

1475 & TBD Hwy 50 Delta, Colorado 81416



VACANT LAND PROPERTY INFORMATION PACKET



John Renfrow * Renfrow Realty

Contact John Renfrow / Renfrow Realty
(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

Property Executive Summary

EXCELLENT DEVELOPMENT POTENTIAL!

Incredible tax break with Opportunity Zone Designation!



Hwy 50 West towards Grand Junction

Hwy 50 East towards downtown Delta



MLS#	Lot #	Acreage (MOL)	Listing Price	\$/Per Ac.
824225	Tract 1, 2 & 3	24.711	649,888	\$26,299.54
824226	Tract 4	2.527	249,888	\$98,887.22
824224	All 4 Tracts	27.24	749,888	\$27,528.93

~27.24 acres (MOL) zoned B-3 within the City of Delta. Property is situated minutes from downtown Delta and is comprised of 4 separately deeded parcels. Property includes 14 shares of North Delta Irrigation water. Utilities nearby include natural gas and 3-phase power. One city water tap paid and installed.

High traffic count and great visibility. Has 1,065 feet (MOL) of highway frontage. Great location for your business or a development.

Exhibit A

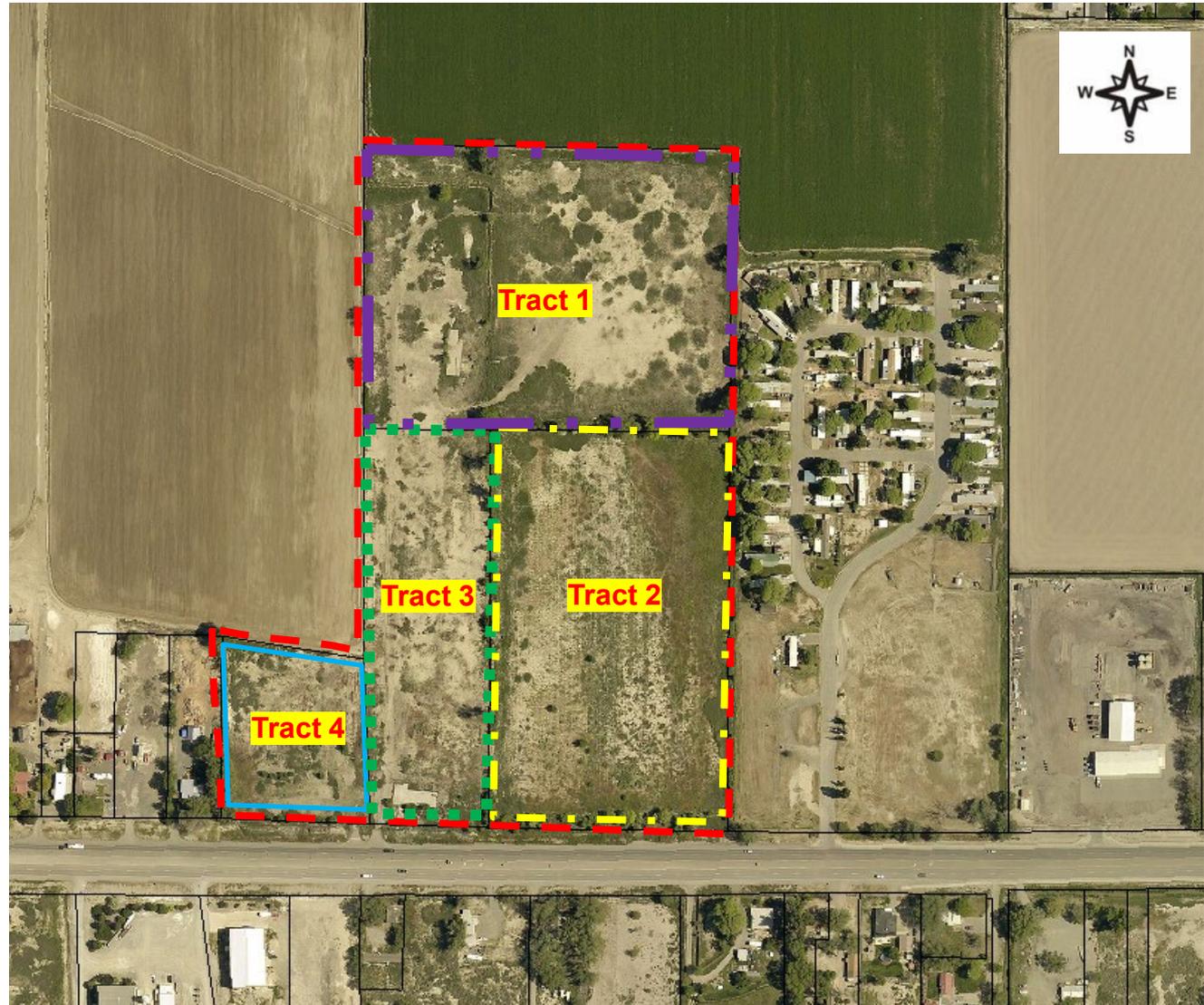
-  *Tract 4*
2.527 acres (MOL)

