



# Exclusive “Developer-to-Builder” Pre-Finished Lot Offering To Grand Junction Builders! ~Deer Creek Subdivision~

Offering by: OConnor Street Properties, LLC (OSP)  
North Grand Junction, Colorado

## Opportunity Overview

Deer Creek is a 31-lot single-family residential subdivision located in the highly desirable North Grand Junction submarket. OConnor Street Properties (OSP), the project developer, is offering a limited release of (13-14) pre-finished lots (final number to be determined by OSP) exclusively to local builders ahead of public retail lot sales. This offering provides a unique opportunity for experienced builders to secure shovel-ready inventory in a professionally planned neighborhood backed by firm builder protections. Go to our FAQ's section of our website; [www.OconnorStreet.com](http://www.OconnorStreet.com) to answer any and all questions re this exclusive Developer-to-Builder pre-finished Lot Offering.

In response to current volatility in financial markets and construction lending, OSP is fully self-funding all horizontal infrastructure improvements. These improvements include grading, underground utilities, paved streets, sidewalks, curbs, and irrigation and stormwater management systems. Funding for construction and Fees will be sourced directly from proceeds of these early lot sales.

## How the Program Works

- OSP is offering (13–14) Pre-finished lots to local Grand Junction builders in a pre-sale round before the remaining Lot in the subdivision are opened to individual retail buyers.
- Lots are being offered and sold direct from Developer to Builder at this Pre-sale offering without any built-in broker or agent commission at this time —allowing for competitive Builder pricing.
- Funds from lot purchases will be securely held in escrow with the Title Company of the Rockies.
- No builder funds will be released to OSP until a minimum sales threshold (13–14) lots has been reached, and all purchase agreements have been fully ratified.

# Builder Protections You Can Count On:

**Builder deposits remain in escrow until all pre-sale conditions are met.**


- If OSP does not meet the minimum sales requirement within the agreed timeframe, all builder deposits will be fully refunded—no risk, no obligation.
- All terms and conditions, timelines, when monies are to be released to OSP and disbursement conditions are clearly outlined in the draft Purchase Agreement and Escrow Instructions prepared by OSP's legal counsel.
- OSP will not receive or use builder funds until all contractually agreed pre-conditions are satisfied.

Development Timeline & Closings:

**Once escrow is opened and the (13–14 lots) pre-sale goal is met:**

- OSP will release funds to pay licensed General Contractors, subcontractors, and suppliers under a “percentage-of-completion” agreement for the construction of all subdivision infrastructure.
- Construction will proceed under the supervision of OSP and will be coordinated with the City of Grand Junction’s Building and Planning Departments.
- Final Plat Map approval and recording, and upon the assignment of Assessor Parcel Numbers (APNs) by Mesa County and subdivision final approval by the City of Grand Junction.
- Lot closings will occur only after full sign-off and approval by city and county authorities.

## Why Build at Deer Creek?

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- Prime North Grand Junction location with strong demand for new single-family housing
  - Awesome neighborhood, essentially it is an extension of the Sedona subdivision and access to Deer Creek is through Amber Way and Sedona Crt.
  - Fully entitled subdivision with city approvals are almost finalized in approx. 2 to 6 weeks
  - All on-site and off-site and infrastructure work will be handled by OSP and its GC, so builders can focus solely on vertical construction.
  - Designed to support modern, market-rate homes ideal for Grand Junction Buyers
  - Be among the first to build in one of the region's most anticipated new communities

# Contact OConnor Street Properties Today

This is a rare chance to lock in premium lots ahead of public release and gain a competitive edge for your 2025–2026 inventory. Whether you're a high-volume home builder or a boutique contractor looking to secure a pipeline of quality lots, this offering is tailored to help you succeed in today's environment.

## Request Information Now

- Lot pricing and availability (go to our Interactive Site Map for real-time pricing, availability and dynamically place your Lot reservation and make a Deposit through our Web enabled online purchasing system.
- Subdivision Plat Map and Engineering infrastructure civil Plans
- We are happy to assist you with drafting the Purchase Agreement and provide you with the Escrow Instructions from our Title Rep at; Title Company of the Rockies in Grand Junction.

 (650.283.9271)

 [info@oconnorstreet.com](mailto:info@oconnorstreet.com)

Don't wait— these pre-finished Lots availability is limited. Contact OSP today at: [www.OConnorStreet.com](http://www.OConnorStreet.com) to reserve your position in Grand Junction's newest builder-focused community.

**\*\*As this is a direct developer-to-builder sale, lot prices exclude broker/agent commissions. If a builder uses a broker/agent, the purchase price will be adjusted accordingly. Commissions will be offered to RE brokers & agents on future Lot sales to individual buyers. \*\***

**\*\*Pricing and Availability of OSP Lots for Sale are subject to change without notice at the sole discretion of OSP. \*\***

**\*\*Buyers may purchase more than one pre-finished Lot subject to availability and pre-approval by Seller. \*\***

**\*\*There is an existing home on the property where tenants are living so PLEASE no walk-ons to the property. It is absolutely required to schedule a date and time for a tour of the property. \*\***

