

TBD Odelle Rd

Montrose, Colorado 81401



VACANT LAND INFORMATION PACKET



John Renfrow * Renfrow Realty

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

EXCELLENT DEVELOPMENT POTENTIAL!



TBD Odelle Rd
Montrose, CO 81401
MLS # 822345

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Acre	Price per Sq.Ft.
10.04	437,342	\$1,250,000	124,502	\$2.86

Take Advantage of This Ready-To-Develop Land

Approximately 10.04 Acre (MOL) lot for sale in Woodgate Trails Subdivision. Conveniently located just off Odelle Rd and east of Woodgate. Property zoned R-3 "Medium Density" in the City of Montrose making this lot ideal for single family homes or duplexes. Minutes from Rec Center and booming South Corridor with a variety of major stores such as City Market, Walmart, Home Depot and Target. Utilities are nearby but will need to be run to buildings. Property has 6.3 shares of UVWUA. Vacant and ready for you to build. Take advantage of this location.

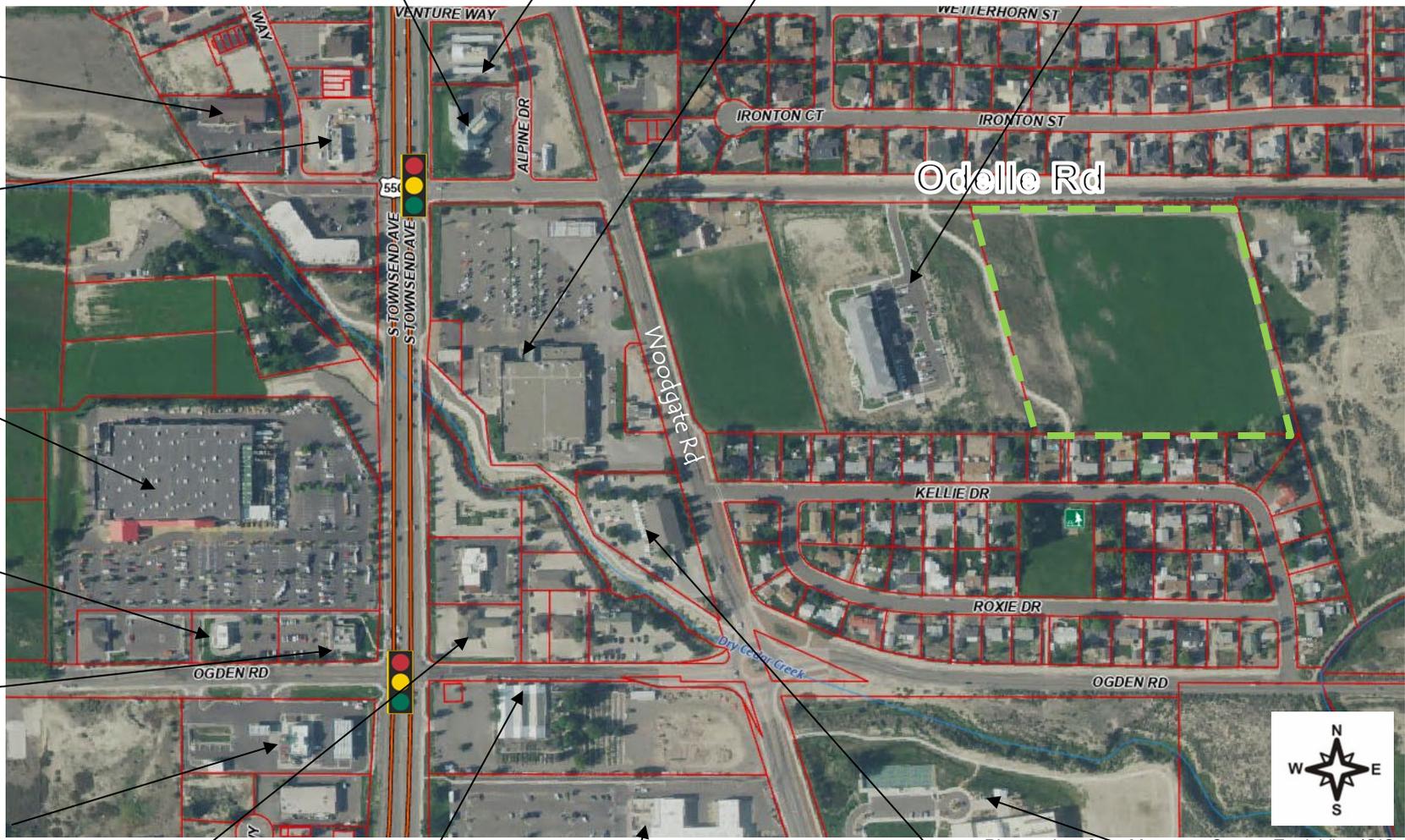
Contact John Renfrow at (970) 249-5001



Aerial Map



(55+ Senior Living
50 Unit Complex
(970) 796-2101



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

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Photo taken from Montrose County EagleView/GIS

View From Above



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



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TBD Odelle Rd
Montrose, Colorado

Directions to Property

1832 S Townsend Ave
Montrose, CO 81401

- ↑ Head north toward Poplar St
98 ft
- ↪ Turn right onto Poplar St
56 ft
- ↪ Turn right onto US-550 S/S Townsend Ave
● Pass by Taco Bell (on the right in 0.2 mi)
0.8 mi
- ↶ Turn left onto Venture Way
427 ft
- ↪ Turn right onto Woodgate Rd
0.1 mi
- ↶ Turn left at the 1st cross street onto Odelle Rd
0.2 mi