-  *Tract 3*
4.895 acres (MOL)

-  *Tract 2*
9.837 acres (MOL)

-  *Tract 1*
9.979 acres (MOL)

-  *Entire Property*
27.24 acres (MOL)



Subject Property is made up of 4 separately deeded parcels (*Boundaries are approximate*)

View From Above



--- Subject Property *(Boundaries are approximate)*

Directions to Property

- Starting from Delta Area Chamber of Commerce
 - 301 Main St, Delta, CO
 - (970) 874-8616

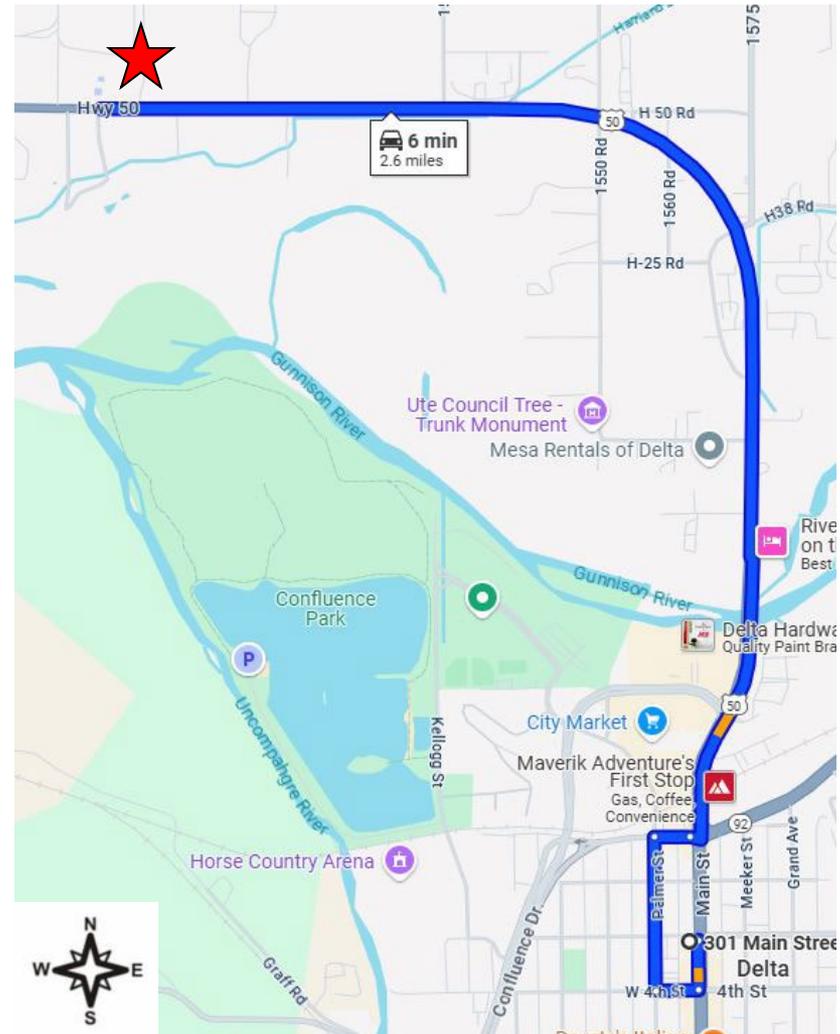
301 Main St
Delta, CO 81416

- ↑ Head south on Main St toward W 4th St
436 ft
- ↪ Turn right at the 1st cross street onto W 4th St
371 ft
- ↪ Turn right onto Palmer St
0.3 mi
- ↪ Turn right onto 1st St
315 ft
- ↩ Turn left onto US-50 W
Destination will be on the right
2.2 mi



1475 US-50
Delta, CO 81416

★ Subject property



- ➔ Grand Junction (~35 miles)
- ➔ Montrose (~24 miles), Ridgway (~50 miles), Ouray (~60 miles), Telluride (~85 miles)
- ➔ Cedaredge (~17 miles), Hotchkiss (~22 miles), Paonia (~31 miles)

Property Account Detail

Owner Information

Owner Name **OZB LOGOS LD LLC**

Tract 4

Account Detail

Tract 3

Account: **R013759**

Account: **R021859**

Estimated Tax Information

2024 *\$1.32

2024 *\$2.60

Assessment Information

Actual (2025) *\$73

Type	Actual	Acres
Land	*\$73	2.527

Assessment Information

Actual (2025) *\$142

Type	Actual	Acres
Land	\$1*42	4.895

Legal Description

Parcel Number 345711100044

Legal Summary 1475 HIGHWAY 50 DELTA 81416 S: 11 T: 15S R: 96W Subdivision: RURAL AREA TOTAL 2.527 AC+- **TRACT-4** SEC 11 T15S R96W 6PM LOCATED IN NE4. BEG SE COR NE4 BRS S85*50?48?E, 1325.05?; TH N0*26?25?E, 396.12?; S80*26?15?E, 297?; S0*08?05?W, 357.42? TO POB. BK 558 PG 447 R-609895 PLAT R-608999 COR PLAT R-611963 R-613195 AS R-613196 AS R-613197 R-613198 INCLUSION R-664635 R-678896 R-678897 (H20)

