

167 Gunnison River Drive

Delta, Colorado 81416



COMMERCIAL LAND INFORMATION PACKET



John Renfrow * Renfrow Realty

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

www.RenfrowRealty.com

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



Member of:

RMCRE NETWORK PARTNER

www.RMCRE.org

Executive Summary

COMMERCIAL VACANT GROUND

167 Gunnison River Drive

Delta, CO

MLS# 674403



\$209,888

Excellent Development Potential On Bypass!

Prime business frontage on new bypass boosts visibility, access, and traffic count! 1.93-acre (MOL) parcel of vacant commercial land is located between two signalized intersections. Zoned B-2 within City of Delta. Located in large commercial hub near Bill Heddles Recreation Center and Confluence Park. Also located on the new Confluence Dr/truck bypass, which connects to Hwy 50 at signalized intersection. Utilities available. Excellent opportunity to develop. B-2 allows for multi-family housing. Possible owner-carry to qualified buyer. Incredible tax break with Opportunity Zone designation!

Contact John Renfrow at (970) 874-1500

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

www.RenfrowRealty.com

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



Aerial Photo



--- Subject property (Boundaries are approximate and should be verified)

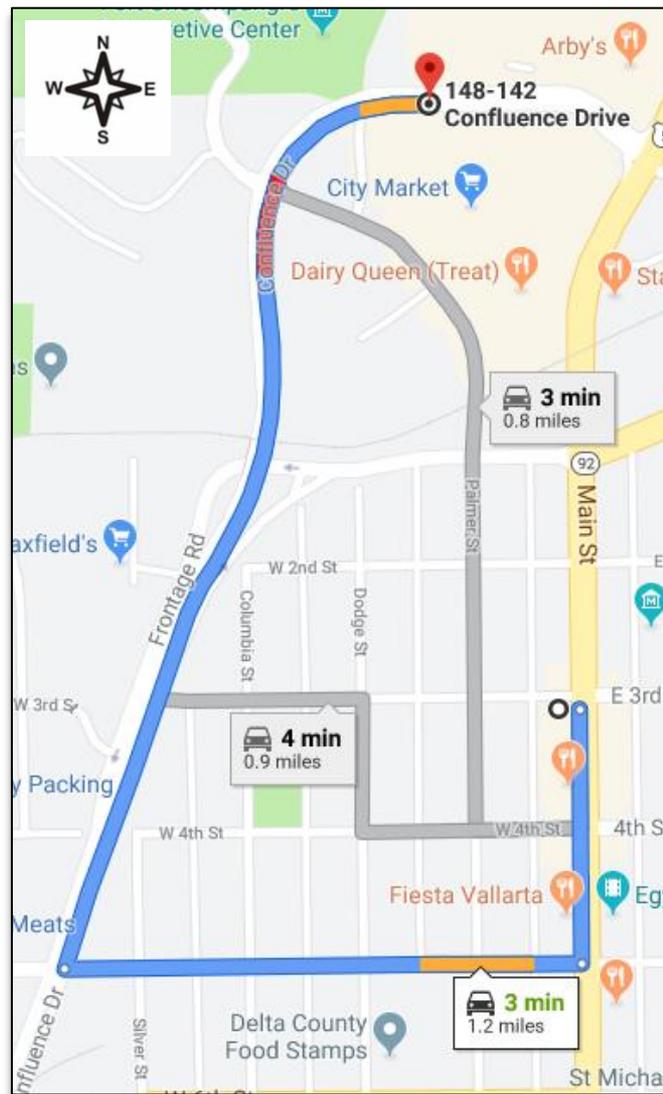
Directions to Property

Chamber of Commerce
301 Main St, Delta, CO 81416

- ↑ Head south on Main St toward W 4th St
0.2 mi
- ➔ Turn right at the 2nd cross street onto W 5th St
0.3 mi
- ➔ Turn right onto Confluence Dr
0.7 mi

