

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

Member of:



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

www.RenfrowRealty.com

RMCRE NETWORK PARTNER
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	\$1,475,000	31,564	\$0.72

TBD Hwy 50/Iron Horse Dr
Montrose, CO 81401



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.



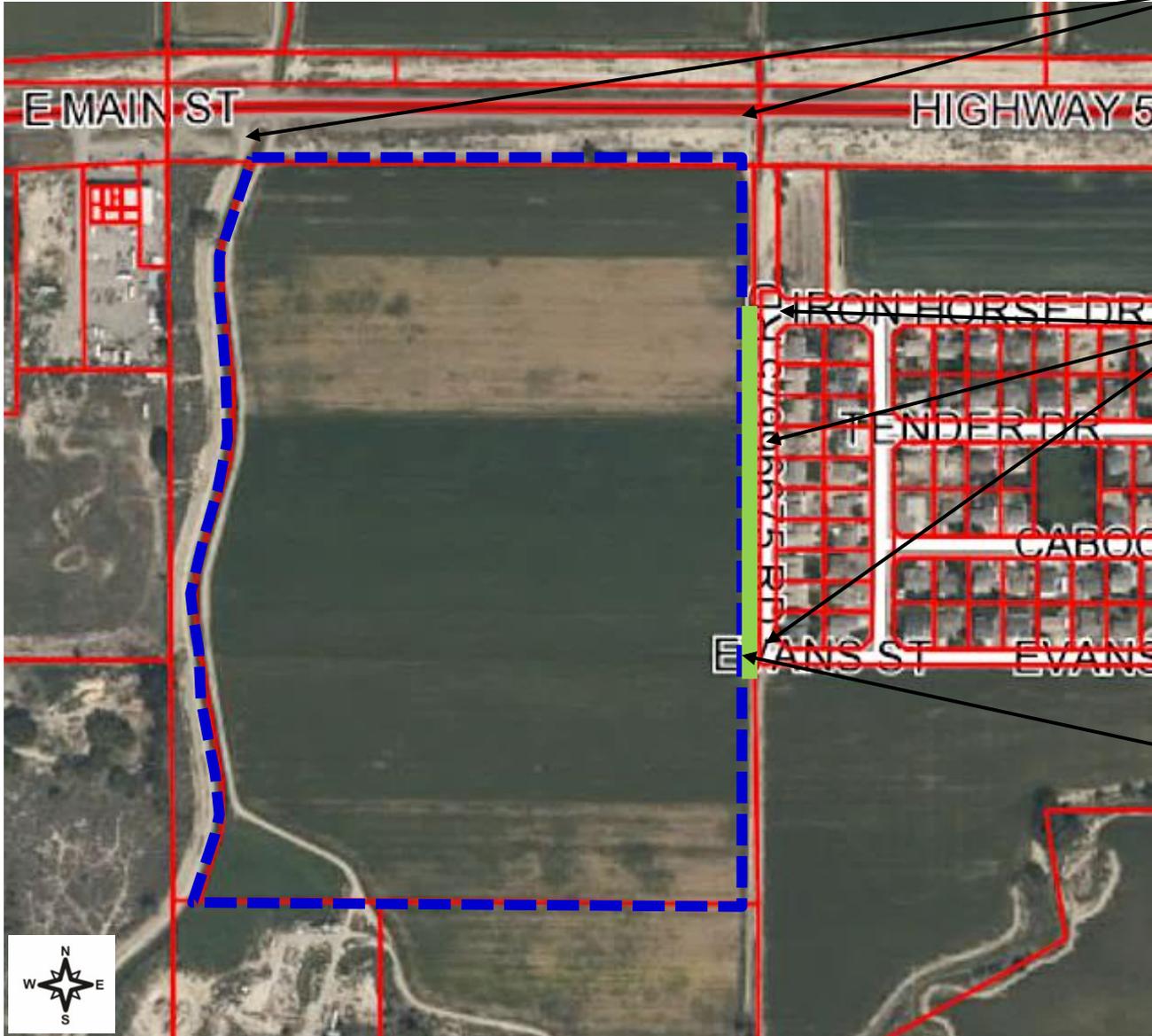
Contact John Renfrow at (970) 249-5001

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



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
(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

