

Spring Creek Rd – Marine Rd River Development

Montrose, Colorado 81403



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

72+ ACRES OF DEVELOPMENT LAND WITH INCREDIBLE POTENTIAL



755 Spring Creek and 14750 Marine Rd
Montrose, Colorado
MLS# 817879

Address	Acres (MOL)	Res. Sq.Ft.	Listing Price	\$/Acre
755 Spring Creek Rd and 14750 Marine Rd	72.02	2808	\$4,200,000	\$58,317

Excellent River Front Property

~72.02 acres (2 separate parcels) investment property. 755 Spring Creek has ~55.2 acres, zoned B-2, R-3, R-4 and MHR within the City of Montrose. Also boasts a 2,112 sq.ft. 3bd/2.5ba home with a horse barn that is currently leased. Prime River Development with ~.35 mile of Uncompahgre River access along the property. 14750 Marine Rd has ~16.82 acres zoned B-4 and R-3 within the City of Montrose. Property has a 696 sq.ft. 1bd/1ba home, pasture, ponds and horse stalls that are currently leased. Properties are in a prime location next to Colorado Outdoors development and city park. The creative development possibilities are endless with this land!

Contact John Renfrow at (970) 249-5001

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Aerial Map



Photo from Montrose County GIS/EagleView

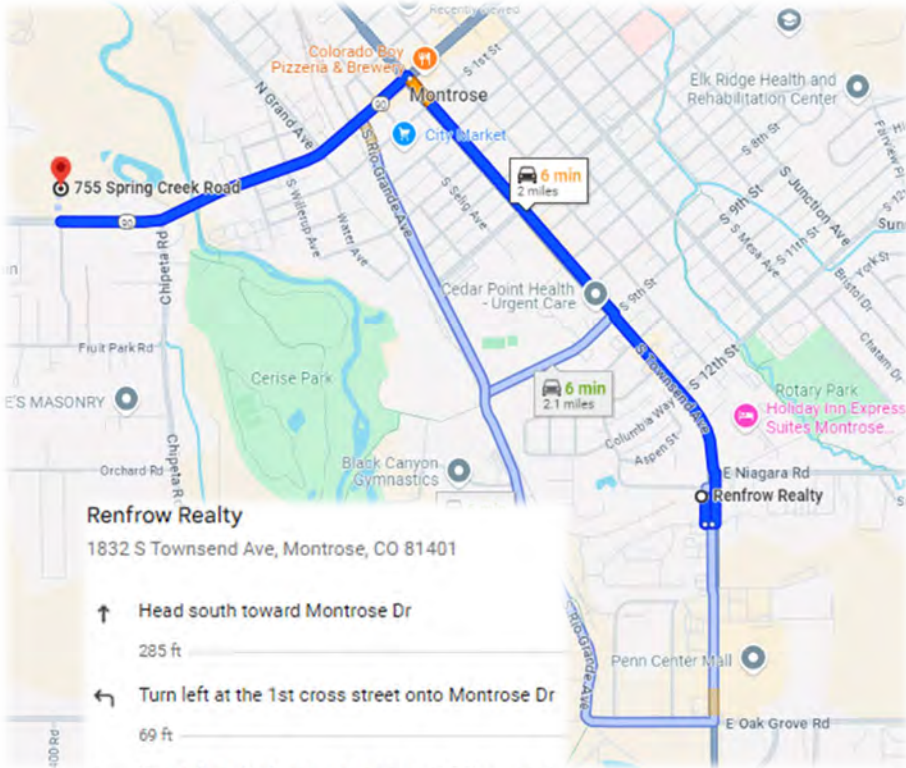
- **Subject Property** (subject property is made up of 2 separately deeded parcels)
- - - City of Montrose River Park Property
- - - City of Montrose Future Aviary



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755 Spring Creek Rd Parcel



Renfrow Realty
1832 S Townsend Ave, Montrose, CO 81401

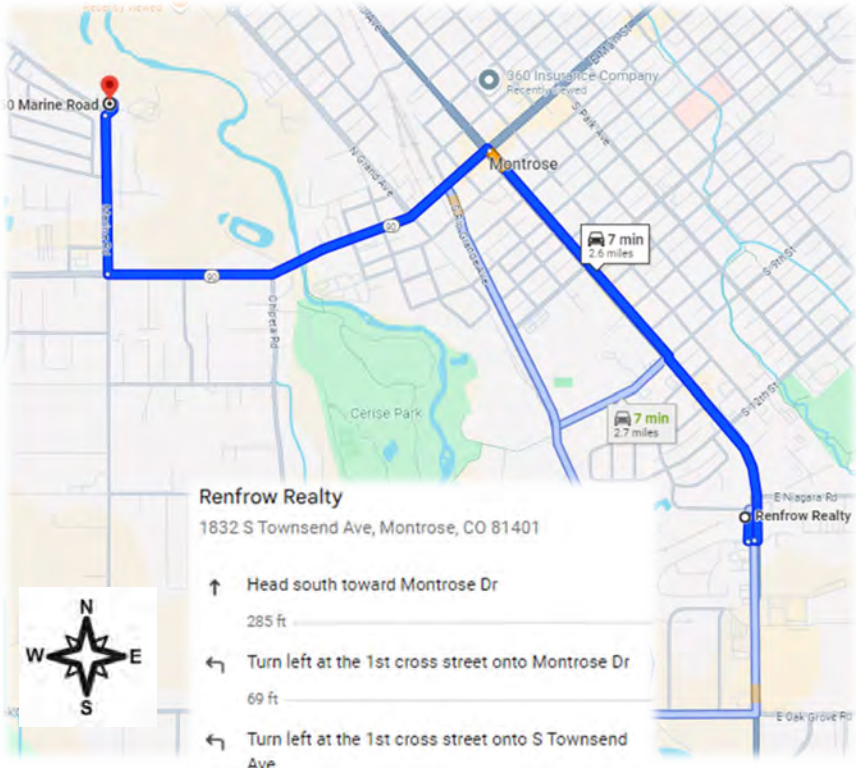
- ↑ Head south toward Montrose Dr
285 ft
- ↶ Turn left at the 1st cross street onto Montrose Dr
69 ft
- ↶ Turn left at the 1st cross street onto S Townsend Ave
1.1 mi
- ↶ Turn left onto CO-90 W/W Main St
Continue to follow CO-90 W
0.8 mi