148-142 Confluence Dr
Delta, CO 81416

*Starting from Delta Chamber of Commerce
301 Main St., Delta, CO 81416*



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

www.RenfrowRealty.com

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

Delta County Assessor Property Account Detail*

Account Detail

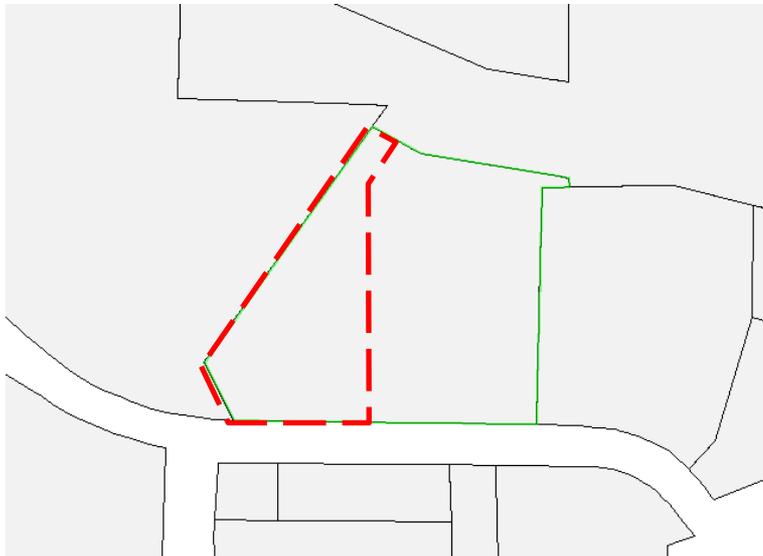
Account: **R023839**

Owner Information

Owner Name C-VEST LLC

Estimated Tax Information

2023 \$1,465.40



Legal Description

Parcel Number 345713110002

Tax Area Id A-- - A--

Situs Address 167 GUNNISON RIVER DR

Legal Summary 167 GUNNISON RIVER DR DELTA 81416
Subdivision: CHAFFIN LOT 1 LOT SPLIT Lot: B TOTAL 1.933 AC+-
LOT B OF CHAFFIN LOT 1 LOT SPLIT PT NE4 SEC 13 T15S R96W
6TH P.M. BK 666 PG 594 BK 845 PG 164 PLAT BK 31 PG 70
INCLUSION R-623835 R-660138-TO CITY OF DELTA LESS 0.24 AC+-
R-660139-ESMT, R-660153-ESMT R-660269-AS R665984-ESMT R-
667060 R-667061 R-667063 PLAT R-667062 R-667090 R-667091

Assessment Information

Actual (2023-Subdivision Discount applied) \$82,503

Assessed \$23,018

Type	Actual	Assessed	Acres	Units
Land	\$82,503	\$23,018	1.933	1.00

*For more information please contact the Delta County Assessor at (970) 874-2120

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

www.RenfrowRealty.com

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



167 Gunnison River Dr
Delta, CO

Photographs



Excellent Development Ground



Comfort Inn across from property



Tractor Supply and Delta Ace to the east of the property

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

www.RenfrowRealty.com



Property on new Confluence Dr/truck bypass



General Information

• UTILITIES

- Utilities are near, but not to the property; they are in the road and utility easements
 - Water: City of Delta (970) 874-7566
 - Sewer: City of Delta (970) 874-7566
 - Electricity: City of Delta (970) 874-7566
 - Natural Gas: Black Hills Energy (800) 563-0012
 - Fiber: Clearnetworx (970) 240-6600 (available, not installed)

• ADDITIONAL DOCUMENTS AVAILABLE

- Soils Report
- Reciprocal Access Easement Agreement
- Shared Facilities Easement Agreement



River and bike path are nearby

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 Delta "O-zone" information contact Trish Thibodo, Executive Director of Delta County Economic Development at (970) 874-4992