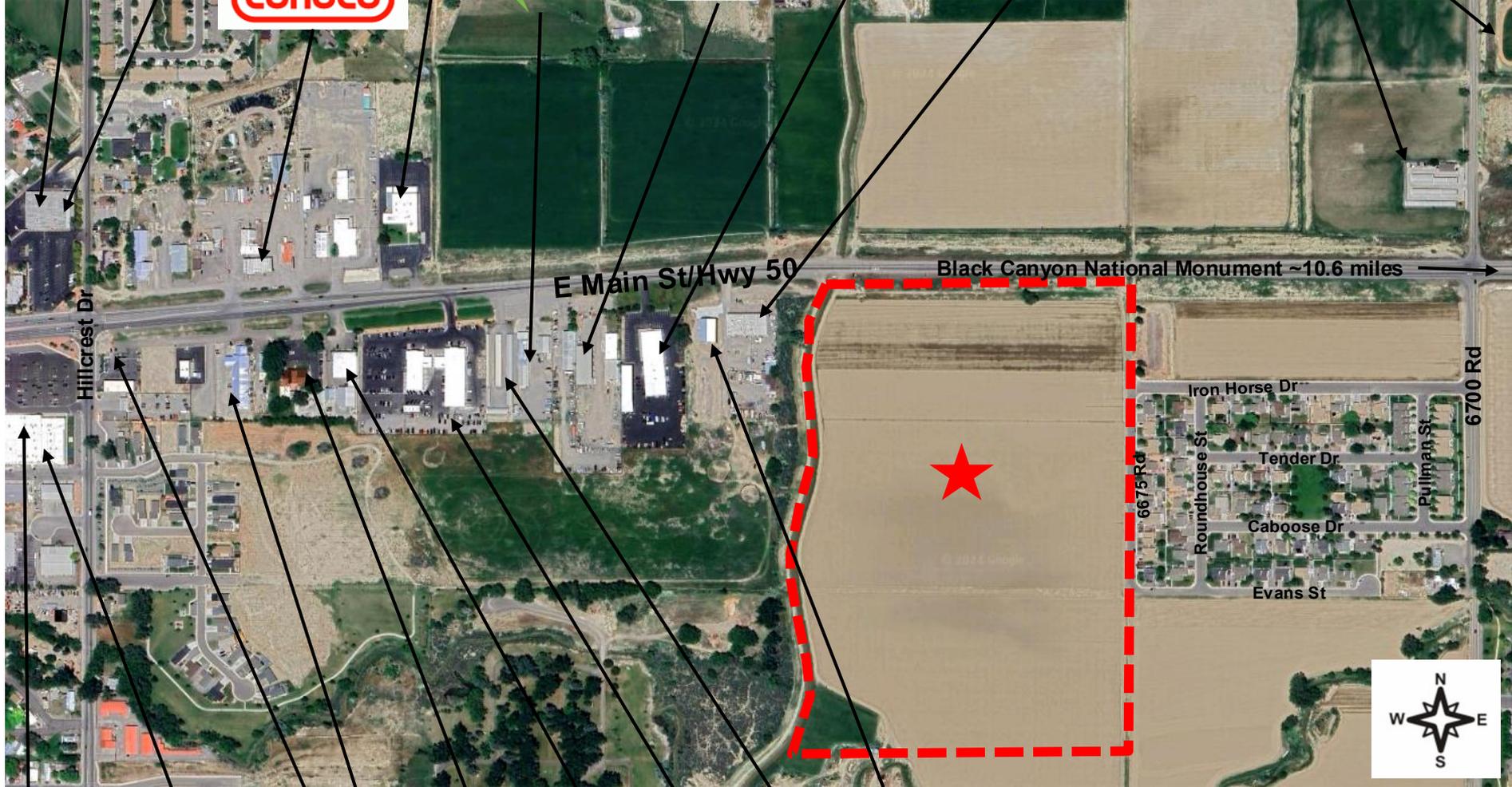
Photo from Montrose County GIS/EagleView

--- Subject Property

(Boundaries are approximate and should be verified)

