

# TBD Hwy 50/Iron Horse Dr

Montrose, Colorado 81401



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

## VACANT LAND INFORMATION PACKET



*John Renfrow* \* Renfrow Realty

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

[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

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

Member of:



RMCRE NETWORK PARTNER  
[www.RMCRE.org](http://www.RMCRE.org)

# Executive Summary

## EXCELLENT DEVELOPMENT POTENTIAL!

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Acre	Price per Sq.Ft.
46.73	2,035,559	\$1,390,000	29,745	\$0.68

TBD Hwy 50/Iron Horse Dr  
Montrose, CO 81401  
MLS # 815266



### Take Advantage of This Ready-To-Develop, Dual-Zoned Land

This ~46.73-acre property with 49.3 irrigation water shares, dual zoning (B-2A and R-3), and panoramic views of the San Juan Mountain Range, presents a unique chance to invest in the future of Montrose economic development. Whether you are looking to capitalize on the current residential demand, commercial expansion, or mixed-use developments, this land offers a wide variety of options. From here you have convenient access to urban amenities while retaining the tranquility of a rural setting. Possible owner carry with the right terms. The Owner is also willing to negotiate possible sale of smaller parcels of the property.



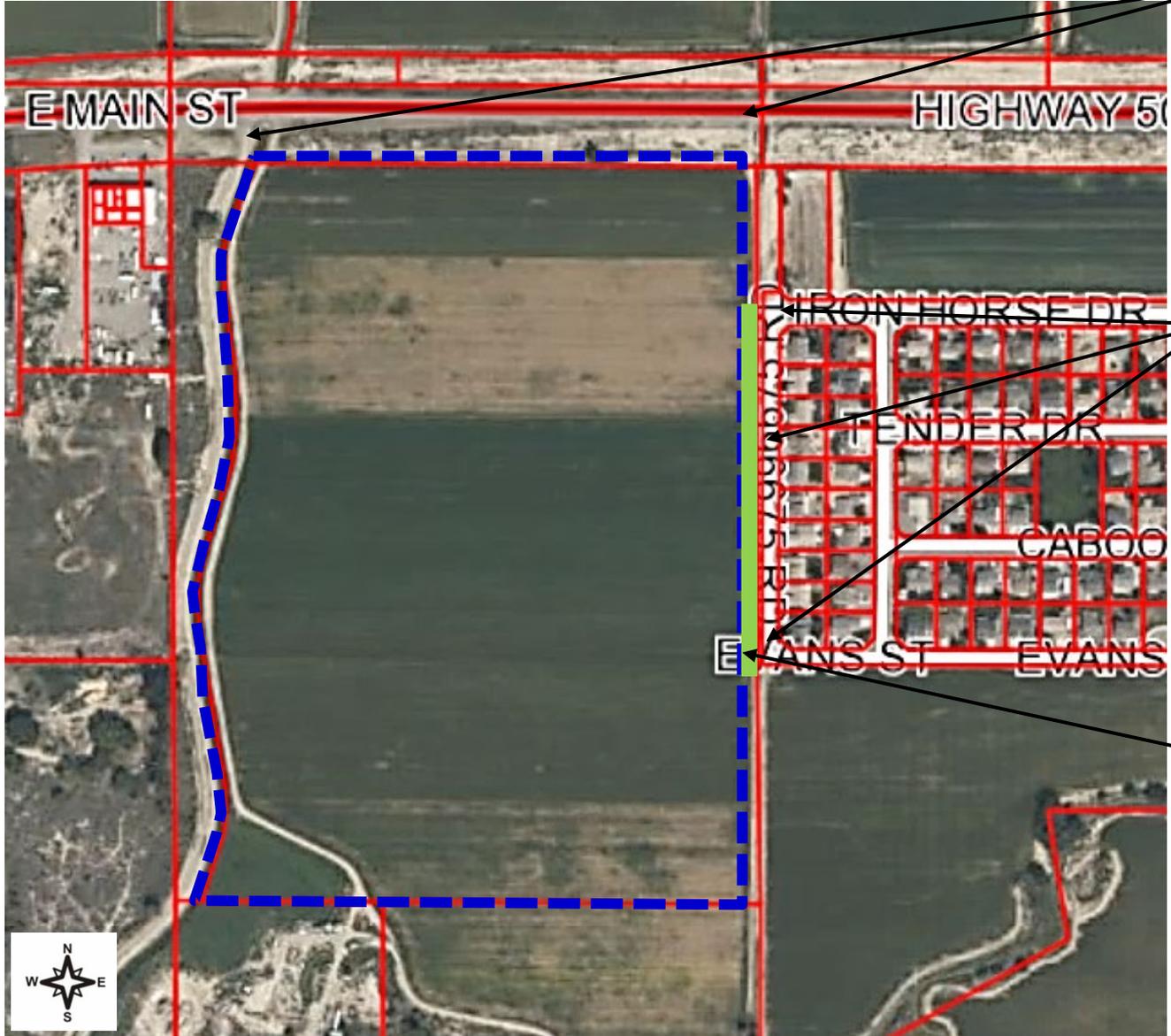
**Contact John Renfrow at (970) 249-5001**