Legal Description

Parcel Number 345711100079

Legal Summary HIGHWAY 50 DELTA 81416 S: 11 T: 15S R: 96W Subdivision: RURAL AREA , TOTAL 4.895 AC+- **TRACT-3** SEC 11 T15S R96W 6PM LOCATED IN NE4. BEG SE COR NE4 BRS S85*12?25?E, 1069.96?; TH 89*14?59?W, 222.76?; N83*37?27?W, 32.82?; N0*08?50?E, 830.50?; S89*56?11?E, 255.37?; S0*08?05?W, 836.78? TO POB. BK 558 PG 447 R-609895 PLAT R-608999 COR PLAT R-611963 R-613195 AS R-613196 AS R-613197 INCLUSION R-623835 R-664635 R-678896 R-678897 (H20)

* (Property taxes are values with agricultural tax exemptions)

Property Account Detail

Owner Information

Owner Name **OZB LOGOS LD LLC**

Tract 2

Account Detail

Tract 1

Account: **R021858**

Account: **R013751**

Estimated Tax Information

2024 *\$5.24

2024 *\$5.28

Assessment Information

Actual (2025) *\$285

Assessment Information

Actual (2025) *\$289

Type	Actual	Acres
Land	*\$285	9.837

Type	Actual	Acres
Land	*\$289	9.979

Legal Description

Parcel Number 345711100078

Legal Summary HIGHWAY 50 DELTA 81416 S: 11 T: 15S R: 96W
Subdivision: RURAL AREA , TOTAL 9.837 AC+- **TRACT-2** SEC 11
T15S R96W 6PM. LOCATED IN NE4. BEG SE COR NE4 BRS
S85*12'25"E, 1069396'; TH N0*08'05"E, 836.78'; S89*56'11"E, 5126.60';
S0*08'05"W, 835.10'; S89*52'34"W, 512.61' TO POB. BK 558 PG 447 R-
609895 PLAT R-608999 COR PLAT R-611963 R-612054 R-613195 AS
R-613196 AS R-613197 R-613198 INCLUSION R-623835 R-664635 R-
678896 R-678897 (H20)

Legal Description

Parcel Number 345711100002

Legal Summary HIGHWAY 50 DELTA 81416 S: 11 T: 15S R: 96W
TOTAL 9.979 AC+- **TRACT-1** PARCEL ? SEC 11 T15S R96W
6PM LOCATED IN NE4. BEG SE COR NE4 BRS 30*47'39"E,
1077.53'; TH N89*56'11"W, 767.97'; N0*08'05"E, 568.50';
S89*34'05"E, 767.98' TO POB. BK 558 PG 447 R-609895 PLAT
R-608999 COR PLAT R-611963 R-613195 AS R-613196 AS R-
613197 R-613198 ANNEX R-609532 INCLUSION R-623835 R-
664635-PT R-678896 R-678987(H20)

