

1201 N. San Juan Ave

Montrose, Colorado 81401



Commercial Property Information Packet

John Renfrow * Renfrow Realty

Contact John Renfrow
(970) 249-5001 / (970) 874-1500

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified.



Member of:



RMCRE NETWORK PARTNER
www.RMCRE.org

Executive Summary

Large Commercial Lot with Prime Highway Frontage



1201 N. San Juan Ave
Montrose, Colorado
MLS# 734761



MLS#	Total Acres (MOL)	Total Sq.Ft. (MOL)	Listing Price	Price per Sq.Ft.
734761	11.43	497,891	\$1,600,000	\$3.21

Excellent Location On N. San Juan Ave/Hwy 50

11.43 acre (MOL) commercial lot with approximately 630+ feet of N. San Juan Ave/Hwy 50 frontage. Boasts outstanding visibility, easy access and high-traffic count with 9,800+ daily vehicles. Located near new Colorado Outdoors 164-acre multi-use river development, Montrose County Fairgrounds Event Center and Montrose Regional Airport. Includes one water and one sewer tap paid and installed, meters not installed, new owner is responsible for payment and installation of meters. 3-phase power and natural gas available nearby. Property has an irrigation ditch, shed with irrigation pump and 13.4 UVWUA shares. Zoned B-3, General Commercial in the City of Montrose. Property can be divided and sold in smaller parcels. Endless possibilities. A great location for your business.

Incredible tax break with Opportunity Zone Designation!

Call John Renfrow at (970) 249-5001

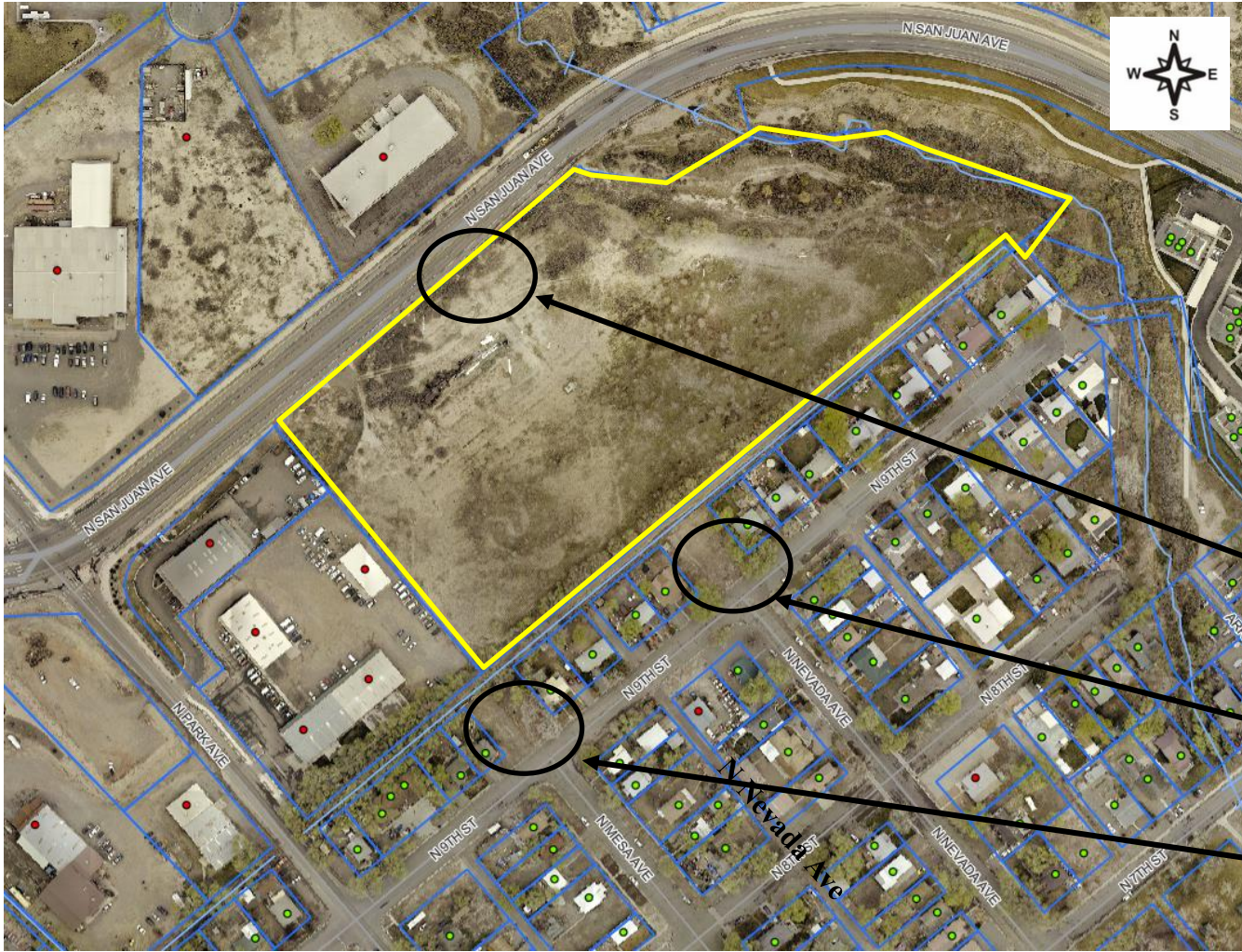
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Aerial Photo