Aerial Map

TBD Hwy 50/ Iron Horse Dr
Montrose, Colorado



E Main St/Hwy 50

Black Canyon National Monument ~10.6 miles



Iron Horse Dr
Tender Dr
Caboose Dr
Evans St
Roundhouse St
Pullman St
6675 Rd
6700 Rd



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)

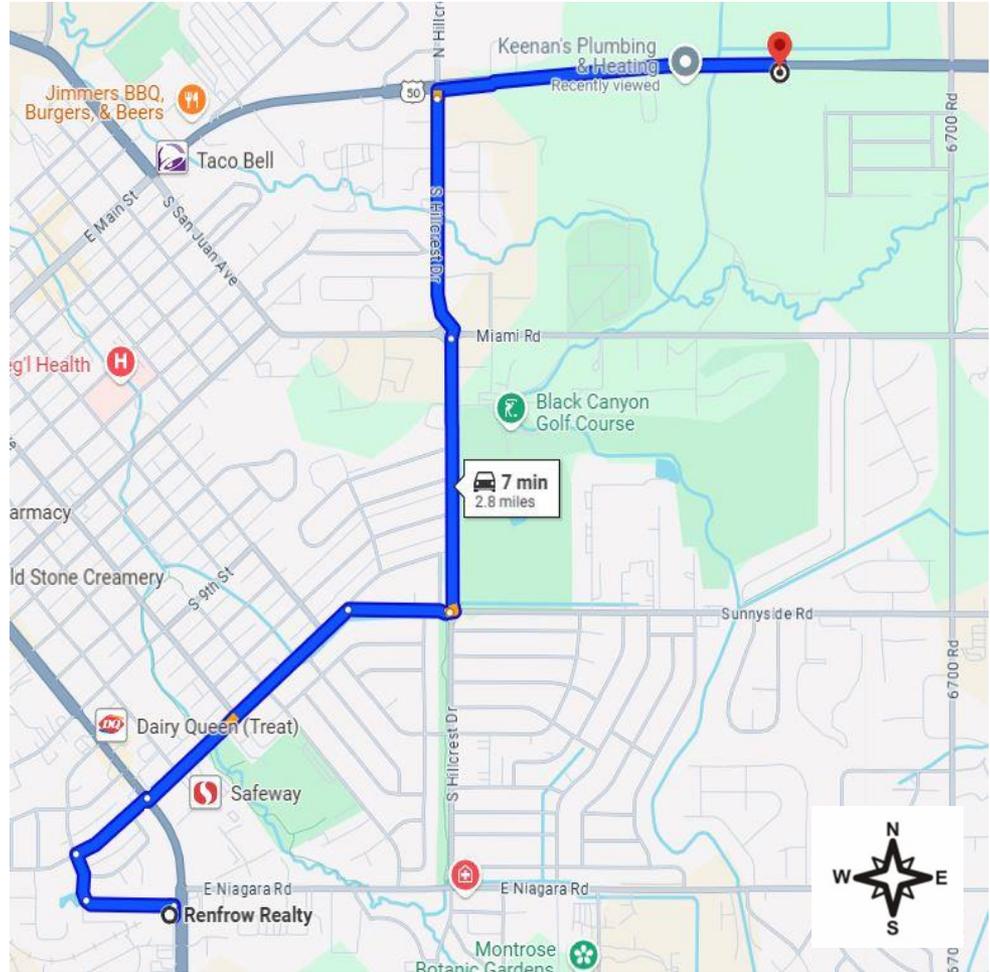


via S Hillcrest Dr
7 min without traffic

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

Photo from Google Maps



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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0023544

Owner Information

Owner Name MONTROSE FLIFLET HWY 50
PROPERTY LLC

Tax Information

2025 \$716.20

Lower property tax due to agriculture exemption (2025)

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: UWWUA (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



