

TBD Ogden Rd Lot 1

Montrose, Colorado 81401



VACANT LAND INFORMATION PACKET



*John Renfrow *Renfrow Realty*

Member of:



John Renfrow

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

www.RenfrowRealty.com

RMCRE NETWORK PARTNER

www.RMCRE.org

Executive Summary

EXCELLENT DEVELOPMENT POTENTIAL!

TBD Ogden Rd

Montrose, CO 81401

MLS # 801007



Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Acre	Price per Sq.Ft.
10.802	470,535	\$1,440,000	133,309	\$3.06

Take Advantage of This Ready-To-Develop Residential Land

10.802-acre (MOL) parcel zoned "R-3A" Medium High Density in the City of Montrose and is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences. 7.7 shares UVWUA irrigation water. Property is located on an established road, near the Bridges Golf Community. Strategically located less than .5 miles from South Townsend Avenue and the booming southern commercial corridor with major franchise shopping and dining establishments.

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



Contact John Renfrow at (970) 249-5001

www.RenfrowRealty.com



View From Above



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



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



Directions to Property

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

- ↑ 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)
1.1 mi
- ↙ Turn left onto Ogden Rd
0.2 mi
- ↻ At the traffic circle, continue straight to stay on
Ogden Rd
0.5 mi

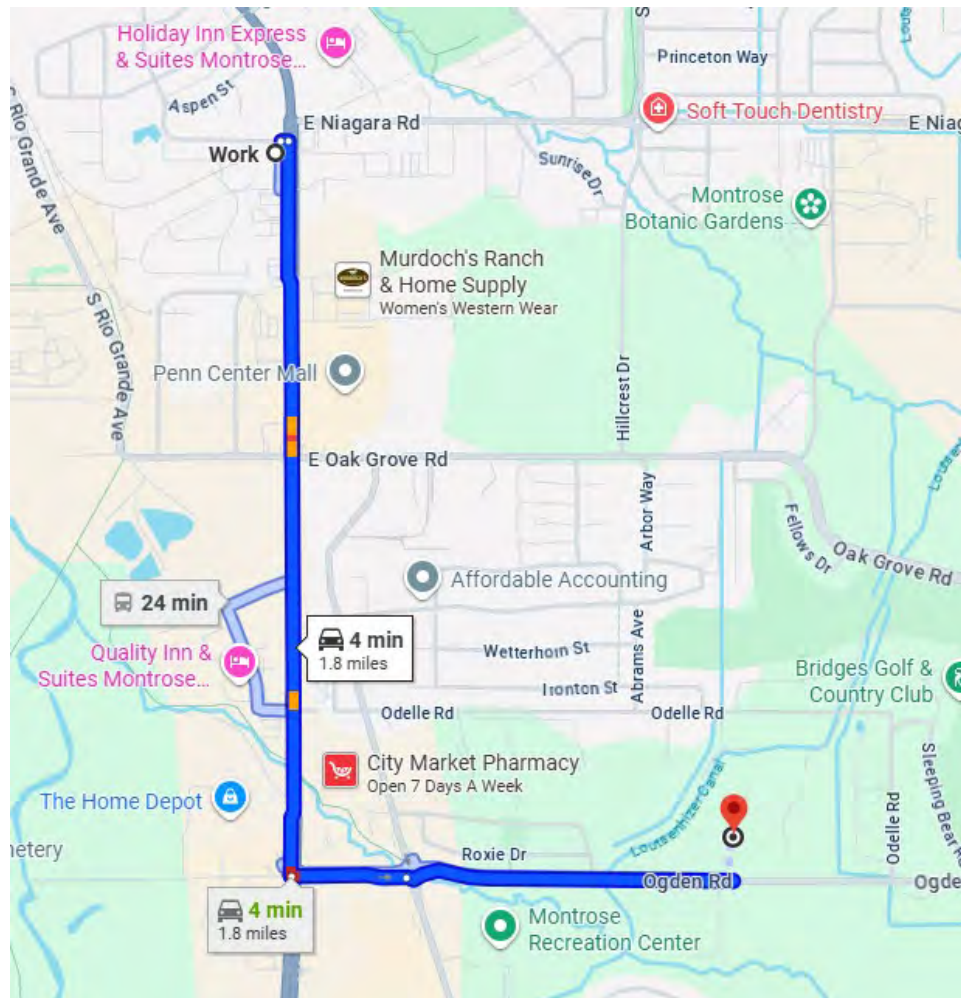


Photo from Google Maps



Montrose County Assessor Property Account Detail*

Account Detail

Account: R0015280

Owner Information

Owner Name EILTS ANGELA D

Legal Description

Parcel Number 3993-032-05-001

Legal Summary Subd: PARKS & WHEELER SUBD Lot: 1
S: 3 T: 48 R: 9

Estimated Tax Information

2025 (Estimated)	\$5,682.56
2024 (Actual)	\$5,027.36

Assessment Information

Actual (2025) \$292,000

Type	Actual	Acres
Land	\$292,000	10.802



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



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Photographs



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TBD Ogden Rd Lot 1
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
 - 3-phase power line on South side of Ogden Rd
- 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
 - 7.7 shares
 - \$400 per year (2026)
 - New owner will need to pay a \$250 transfer fee