Starting from Renfrow Realty

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

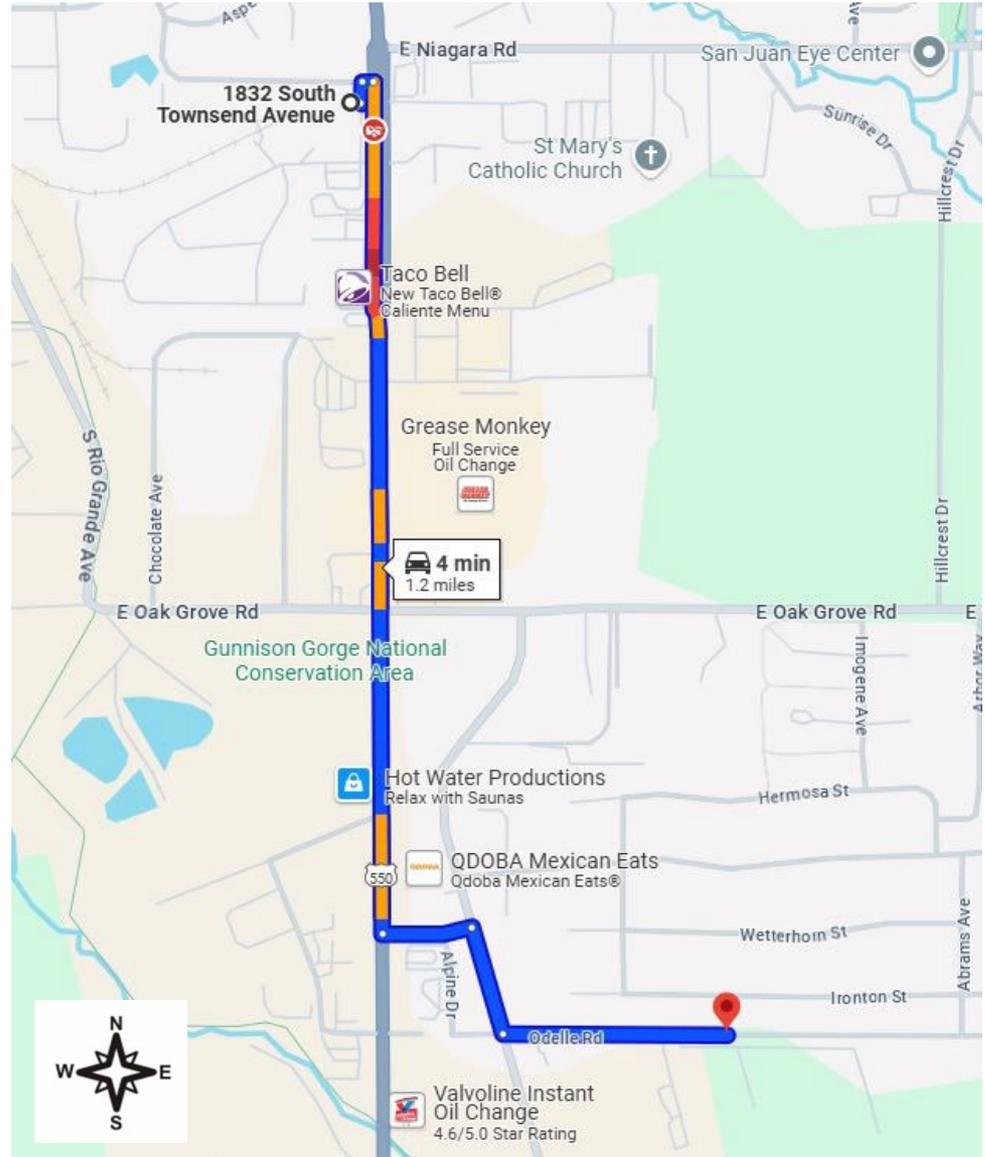


Photo taken from Google Maps



Montrose County Assessor Property Account Detail*

Account Detail

Account: R0023972

Owner Information

Owner Name Trinity Housing Development LLC

Legal Description

Parcel Number 3993-041-58-002

Legal Summary Subd: WOODGATE TRAILS MINOR
SUBD Lot: 2 S: 4 T: 48 R: 9

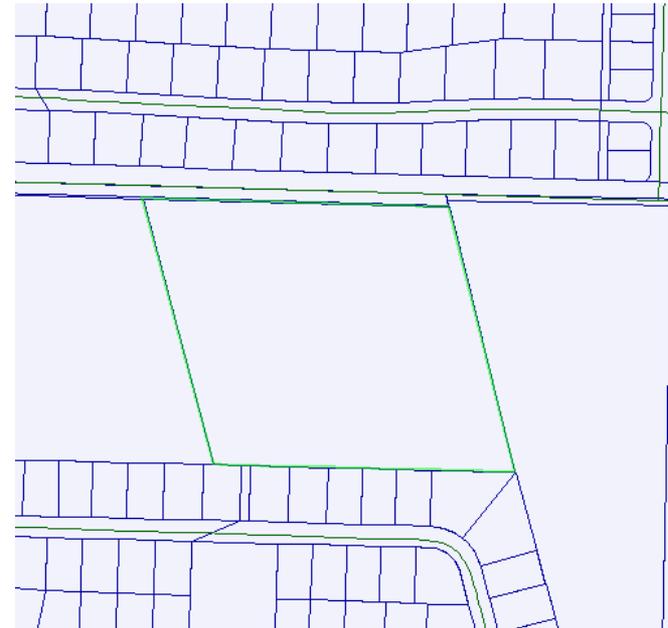
Estimated Tax Information

2024	\$123.96
2023	\$118.52

Assessment Information

Actual (2024)	\$6,510
Assessed	\$1,720

Type	Actual	Assessed	Acres
Land	\$6,510	\$1,720	10.044



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



TBD Odelle Rd
Montrose, Colorado

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
 - Water Shares: UVWUA (970) 249-3813
 - 6.3 shares
 - \$300.00 annually (2024 fees)
 - \$250.00 Transfer fee