Contact City of
Montrose Planning
Department for
more information at
(970) 240-1475

CDOT approved
entrance

Possible 2nd access
off N Nevada Ave

Possible 3rd access
off N Mesa Ave

Photo from Montrose County GIS/EagleView

 Subject property (boundaries are approximate)

Vicinity Map



Subject Property



Justice Center



Photo from Montrose County GIS/Eagle View

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City of Montrose Public Works Complex



Directions to Property

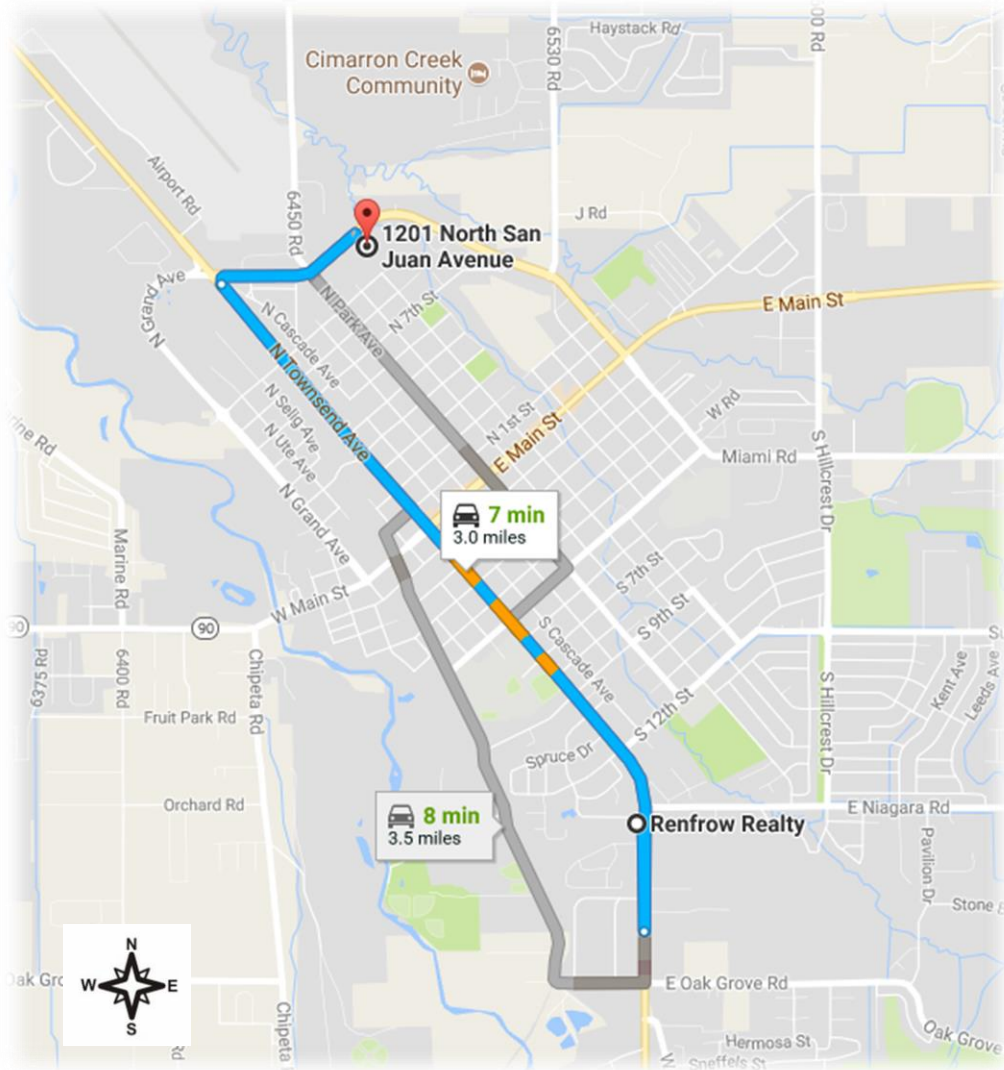


Photo from Google Maps

Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

- ↑ Head south on S Townsend Ave toward Montrose Dr
0.3 mi
- ↪ Make a U-turn
2.3 mi
- ↪ Turn right onto Maple Rd/N San Juan Ave
 - ⓘ Continue to follow N San Juan Ave
 - ⓘ Destination will be on the right0.4 mi