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# View From Above



## Current Access

Access from Hwy 50/ E Main St for agriculture purposes only. CDOT hasn't conducted an access control plan, access point would need to be negotiated on a case-by-case basis with CDOT

## Possible Access

Access from Iron Horse Dr, Evans St or \*6675 Rd will need to be updated per CDOT regulations if property is redeveloped.

Brian Killian  
Region 3 Access Program  
Manager  
Traffic & Safety  
[brian.killian@state.co.us](mailto:brian.killian@state.co.us)  
(970) 683-6284



\*Parcel owned by the City of Montrose Intended to be part of 6675 Rd. When parcel to West (subject property) is developed, new owner will need to acquire parcel from City of Montrose to widen 6675 Rd. Contact Scott Murphy, City of Montrose Public Works for more information. (970) 240-1498 or [smurphy@ci.Montrose.co.us](mailto:smurphy@ci.Montrose.co.us)

**--- Subject Property**

(Boundaries are approximate and should be verified)

Photo from Montrose County GIS/EagleView

TBD Hwy 50/Iron Horse Dr  
Montrose, Colorado

# Aerial Map

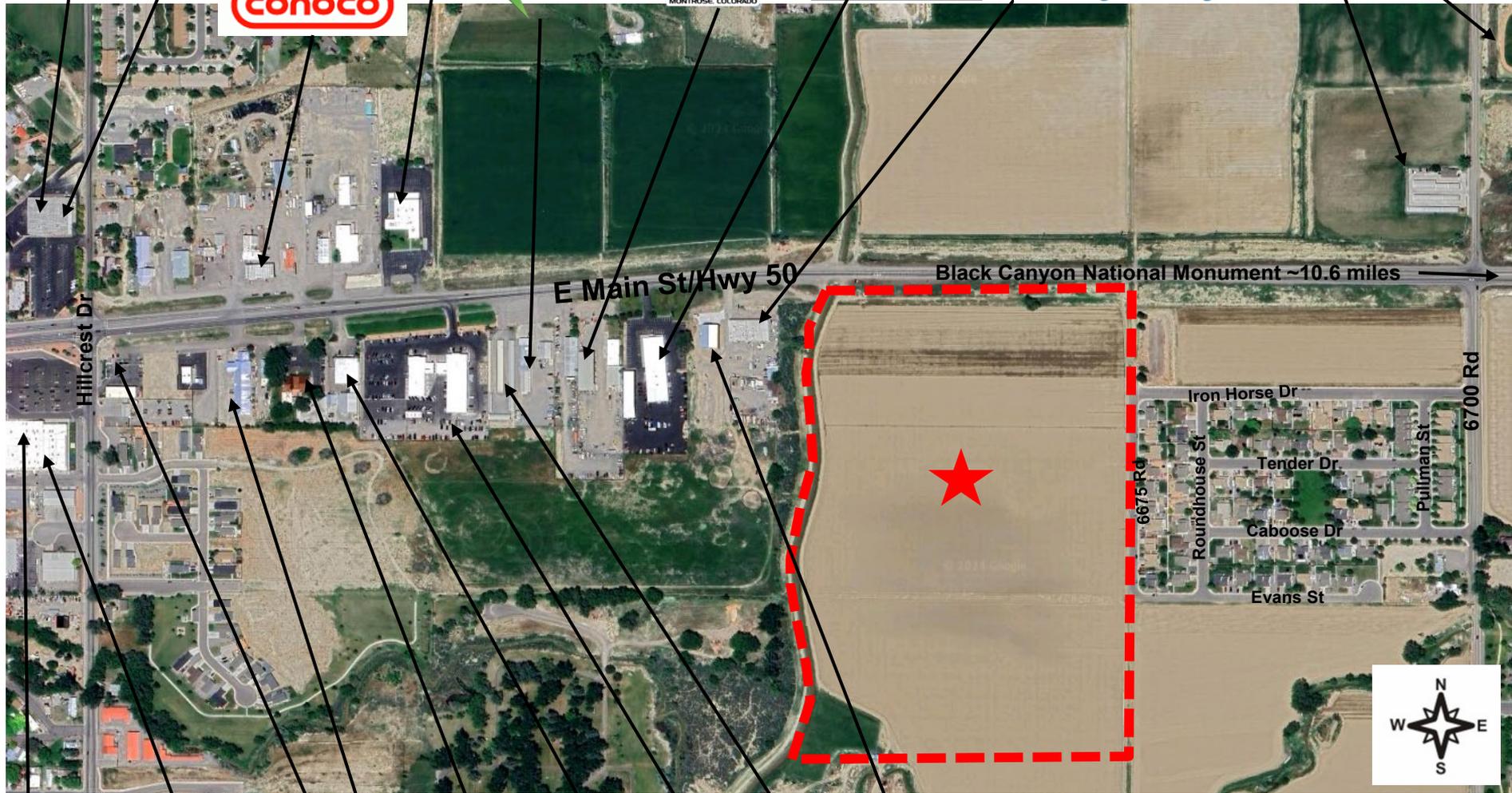


Photo from Montrose County GIS/EagleView

## Subject Property

(Boundaries are approximate and should be verified)



TBD Hwy 50/Iron Horse Dr  
Montrose, Colorado

# Directions to Property

7 min (2.8 miles)