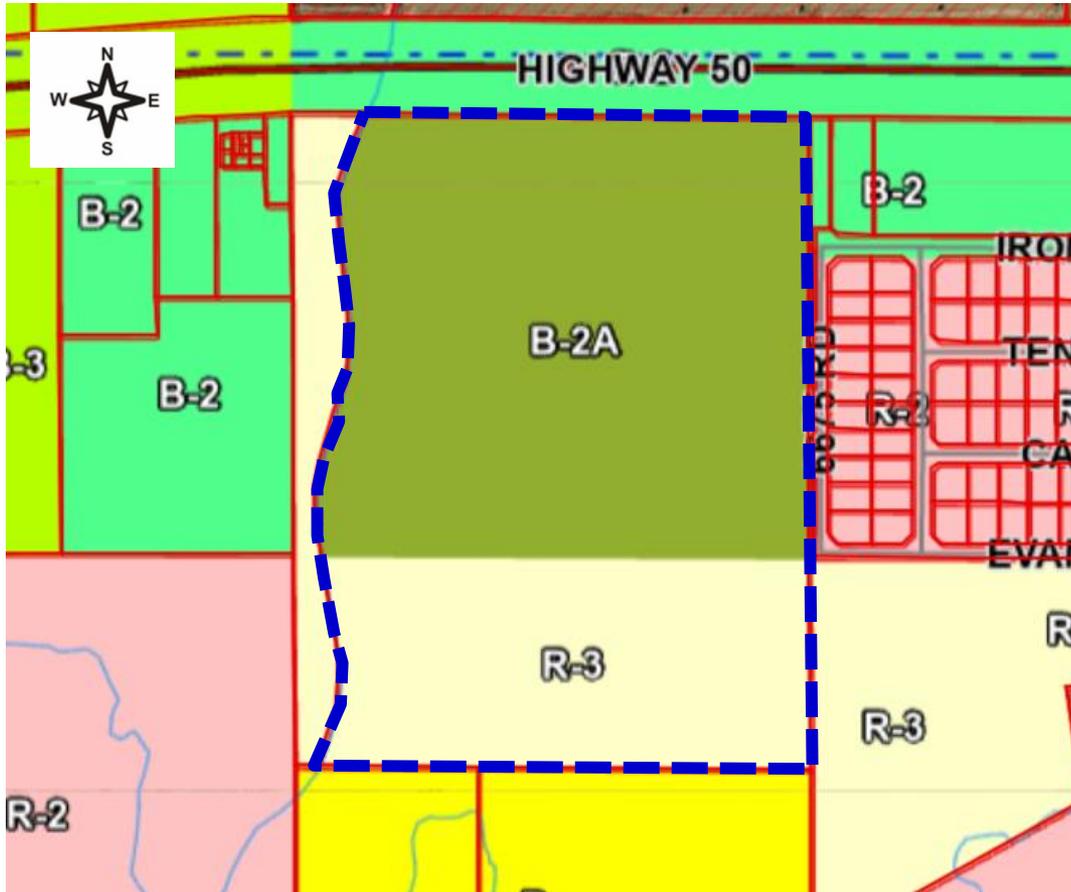
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Zoning Map



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

- 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

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.)

*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=PTIICOOR_TITXILADER_E_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**

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
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**

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*** Taken from City of Montrose Zoning Regulations May 2023**