1201 N San Juan Ave

Montrose, CO 81401

Starting from Renfrow Realty
1832 S Townsend Ave, Montrose, CO 81401
Office number (970) 249-5001

Montrose County Assessor Property Account Detail*

Account Detail

Account: R0014473

Owner Information

Owner Name TWO CREEKS DEVELOPMENT LLC

Legal Description

Parcel Number 3767-214-14-002

Tax Area Id 001140

Legal Summary Subd: ELG SUBD Lot: B LESS DEED BK 1014 PG 880; LESS TO USA FOR DE LATERAL DEED BK 181 PG 497 S: 21 T: 49 R: 9

Estimated Tax Information

2023	\$9,542.64
2022	\$8,400.64

Assessment Information

Actual (2023)	\$496,430
Assessed	\$138,500

Type	Actual	Assessed	Acres
Improvements	\$9,480	\$2,640	
Land	\$486,950	\$135,860	11.435



*For more information please contact the Montrose County Assessor at (970) 249-3753



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Photos

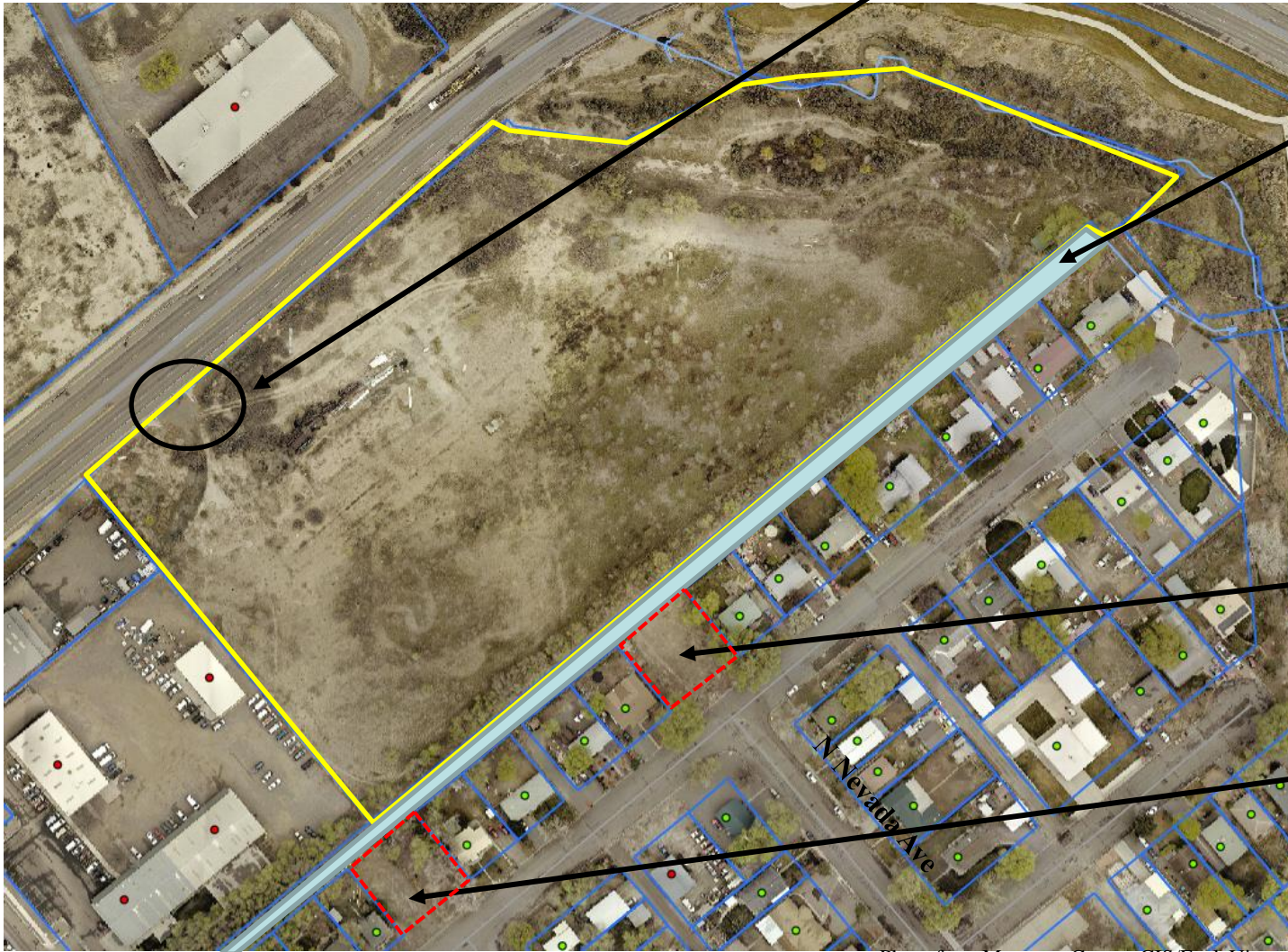


Pump House & maintenance shed

Understanding Ingress and Egress

CDOT approved entrance

Contact Department of CDOT for more information at (970) 683-6284



UYWUA - Uncompahgre Valley Water Users Association owned property. Irrigation ditch. (970) 249-3813
 Contact UYWUA for more information at (970) 249-3813



City owned property with potential access off N Nevada Ave

City owned property with potential access off N Mesa Ave

Contact City of Montrose Planning Department for more information at (970) 240-1475

Photo from Montrose County GIS/EagleView

- Subject property (boundaries are approximate)
- UYWUA property
- - - City of Montrose property

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Additional Utilities Information

Stubbed out future conduits for electric service on future buildings



Distribution box after primary meter that will supply at least Phase 1, 2 & 3 electricity. It can be capable of supplying the whole project



150 KVA 3-Phase transformer

City of Montrose water and Sewer line into the property



- Subject property
- City of Montrose Water Lines
- City of Montrose Sewer Lines

Understanding infrastructure



Storm drain inlets and piping installed



8" sewer main & tap installed. Sewer line inside the development is owned by the developer