LEASE INFORMATION

- Farm Lease/Allen Roberts
 - Lot 2 month-to-month lease
 - 30 days notice to tenant to terminate lease

Call listing office for more information



OTHER DOCUMENTS AVAILABLE

- Phase 1 Environmental Assessment Report
 - National Inspection Services
 - (970) 482-1976
 - May 8, 2017
- Soils Report
 - Huddleston-Berry Engineering & Testing
 - (970) 255-8005
 - January 18, 2018
- Market Study
 - The Highland Group
 - May 20, 2017

Currently property has no HOA in place



(55+ Senior Living
50 Unit Complex)

<https://www.woodgatetrails.com/>

(970) 796-2101

Property to the West



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Zoning Map

- 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

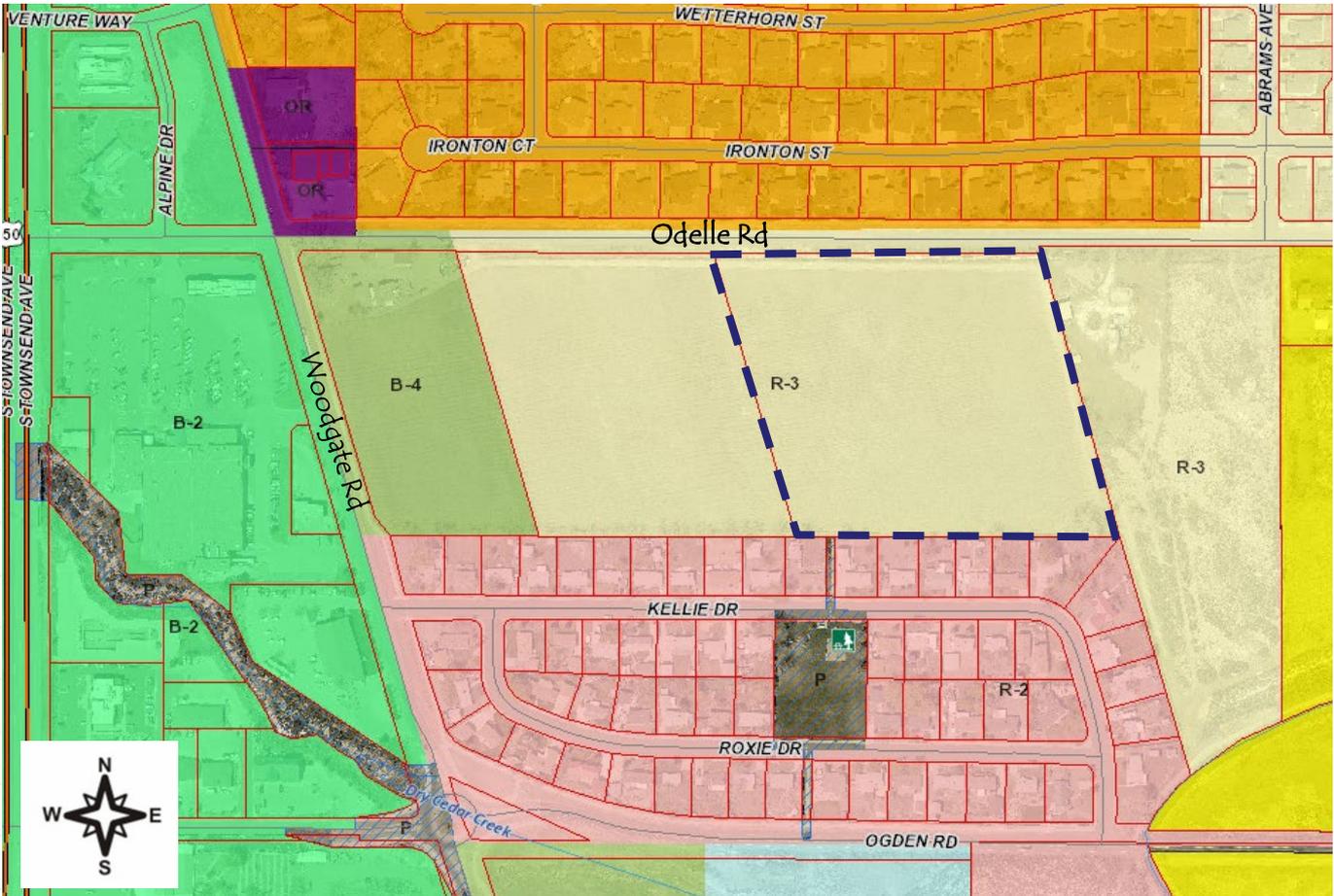


Photo taken from Montrose County EagleView/GIS

*Boundaries are approximate and should be verified

- Subject property is zoned R-3 in the City of Montrose
- Zoning breakdown for R-3 district is on the following page
- For more information, please call William Reis with the City of Montrose at (970) 240-1475



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Zoning Breakdown* – “R-3” Medium Density District

4-4-7: "R-3" MEDIUM DENSITY DISTRICT

(A) Intent: The “R-3” Medium Density District is intended to provide an area which is suitable for single family homes and duplexes. The District provides for other uses which are compatible with such uses.

(B) Uses by Right:

- (1) Single family homes and duplexes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowner’s association.
- (5) Places of worship.