755 Spring Creek Rd
Montrose, CO 81403



Photo from Goole Maps

14750 Marine Rd Parcel



Renfrow Realty
1832 S Townsend Ave, Montrose, CO 81401

- ↑ Head south toward Montrose Dr
285 ft
- ↶ Turn left at the 1st cross street onto Montrose Dr
69 ft
- ↶ Turn left at the 1st cross street onto S Townsend Ave
1.1 mi
- ↶ Turn left onto CO-90 W/W Main St
Continue to follow CO-90 W
1.0 mi
- ↷ Turn right onto Marine Rd
0.4 mi
- ↷ Turn right
Destination will be on the left
197 ft

14750 Marine Rd
Montrose, CO 81403



Photo from Goole Maps

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

Contact John Renfrow
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

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

Montrose County Assessor Property Account Detail*

Account Detail

755 Spring Creek	14750 Marine Rd
Account: R0023634	Account: R0007873

Estimated Tax Information

2025*	\$2,455.88	2025*	\$2,308.36
Estimated		Estimated	

Assessment Information

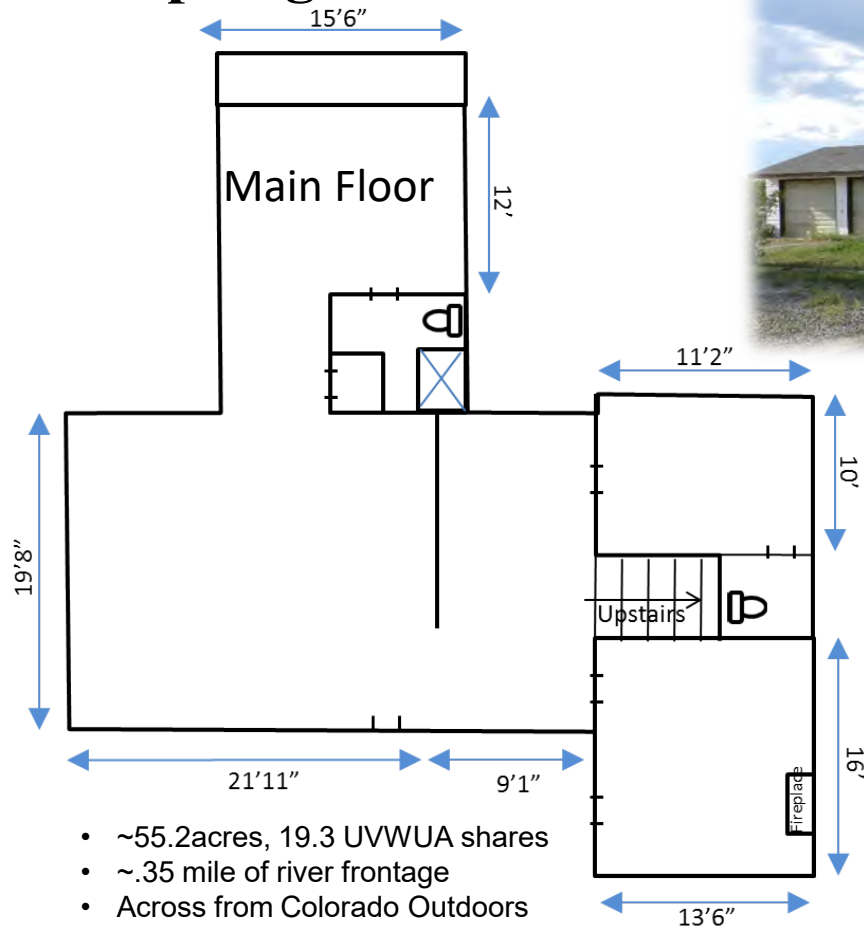
Actual (2025)				\$424,540	Actual (2025)				\$263,150
				55.2 acres, not 55.217 acres per 2024 survey					16.82 acres, not 16.81 acres per 2024 survey
Type	Actual	Acres	SQFT		Type	Actual	Acres	SQFT	
Improvements	\$348,480	0.0	2112.0		Improvements	\$181,750	0.0	696.0	
Land	\$76,060	55.217	0.0		Land	\$81,400	16.810	0.0	

Legal Description

Parcel Number 3767-283-10-002	Parcel Number 3767-283-06-001
Legal Summary Subd: COLORADO OUTDOORS MINOR SUBD Lot: 2 S: 28 T: 49 R: 9	Legal Summary Subd: PARKS EXEMPTION Tract: 1 S: 28 T: 49 R: 9
Actual Year House Built: 1953	Actual Year House Built: 1982

