

TBD G / 1800 Road, Delta CO



Development Vacant Land Property Information Packet



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

www.RenfrowRealty.com

Information deemed reliable, but not guaranteed and should be verified

Member of:



RMCRE NETWORK PARTNER

www.RMCRE.org

Property Executive Summary

TBD G Road Delta, Colorado

Acres (MOL)	Lots	Price	\$/Acre	\$/Lot
14.99	61	\$999,888	\$66,703.67	\$16,392

Turn-Key Development Opportunity

Located approximately two miles East of downtown Delta this ~14.99 acres residential development parcel has incredible potential. Just inside the City limits, the property allows for close access to the County's largest commercial hub, which includes Walmart, Safeway, and AutoZone; and is minutes from The Delta Memorial Hospital. Zoned Residential "R-1" the land includes a site plan, approved by Delta City Planning Dept., in March of 2025. The plan provides the details for development of approximately 61 lots. A copy is available upon request. The owner is willing to be creative with purchase options; including owner-carry, or potential development partnership.

Total development is ~14.99 Acres which includes ~12.06 acres of developable lots and ~2.93 Acres of park and detention ponds; roadways have already been dedicated to the City of Delta. All engineering and city approvals to start construction have been completed.

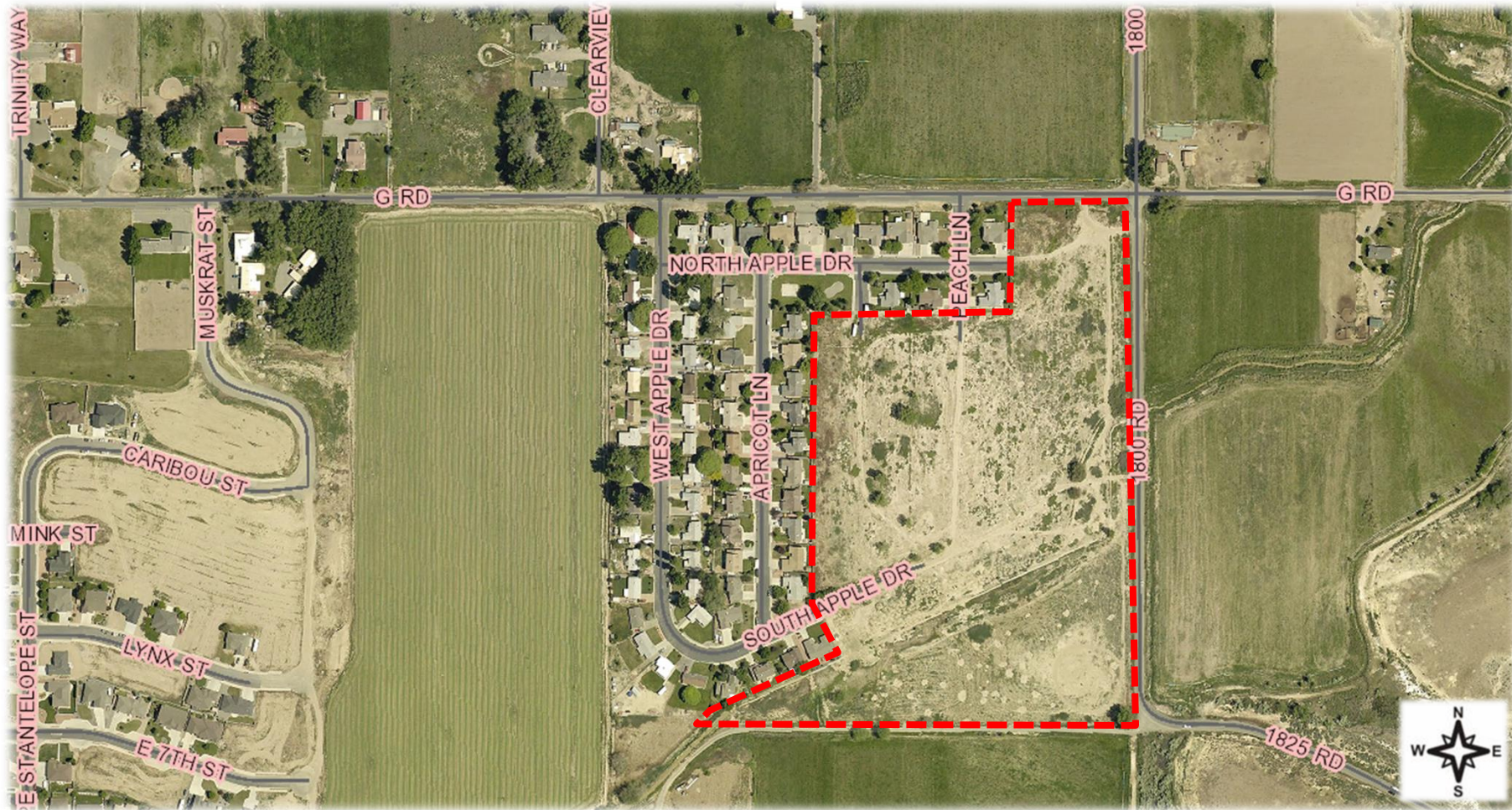


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View From Above



Photos from Delta County Colorado GIS

--- Subject property

Per approved site plan, the roads are owned and maintained by the City of Delta

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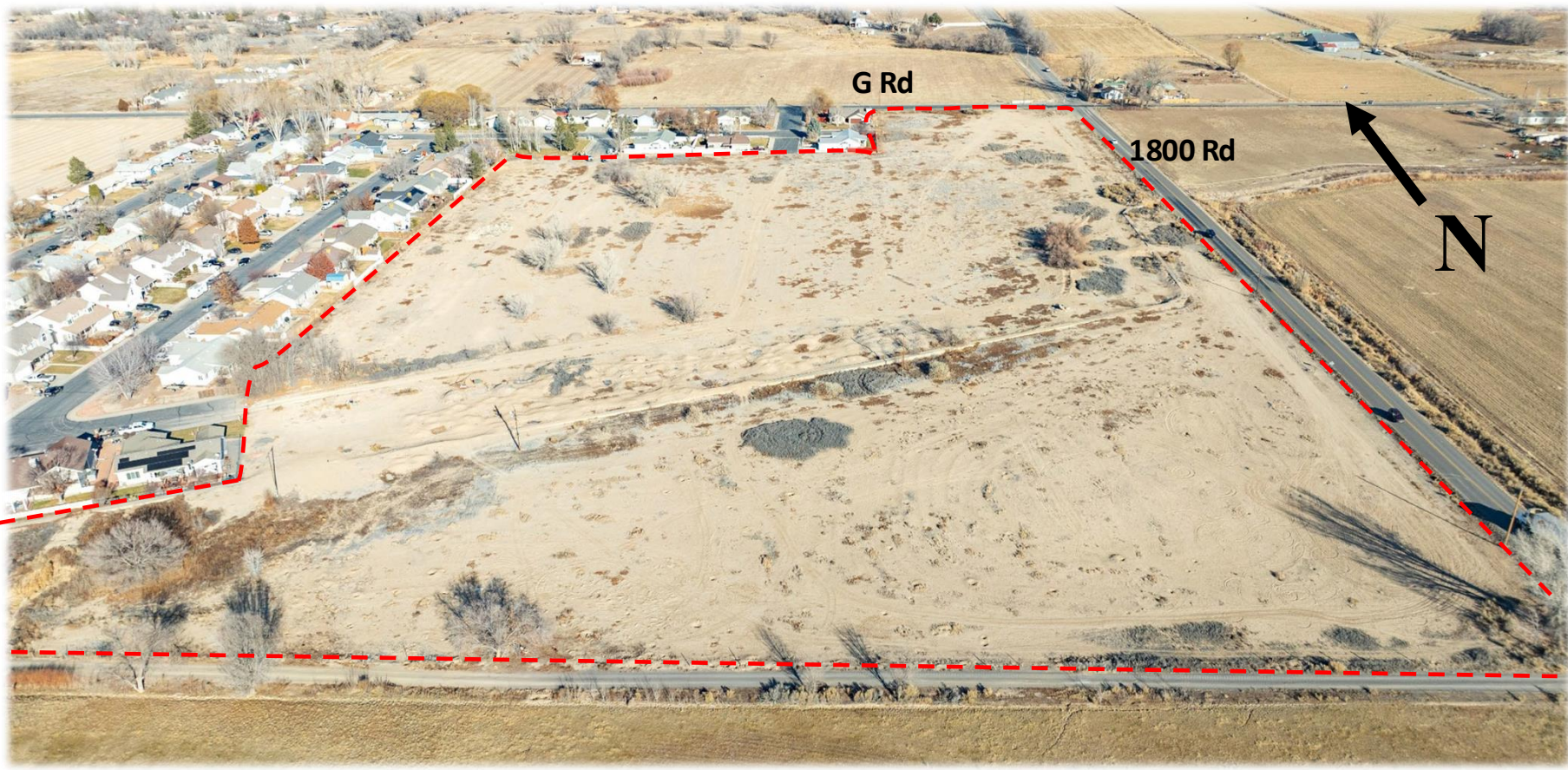
(Boundaries are approximate and should be verified)