Storm Drain

Frost free hydrant

Site plan

Fire Hydrant

Water Meter Pit

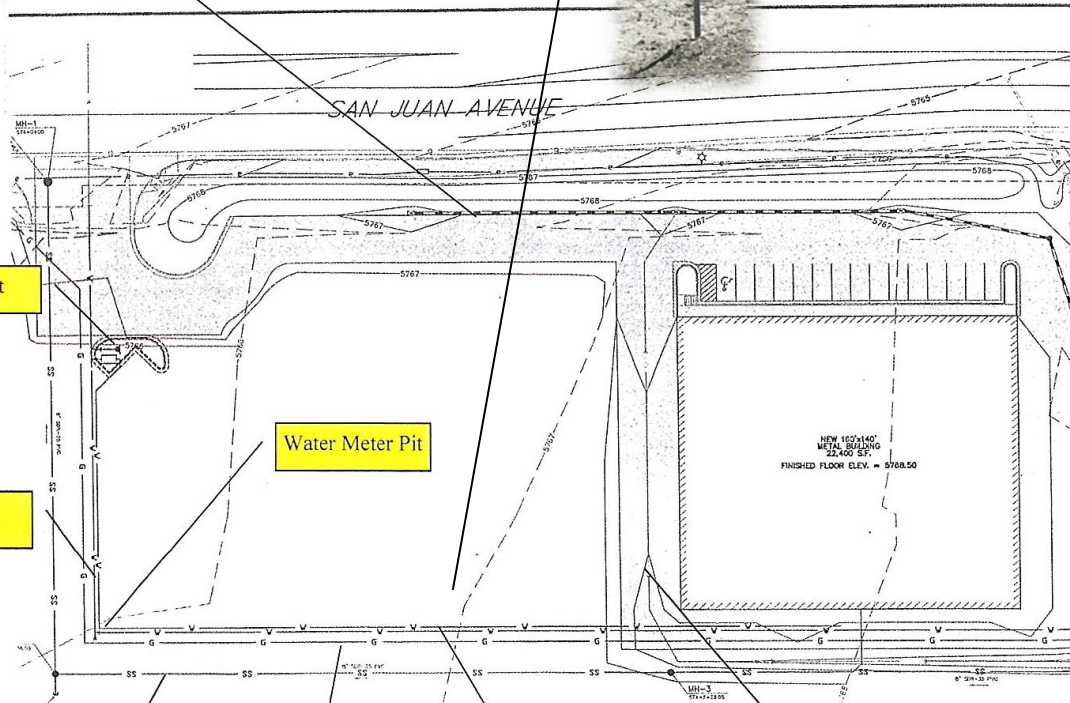
Water Main

8" Sewer Main

Black Hills Energy Gas Line

Two Inch Water Service

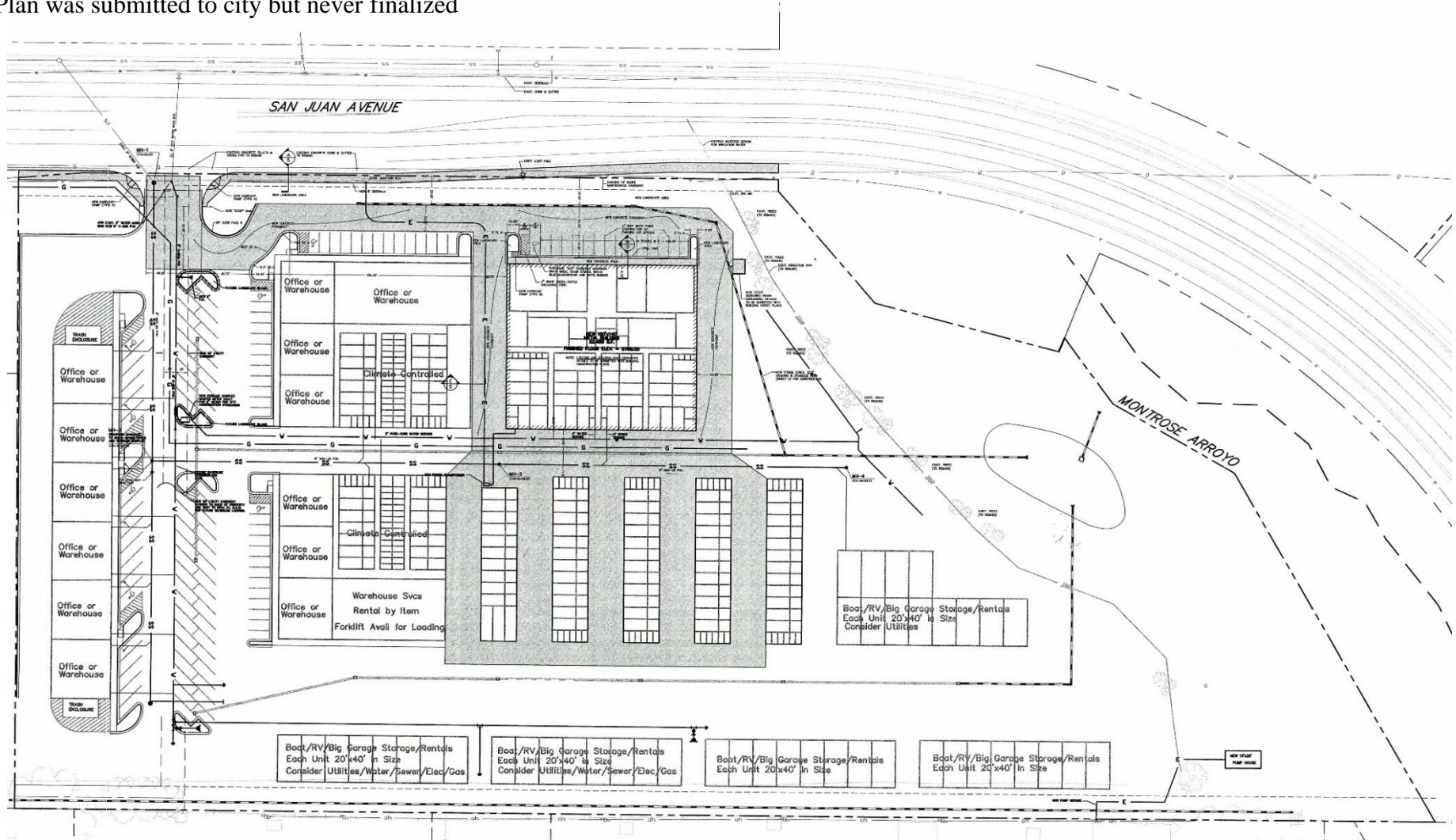
Storm Water Drainage Grading Designed and Rough Graded



Fire hydrant

Possible Site Plan

Plan was submitted to city but never finalized



UTILITIES

- Water – City of Montrose (970) 240-1480
 - 1 water tap installed (no meter, new owner responsible for installation of meter)
- Electricity – DMEA (970) 240-1234
 - 150 KVW 3 phase transformer
- Sewer – City of Montrose (970) 240-1480
 - 1 sewer tap installed (no meter, new owner responsible for installation of meter)
- Gas – Black Hills Energy (800) 563-0012
- Fiber – DMEA Elevate (970) 240-1234
- Irrigation Water – UVWUA (970) 249-3813
 - 13 shares
 - 2024 fees = \$442.95