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

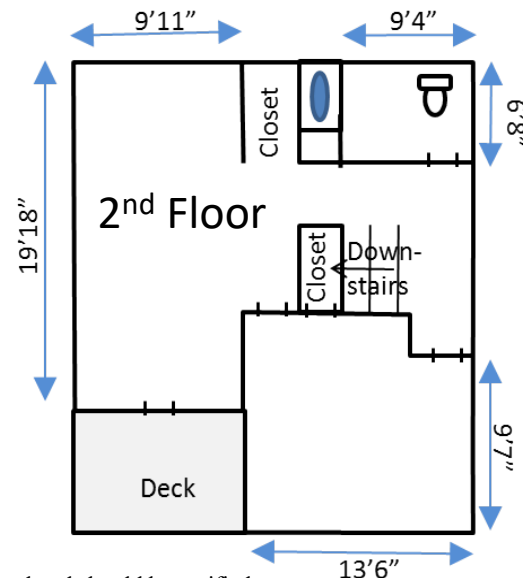
755 Spring Creek Parcel



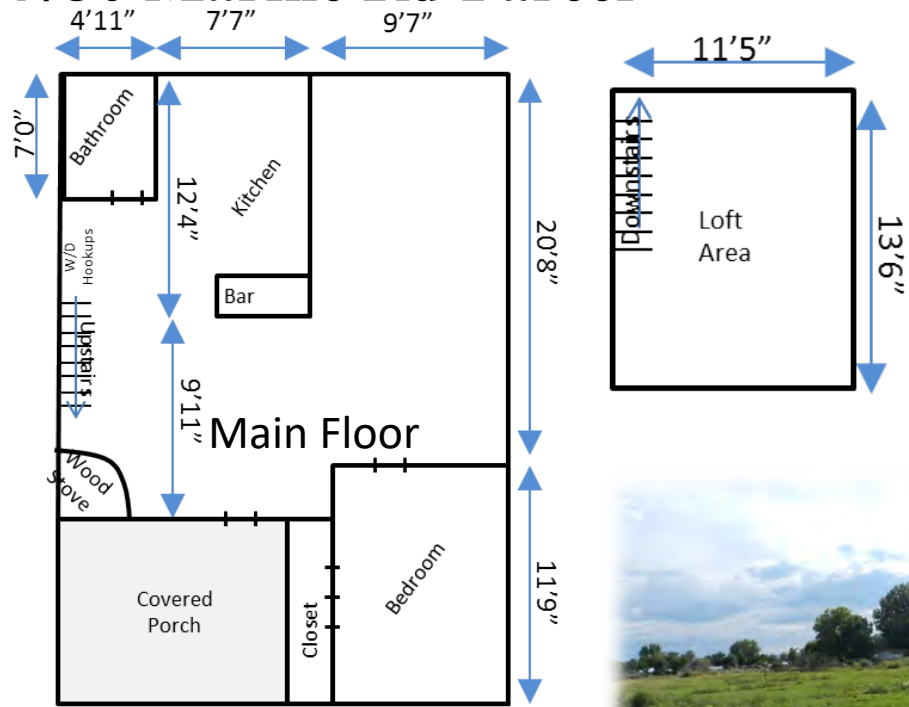
- ~55.2 acres, 19.3 UVWUA shares
- ~.35 mile of river frontage
- Across from Colorado Outdoors
- Zoned R-3, R-4, B-2 and MHR
- 2,112 sq.ft.
- 3BD/2.5 BA
- Leased
- Year built 1953



Photos of interior of house are from previous listing, not current



14750 Marine Rd Parcel



- ~16.82 acres
- Across from Colorado Outdoors
- Zoned B-4 and R-3
- 2.5 UVWUA shares
- 696 sq.ft. home
- 1 BD/1 BA
- Leased
- Pasture, ponds and horse stalls
- Year built 1982



Photos of house are from previous listing, not current

General Information

755 Spring Creek

UTILITIES

- Water – City of Montrose (970) 240-1400
- Sewer – Septic
- Gas – Black Hills Energy (800) 563-0012
- Electricity – DMEA (970) 249-4572
- Fiber (available, not installed) –
Elevate (844) 386-8744
Clearnetworx (970) 240-6600

WATER RIGHTS

- Well permits: CO Division of Water Resources (970) 249-6622
 - Boohar Well (Permit #249066)
- Irrigation Water: UVWUA (970) 249-5864
- 19.3 shares, 2024 fees = \$922.95

LEASE INFORMATION

- House and ground are currently leased
- Call listing office for details

EXCLUSIONS

- Tenants' personal property
- Complete list will be provided on or before Due Diligence Deadline

INCLUSIONS

- Complete list will be provided on or before Due Diligence Deadline

14750 Marine Rd Parcel

UTILITIES

- Water – City of Montrose (970) 240-1480
- Sewer – W Montrose Sanitation (970) 249-1686
- Gas – Black Hills Energy is available but not installed (800) 563-0012
- Electricity – DMEA (970) 249-4572
- Fiber (available, not installed)
Elevate (844) 386-8744
Clearnetworx (970) 240-6600

WATER RIGHTS

- Irrigation Water: UVWUA (970) 249-5864
- 2.5 shares, 2024 fees = \$300 (minimum assessment fees for 2.5 shares)

LEASE INFORMATION

- House, ground and stables are currently leased
- Call listing office for details

EXCLUSIONS

- Washer and Dryer
- Tenants' personal property
- Complete list will be provided on or before Due Diligence Deadline

INCLUSIONS

- Complete list will be provided on or before Due Diligence Deadline

OTHER DOCUMENTS AVAILABLE

ERO Resources Corporation

- Wetland Resources Review/755 Spring Creek
 - February 19, 2024
- Phase 1
- Walter Environmental & Engineering Group
 - (970) 255-8017
 - February 6, 2024

Haskill Spring & Seepage Ditches Document

- November 1891
- Sunset Ditches Map/Irrigation Division & Water District
- May 10, 1910

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

Utility Map

Photo from Montrose County Interactive Utility Map



755 Spring Creek

(Boundaries are approximate and should be verified)

Water Line

WMSD Sewer Cleanouts

WMSD Sewer Main

WMSD Sewer Manholes

Streams Canals Ditches

Photo from Montrose County Interactive Utility Map



14750 Marine Rd

(Boundaries are approximate and should be verified)

