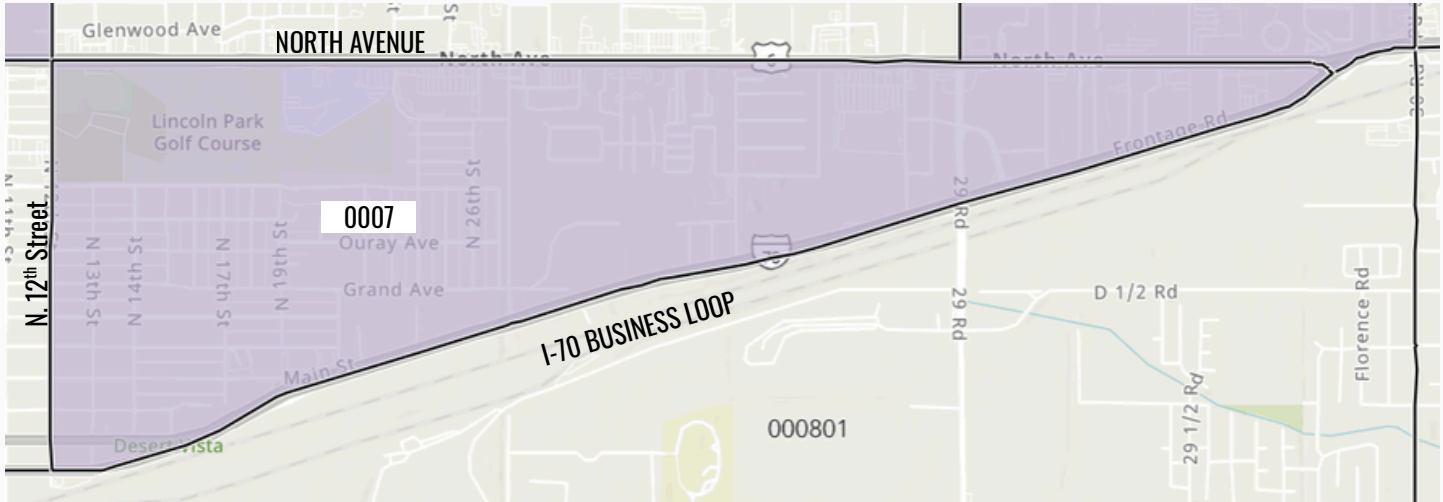
More information about the Opportunity Zone Program:
oedit.colorado.gov/oz

SUBMIT YOUR FEEDBACK TO OEDIT
Deadline: June 30, 2026



OPPORTUNITY ZONE 2.0 REDESIGNATION

Mesa County, CO—Priority #3



FACTS & FIGURES

- Tract population = 4,536
- 23.05% Bachelor's attainment
- 8.27% University enrollment
- \$63,500 median income

- Median home value = \$257,200
- Rent burden score = 54.71

- Industry cluster score = 23.27
- Poverty rate = 18.7%
 - Poverty rate score = 49.13

Source: OZ 2.0 Designation Index
(oedit.colorado.gov/oz)

CENSUS TRACT 7 (08077000700) (NORTH AVE TO I-70B)

- Tier 1 Score: 74.28
- Tier 2 Score: 36.69
- Tier 3 Score: 56.33
- **Preliminary Composite Score: 58.1**

Census tract 7 spans a high-traffic corridor with a known transient community and several underutilized or vacant properties along North Avenue that are prime for reinvestment.

The Salt Flats development area located along I-70B is currently being utilized to advance affordable housing, and adjacent parcels are open for development. Additionally, the Teller Arms shopping center and nearby parcels are available for rehabilitation and redevelopment.

GRAND JUNCTION economic PARTNERSHIP



BUSINESS INCUBATOR CENTER
Expert Help • Targeted Resources • Tangible Results

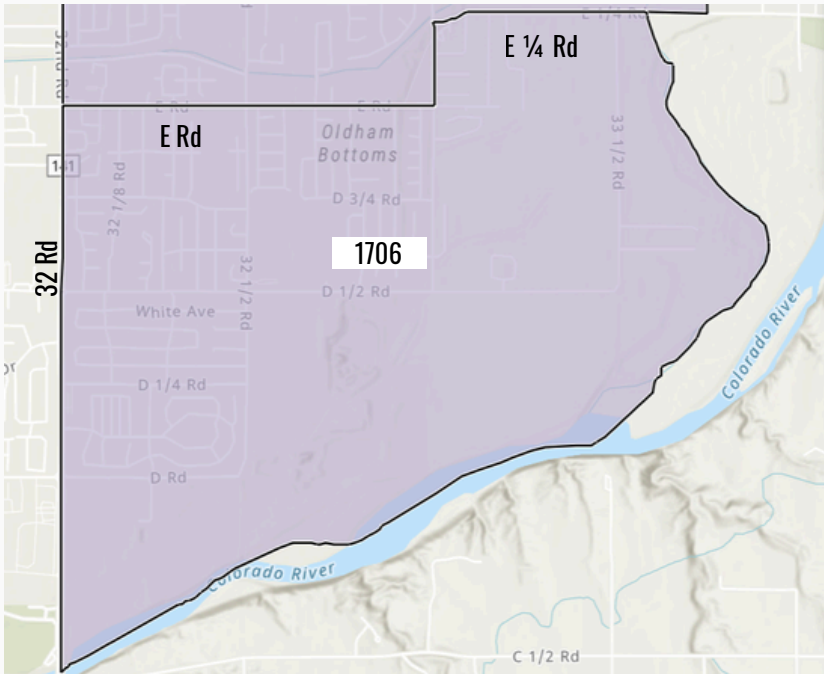
More information about the Opportunity Zone Program:
oedit.colorado.gov/oz

SUBMIT YOUR FEEDBACK TO OEDIT
Deadline: June 30, 2026



OPPORTUNITY ZONE 2.0 REDESIGNATION

Mesa County, CO— Priority #4



CENSUS TRACT 17.06 (08077001706) (CLIFTON)

- Tier 1 Score: 73.65
- Tier 2 Score: 81.03
- Tier 3 Score: 68.96
- **Preliminary Composite Score: 67.6**

FACTS & FIGURES

- Tract population = 5,331
- 11.46% Bachelor's attainment
- 2.9% University enrollment
- \$49,240 median income
- Median home value = \$238,700
- Rent burden score = 84.9
- Industry cluster score = 89.65
- Poverty rate = 18.25%
 - Poverty rate score = 47.41

Source: OZ 2.0 Designation Index
(oedit.colorado.gov/oz)

Census tract 17.06 is the second eligible tract located in the Clifton area and contains a high score for both market-rate housing and economic opportunity.

This tract contains the new Clifton Community Campus, PrimeHealth + facility, and several new housing developments, encouraging additional investment within this portion of Mesa County. The area contains a high rent burden score and the lowest median income for the eligible tracts, indicating strong economic need for additional housing, services, and employment opportunities.

GRAND JUNCTION economic PARTNERSHIP



BUSINESS INCUBATOR CENTER
Expert Help • Targeted Resources • Tangible Results

More information about the Opportunity Zone Program:
oedit.colorado.gov/oz

SUBMIT YOUR FEEDBACK TO OEDIT
Deadline: June 30, 2026