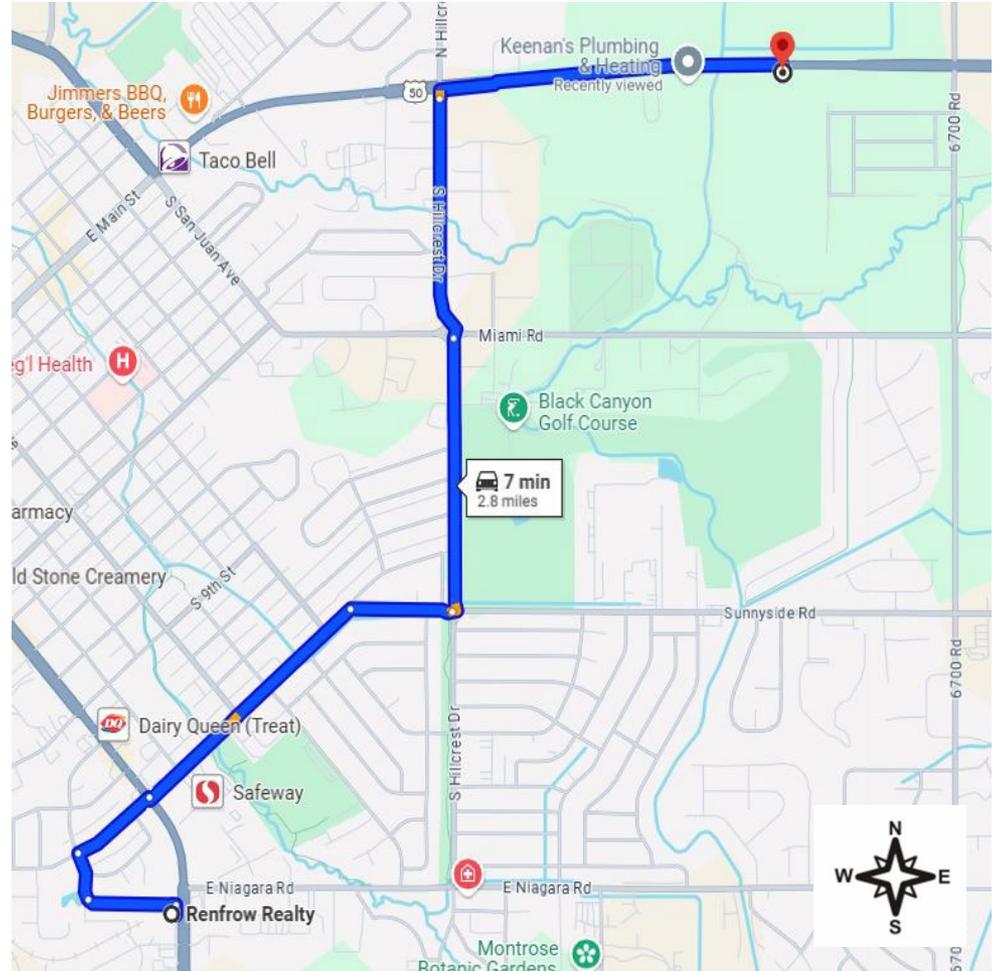


via S Hillcrest Dr  
7 min without traffic

**Renfrow Realty**  
1832 S Townsend Ave, Montrose, CO 81401



- > Take Poplar St and Columbia Way to S 12th St  
2 min (0.5 mi)
- ∨ Follow S 12th St and S Hillcrest Dr to US-50 E  
5 min (2.4 mi)
- ↑ Continue onto S 12th St  
0.5 mi
- ↪ Turn right onto Sunnyside Rd  
0.2 mi
- 🌀 At the traffic circle, take the 3rd exit onto S Hillcrest Dr  
0.5 mi
- 🌀 At the traffic circle, take the 2nd exit and stay on S Hillcrest Dr  
0.4 mi
- ↪ Turn right onto US-50 E  
📍 Destination will be on the right



## Starting from Renfrow Realty

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



Rev E

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Photo from Google Maps



# Montrose County Assessor Property Account Detail\*

## Account Detail

Account: **R0023544**

### Owner Information

**Owner Name** MONTROSE FLIFLET HWY 50  
PROPERTY LLC

### Tax Information

**2024** \$702.96

Lower property tax due to agriculture exemption (2024)

### Assessment Information

**Actual (2025)** \$40,650

Type	Actual	Acres
Land	\$40,650	46.73

### Legal Description

**Parcel Number** 3767-261-05-002

**Legal Summary** Subd: JOHN D EXEMPTION Tract: 2 LESS  
THAT PORTION LYING WESTERLY OF THE LOUTSENHIZER  
CANAL PER RECPT#877014 S: 26 T: 49 R: 9