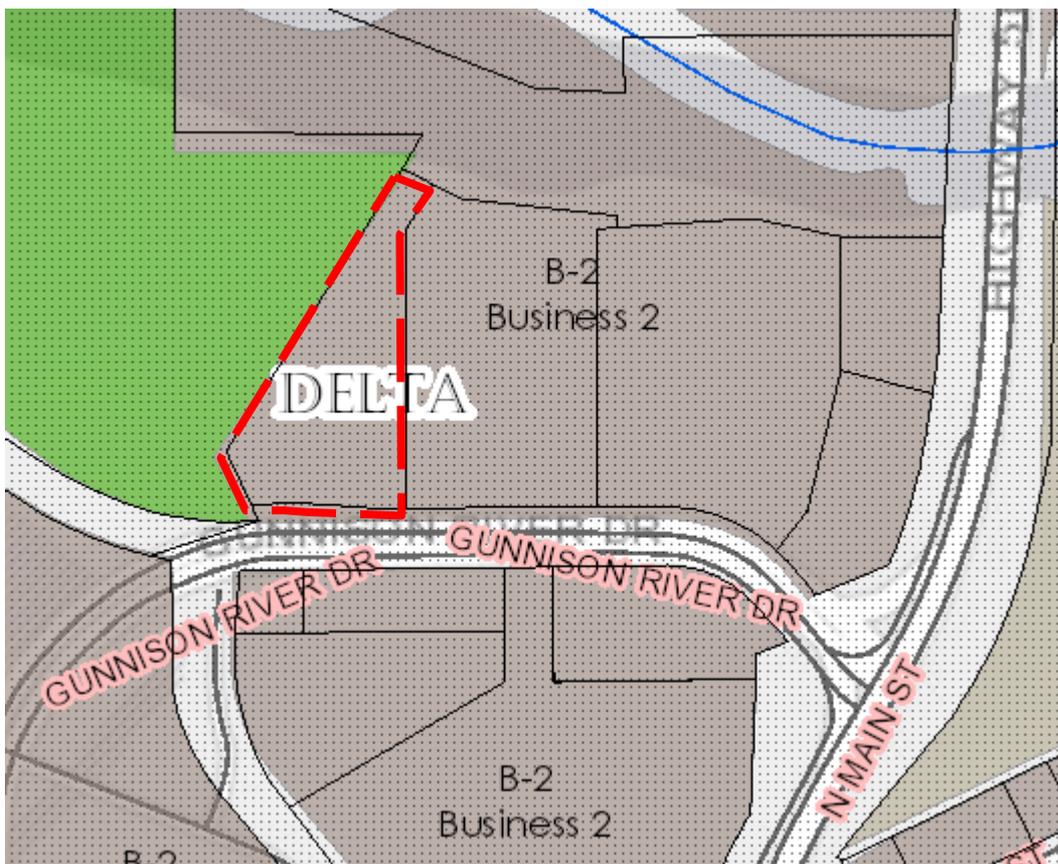
Contact John Renfrow
(970) 874-1500 / (970) 249-5001

www.RenfrowRealty.com

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



Zoning Map



(Boundaries are approximate and should be verified)

CITY ZONING	
	A-1 Agriculture
	B-1 Business 1
	B-2 Business 2
	B-3 Business 3
	B-4 Business 4
	C-1 Core Commercial
	C-2 Commercial/ Mixed Use
	C-2 PUD
	DR Developing Resource
	I-1 Industrial 1
	I-1 Light Industrial
	I-2 Heavy Industrial District
	I-2 Industrial 2
	IR - Industrial / Residential
	MHR - Mobile Home Residential
	MR-Medical / Residential
	MU-C-D
	MU-R
	OR - Office / Residential
	P
	R-1 PUD Residential 1 PUD
	R-1 Residential 1

- Subject property is zoned Business 2 (B-2) in the City of Delta
 - B-2 zoning includes regulations for both B-2 and B-1 zoning
 - Regulations for zoning on following pages
 - For more information contact Raini Ott with the City of Delta (970) 323-4335

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

www.RenfrowRealty.com

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

Zoning Breakdown* - B-2 District

A. INTENT: The intent of B-1 District is to establish and preserve a central business district convenient and attractive for a wide range of retail uses and business, government and professional offices and places of amusement in a setting conducive to and safe for a high volume of 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 and places of amusement.
7. Restaurants and taverns.
8. Depots.
9. Churches (off-street parking required).
10. Child care facilities (off-street parking required).
11. Hotels and motels (off-street parking required).
12. Parking lots and garages.
13. Single family homes, duplexes, dwelling units in buildings containing other uses, and multiple family residences (off-street parking required).
14. Schools (off-street parking required).
15. Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied.
16. Funeral homes (off-street parking required).
17. Parks and playgrounds.
18. Accessory uses.
19. Adult care facilities (off-street parking required).