PROPERTY SPECIFICS

Currently property has no HOA in place

ADDITIONAL DOCUMENTS

- City Ordinance No. 2640, 8/23/23
 - Zoning change from "R-2" Medium Density to "R-3A" High Density
- Mesa Surveying, Subdivision Plat
 - November 22, 1989

Ditch and headgate on
North side of property



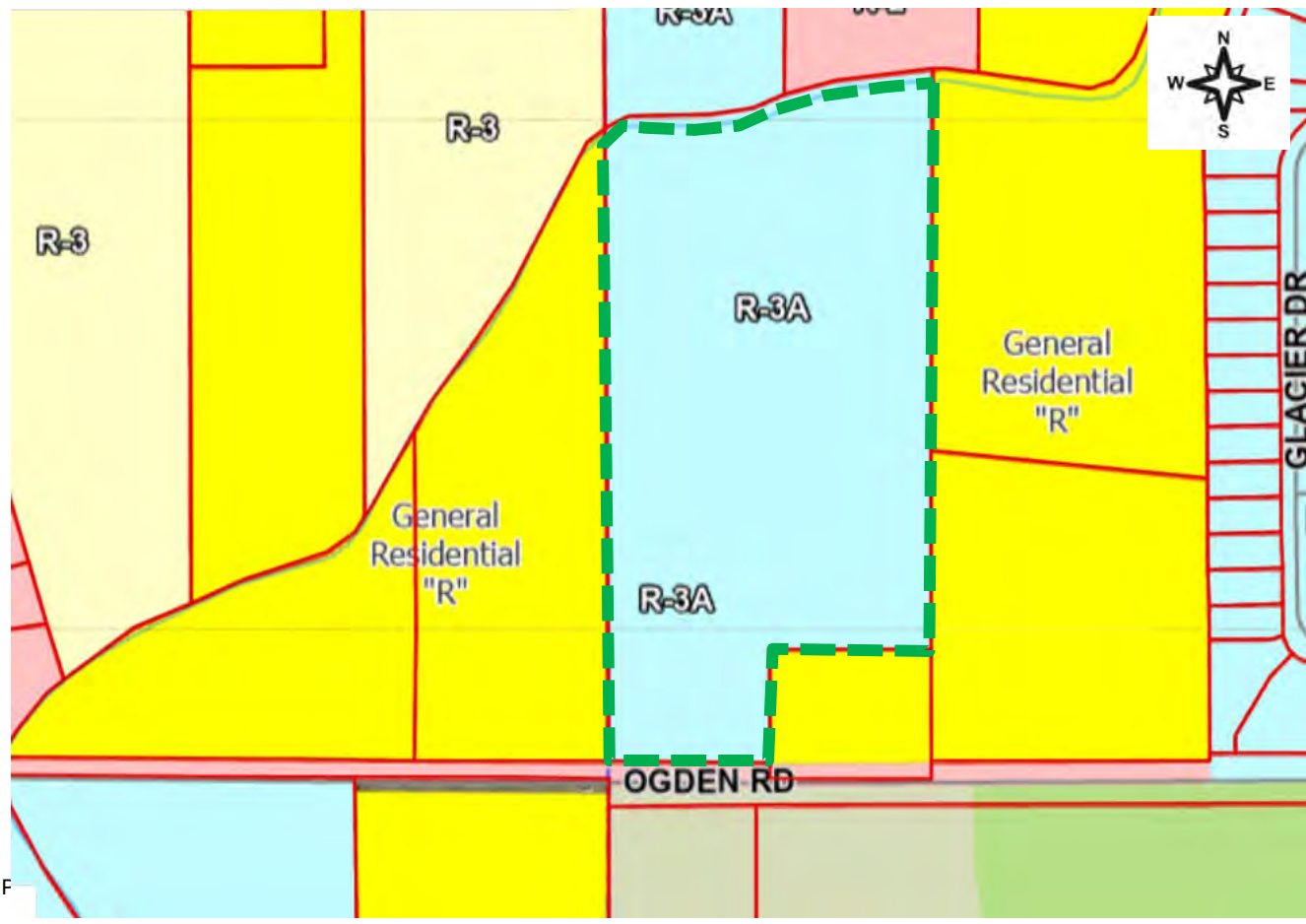
Subject property



3-phase power line



Zoning Map



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.)
- R-5, Low Den/MFD Housing Dist
- R-6, Med Den/MFD Housing Dist

--- Subject property Zoned "R-3A"- Medium High Density in the City of Montrose.