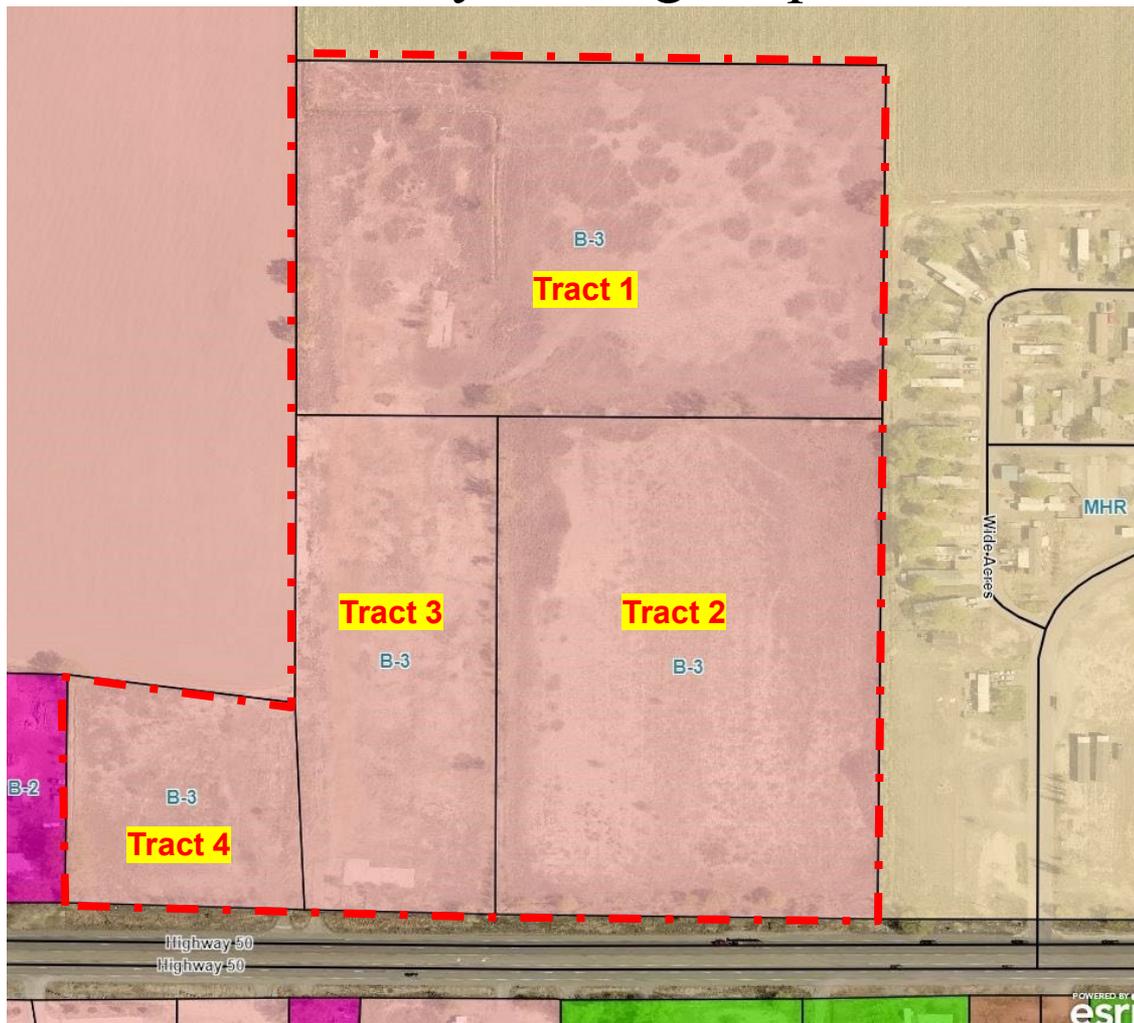
* (Property taxes are values with agricultural tax exemptions)

Photographs



Fencing on Hwy side of property

City Zoning Map



Delta City Zoning

Legend

-  A-1 Agriculture
-  B-1 Business 1
-  B-2 Business 2
-  B-3 Business 3
-  I - Industrial
-  IR - Industrial / Residential
-  MHR-Mobile Home Residential
-  MR-Medical / Residential
-  OR-Office / Residential
-  R-1 Residential 1
-  R-1A Residential 1A
-  R-2 Residential 2
-  R-3 Residential 3
-  R-4 Residential 4
-  R-R Rural Residential

--- Subject property is zoned B-3 Business 3 in the City of Delta

- Zoning regulations on the following page
- The B-3 zoning designation also allows Uses and Uses-by-Right from the B-1 & B-2 zoning codes.
- Call Raini Ott with City of Delta Planning for more information (970) 323-4335

Zoning Breakdown* - B-3 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).

A. INTENT: **The B-3 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 and B-2 Districts.
2. Electronic and telecommunications antennas, receivers and transmitters.
3. Mobile home sales or service establishments.
4. Machine and welding shops.
5. Large equipment rental businesses.

6. Feed storage and sales establishments.
7. Construction and contractors' office and equipment storage facilities.
8. Aboveground fuel storage facilities for hazardous fuels.
9. Warehouses and storage facilities. (Excluding bulk storage of materials that are flammable or explosive or that create hazardous or commonly recognized offensive conditions)
10. Veterinary clinics or hospitals for large animals.

11. Medical marijuana testing.

C. CONDITIONAL USES:

1. Uses listed as conditional uses in the B-1 and B-2 Districts not listed as a specified Use by Right in (B) above.
2. Manufacturing not allowed as a Use by Right in (B)(1) above.
3. Storage of non-fuel hazardous materials including explosives.
4. Medical marijuana products manufacturing.
5. Medical marijuana research and development.
- D. PERFORMANCE STANDARDS:
 1. No use shall be established, maintained, or conducted in any B-3 District that will result in any public or private nuisance.
 2. No Factory Built Housing, except for Allowed Modular Housing as defined in Section 17.04.020(A)(9), shall be authorized. Any Allowed Modular Unit(s) must be permanently attached to an engineered foundation and properly connected, completed and inspected on site in accord with the reasonably applicable provisions of Chapter 15.04 of the Delta Municipal Code as outlined in the pertinent building permit.
 3. Rental storage operations must meet the criteria set out in Subsection 17.04.150(E)(3).
 4. With regard to storage of explosives, chemicals and other allowed hazardous materials (excepting stored fuels), the following additional performance standards shall apply:
 - a. No materials shall be allowed other than those that are identified, classified and regulated by a State or Federal agency.
 - b. No materials shall be allowed where a regulatory agency is found to lack significant and regular oversight adequate to ensure compliance with respective regulations.
 - c. No materials shall be allowed without adequate separation from existing and/or potential future habitable sites or structures.
 - d. In all cases, conditional use approvals shall be limited to the specified owner and the specific location, type and operation of all facilities approved for the conditional use. Any changes in ownership, location of or specified type or operation of facilities will constitute revocation of the conditional use.
 5. Greenhouses.
 - a. No noise, dirt, smoke, or odor shall be observable from Greenhouses.
 - b. All lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
 6. Medical marijuana facilities must be licensed through the State of Colorado and the City of Delta and shall comply with the following additional standards (multiple licenses may be allowed on a single parcel):
 - a. No noise, dirt, or smoke shall be observable off of the premises.
 - b. no owner of real property or person in charge thereof shall allow, permit or cause the odor of marijuana to emanate from that premises to any other property.
 - c. All outdoor lighting fixtures shall be shielded so that the light source is not directly visible off the premises.
 - d. No medical marijuana facility shall be located within one hundred feet (100') of any dwelling unit, except for dwelling units located within the A-1 District on the same property.
 - e. Must be fully enclosed by a building or structure including a roof.
 7. Medical marijuana research and development that does not require a license shall be subject to the same performance standards set forth above in Sections 6(a) through (e).

