

Opportunity Zone 2.0 Designation: Submission Talking Points

Please see a link to the [submission form HERE](#)
or visit oedit.colorado.gov/oz

SUBMIT YOUR FEEDBACK TO OEDIT
Deadline: June 30, 2026



- **Recommended Mesa County eligible census tracts by priority:**

1. Tract 08077000400
2. Tract 08077001705
3. Tract 08077000700
4. Tract 08077001706

Form Section 3:

Which of the state's strategic priorities apply to the census tracts that you are recommending (select all):

- Tier One Priority: Market-rate housing
- Tier Two Priority: Economic Opportunity
- Tier Three Priority: Economic Need

Why do you recommend these census tracts for designation?

We recommend the designation of these tracts because they present strong opportunities for market-rate housing, business development, job creation, and addressing economic needs in our community. Each of these tracts is within an Enterprise Zone (at least partially) and a Rural Jump-Start Zone, creating a variety of state and federal tax incentives that would significantly lower barriers for investors and businesses.

Tract 08077000400 is positioned as an ideal epicenter for high-growth business and industry development, with a strong tie to Colorado Mesa University and its resources adjacent to the tract. It contains a high Tier 1 score (73.01) and demonstrates the capacity to support both housing and business development. It has a strong workforce and proximity to major regional employers and institutions, encouraging new industry growth. This is a high-traffic commercial corridor with high vacancy, developable land, and is downtown-adjacent and ripe for investment.

Tract 08077001705 capitalizes on Mesa County's built-out infrastructure, with anticipated projects in this tract focusing on expanding multi-family affordable and market-rate housing. The tract has strong investment potential within Old Town Clifton and immediate proximity to the City of Grand Junction's new Materials Recovery Facility (MRF) is expected to encourage new light industrial and manufacturing developments. This tract also has a high Tier 3 score for economic need (71.83) and a high Tier 1 score (70.25) for housing opportunities anticipated to directly support new development.

Tract 08077000700 has a high Tier 1 score (74.28) and lies within a high-traffic corridor with a transit-oriented community and several vacant or underutilized properties along North Avenue. The area is being used to encourage additional housing development and OZ designation would further catalyze housing investment to address shortages in our community. Additionally, the availability of development-ready parcels and existing properties ready for investment presents a strong opportunity to further support industry and business growth in Grand Junction.

Tract 08077001706 has the highest composite score across market-rate housing, economic opportunity, and economic need. This area has the highest rent burden and the lowest median income. Investment in housing opportunities is anticipated to advance affordable housing and directly support community vitality.

Please provide any current or proposed projects for the census tracts:

- **Tract 08077000400:**
 - a. Proposed and ongoing initiatives focus on high-density infill housing and business development from 25 Rd to 7th Street to create a vibrant, walkable district near Colorado Mesa University. Multiple properties within this tract have recently been purchased, creating potential near-term job creation and development.
- **Tract 08077001705:**
 - a. Capitalizing on Mesa County's built-out infrastructure, projects in this tract focus on expanding multi-family affordable and market-rate housing. The tract's immediate proximity to the City of Grand Junction's new Materials Recovery Facility (MRF) is expected to encourage new light industrial and manufacturing developments within the tract.
- **Tract 08077000700:**
 - a. The Salt Flats affordable housing development along the I-70 Business Loop is a major anchor project that will include between 324 and 500 new housing units, with several additional parcels available for development. Enstrom Candies is currently building a new warehouse facility, anticipated to activate this corridor for additional capital investment.
 - b. Future proposals focus on the rehabilitation and comprehensive mixed-use revitalization of the underutilized Teller Arms shopping center with adjacent vacant parcels available to transform North Avenue into a vibrant commercial corridor.
- **Tract 08077001706:**
 - a. Driven by the newly built Clifton Community Campus, this tract has several new projects expanding community services through PrimeHealth+ and additional workforce training infrastructure. The campus has encouraged adjacent housing development and child-care proposals, directly addressing the region's high rent burden and limited employment opportunities.

Is there anything else you would like us to know about your broader community that is relevant to the Opportunity Zone designation process?

- b. Mesa County is the state leader in approvals and business success for the Rural Jump-Start Program, with a strong track record of leveraging state-level incentives and programs to support economic development through supporting entrepreneurship, relocation, expansion, and retention of primary businesses. OZ designation for the recommended tracts would provide our community with another critical and transformative tool to compound this momentum.
- c. Our community has been able to leverage OZ designation to support housing development and business investment under 1.0 guidelines, with areas like Las Colonias standing as prime examples. With prior success and experience in attracting investment, Mesa County has a strong foundation and action plan to fully leverage OZ 2.0, proactively driving economic development within new census tracts.
- d. Located near tracts 08077001705 and 08077001706, Mesa County recently finalized the purchase of BLM land between I-70 and 32 Rd through the CONVEY Act, designated specifically for economic development. While this parcel is located outside the boundaries of the proposed OZs, the property is anticipated to catalyze development opportunities for Clifton as a whole, and OZ designation will add another point of leverage to attract investment and create a business environment that attracts primary employers, builds our workforce, and supports housing needs.

Section 4 of the input form captures feedback regarding exclusions for eligible tracts. Based on our community's needs and the limited number of eligible tracts in Mesa County, we recommend leaving this portion of the form blank.