City Zoning Map

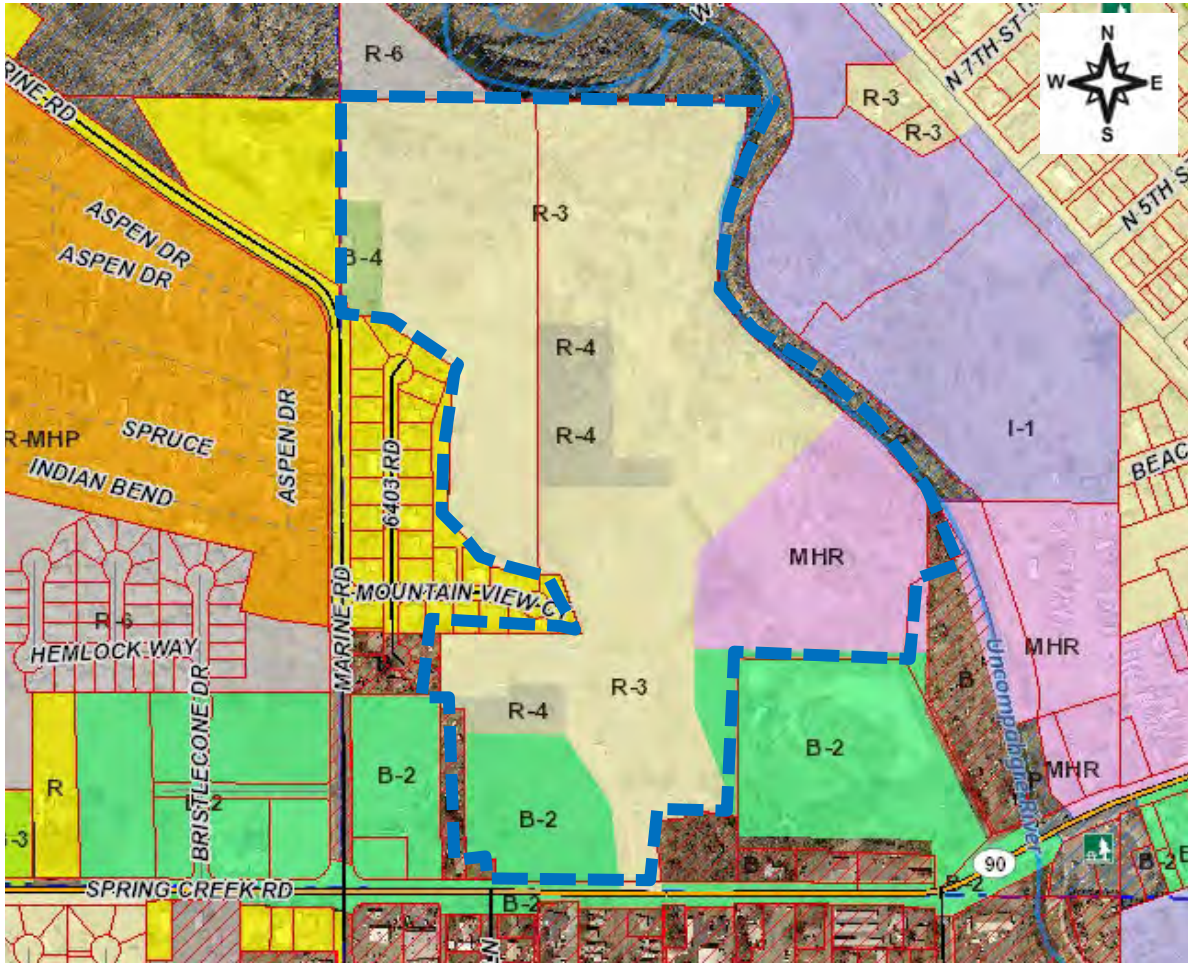


Photo from Montrose County GIS/EagleView

City of Montrose Zoning District	
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	



— Subject Property is located in the City of Montrose and zoned B-2, MHR, R-3, R-4 and County Zoning “B”

- Zoning Regulations are on the following pages
- Contact William Reis, Planner 1 with the City of Montrose for more information (970) 240-1475 or wreis@cityofmontrose.org



Spring Creek – Marine Rd Development
Montrose, Colorado 81403

*Zoning Breakdown Table- Commercial (page 1 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial 
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping 
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

[**https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

*All information deemed reliable, but not guaranteed.
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* Taken from City of Montrose Zoning Regulations May 2023

LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair, or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and Breakfast	P								
Building Material businesses			C	P	P	P			
Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of chapter 11-11-4 and are consistent with sec. 11-7-5(D)(1)								C	
Farm implement sales or service establishments					P	P			
Fueling Stations or other retail uses having fuel pumps 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 ft from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and Motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers		P							
Offices not allowed as a use by right	C								
Travel home parks & campgrounds				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in, drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			

*Zoning Breakdown Table-Commercial (page 2 of 2)

LEGEND:ZONING DISTRICTS
OR: Office-Residential
P: Public
B-1: Central Business
B-2: Highway Commercial
B-2A: Regional Commercial
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
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**Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

[**https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS)

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LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services								P	P
Construction and contractor's office and equipment storage facilities						P			P
Feed storage & sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse & wholesale distribution operations			C	C	C	C		P	P
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled 8 person or less	P		P	P	P	P	P	P	P
Group homes-handicapped/disabled >8 person	C		C	C	C	C	C	C	C
Group homes, other	C		C	C	C	C	C	C	C
Home occupation	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	

* Taken from City of Montrose Zoning Regulations May 2023



*Zoning Breakdown Table-Residential/MHR

LAND USE	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
COMMERCIAL USES										
Bed and breakfast					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms dairies, and similar operations with a high densit of animals	P									
maximum rental unit size of 200 sqft										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
INSTITUTIONAL USES										
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C
Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
RECREATIONAL USES										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
RESIDENTIAL USES										
Duplex					P	P	P		P	
Grooup homes- handicapped/disabled 8 persons or less	P	P	P	P	P	P	P	P	P	P
Group homes- handicapped/disabled >9 persons	C	C	C	C	C	C	C	C	C	C
Group homes, other	C	C	C	C	C	C	C	C	C	C
Home occupation	A	A	A	A	A	A	A	A	A	A
Manufactured housing								P	P	P
Mobile homes										P
Mobile home parks										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
UTILITIES AND TELECOMMUNICATION FACILITIES										
Antennas	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers	C	C	C	C	C	C	C	C	C	C
OTHER USES										
Accessory uses	A	A	A	A	A	A	A	A	A	A
Tempory use	T	T	T	T	T	T	T	T	T	T
Travel home		T	T	T	T	T	T	T	T	T

LEGEND:ZONING DISTRICTS
RL: Rural Living
R-1: Very Low Density
R-1A: Large Estate
R-1B: Small Estate
R-2: Low Density
R-3: Medium Density
R-3A: Medium High Density
R-4: High Density
R-5: Low Density/Manufacturing
R-6: Medium Density/Manufacture
MHR: Manufactured Housing
LEGEND:USE TYPE
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

*Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)

https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS

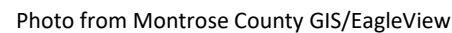
*All information deemed reliable, but not guaranteed. Contact William Reis with the City of Montrose for more information. (970) 240-1475 or wreis@cityofmontrose.org