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



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# Photographs



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# General Information

## UTILITY INFORMATION

- All utilities nearby/no utilities installed
  - Water: City of Montrose (970) 240-1400
    - No taps included in sale
  - Sewer: City of Montrose (970) 240-1400
    - No taps included in sale
  - Electricity: DMEA (970) 249-4572
  - Natural Gas: Black Hills (800) 563-0012
  - Fiber: Elevate (844) 386-8744 (available/not installed)  
Clearnetworx (970) 240-6600 (available/not installed)
  - Water Shares: UVWUA (970) 249-3813
    - 49.3 shares
    - \$2,040.92 per year (2025)
    - New owner will need to pay a \$500 transfer fee (2025)

## ADDITIONAL DOCUMENTS AVAILABLE

Dedication, Agreement & Declaration of Covenants with the City of Montrose

- July 21, 2016

## Inclusions

- Flow pipe and gated pipe

## Exclusions

- Sign and sign pole
- Owner and tenant personal property
- Tenant crops

## Current Leases

- Farm ground lease
- Sign and sign pole lease

## ADDITIONAL INFORMATION

Master Plan CIP3

- Major trunk line project
- Involves new trunk line from 6450/San Juan to 6700/Hwy 50
- Construction timeline 2026/2027
- No new taps available until project is completed