- (6) Accessory uses.
- (1) Childcare facilities.

A childcare facility shall be considered an accessory use to a residence in all districts, provided no more than eight children under 13 years of age are present on the premises at any one time, including children of the family living in the residence; a childcare facility shall not be considered an accessory use to a residence when a greater number of children is present on the premises at any one time. The facility must comply with all appropriate state statutes and regulations.

- (7) Short-term rentals.

(C) Conditional Uses:

- (1) Childcare facilities.

A childcare facility shall be a conditional use in all districts if more than eight but less than 16 children under 13 years of age are present on the premises at any one time, including children of the family living in the residence, in accordance with state statutes and regulations.

- (2) Skilled nursing and assisted living facilities.
- (3) Multiple family residences.
- (4) “Bed and breakfast” operations operated solely by the residents of a lot of at least 6,250 square feet providing no more than two bedrooms for rent in the dwelling unit, and the only meal provided on the premises shall be breakfast to the renters.
- (5) Schools.

* Taken from City of Montrose Zoning Regulations March 2020



Subject property is in booming South Corridor area, and is surrounded by many major businesses, including:

Map of Vicinity

HOBBY LOBBY



STARBUCKS

MONTROSE REGIONAL HEALTH
Caring for you like family.
Ambulatory Care Center



maurices

Famous Footwear
PETCO
Where the pets go.