- Zoning breakdown for "R-3A" district is on the following page
- For more information, please the City of Montrose at (970) 240-1400



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*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									
Rental storage uits with a 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	
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
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 the City of Montrose for more information. (970) 240-1400**

* Taken from City of Montrose Zoning Regulations May 2023



Subject property is in booming South Corridor area, and is surrounded by many major businesses, including: MLS# 801007

Map of Vicinity

HOBBY LOBBY



MONTROSE REGIONAL HEALTH
Caring for you like family.

maurices

Famous Footwear
PETCO
Where the pets go.

Marshalls

ROSS

NATURAL GROCERS

SPORTSMAN'S WAREHOUSE



GOLDEN GATE PETROLEUM



QUALITY INN & SUITES



BIG TIRES



RENFROW REALTY



STARBUCKS



← Telluride 58 Miles

S Townsend Ave/Hwy 550

Woodgate Rd

DISCOUNT TIRE



Pahgre's
PIZZA • PASTA • SALADS

Rent-A-Center



Rec Center



City Market



Walgreens



KFC

BIG 5 SPORTING GOODS

HARBOR FREIGHT Office DEPOT



Holiday Inn Express & Suites



Rev N

Walmart

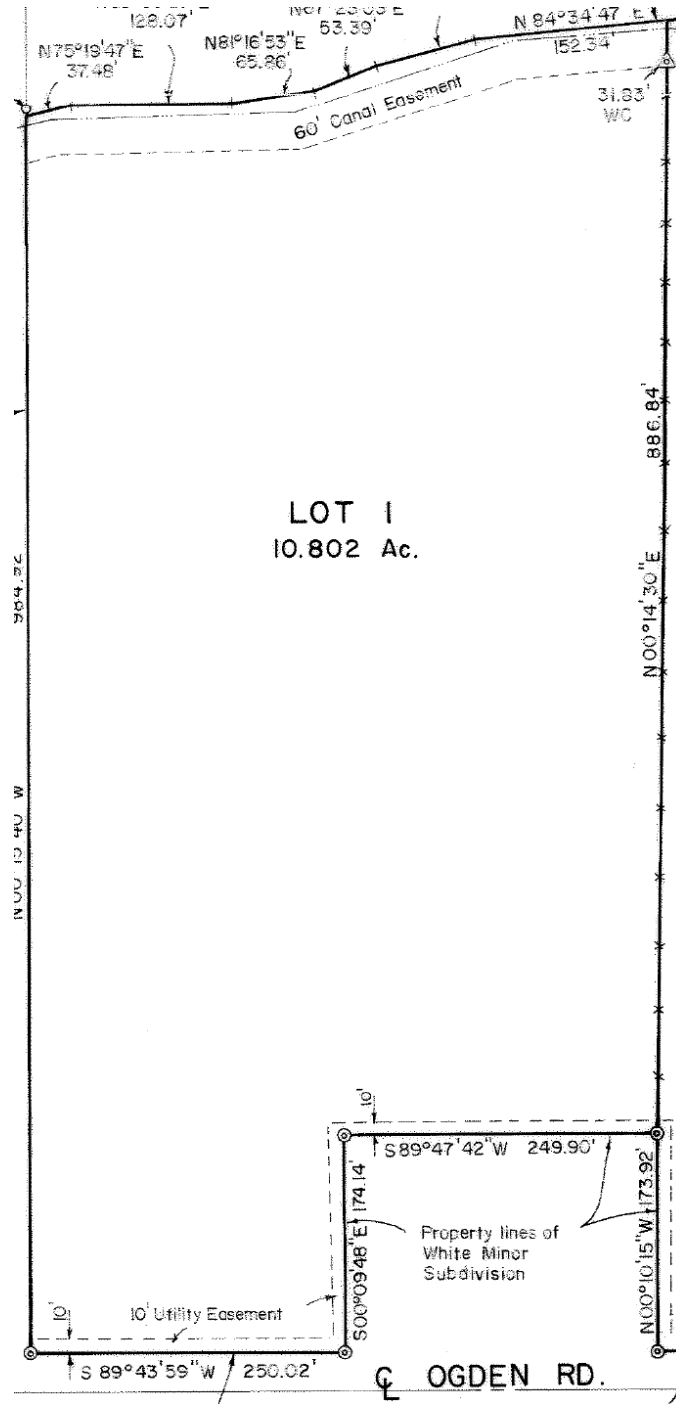
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Photo from Montrose County GIS/EagleView