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Aerial Photo



--- Approximate Property Boundary



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Directions to Property

- Starting from Delta Area Chamber of Commerce
 - 301 Main St, Delta, CO 81416



↑ Head east on W 3rd St toward Main St

1.6 mi

↘ Turn right onto Hartig Dr

0.2 mi

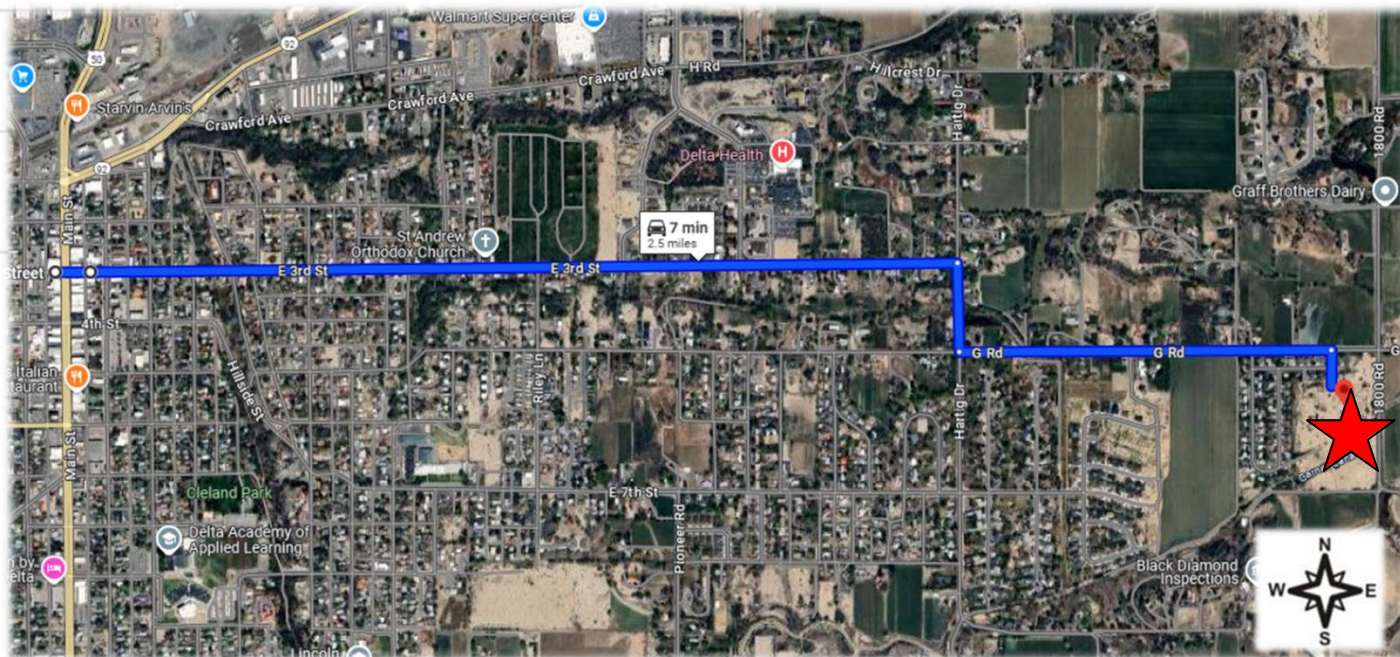
↙ Turn left onto G Rd

0.7 mi

↘ Turn right onto Peach Ln

338 ft

*Property Location Pin:
Directions Via Google Maps*



Delta
Colorado 81416

Photo from Google Maps

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Property Account Detail

Account Detail

Account: R012756

Owner Information

Owner Name: DELTA LOTS LLC

Legal Description

Parcel Number: 345520100200

Tax Information

2024 \$1,523.32

Assessment Information

Actual (2025) \$82,500

Assessed (Land) \$23,018

Type	Actual	Assessed	Acres
Land	\$82,500	\$23,018	25.04