*Zoning Breakdown Table-R-3

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

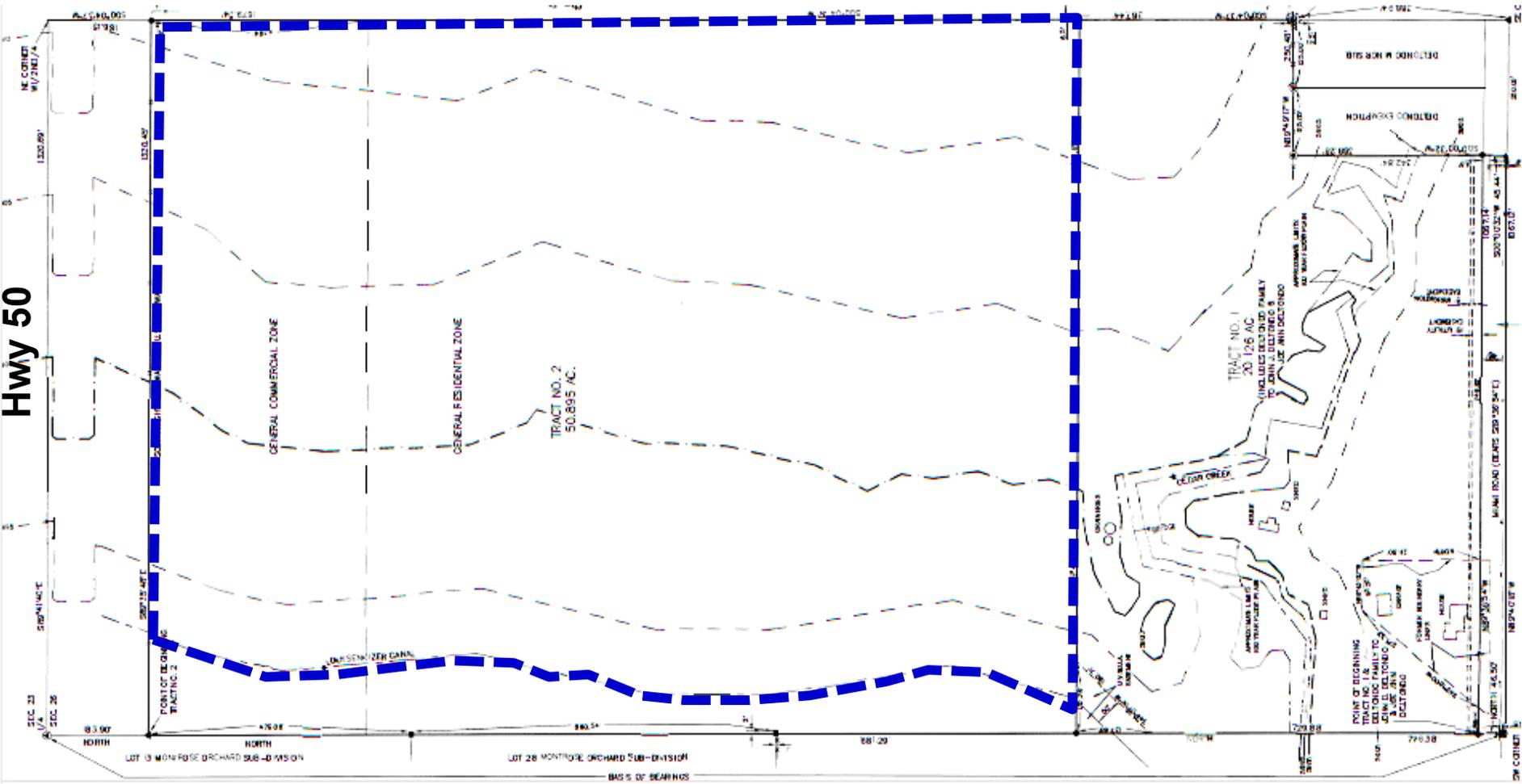
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*** Taken from City of Montrose Zoning Regulations
May 2023**