* Taken from City of Montrose Zoning Regulations May 2023



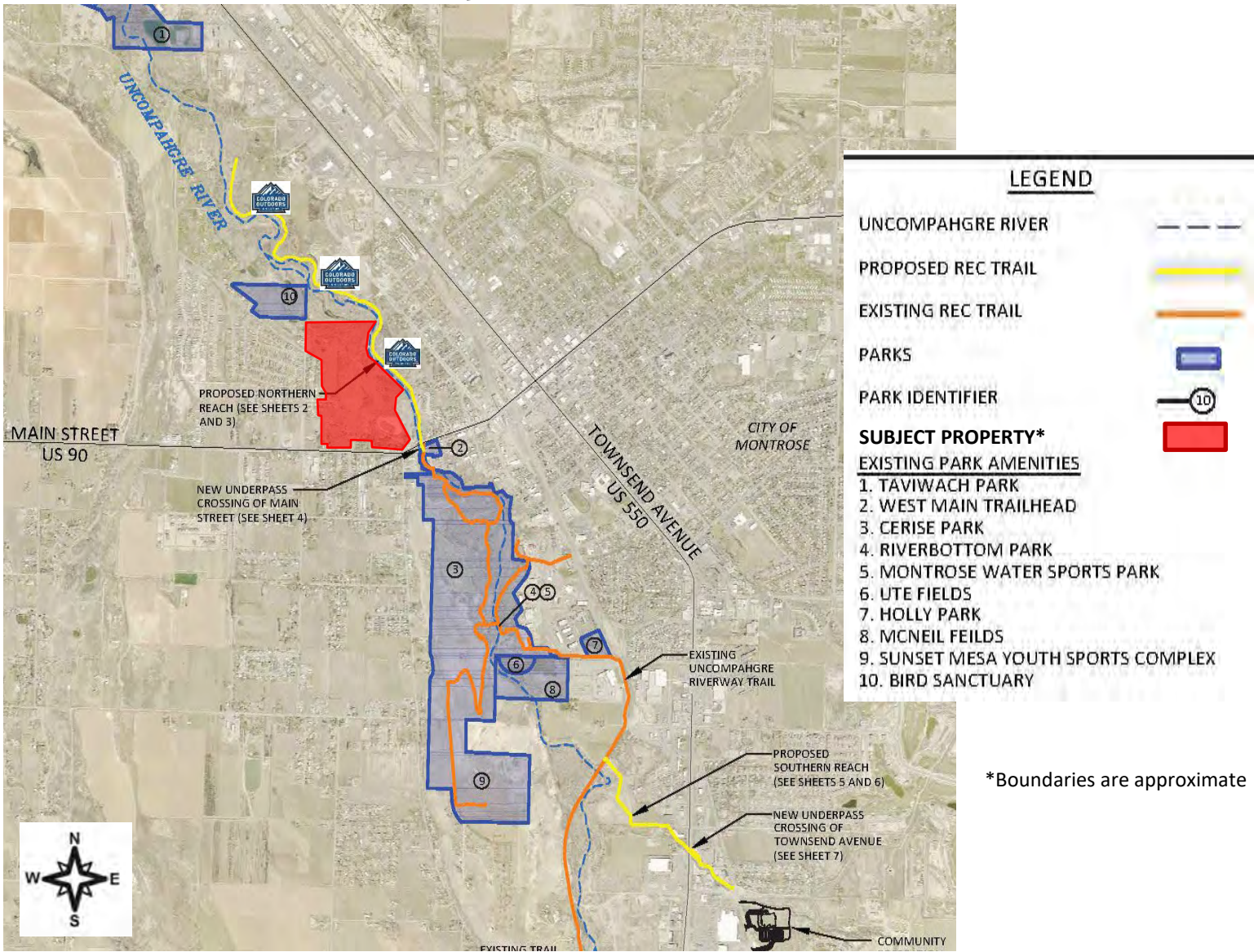
755 Spring Creek Rd Parcel

*Boundaries are approximate and should be verified



City of Montrose Recreational Trail Project

Recreational Trail Project has begun and will connect the new Community Recreation Center to the Colorado Outdoors. Trail will be adjacent to a large portion of the property.