Legal Summary*: G RD DELTA 81416 S: 20 T: 15S R: 95W
Subdivision: RURAL AREA TOTAL AC 25.04+- SEC 20 T15S
R95W 6PM NE4NE4SEC 20 LESS 7.6 A IN SUB (LTS 1-30)
REST TO BE TAKENOUT IN PHASES INCLUDES PARKS
EXCLUDES ROADS BK 437 PG 24 BK 467 PG 441 BK 481 PG
580 BK 524 PGS 201 & 202 BK 561 PG 22 BK 713 PG 505 BK
722 PGS 200 & 201 LESS 6.39AC+- IN SUBD (LTS 31 THRU
61 & 83 THRU 87) BK 739 PG 196 BK 747 PG 592 ANNEX BK
21 PGS 23 & 24 BK 853 PG 566 R-689237-AS R-689238 R-
689239-AS R-744489 R747420 SOA R71456-USA R754265-
SOA R754269 R754270-LTRS R754271-DC/SUPP R754273
R754274 R754266

**This legal description may differ from the final
legal description provided by Title Company*

Acreege includes roads, lots and open space



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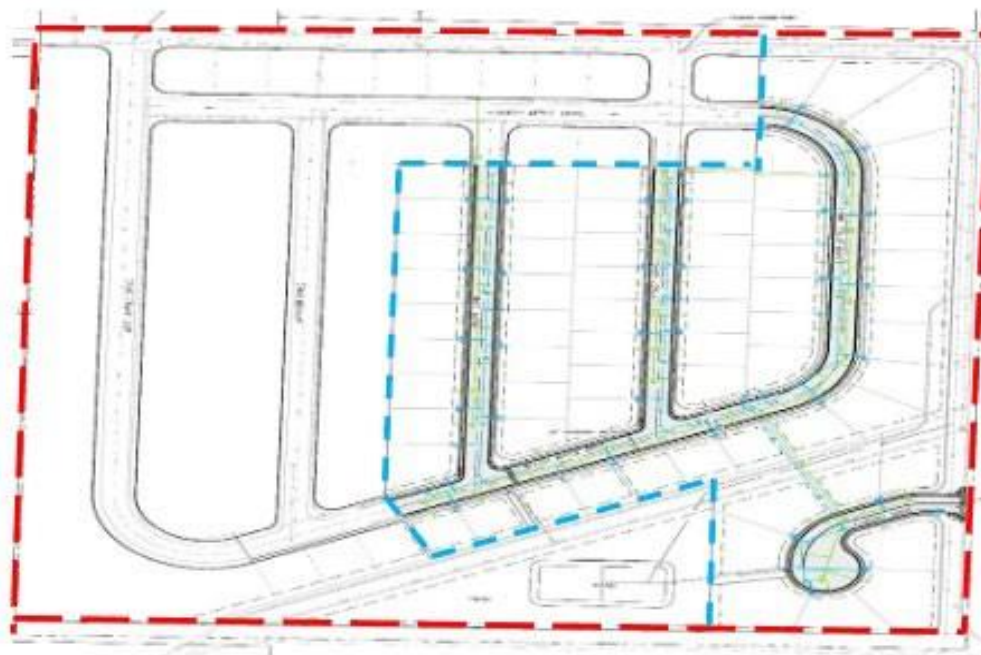
Property Photos



Utility General Information

Utilities listed below are available but not installed.