NATURAL GROCERS
SPORTSMAN'S WAREHOUSE

Marshall's
ROSS



GOLDEN GATE PETROLEUM

Papa Murphy's
TAKE N' BAKE PIZZA



QUALITY INN & SUITES



Woodgate TRAILS

VELOCITY CAR WASH



RENFROW REALTY

← Telluride 58 Miles

S Townsend Ave / Hwy 550

Woodgate Rd



RENT-A-CENTER



Qdoba MEXICAN GRILL

Denny's



STARBUCKS



STARBUCKS

Walgreens

KFC



Holiday Inn Express & Suites

Culver's

TWISTED SUGAR



Pahgre's
PIZZA • PASTA • SALADS

DOLLAR TREE STORES
Where Everything's \$1.00

Walmart

City Market



STARBUCKS

Office DEPOT

BIG 5 SPORTING GOODS

HARBOR FREIGHT

DUNKIN' DONUTS

BR
baskin tobkins



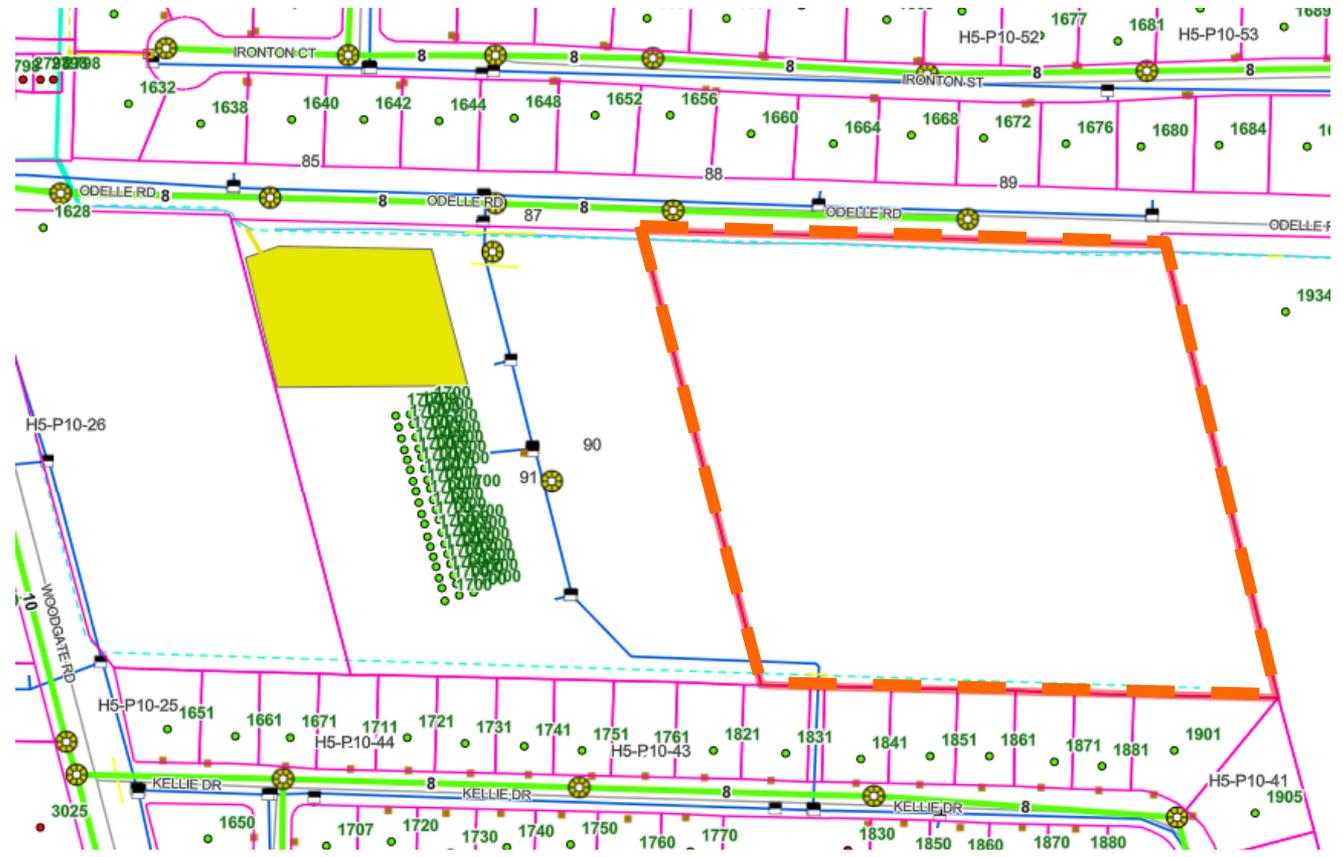
Information from Montrose County GIS/Eagleview

