

# Alpine Bank Business Park

TBD Woodgate Rd & Odelle Rd  
Montrose, CO 81401



## COMMERCIAL 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

**RARE COMMERCIAL LOT IN BOOMING  
SOUTH TOWNSEND CORRIDOR**

S Townsend/Hwy 550



Paved Street with Sidewalks

**TBD Woodgate Rd & Odelle Rd**  
**Montrose, CO**  
**MLS# 800756**

| MLS#   | Acre (MOL) | SqFt (MOL) | Listing Price | \$/SqFt |
|--------|------------|------------|---------------|---------|
| 800756 | 1.22       | 53,176     | \$774,888     | \$14.57 |

**Commercial Lot Ready for Development in Highly Desirable Location**

Property is situated one block East of S Townsend Ave/S Hwy 550 with 28,000+ daily vehicles. 1.22 acre (MOL) lot has easy accessibility and visibility from Woodgate and Odelle Rds. This property is part of The Alpine Bank Business Park, a well-established complex consisting of a variety of major retail and dining establishments. Surrounding businesses include City Market, Denny's, Starbucks, Qdoba, McDonalds, Quality Inn & Suites, and Alpine Bank. Zoned B-2 Highway Commercial in the City of Montrose, this district is intended as a shopping and business center for the City and surrounding area. All utilities are available and to the lot. Take advantage of shaping the future of Montrose's South Corridor commerce!

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

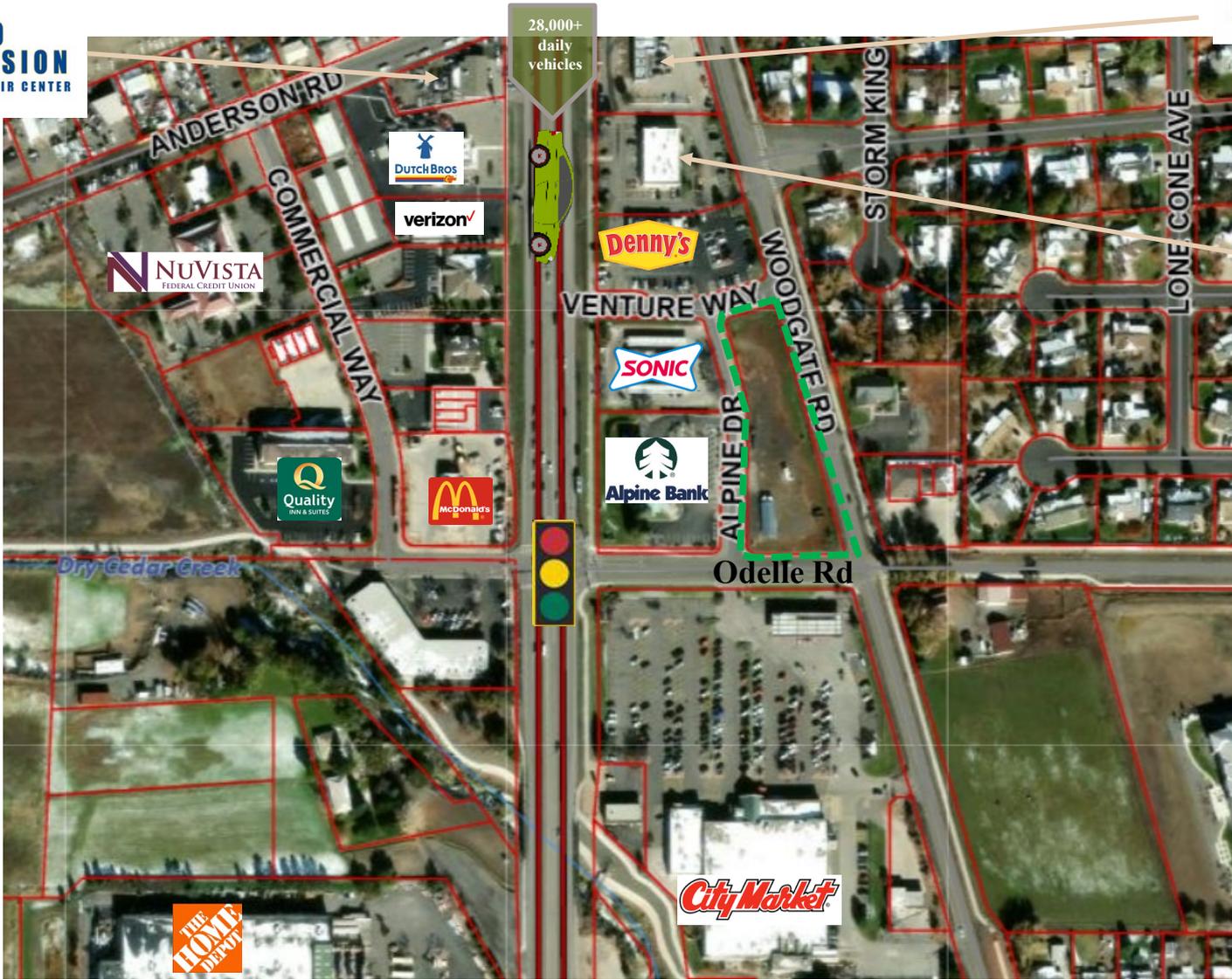
John Renfrow/Renfrow Realty  
 (970) 249-5001 / (970) 874-1500