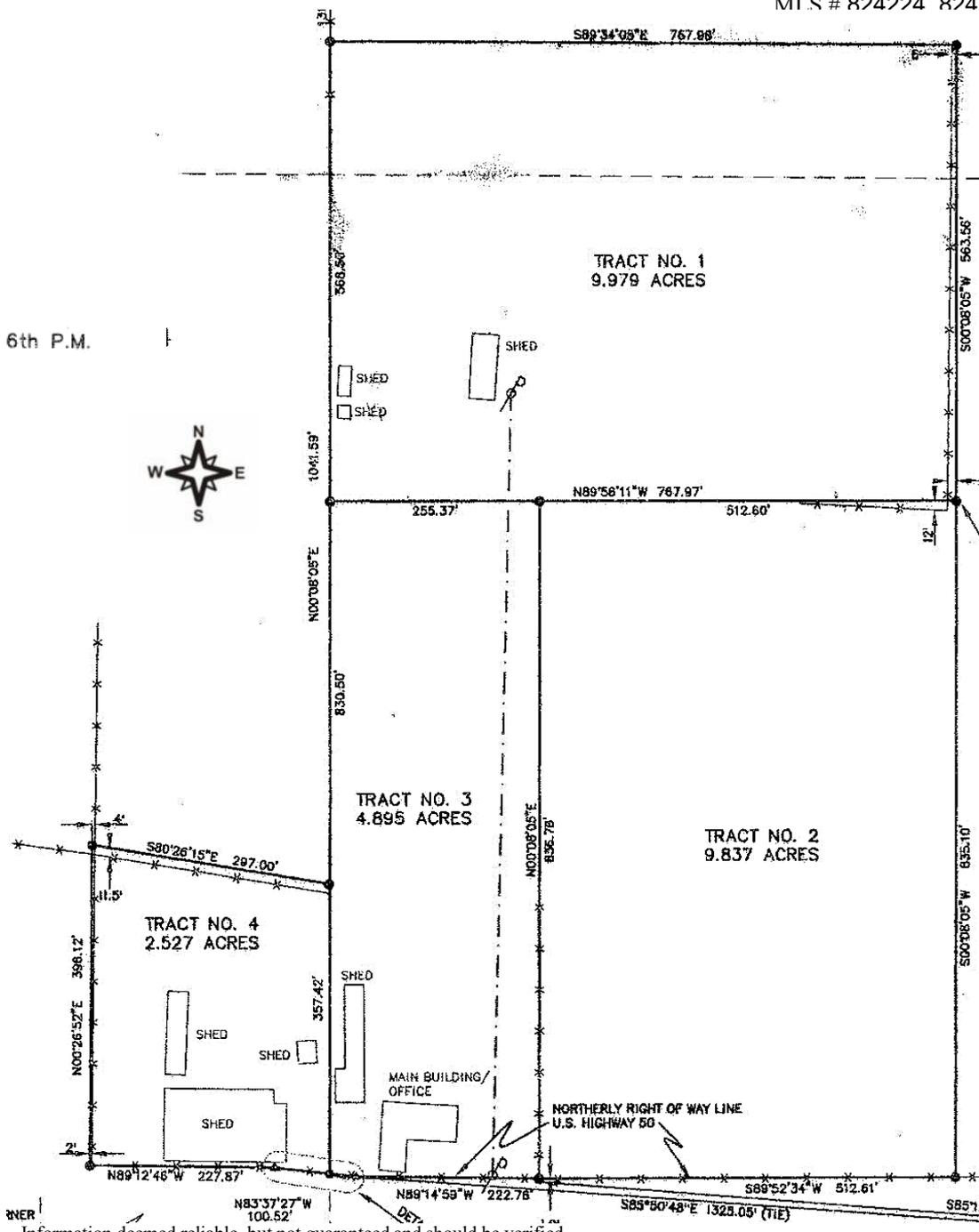
Plat of Survey*

CORRECTION PLAT OF SURVEY

SITUATED IN THE NE1/4 SECTION 11, T15S, R96W, 6th P.M.
DELTA COUNTY, COLORADO

Mesa Surveying
(970) 240-9994
February 20, 2008

*All structures have been removed



Proposed Future Frontage Road

LEGEND

Proposed Street Plan

▬▬▬ Proposed Principal Arterial - 100' ROW

▬▬▬ Proposed Minor Arterial - 80' ROW

▬▬▬ Proposed Collector - 60' ROW