Contact Scott Murphy, PE for more information

(970) 240-1498

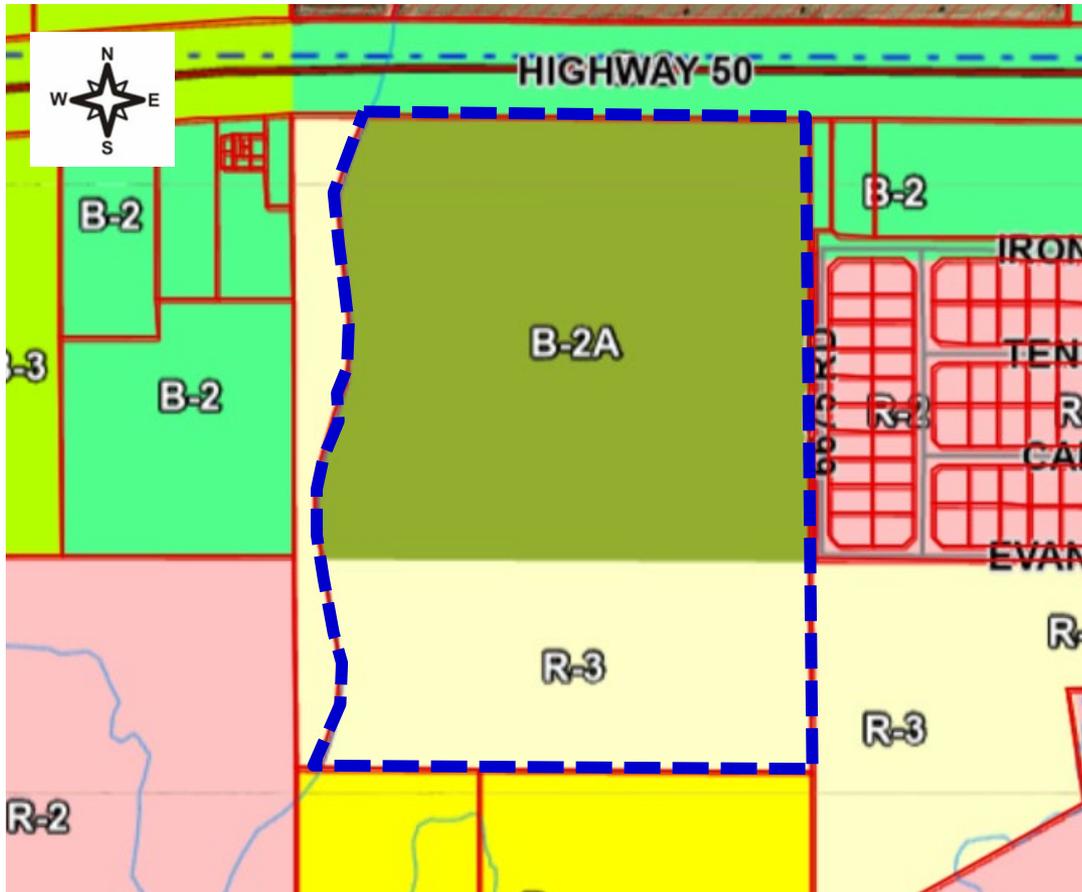
smurphy@ci.Montrose.co.us

Gated pipe and flow pipe included

Sign and pole sign not included



# Zoning Map



(Boundaries are approximate and should be verified) Photo from Montrose County GIS/EagleView

## 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.)

- - - - Subject property Zoned "B-2A" Regional Commercial and "R-3" Medium Density in the City of Montrose.
  - Zoning breakdown for "B-2A" and "R-3" districts are on the following pages
  - For more information, please call William Reis with the City of Montrose at (970) 240-1475 or [wreis@cityofmontrose.org](mailto:wreis@cityofmontrose.org)



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# \*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>B-2A: Regional Commercial</b>
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=PTIICOOR\\_TITXILADER\\_E\\_CH11-7ZORE\\_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADER_E_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
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			

\* Taken from City of Montrose Zoning Regulations May 2023

# \*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>B-2A: Regional Commercial</b>
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