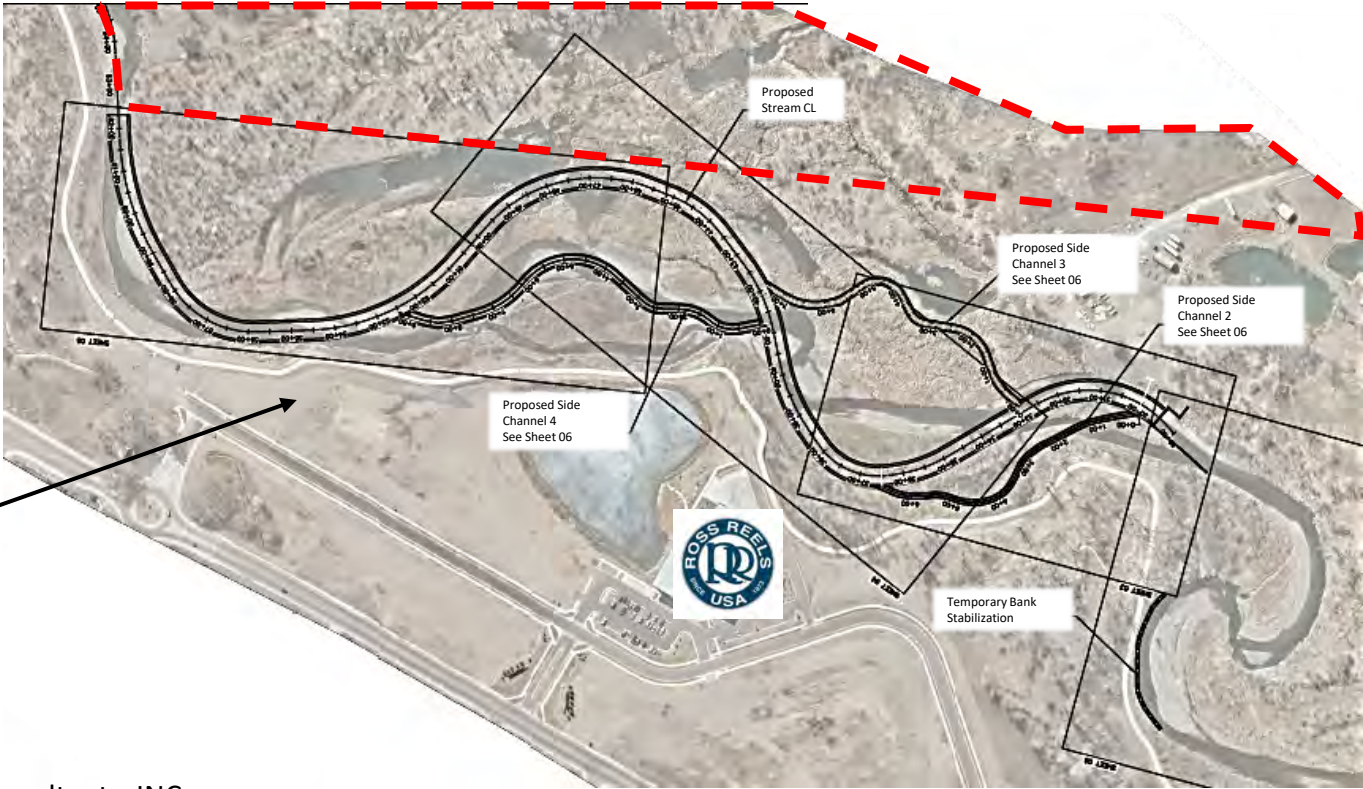


Contact John Renfrow
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com



Uncompahgre River Improvement Project

- *River project in process
- *Plans for project is completed
- *Contact City of Montrose for more information (970) 240-1400



Ecological Resources Consultants, INC
Lakewood, CO 80228
10/12/2020

— — West Main River Development
*Boundaries are approximate and should be verified



Potential Site Plan

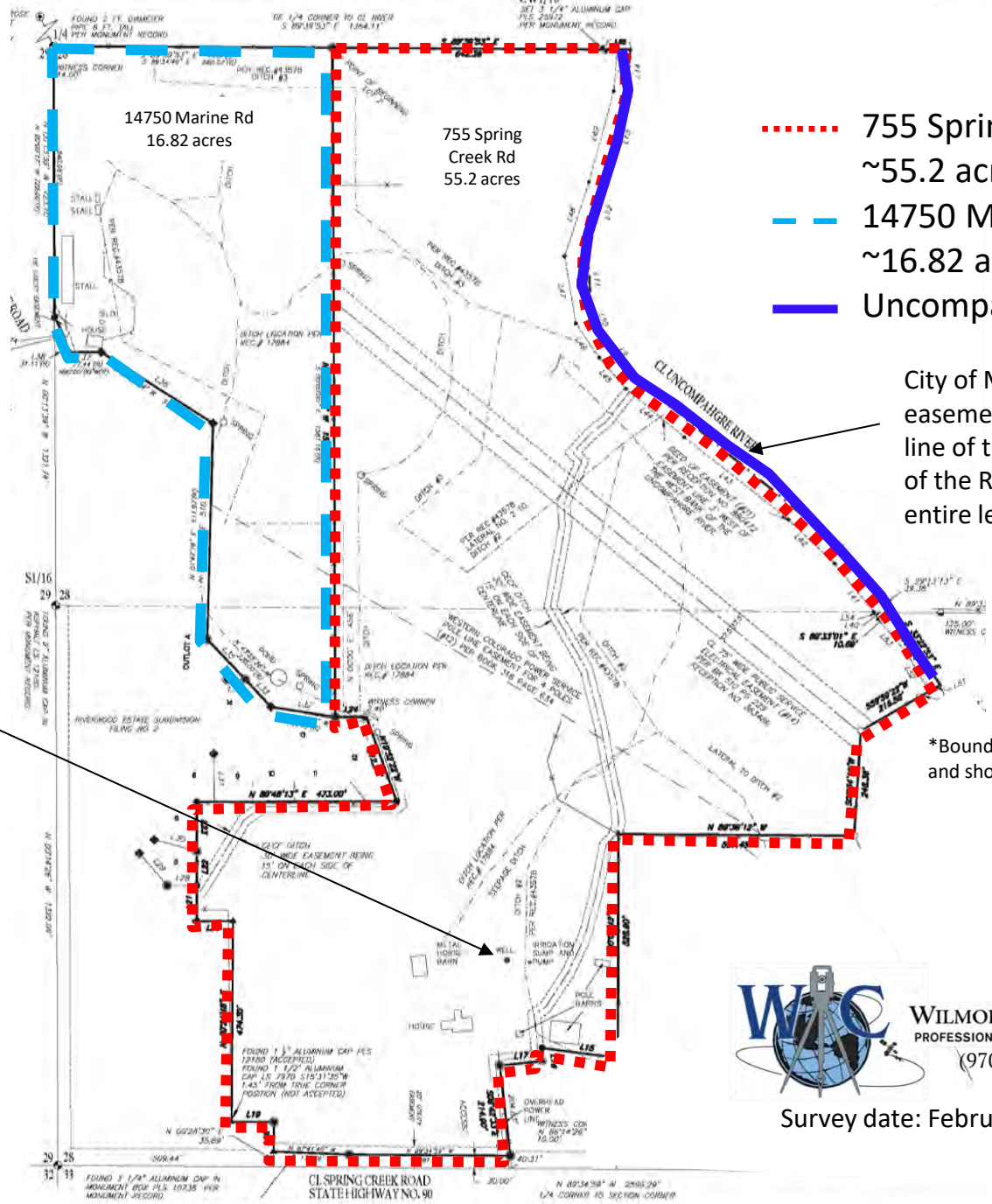


— — — Approximate property boundary

*Boundaries are approximate and should be verified



Survey



- 755 Spring Creek Parcel*
~55.2 acres
- 14750 Marine Drive Parcel*
~16.82 acres
- Uncompahgre River*

City of Montrose has an easement from the center line of the river to ~ 3ft West of the Riverbank for the entire length of the property

*Boundaries are approximate and should be verified

Well Head



WILMORE & COMPANY
PROFESSIONAL LAND SURVEYING, INC.
(970) 527-4200

Survey date: February 13, 2024



Flood Plain Map



FEMA

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>



Photo from FEMA website

Subject Properties

- 755 Spring Creek
- 14750 Marine Rd

(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: (970) 249-2251.