C. CONDITIONAL USES:

1. Small manufacturing operations which meet the following criteria in addition to the criteria of Section 17.04.250:
 - a. The manufacturing activities shall be totally enclosed within a building.
 - b. All storage of equipment, supplies, materials and inventory shall be within an enclosed building. No exterior storage is allowed.
 - c. Trucks, trailers and other vehicles shall not be parked on the public street. No more than one shipment operation may occur per day.
 - d. The activity shall not result in any public or private nuisance.
 - e. Off street parking is required.
 2. Antennae for "personal wireless services" as defined in 97 USC 332(c)(7).
- D. The following uses are not to be construed as a "use by right" or a "conditional use" in the B-1 District.
1. Farm implement sales or service establishments.
 2. Mobile home sales or service establishments.
 3. Feed storage or sales establishments.
 4. Veterinary clinics.
 5. Construction or contractors' equipment storage facilities.

6. Machine and welding shops.
7. Aboveground storage of hazardous fuels.
8. Manufacturing and industrial uses except as authorized above.
9. Storage facilities.
10. Vehicle sales and service establishments.
11. Gas stations.
12. Car washes.

A. INTENT: The B-2 District is intended for a large variety of uses to conveniently serve customers. (It shall include all areas previously classified before November of 2011 as being within the B-4 District.)

B. USES BY RIGHT:

1. Those listed in the B-1 District as "uses by right."
2. Laundromats.
3. Bowling alleys.
4. Car washes.
5. Rental storage units with a maximum rental unit size of three hundred (300) square feet.
6. Veterinary clinics or hospitals for small animals.
7. Nursing homes, sanatoriums, and hospitals.
8. Retail building material supply businesses.
9. Gas stations and vehicle repair businesses.
10. Farm implement and vehicle sales and service establishments.
11. Wholesale distribution.
12. Greenhouses.