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	

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

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\* 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
<b>COMMERCIAL USES</b>										
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
<b>INSTITUTIONAL USES</b>										
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
<b>RECREATIONAL USES</b>										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
<b>RESIDENTIAL USES</b>										
Duplex					P	P	P		P	
Group 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
<b>UTILITIES AND TELECOMMUNICATION FACILITIES</b>										
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
<b>OTHER USES</b>										
Accessory uses	A	A	A	A	A	A	A	A	A	A
Temporary 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
<b>R-3: Medium Density</b>
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
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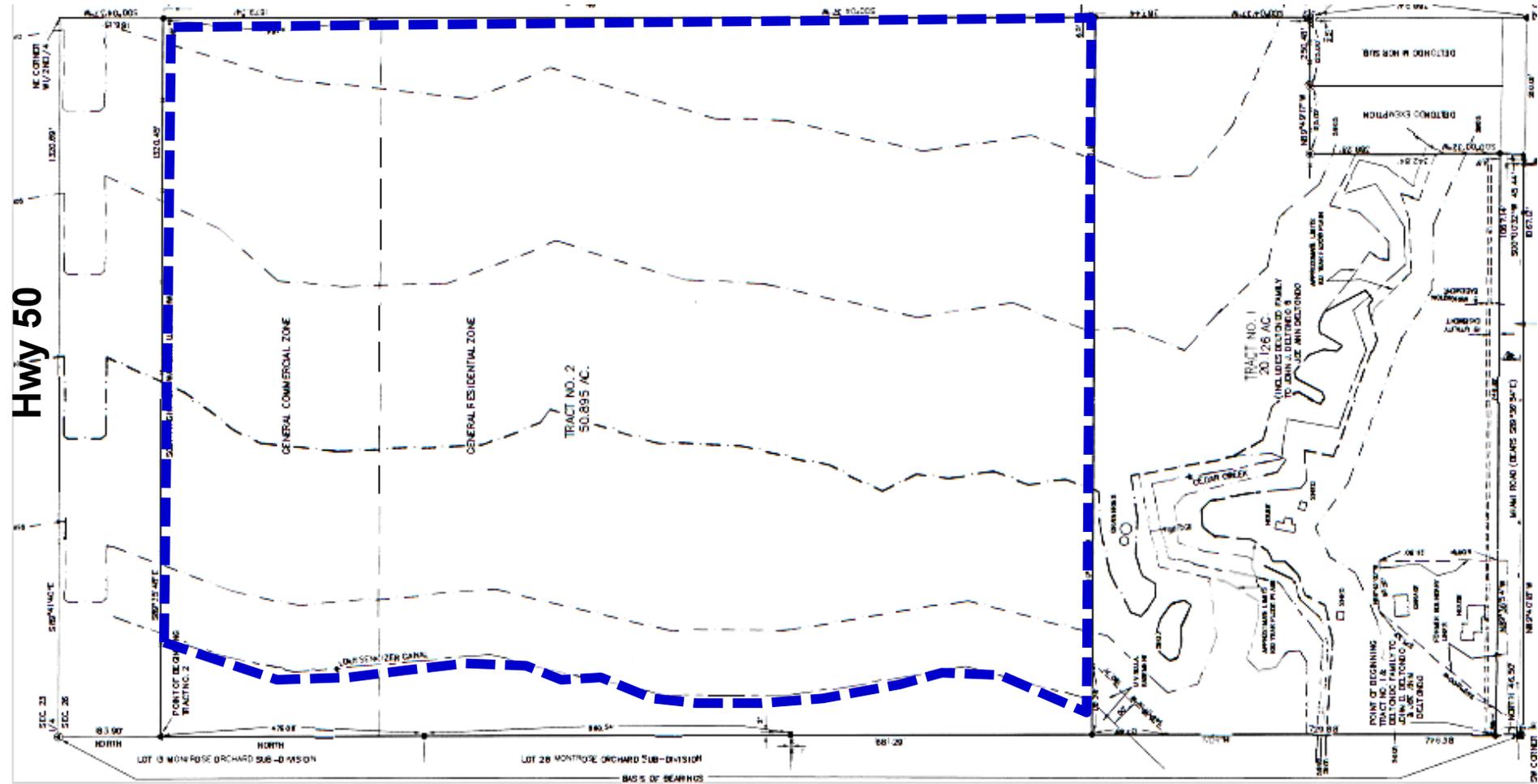
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**\* Taken from City of Montrose Zoning Regulations May 2023**