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Montrose, Colorado

Survey



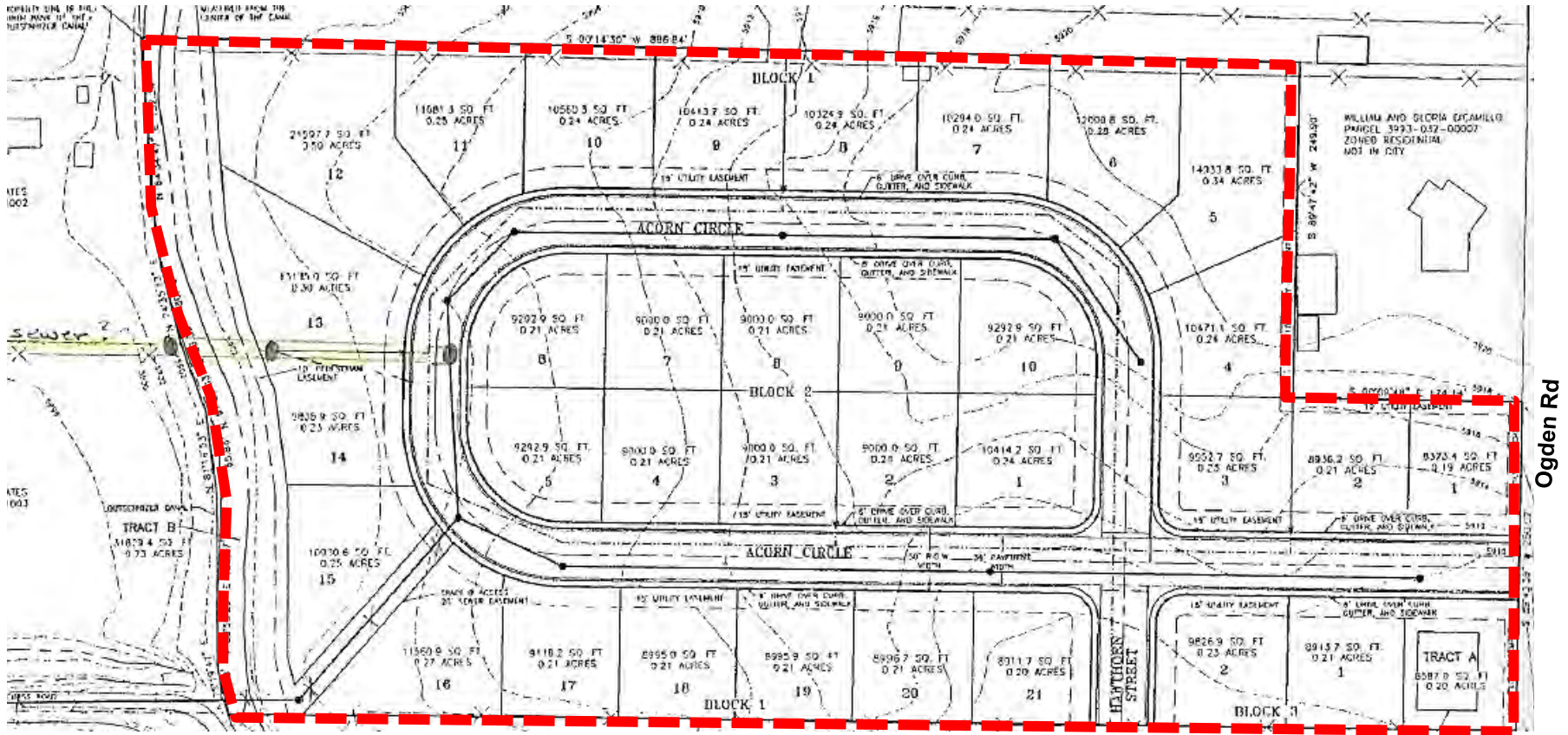
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Mesa Surveying
 (970) 240-9994
 November 22, 1989



*Potential Site Plan



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*Plan not currently approved by City of Montrose



Recap

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Acre	Price per Sq.Ft.
10.802	470,535	\$1,440,000	133,309	\$3.06

- Near booming South Townsend Corridor with shopping and restaurants
- Zoned "R-3A" Medium High Density in the City of Montrose
- Vacant and ready to build – single-family homes, duplexes or multifamily homes
- Close to Montrose Rec Center
- Level lot
- 10.802 acres (MOL)
- 7.7 shares irrigation water
- Utilities nearby
- Easily accessible
- Currently no HOA's on property

Listing Price

\$1.44M

Contact John Renfrow at (970) 249-5001