C. CONDITIONAL USES:

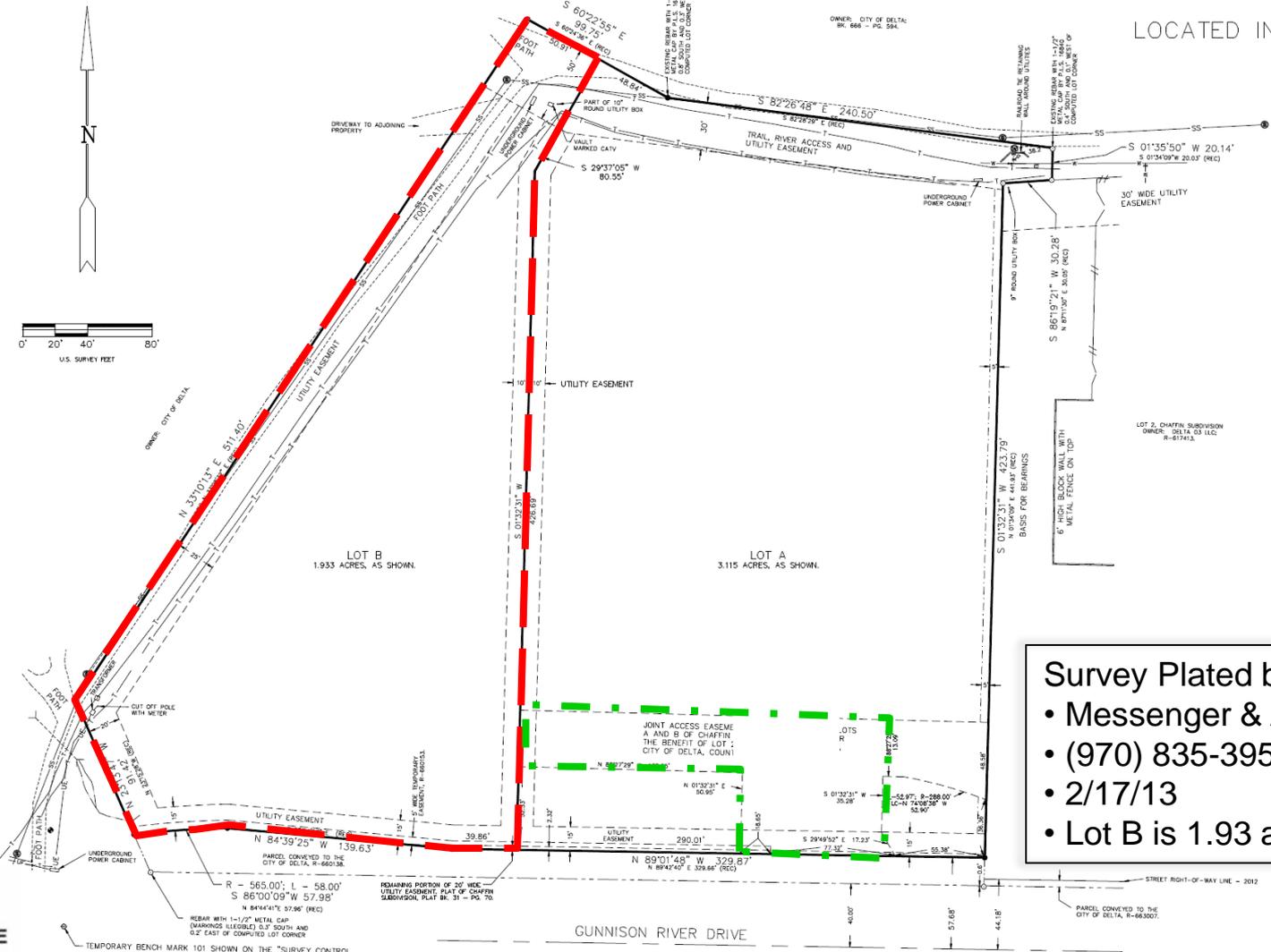
1. Those "conditional uses" listed for the B-1 District not listed as a use by right in (B) above, except small manufacturing specified in Subsection 17.04.140(C)(1).
 2. Travel home parks.
 3. Small manufacturing operations which meet the following criteria in addition to the criteria of Section 17.04.250:
 - a. The manufacturing activities shall be totally enclosed within a building.
 - b. All storage of equipment, supplies, materials and inventory shall be within an enclosed building. No exterior storage is allowed.
 - c. Trucks, trailers and other vehicles shall not be parked on the public street.
 - d. The activity shall not result in any public or private nuisance.
 - e. Off street parking is required.
 4. Mobile home sales establishments.
 5. Medical marijuana cultivation
 6. Medical marijuana sales
- D. The following uses are not to be construed as a "use by right" or "conditional use" in the B-2 District:
1. Bulk Feed and storage and sales establishments.
 2. Veterinary clinics or hospitals for large animals.
 3. Construction and contractor's equipment storage facilities.
 4. Machine and welding shops.
 5. Aboveground storage facilities for hazardous fuels.
 6. Manufacturing and industrial uses except as specifically allowed above.
 7. Storage facilities (small rental storage units are allowed).