- Water: City of Delta (970) 874-7566
- Sewer: City of Delta (970) 874-7566
- Electricity: DMEA (877) 687-3632
- Gas: Black Hills Energy (800) 563-0012
- Internet: Elevate Fiber (844) 386-8744
- Water Shares: UVWUA (970) 249-3813
 - 37.9 shares are included, for the entire Orchard Estates Subdivision
 - Allocated number of shares for subject property is to be determined
 - Water shares are currently managed by the Orchard Estates Subdivision HOA



LEGEND

- W — PROPOSED WATER LINE
- SS — PROPOSED SANITARY SEWER LINE
- ⊗ PROPOSED SANITARY SEWER MANHOLE
- ⊗ PROPOSED WATER METER
- ↔ PROPOSED WATER VALVE
- ▲ PROPOSED WATER THRUST BLOCK
- - - Orchard Estates Subdivision
- - - Subject Property

Plan shown is from the Site Development Plan, which is available upon request

Plan Note: Boundaries are approximate, and should be verified

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Property General Information

Property Specifics

- Original Orchard Estates Subdivision Plat is dated 1980 (Expired).
- 1998 property was annexed into the City Of Delta.
- An updated Subdivision Development plan was approved in March of 2025. The document includes engineering plans with street and utility specifications for the following:
 - Drainage Plan for storm water management up to 100 year flood events.
 - Overall Utility Plan, which includes details for Water lines, Sewer, Natural gas and utility cables
 - Road plans and profiles, including grading and compaction schedules.
- Irrigation water is delivered to the property by UVWUA. Distribution will be determined by the developer.

Orchard Estates HOA information available:

1. Orchard Estates HOA documents
 - CC&Rs, which include the bylaws and policies.
 - Highlights – One single family dwelling, No Mobile homes; Any dwellings shall be over 900ft².
 - HOA contacts: Angela Gates, 970-874-3253

Documents Available Upon Request

1. City of Delta planning dept. subdivision Development plan, 12/17/24
2. Engineer's Site Development Plan – Del Mont Consultants, 3/17/25
3. Orchard Estates Drainage Report – Del Mont Consultants, 3/18/25
4. City of Delta 2025 Utility Rates
5. Geotechnical & Geologic Hazards Investigation – Huddleston-Berry Engineering & Testing, 3/14/25



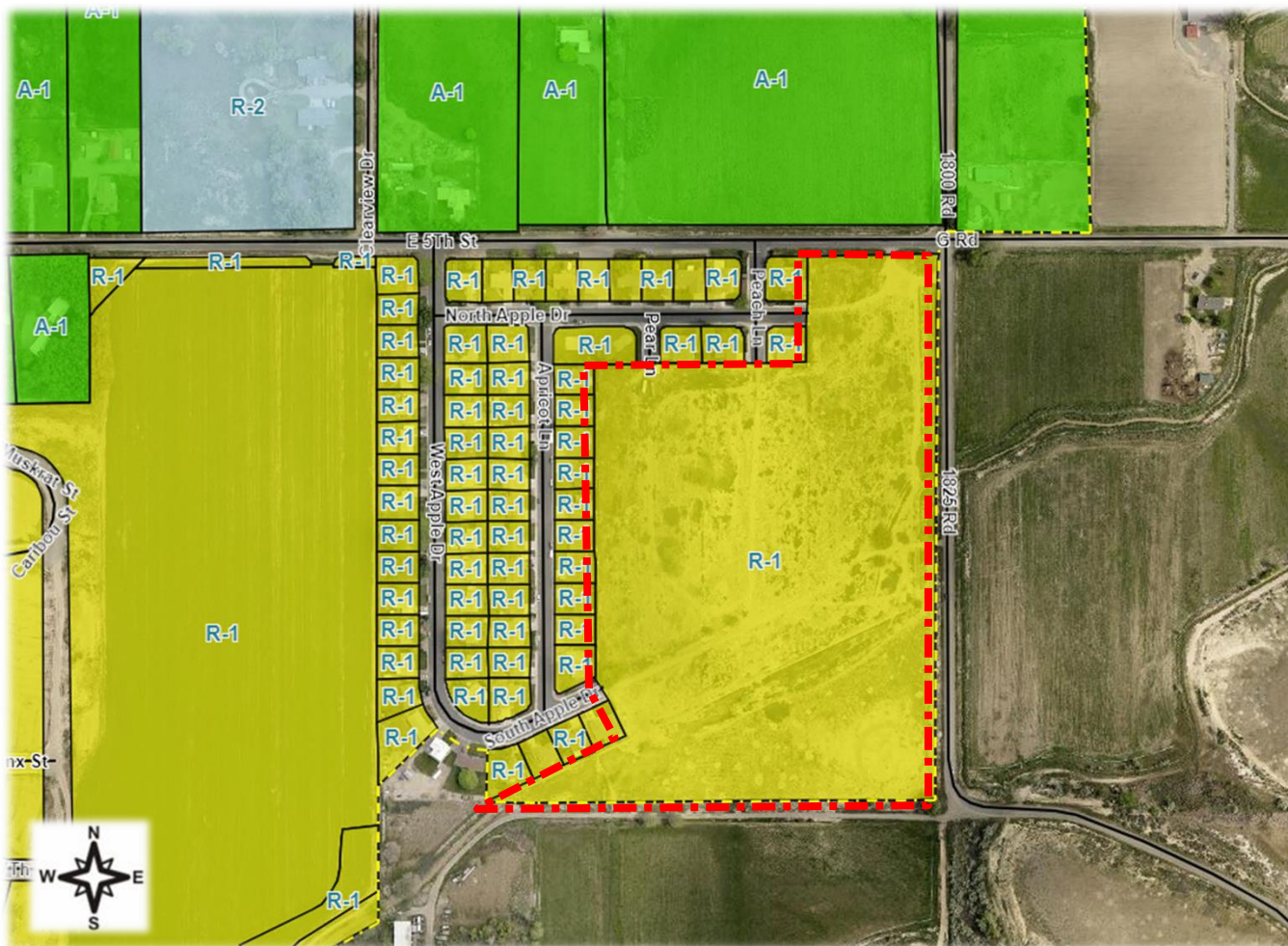
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City Zoning Map