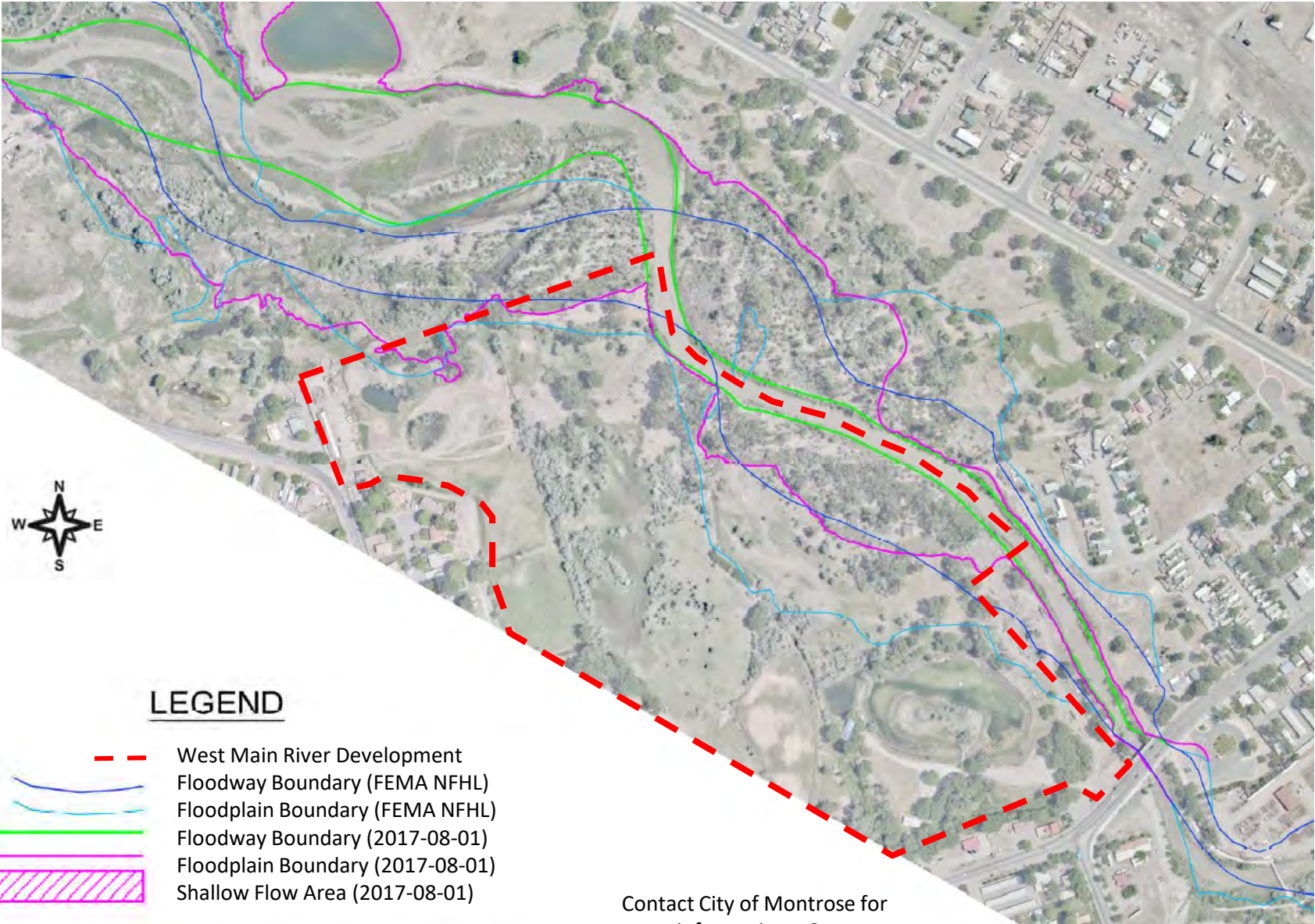
FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING
DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT
[HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A.V., #99
		With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD		Regulatory Floodway
		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee See Notes. Zone X
OTHER AREAS		Area with Flood Risk due to Levee Zone D
		NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES		Area of Undetermined Flood Hazard Zone D
		Channel, Culvert, or Storm Sewer
OTHER FEATURES		Levee, Dike, or Floodwall
		Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Coastal Transect Baseline
		Profile Baseline
		Hydrographic Feature
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary

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

Additional Flood Plain Map



LEGEND

- West Main River Development Floodway Boundary (FEMA NFHL)
- Floodway Boundary (FEMA NFHL)
- Floodway Boundary (2017-08-01)
- Floodplain Boundary (2017-08-01)
- Shallow Flow Area (2017-08-01)

Floodway signifies a water channel susceptible to flooding
Floodplain is the entire area potentially affected by flood event

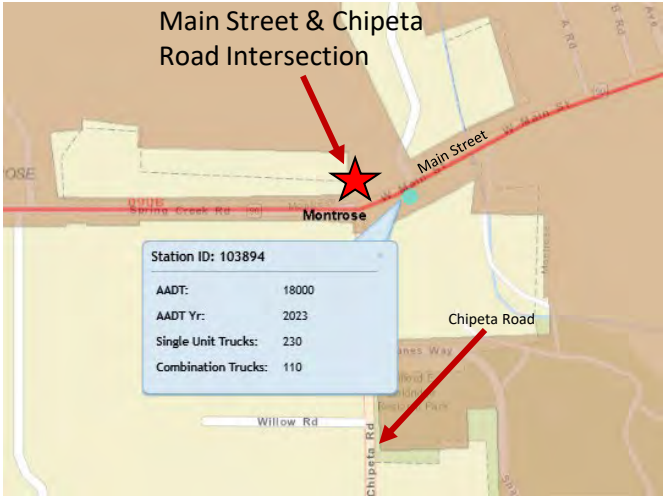
Contact City of Montrose for
more information – Scott
Murphy (970) 240-1498

Del-Mont Consultants
(970) 249-2251
08-01-2017

*Boundaries are approximate and should be verified
Information deemed reliable, but not guaranteed and should be verified.