Utility Map

Parcels



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



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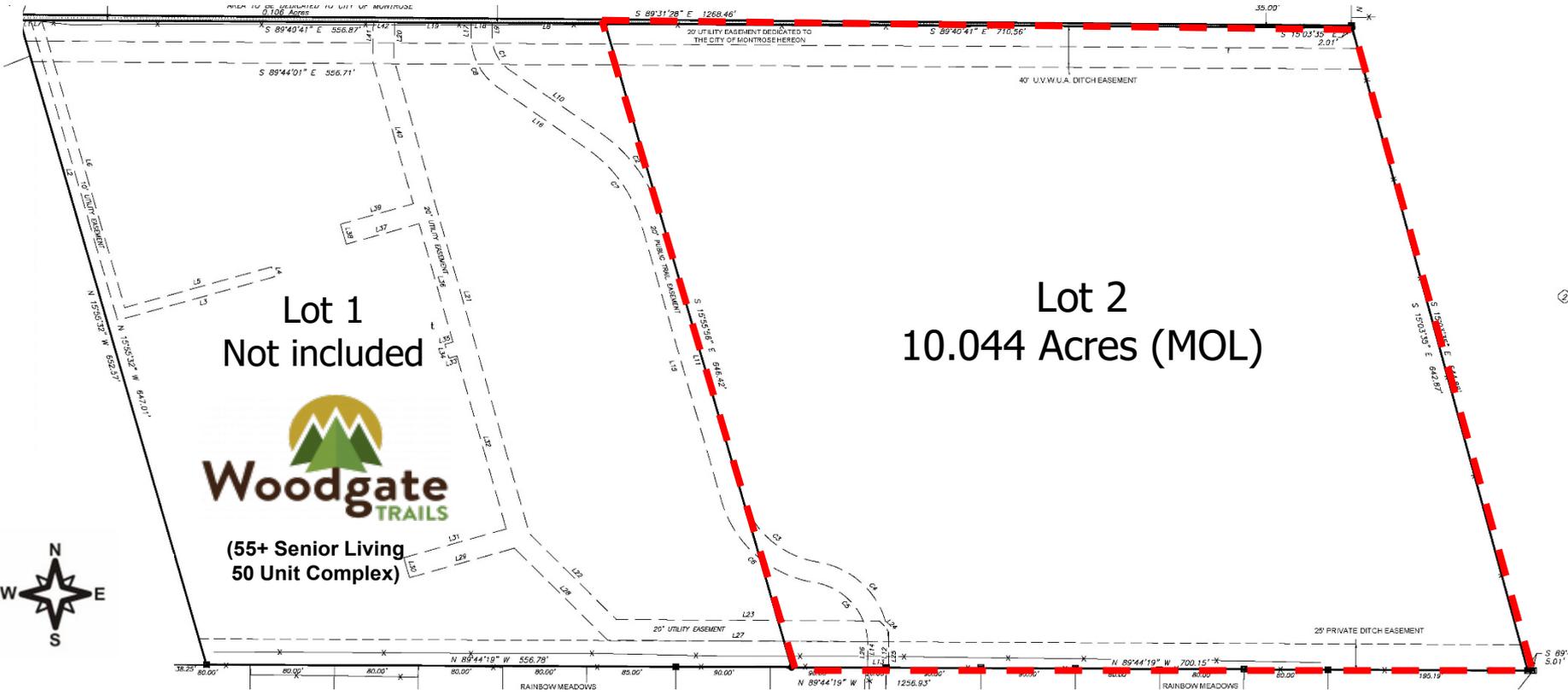
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*Site Survey

**Wilmore & Company Surveying*
February 28, 2018
(970) 527-4200

Odelle Rd



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Recap

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Acre	Price per Sq.Ft.
10.04	437,342	\$1,250,000	124,502	\$2.86

- Near booming south Townsend Corridor with shopping and restaurants
- Zoned R-3 "Medium Density"
- Vacant and ready to build – single family or duplexes
- Level lot
- Lot size 10.04 acres (MOL)
- Utilities nearby
- Excellent visibility
- Currently no HOA's on property

Listing Price

\$1,250,000

Contact John Renfrow at (970) 249-5001