▬▬▬ Proposed Local - 50' ROW

▬▬▬ Dedicated - not constructed

▬ BikeLanes

▬▬▬ Sidewalks

▬ FutureBridge

▬ Future River Access

▬ River Access

▬ City Gateway

▬ Downtown Gateway

Existing Street by Type

▬ Highway/Principal

▬ Principal Arterial

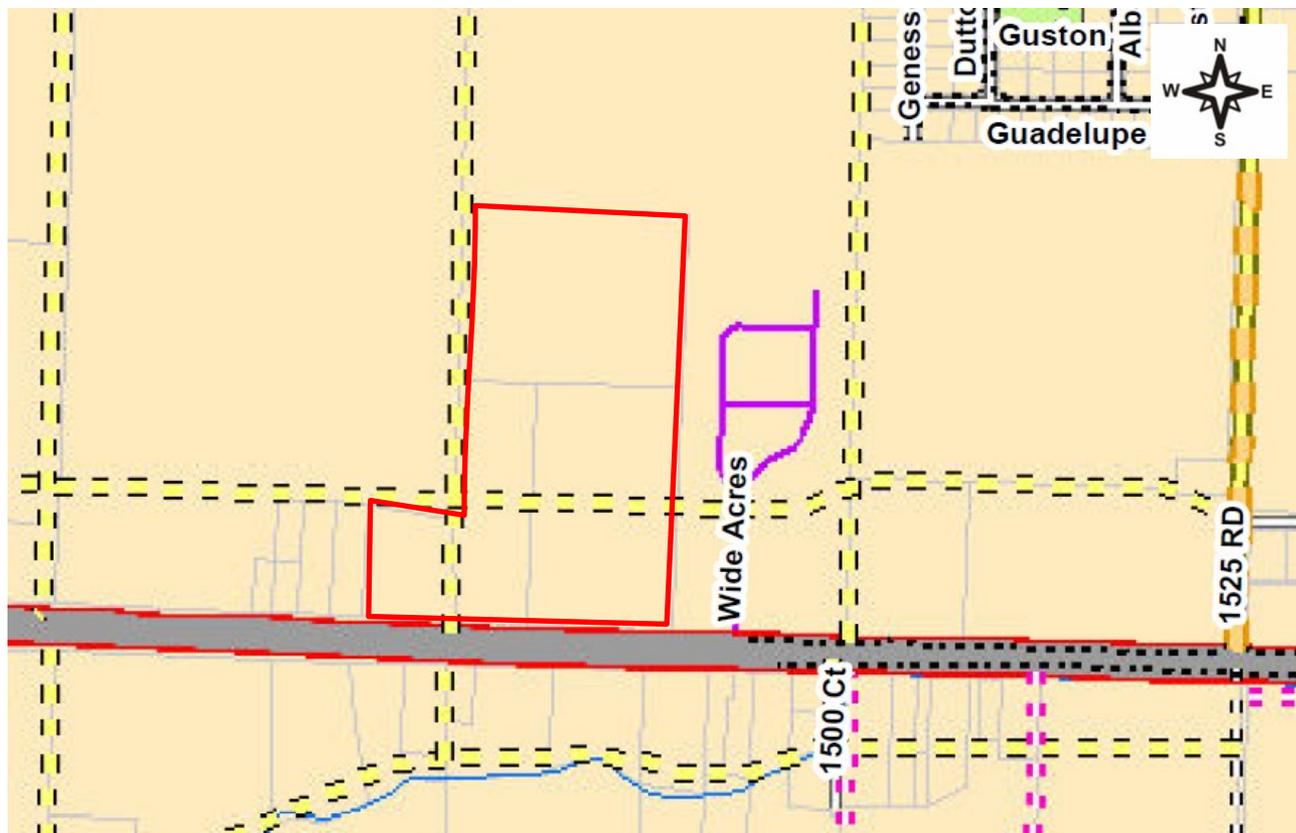
▬ Minor Arterial

▬ Collector

▬ Local

▬ Private

▬ Alley



Approximate location of future frontage road.