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

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



# Aerial View



--- Subject Property

Photo taken from Montrose County Eagleview/GIS  
Boundaries are approximate and should be verified



TBD Woodgate Rd & Odelle Rd  
Montrose, Colorado

# Directions to Property

## Starting from Renfrow Realty

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

### Renfrow Realty

1832 S Townsend Ave, Montrose, CO 81401

↑ Head south on S Townsend Ave toward Montrose Dr

📍 Pass by Taco Bell (on the right)

0.7 mi

↩ Turn left onto Venture Way

282 ft

↪ Turn right onto Alpine Dr

📍 Destination will be on the left

194 ft

Montrose  
Colorado



Property Pin:  
Directions via Google Maps

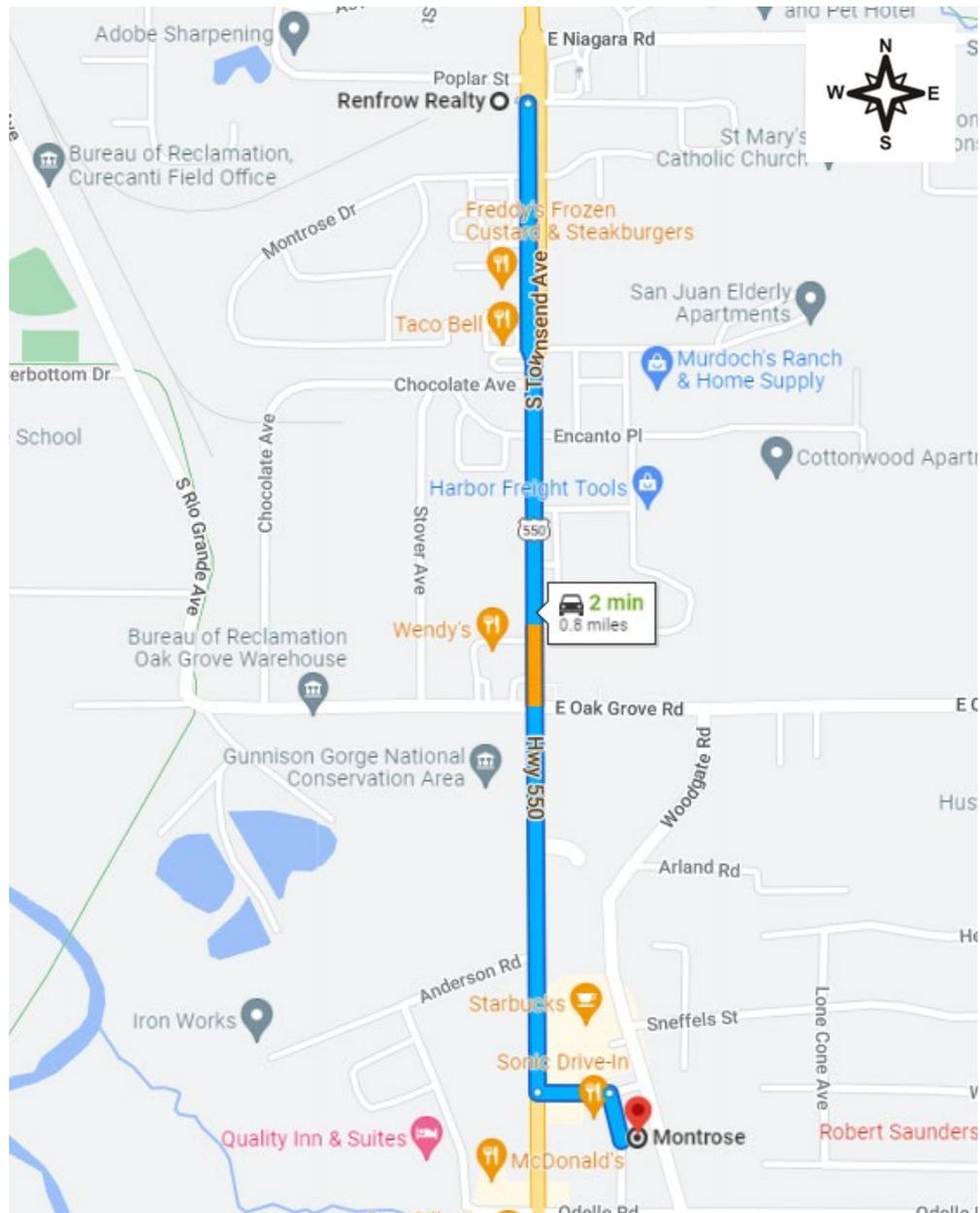


Photo taken from Google Maps

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.



# Montrose County Assessor Property Account Detail\*

## Account Detail

Account: R0060236

### Estimated Tax Information

**2025\*** \$12,741.68  
\*Estimated

### Assessment Information

**Actual (2023)** \$654,700  
**Assessed** \$176,770

| Type | Actual    | Assessed  | SQFT    |
|------|-----------|-----------|---------|
| Land | \$654,700 | \$176,770 | 53176.0 |

### Legal Description

**Parcel Number** 3993-042-20-006  
**Legal Summary** Subd: ALPINE BANK  
BUSINESS PARK Lot: 6 S: 4 T: 48 R: 9



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



John Renfrow/Renfrow Realty  
(970) 249-5001 / (970) 874-1500  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



# Photographs

**Facing South**



**Facing North**



**Roads, curbs, gutters and fire hydrants installed**



**Woodgate Rd looking North**



**Woodgate Rd looking South**



John Renfrow/Renfrow Realty  
(970) 249-5001 / (970) 874-1500  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



# General Information

## UTILITIES

- Water/Sewer/Trash - City of Montrose (970) 240-1400
  - Water & sewer taps are available, not installed. For information on tap costs contact Archie Byers (970) 240-1437
- Natural Gas - Black Hills Energy (800) 563-0012
  - Available not installed
- Electricity - DMEA (970) 249-4572
  - Available not installed
- Irrigation – UVWUA (970) 249-3813
  - Paid through HOA/fees TBD
- Fiber Available - Clearnetworx (970) 240-6600 (Available not installed)  
Elevate (970) 240-6873 (Available not installed)