OPPORTUNITY ZONE: The Ultimate Tax Break

- The property designated as an Opportunity Zone by the Internal Revenue Service (IRS)
- This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains
- <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>
- For more City of Montrose “O-zone” information contact Business Innovation at (970) 252-4751



OTHER DOCUMENTS AVAILABLE

Soils Report

- Prepared by Lambert and Associates
- (970) 249-2154
- May 3, 2021

Zoning Ordinance 1585

- City of Montrose
- (970) 240-1475
- September 6, 2001

Phase 1-Office & Storage Complex

- Blueline Engineering
- (970) 252-1944
- November 25, 2003

Topo Survey

- Del Monte Engineering
- (970) 249-2251
- February 23, 1999

Access Control Plan – MP 91.878

- City of Montrose and CDOT
- May 7, 2009

Site Plan

- Blueline Engineering & Drafting
- November 25, 2003

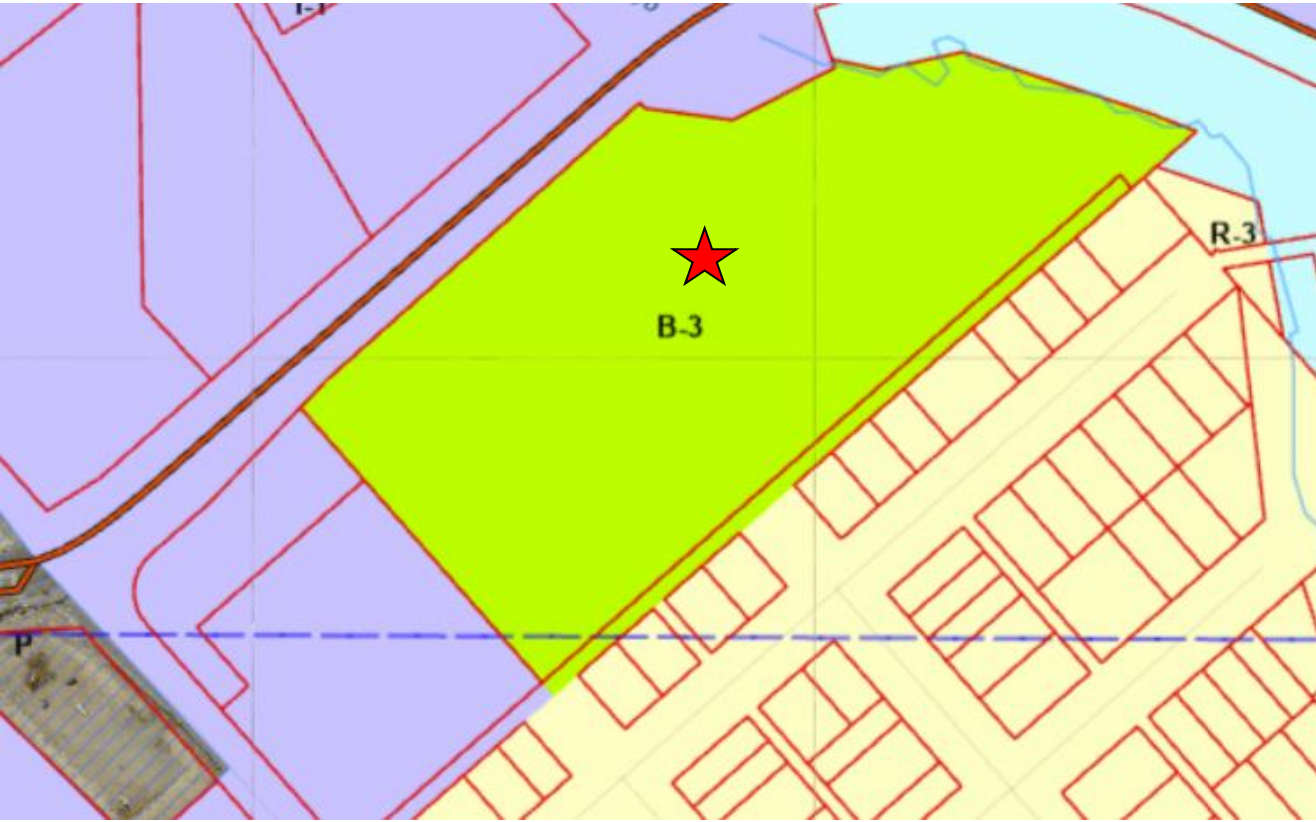
Height Restriction (West side of property)

- Lloyd Arnold
- Montrose County Regional Airport
- (970) 249-3203/ larnold@montrosecounty.net