- Buildings may not be built in the future ROW
- Development may trigger the developer to have to build the frontage road across the property
- Contact Raini Ott with the City of Delta Planning at 970-323-4335 or Brian Killian with CDOT at (970) 683-6284

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

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Information deemed reliable, but not guaranteed and should be verified

CDOT ACP Map



LEGEND:

- Access Point
- Right-In, Right-Out
- Cross Access for Shared Access Point
- Parcel Line
- Subject Property
- Alternate Route (Conceptual)
- Full Movement
- Frontage Road Full Movement
- Milepost
- Close Existing Access Point
- Existing Signalized Intersection
- 3/4 Movement Left-In

Subject Property (Boundaries are approximate and should be verified)

Contact John Renfrow / Renfrow Realty
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Information deemed reliable, but not guaranteed and should be verified

- ✓ Per the access control plan, all parcels will share one access where the existing paved access point is and it may become a city street. Contact Raini Ott with City of Delta for more information at (970) 323-4335.
- ✓ CDOT will require all other access points be closed and completely removed when redevelopment occurs.
- ✓ Depending on the use, CDOT may need a traffic study and access permit application when redevelopment occurs.
- ✓ If Tract 1,2 or 3 are purchased separately, the new owners will need to submit an access permit application to CDOT.
- ✓ If needed, cross access easements will need to be established through an agreement with owners of the adjacent properties and filed with the Delta County Planning department.

Brian Killian
Region 3 Access Program Manager
Traffic & Safety
P 970-683-6284
brian.killian@state.co.us



COLORADO
Department of Transportation



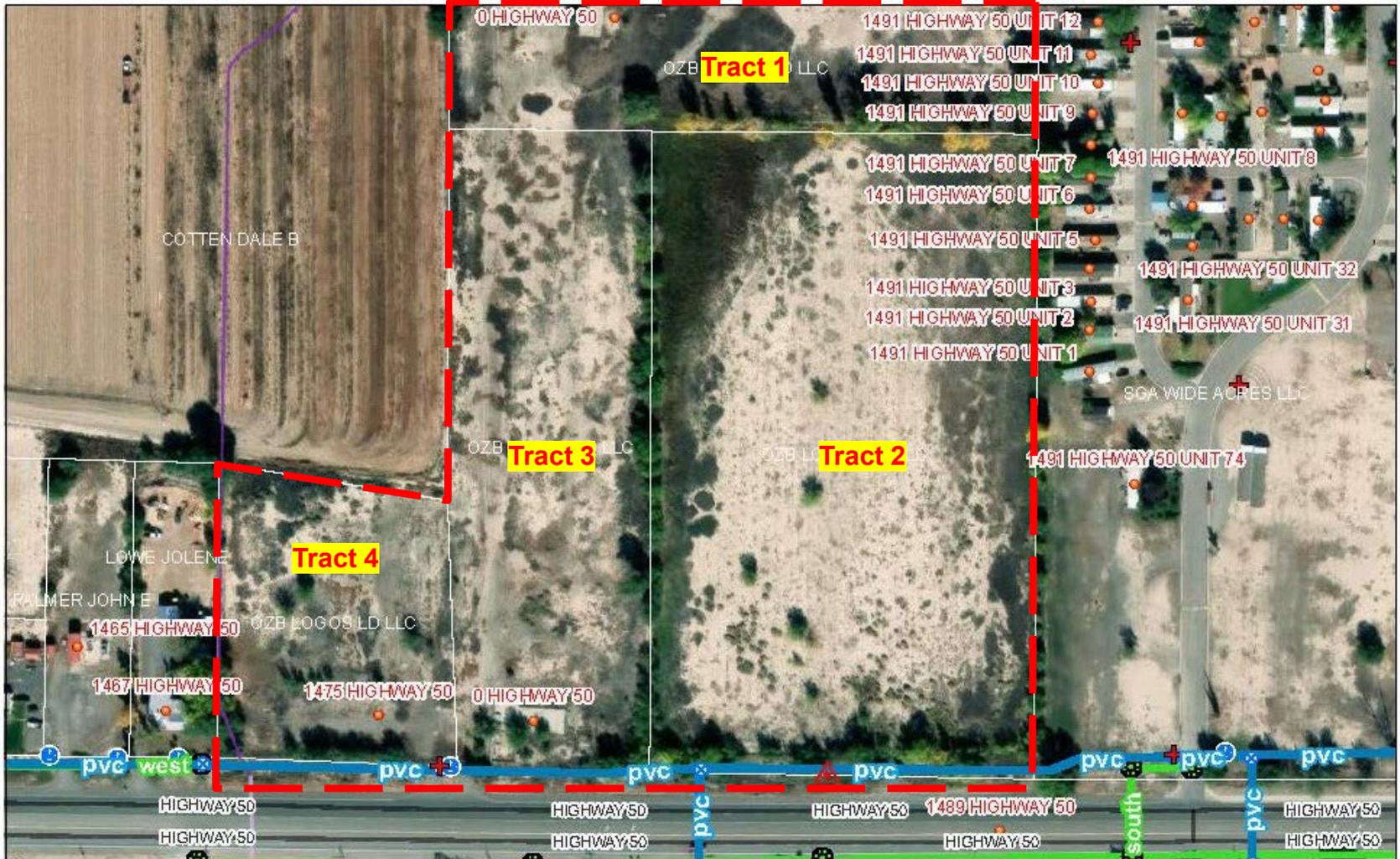
Utility Information

Utilities: All utilities will need to be installed or updated at new owners' expense. Please see the following page for water and sewer line locations.