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(970) 240-1400**

Survey



Hwy 50



Mesa Surveying
 (970) 240-9994
 June 1, 1999

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Utility Map

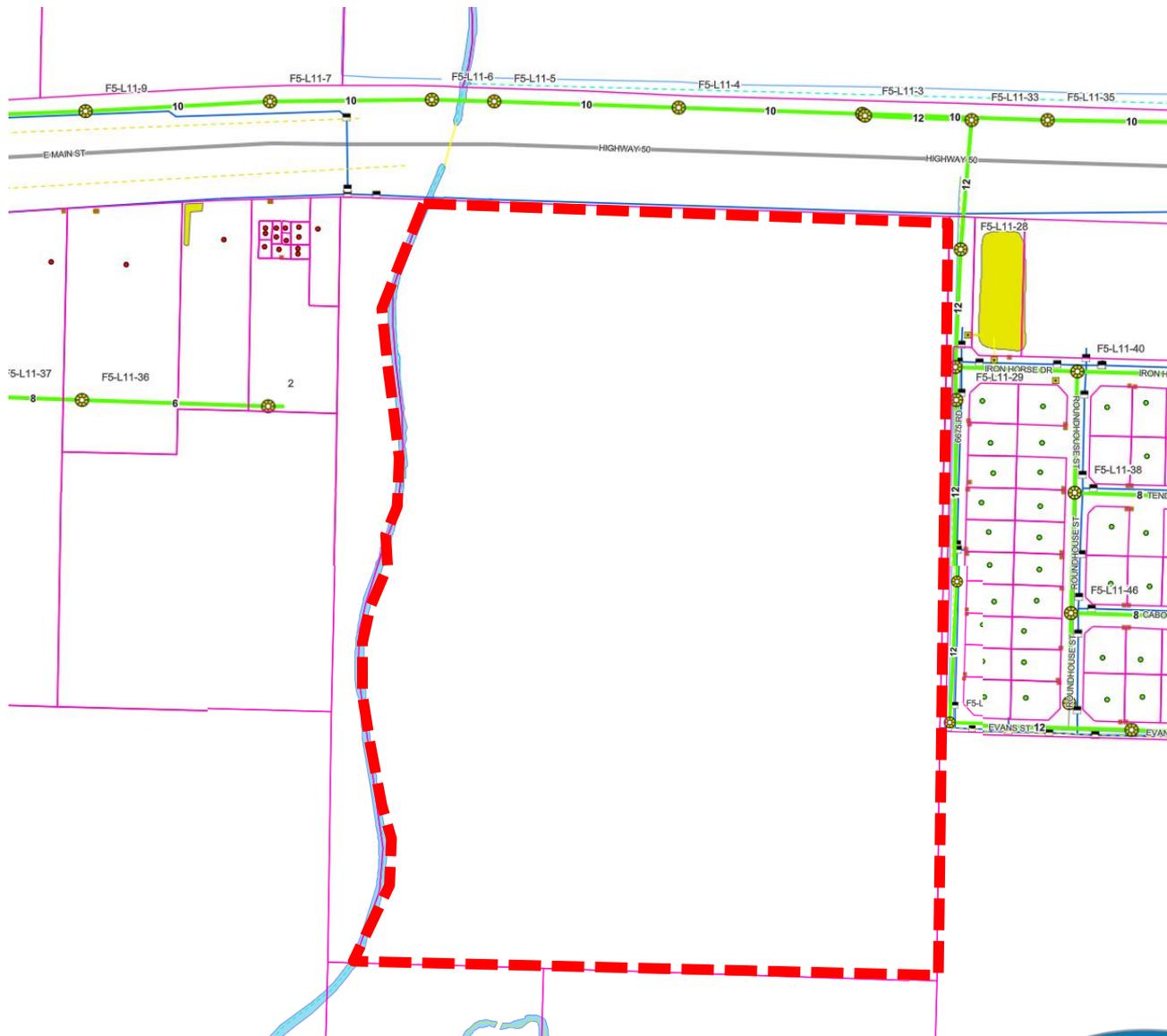
Parcels



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

Subject Property

(Boundaries are approximate and should be verified)



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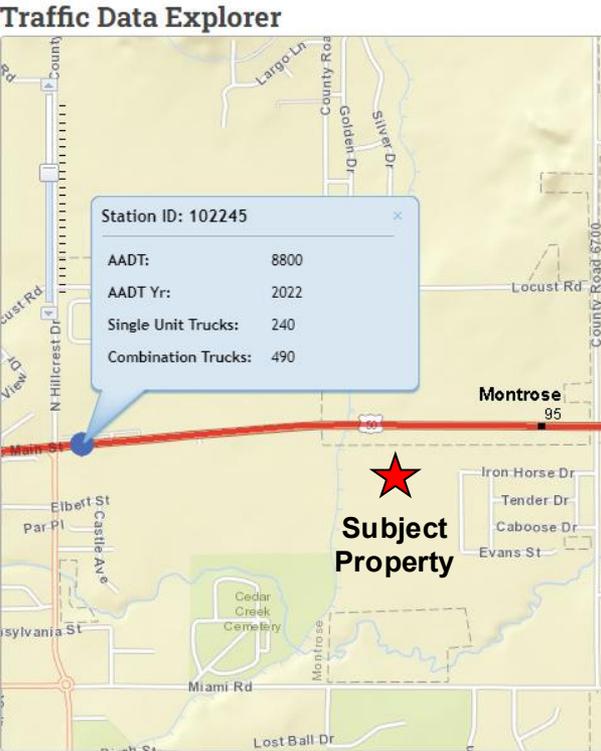


Colorado Department of Transportation (CDOT) Traffic Count*



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.

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Acre	Price per Sq.Ft.
46.73	2,035,559	\$1,475,000	31,564	\$0.72

- ~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
\$1,475,000

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