Horizontal Control & Utility Plan; Landscaping Plan

Construction Drawings; Drainage Plan Drawing

Zoning Map



- City of Montrose Zoning Districts
- B-1, Central Business
 - B-1A, Community Commercial
 - B-2, Highway Commercial
 - B-2A, Regional Commercial
 - B-3, General Commercial
 - B-4, Neighborhood Shopping
 - I-1, Light Industrial
 - I-2, General Industrial
 - MHR, Mobile Home Resid
 - MR, Medical/Residential
 - OR, Office/Residential
 - R-1, Very Low Density
 - R-1A, Large Estates
 - R-1B, Small Estates
 - R-2, Low Density
 - R-3, Medium Density
 - R-3A, Med High Density (Apts.)
 - R-4, High Density (Apts.)
 - R-5, Low Den/MFD Housing Dist
 - R-6, Med Den/MFD Housing Dist
 - RL, Rural Living
 - P P, Public

Photo from Montrose County GIS/EagleView

Property is zoned B-3 “General Commercial” in the City of Montrose

- Regulations on the following pages
- For more information contact William Reis with the City of Montrose (970) 240-1475



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Zoning Breakdown* - "B-3" General Commercial District

4-4-14: B-3" GENERAL COMMERCIAL DISTRICT

(A) Intent: The "B-3" General Commercial District is intended for a large variety of uses that require large storage areas to conveniently serve customers.

(B) Uses by Right:

- (1) Uses listed as "uses by right" in the "B-1", "B-2" and "B-2A" Districts.
- (2) Automobile and vehicle sales or service establishments.
- (3) Farm implement sales or service establishments.
- (4) Mobile home sales or service establishments.
- (5) Building materials sales establishments.
- (6) Rental businesses.
- (7) Feed storage and sales establishments.
- (8) Veterinary clinics or hospitals for large animals.
- (9) Automobile body shops.
- (10) Automotive repair and service establishments.
- (11) Construction and contractor's office and equipment storage facilities.
- (12) Above ground storage facilities for hazardous fuels.
- (13) Parking facilities.
- (14) Renewable energy facilities.
- (15) Short-term rentals.

(C) Conditional Uses:

- (1) Uses listed as conditional uses in the "B-1", "B-2" and "B-2A" Districts.
- (2) Warehouses and storage facilities.
- (3) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.

(D) The following uses are not to be construed as a "use by right" or a "conditional use" in the "B-3" General Commercial District:

- (1) Manufacturing and industrial uses except as allowed by subsection 4-4-14(C)(1).

4-4-12: "B-1" CENTRAL BUSINESS DISTRICT

(A) Intent: The "B-1" District is intended as a shopping and business center for the City and surrounding area. The most intensive commercial use of buildings and land is encouraged with parking primarily of public concern. No off-street parking is required, except where otherwise specified. This District is oriented to pedestrian traffic.

(B) Uses by Right:

- (1) Retail stores, business and professional offices, and service establishments which cater to the general shopping public.
- (2) Libraries and museums.
- (3) Government buildings and facilities.
- (4) Public utility service facilities.
- (5) Private and fraternal clubs.
- (6) Theaters.
- (7) Restaurants and taverns.
- (8) College or other place of adult education.
- (9) Fueling stations which comply with the following criteria:
 - (a) All fuel storage, except propane, shall be located underground.
 - (b) All fuel pumps, lubrication and service facilities shall be located at least 20' from any street right-of-way line.
- (10) Places of worship.
- (11) Childcare facilities.
- (12) Parks and Playgrounds.
- (13) Accessory uses.
- (14) Hotels and motels (off-street parking required).
- (15) Single family homes, duplexes, and multiple family residences (off-street parking required).
- (16) Parking facilities.
- (17) Public transportation facilities.
- (18) Renewable energy facilities.
- (19) Short-term rentals.

4-4-13: "B-2" HIGHWAY COMMERCIAL DISTRICT

(A) Intent: The "B-2" Highway Commercial District is intended to provide for business oriented toward serving the motoring public. This District provides for the convenient exchange of goods and services along the major thoroughfares of the City.

(B) Uses by Right:

- (1) Those listed in the "B-1" District as "uses by right".
- (2) Self-service laundry facilities.
- (3) Drive-in or drive-thru restaurants.
- (4) Car washes.
- (5) Childcare facilities
- (6) Rental storage units inside a building.
- (7) Veterinary clinics or hospitals for small animals.
- (8) Skilled nursing and assisted living facilities and hospitals.
- (9) Retail building material supply businesses.
- (10) Parking facilities.
- (11) Renewable energy facilities
- (12) Short-term rentals.