# Survey



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Rev E

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

**Mesa Surveying**

(970) 240-9994

June 1, 1999



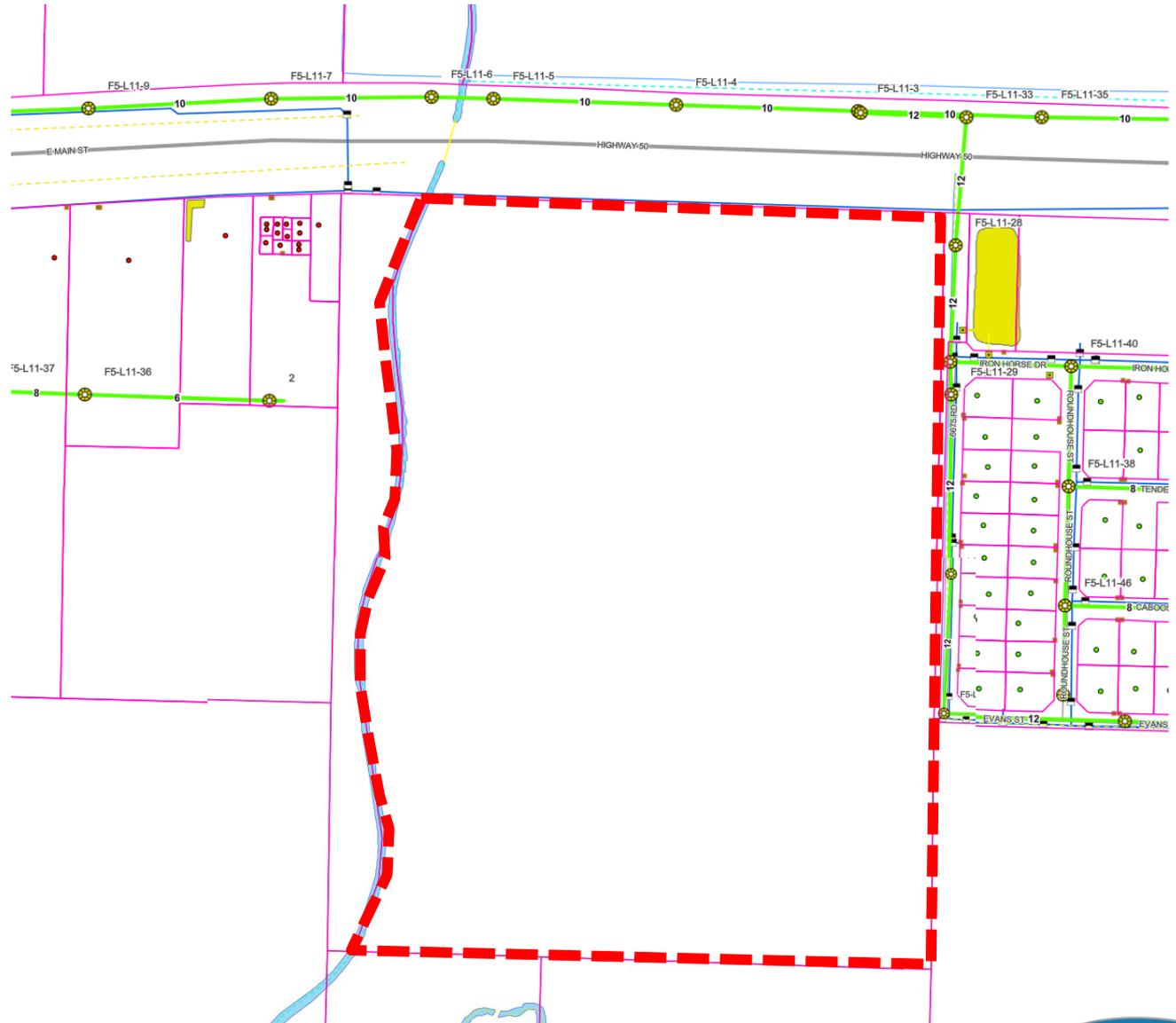
# Utility Map

## Parcels



-  Sewer Line
-  Water Line
-  Manhole
-  Irrigation Channel
-  Storm Culvert
-  Storm Channel
-  Streams, Canals, Ditches
-  Detention Basin

 Subject Property  
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### Colorado Department of Transportation (CDOT) Traffic Count\*



Photo from Google Maps

### DAILY TRAFFIC (08/09/2022)

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	9	10	8	9	16	81	216	300	300	314	356	351	342	351	324	307	320	311	269	149	144	107	62	32
S	2	7	3	0	36	52	131	263	284	284	284	325	371	359	366	402	404	418	317	157	133	117	68	46

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)

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
102245	050A	94.098	95.107	8,900	2023	240	500	8.3	9	10,466

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.

### Traffic Data Explorer



# Recap

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Acre	Price per Sq.Ft.
46.73	2,035,559	\$1,390,000	29,745	\$0.68

- ~46.73 acres
- 49.3 shares irrigation water
- Zoned "B-2A" Regional Commercial and "R-3" Medium Density in the City of Montrose
- Vacant and ready to build – single-family homes, multifamily homes, storage facilities, hotels, retail stores and restaurants
- Level lot
- Utilities nearby
- Easily accessible
- Currently no HOA's on property
- Possible owner carry with the right terms
- Owner open to negotiating smaller parcels

*Listing Price*  
**\$1,390,000**

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