Photos from Delta County Colorado GIS

Boundaries are approximate and should be verified

Zoning Parcels June 2022

- A-1 Agriculture
- B-1 Business 1
- B-2 Business 2
- B-3 Business 3
- I - Industrial
- IR - Industrial / Residential
- MHR-Mobile Home Residential
- MR-Medical / Residential
- OR-Office / Residential
- R-1 Residential 1
- R-1A Residential 1A
- R-2 Residential 2
- R-3 Residential 3
- R-4 Residential 4
- R-R Rural Residential

--- Area where lots are located, zoned R-1 Residential 1 in the City of Delta

- Zoning regulations on the following page
- Contact City of Delta Planning at (970) 874-7566 for more information.

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City of Delta Zoning Breakdown* R-1 District

A. INTENT: The R-1 District is intended to provide a quiet, low-density development for site built single family residences.

B. USES BY RIGHT:

1. Single family homes.
2. Public utility service facilities.
3. Government buildings and facilities.
4. Parks and recreation facilities owned or operated by a homeowners' association.
5. Assisted living facilities with no more than 8 residents
6. Accessory uses.

C. CONDITIONAL USES:

1. Child care facilities not allowed as an accessory use.
2. Adult care facilities not allowed as an accessory use.

D. PERFORMANCE STANDARDS: No Factory Built Housing, except for Allowed Modular Housing as defined in Section 17.04.020(A)(9), shall be authorized. Any Allowed Modular

Unit(s) must be permanently attached to an engineered foundation and properly connected, completed and inspected on site in accord with the reasonably applicable provisions of Chapter

15.04 of the Delta Municipal Code as outlined in the pertinent building permit.

* Taken from City of Delta land use zoning regulations, Chapter 17.04.060 R-1 District

* Contact Raini Ott with the City of Delta Planning for more information at (970) 323-4335