* Taken from City of Delta Zoning Regulations 2016

Plat

CHAFFIN LOT 1 LOT SPLIT

LOCATED IN



Survey Plated by

- Messenger & Associates LLC
- (970) 835-3953
- 2/17/13
- Lot B is 1.93 acres

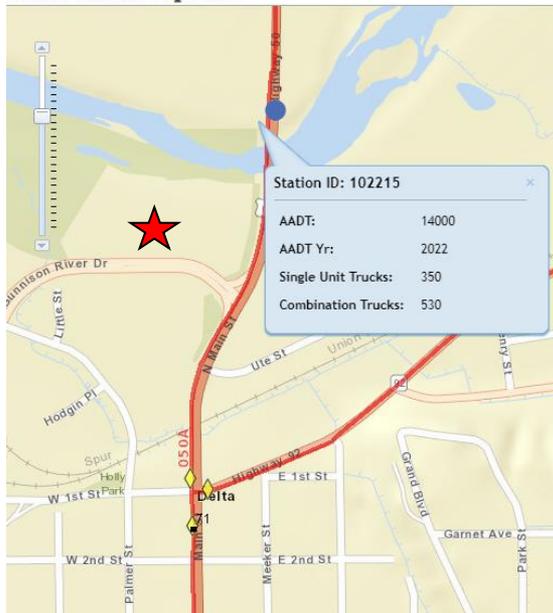
Subject Property (Lot B) (Boundaries are approximate and should be verified)

Joint Access Easement w/Tractor Supply (Lot A)
 (Property access through Lot A/Tractor Supply, curb cuts not allowed on Confluence Dr for Subject Property)





Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



Subject Property

DAILY TRAFFIC (08/19/2020)

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	24	31	33	43	99	161	255	408	437	444	477	527	557	545	583	544	633	624	462	311	268	174	114	65
S	46	38	27	52	91	171	319	617	532	564	554	612	539	593	548	565	631	586	436	338	261	175	97	56

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
102215	050A	69.989	70.919	14,000	2021	350	530	6.3	10	15,232

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/>

Contact John Renfrow

(970) 874-1500 / (970) 249-5001

www.RenfrowRealty.com

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





Flood Plain Map

FEMA Map Service Center
Tel: (800) 358-9616
Fax: (800) 358-9620
E-mail: FEMA-MSCservice@dhs.gov
Web: <https://msc.fema.gov/portal/home>

FEMA's Special Flood Hazard Area (SFHA): Locations considered higher risk areas

Flood Zone "AE"- Areas with 1% annual chance (100-year flood) of flooding and 26% chance of flooding over the lifetime of a 30-year mortgage where based flood elevations (BFEs)* are provided.

Flood Zone "A" - An area inundated by 1% annual (100-year flood) chance flooding, for which no BFEs have been determined.

Flood Zone "AE"- Regulatory floodway. The base floodplain where BFEs are provided.

Zone X Areas of Flood Hazard: Locations considered moderate to low risk areas

Flood Zone "X"- 0.2% (500-year flood) annual chance flood hazards), areas of 1% annual chance flood (100-year flood) with average depth less than one foot or with drainage areas of less than one square mile.

Flood Zone "X"- Future Conditions 1% annual chance (100-year flood) flood hazard

Flood Zone "X"- The areas of higher elevation and of minimal flood hazard. Areas are determined to be outside the 1% annual chance (100-year flood) and 0.2% annual chance (500-year flood) floodplains.

*The base flood elevation (BFE) is the water-surface elevation of the 1% annual chance flood (100-year flood).

Legend

Delta City Limits



Current A/AE FEMA Floodzones



Preliminary FEMA - FIRM Floodzones

-  A
-  AE
-  AO
-  X

Delta County Tax Parcels - Nov. 2023




--- Subject property (Boundaries are approximate and should be verified)

**A residential or commercial structure can still be built in a flood zone.
Please contact Del-Mont Consultants for more information at (970) 249-2251.**

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



Recap

Opportunity Zone Designation!

Property	Property Acreage (MOL)	Property Sq.Ft.	Listing Price	Price per Acre	Price per Sq.Ft.
167 Gunnison River Dr	1.93	84,070.80	\$209,888	\$108,750.26	\$2.50

- **Possible owner carry to qualified buyer!**
- Excellent location on Confluence Dr/truck bypass
- Zoned B-2
- Allows for multi-family residential
- Utilities available
- Between 2 signalized intersections
- Development potential!

Listing Price:
\$209,888

Contact John Renfrow at (970) 874-1500



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

www.RenfrowRealty.com

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