- Water: City of Delta (970) 874-7566
 - 1 tap installed (Tract 4)
- Sewer: City of Delta (970) 874-7566
 - No taps currently on property
 - Sewer lines nearby (See next page)
- Electricity: DMEA (877) 687-3632
 - Available, not installed
- Gas: Black Hills Energy (888) 890-5554
 - Available, not installed
- Fiber Internet:
 - Elevate Fiber (877) 687-3632
 - Available, not installed
 - Clearnetworx (970) 240-6600
 - Available, not installed
- Irrigation Water: North Delta Irrigation Company
 - Roy Nelson (970) 250-2086
 - Sharleen Walker (970) 209-6308
 - 14 shares at \$50 a share per year (2025)
 - \$150 transfer fee (2025) to be paid by new owner



City Of Delta Utility Map



- Airvacs
- Hydrants
- Water Meters
- Water Valves
- Waterline
- Sewer Manholes
- Sewerlines
- Addresses

- Subject Property (Boundaries are approximate and should be verified)
- Water Lines (Locations are approximate and should be verified)
- Sewer Lines (Locations are approximate and should be verified)



For Water and Sewer tap inspection,
Contact City Of Delta (970) 874-7566

Information deemed reliable, but not guaranteed and should be verified

GENERAL INFORMATION

The owner stated that they will provide cross easement, if the lots are split up

Other Documents Available:

- Phase 1 Environmental Site Assessment Report
 - February 23, 2023
 - October 06, 2006 Phase 1 report also available
 - Walter Environmental & Engineering
 - (970) 255-8018
- City of Delta Transportation Study
 - 02/11/2015
- North Delta Irrigation Company Certificate for 14 Shares
- The Delta County Assessors information shows that the property has an Agriculture Exemption at this time. Agriculture Exemption keeps property taxes down for 2025.
 - For additional information regarding property taxation procedures in Colorado, contact the Colorado Division of Property Taxation at (303) 864-7777 or contact Delta County Assessor at (970) 874-2120 .

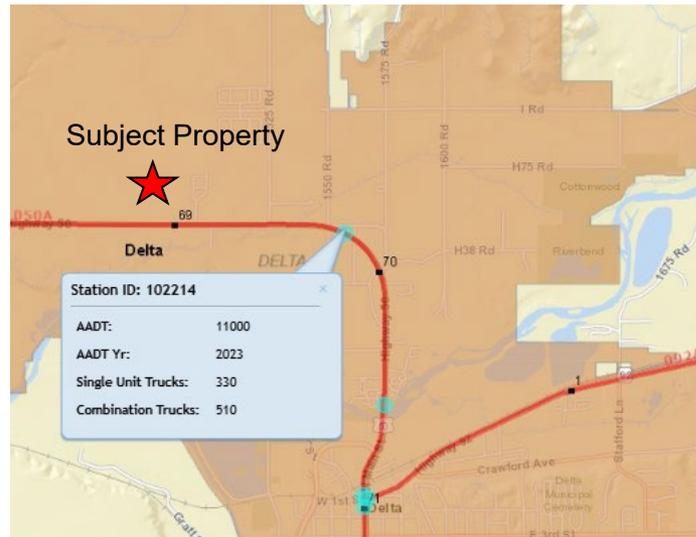


OPPORTUNITY ZONE: The Ultimate Tax Break

- The property designated as an Opportunity Zone by the Internal Revenue Service
- 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



Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (06/22/2023)

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	49	20	13	32	47	150	302	387	382	440	490	476	490	493	461	557	524	438	316	278	184	118	81	70
S	29	17	20	29	42	117	244	377	384	425	404	423	482	509	458	515	506	471	389	295	204	81	93	47

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 2045)

AAADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AAADT	Projected Single Trucks	Projected Combined Trucks
11,000	2023	330	510	7.6	10	12,089	363	560

AAADT: 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/>

Recap

Incredible Tax Break With Opportunity Zone Designation

MLS#	Lot #	Acreage (MOL)	Listing Price	\$/Per Ac.
824225	Tract 1, 2 & 3	24.711	649,888	\$26,299.54
824226	Tract 4	2.527	249,888	\$98,887.22
824224	All 4 Tracts	27.24	749,888	\$27,528.93



- ~27.24 Acres (MOL)
- Excellent highway visibility
- Zoned B-3 within the City of Delta
- 4 separately deeded parcels
- One water tap, paid and installed
- Phase 1 Environmental Assessment in 2023
- 14 shares North Delta Irrigation
- All utilities, including 3-phase, nearby
- Heavy traffic count
- 3 options for parcel purchase
- Excellent development opportunity

Parcels Starting at:

\$249,888