## OTHER DOCS AVAILABLE

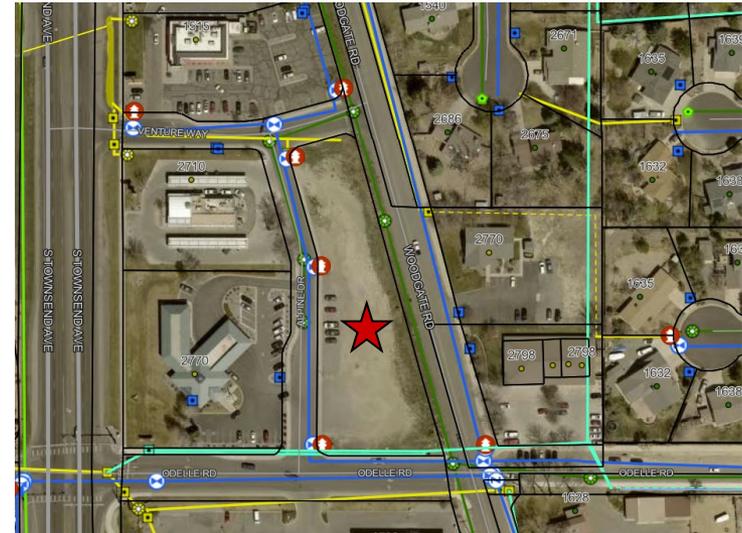
### Geological Study

- Lambert & Associates
- (970) 249-2154
- April 6, 1999

### Water Wheel HOA

- HOA/TBD
- 2023 fees/TBD

### City of Montrose Utility Map



- ★ **Subject Property**
- **City of Montrose Water Lines**
- ⊕ **Water Butterfly value**
- ⊖ **Meter pit**
- **City of Montrose Sewer Line**
- ⊗ **City of Montrose Manholes**
- **Irrigation Line**

## PROPERTY SPECIFICS

Alpine Bank CC&R's available upon request

- No bank or financial institutions
- No fast food serving primarily hamburgers
- No family restaurants
- No veterinary clinics
- No tire stores
- No adult entertainment, clubs or adult bookstores
- No drycleaners



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.



# Montrose County 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

Photo taken from Montrose County Eagleview/GIS

**--- Subject Property zoned "B-2" Highway Commercial**

\*Boundaries are approximate and should be verified

Zoning regulations for "B-2" on the following pages

- Contact William Reis with the City of Montrose (970) 240-1475 for more information



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

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



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

| LEGEND:ZONING DISTRICTS        |
|--------------------------------|
| OR: Office-Residential         |
| P: Public                      |
| B-1: Central Business          |
| <b>B-2: Highway Commercial</b> |
| 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=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)**

**\*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](mailto:wreis@cityofmontrose.org)**

**\* 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>B-2: Highway Commercial</b> |
| 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               |

| 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)**

**\*\*[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)**

**\*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](mailto:wreis@cityofmontrose.org)**

\* Taken from City of Montrose Zoning Regulations May 2023



John Renfrow/Renfrow Realty  
 (970) 249-5001 / (970) 874-1500  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