Orchard Estates Proposed Plat

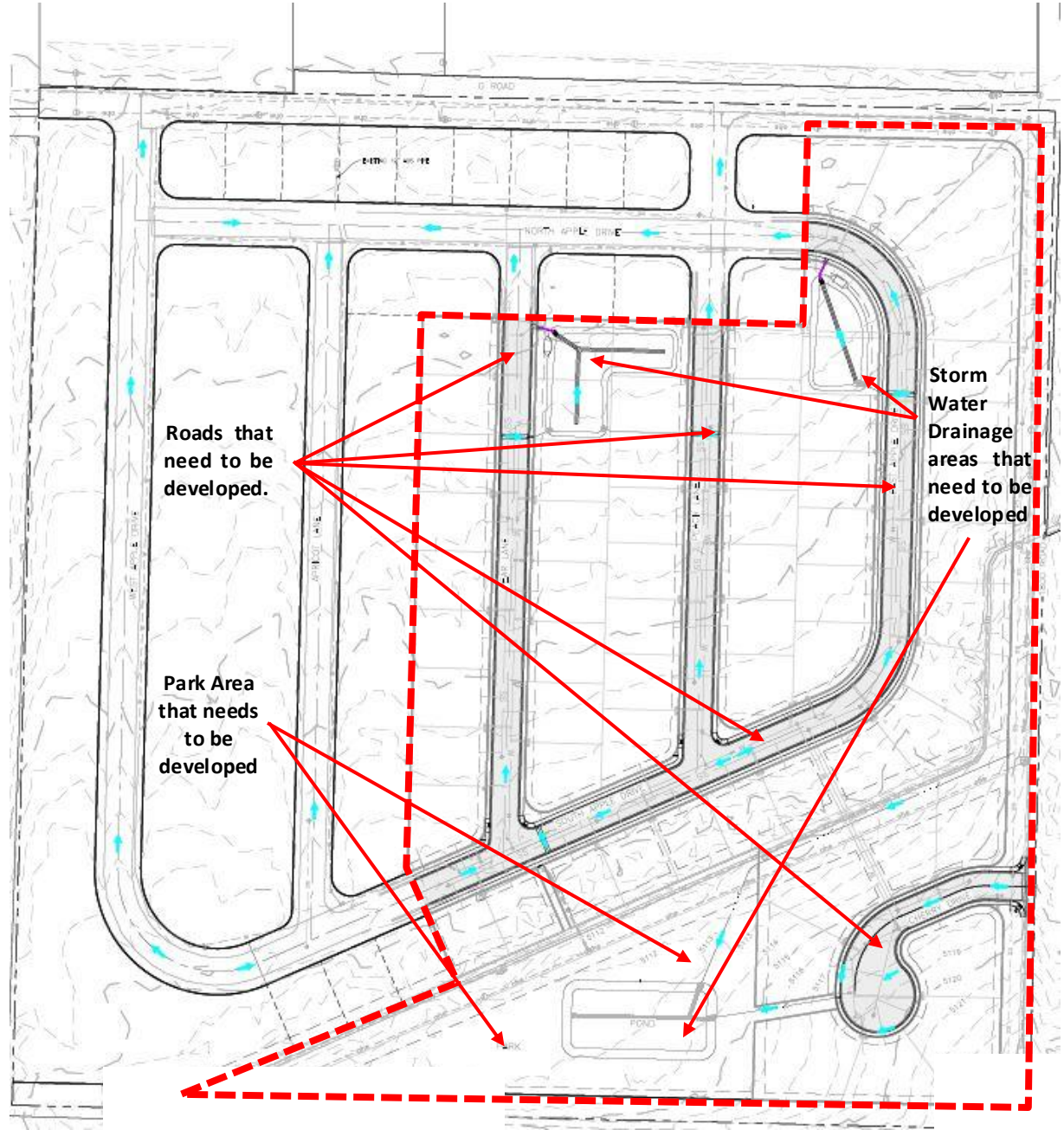
Updated Plat shown is for approximately 61 lots.

The site development plan, which was submitted in October 2024; is for approximately 61 lots.

The new owner will need to review the Site Development Plan, to verify and understand the proposal, as outlined by the City Of Delta.

- The current owner will transfer all lots and park upon successful closing
- Roads are controlled by the City of Delta
- Roads and park will need to be completed.
- For more information contact Delta City Planning (970) 874-7566

----- Subject Property



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Recap

- 14.99 acres (MOL) of prime residential ground in the City Of Delta
- Water rights with UVWUA included
- Current site plan includes approximately 61 lots
- New owner will need to review the site plan and understand the requirements for development. Development documentation is available
- Approximately 2 miles from County's largest and fastest growing commercial hub
- The owner is willing to be creative with purchase options; including owner-carry, finished lots, or potential development
- Zoned Residential "R-1"
- Utilities available near property, Elevate fiber internet is currently available
- Country feel
- Minutes from Delta Memorial Hospital
- Great investment opportunity

Listing Price:

\$999,888

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