(C) Conditional Uses:

- (1) Those "conditional uses" listed for the "B-1" District.
 - (2) Recreational Vehicle parks and campgrounds.
 - (3) Retail stores, business and service establishments serving the general public, but which also involve limited manufacturing of the products supplied.
 - (4) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.
- (D) The following uses are not to be construed as a "use by right" or "conditional use" in the "B-2" Highway Commercial District:
- (1) Farm implement sales or service establishments.
 - (2) Construction and contractor's equipment storage facilities.
 - (3) Machine and welding shops.
 - (4) Above ground storage facilities for hazardous fuels.
 - (5) Manufacturing and industrial uses except as allowed by Subsection 4-4-13(C)(3).
 - (6) Storage facilities (small rental storage units are allowed see Section 4-4-13(B)(7)).

4-4-13.1: "B-2A" REGIONAL COMMERCIAL DISTRICT

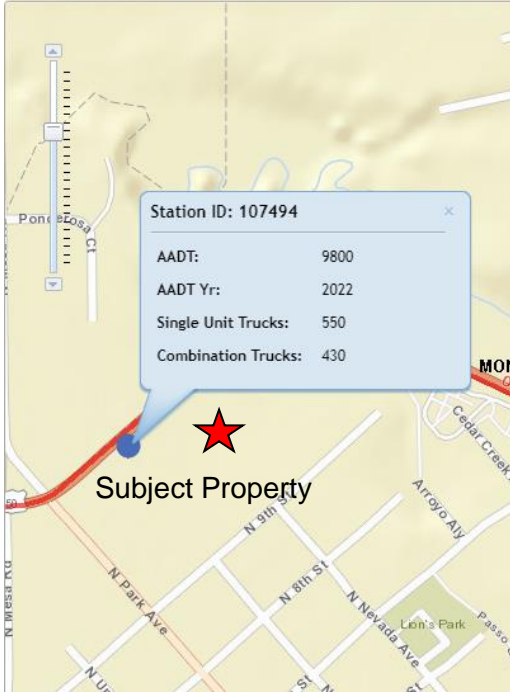
(A) Intent: "B-2A" Regional Commercial District is intended for a full spectrum of retail and services uses including both convenience goods and general merchandise.

(B) Uses by Right:

- (1) Uses listed as "uses by right" in the "B-2" and "B-1" Districts.
- (2) Automobile and vehicle sales or service establishments.
- (3) Farm implement sales or service establishments.
- (4) Mobile home sales or service establishments.
- (5) Building materials sales establishments.
- (6) Rental businesses.
- (7) Veterinary clinics or hospitals for large animals.
- (8) Automobile body shops.
- (9) Automotive repair and service establishments.
- (10) Parking facilities.
- (11) Renewable energy facilities.
- (12) Short-term rentals.

* Taken from City of Montrose Zoning Regulations March 2020

Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



Photo from Google Maps

DAILY TRAFFIC (06/24/2020)

Dir	0h	1h	2h	3h	4h	5h	6h	7h	8h	9h	10h	11h	12h	13h	14h	15h	16h	17h	18h	19h	20h	21h	22h	23h
P	22	18	13	8	47	134	219	315	315	331	339	361	402	382	330	372	390	451	270	191	135	124	48	28
S	18	15	9	32	35	123	237	377	294	309	316	344	387	352	372	367	429	417	257	160	143	128	51	25

P = Primary Direction: The direction of increasing mile posts (generally traffic heading to the north or east).

S = Secondary Direction: The direction of decreasing mile posts (generally traffic heading to the south or west).

FUTURE TRAFFIC (Projection Year 2044)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
107494	050A	92.169	93.135	9,800	2022	550	430	10	10	10,878

AADT: Annual average daily traffic is the total volume of highway vehicles for a year divided by 365 days. It is a useful and simple measurement of how busy the road is.

*Raw Data taken from <http://dtdapps.coloradodot.info/Otis/>

Information deemed reliable, but not guaranteed and should be verified.

Recap

MLS#	Total Acres (MOL)	Total Sq.Ft. (MOL)	Listing Price	Price per Sq.Ft.
734761	11.43	497,891	\$1,600,000	\$3.21

- Large 11.43-acre (MOL) lot
- Outstanding commercial location between major City developments:
 - Fairgrounds Event Center
 - Colorado Outdoors Development
- Extended Hwy 50 frontage
- High visibility and traffic count
- All utilities are nearby
- 1 water and sewer tap paid, and installed/water and sewer meters will need to be paid and installed by new owner
- Irrigation ditch and 13 UVWUA shares
- Zoned B-3 in the City of Montrose
- Property can be divided and sold in smaller parcels

Incredible tax break with Opportunity Zone Designation!

Listing Price:

\$1,600,000

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