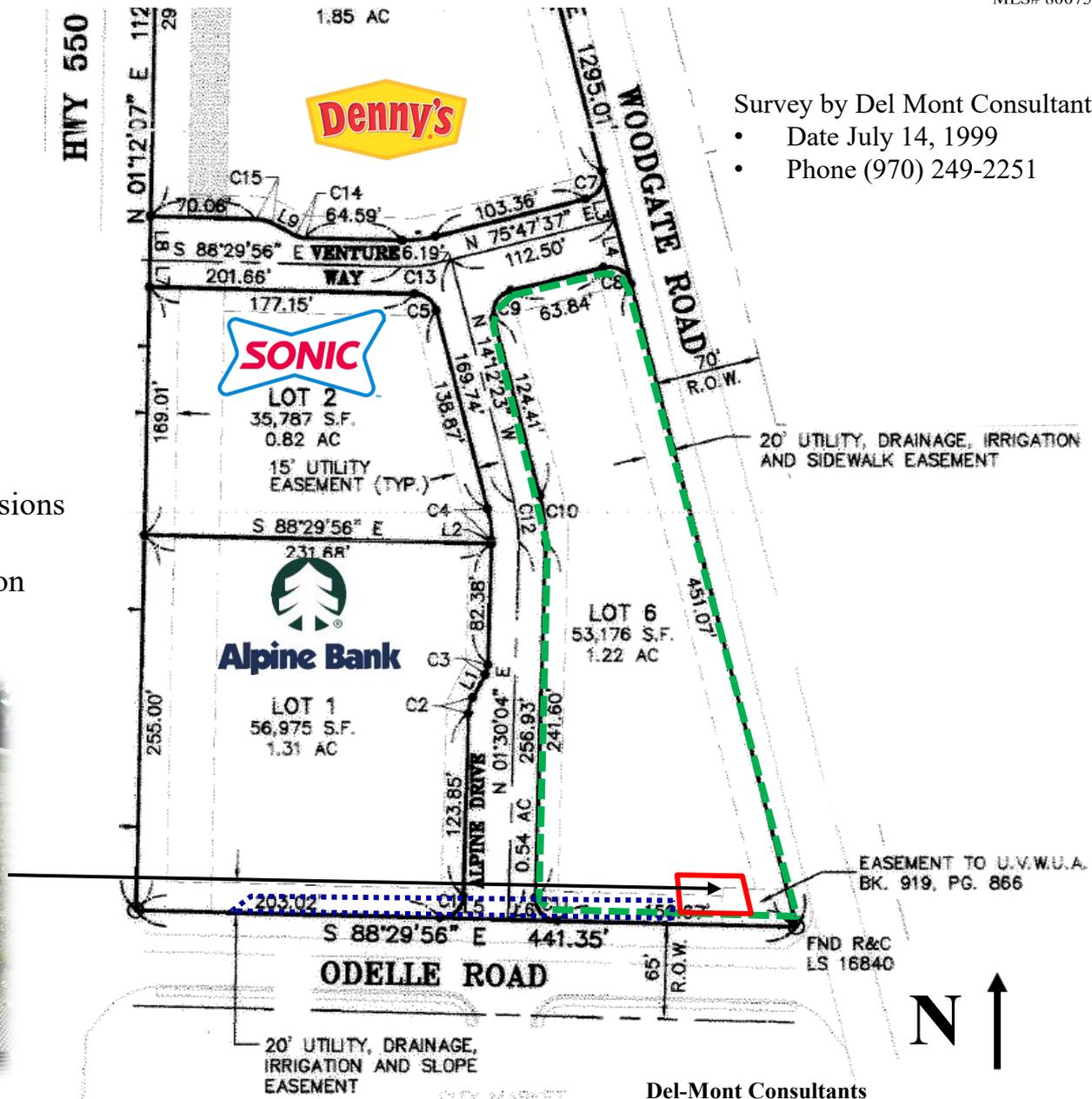
# Alpine Bank Business Park Plat and UVWUA Information

--- Subject Property

## UVWUA Information

— Splitter box & culvert extensions

..... 20' utility, drainage, irrigation and slope easement



Survey by Del Mont Consultant

- Date July 14, 1999
- Phone (970) 249-2251

Del-Mont Consultants  
(970) 249-2251  
July 14, 1999



All graphic should be verified

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.

# Vicinity Map

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

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



John Renfrow/Renfrow Realty  
(970) 249-5001 / (970) 874-1500  
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)



# Recap

| MLS#   | Acre (MOL) | SqFt (MOL) | Listing Price | \$/SqFt |
|--------|------------|------------|---------------|---------|
| 800756 | 1.22       | 53,176     | \$774,888     | \$14.57 |

- 1.22-acre (MOL) Level lot ready for development in booming S Townsend Corridor with 28,000+ daily vehicles
- Great visibility and easily accessed from Woodgate Rd and Odelle Rd
- Close to Montrose's main retail hub with stores to include Walmart, Home Depot, Hobby Lobby, Natural Grocers, Chilis and Applebee's
- All utilities are to lot
- Located in well-established Alpine Bank Business Park
- Streets, gutters and a fire hydrants in place
- Zoned B-2 in the City of Montrose

## Listing Price:

# \$774,888

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