Traffic Count Information

Colorado Department of Transportation (CDOT) Traffic Count*



DAILY TRAFFIC (06/20/2023)

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	6	4	1	9	21	70	206	345	343	296	282	298	294	216	223	233	294	238	198	125	94	80	25	7
S	5	4	3	2	8	31	55	139	182	206	192	249	296	235	221	281	342	403	280	226	179	110	57	19

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).

Contact Brian Killan with CDOT about traffic and access information. (970) 683-6284

FUTURE TRAFFIC (Projection Year 2044)

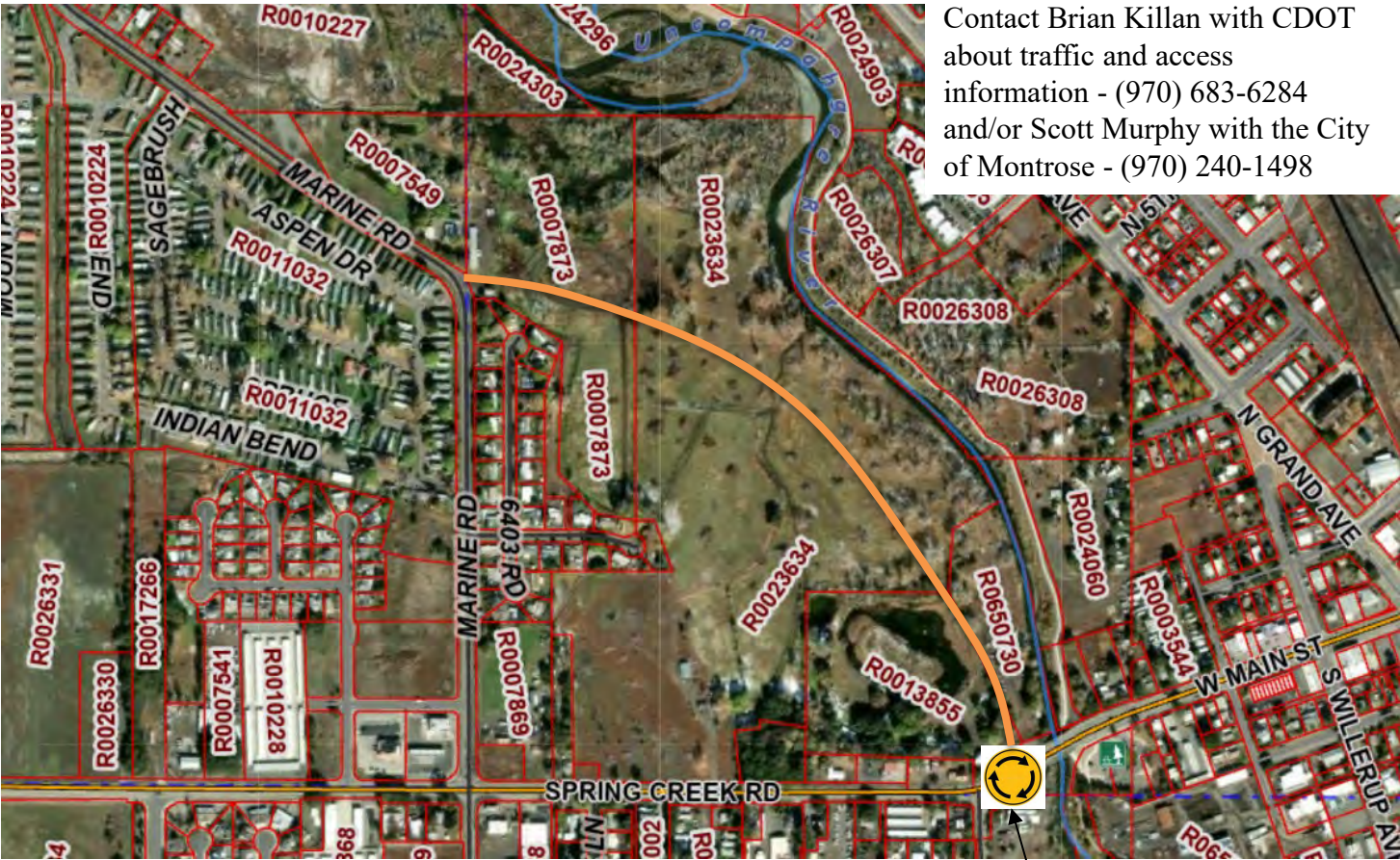
Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
103894	090B	89.394	89.858	18,000	2024	230	110	1.9	10	20,376

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 <https://dtdapps.coloradodot.info/otis/TrafficData>

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

Understanding Future Traffic if developed for Multi-use or high density



Contact Brian Killan with CDOT
about traffic and access
information - (970) 683-6284
and/or Scott Murphy with the City
of Montrose - (970) 240-1498

— Future Road to connect Marine
Road to Roudabout



Future Roundabout
with Spring Creek,
West Main and
Chipeta Road

Contact John Renfrow
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

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

Recap

Address	Acres (MOL)	Res. Sq.Ft.	Listing Price	\$/Acre
755 Spring Creek Rd and 14750 Marine Rd	72.02	2808	\$4,200,000	\$58,317

755 Spring Creek Rd Parcel

- ~55.2 acres
- 19.3 UVWUA shares
- .35 mile (MOL) of river frontage
- 2,112 sq.ft, 3BD/2.5BA home
- Zoned R-3, R-4, B-2 and MHR

14750 Marine Rd Parcel

- ~16.82 acres
- 2.5 UVWUA shares
- 696 sq.ft. 1 BD/1 BA home
- Pasture, ponds and horse stalls
- Zoned B-4 and R-3

- ~ .35 miles of Uncompahgre Riverfront
- Excellent investment property
- Across from Colorado Outdoors
- Two separate parcels
- Topographic map available

Listing Price for Both Parcels:
\$4,200,000

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