

1201 N. San Juan Ave

Montrose, Colorado 81401



Commercial Property Information Packet

John Renfrow * Renfrow Realty



Contact 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

Large Commercial Lot with Prime Highway Frontage



1201 N. San Juan Ave
Montrose, Colorado
MLS# 734761



| MLS# | Total Acres (MOL) | Total Sq.Ft. (MOL) | Listing Price | Price per Sq.Ft. |
|--------|-------------------|--------------------|---------------|------------------|
| 734761 | 11.43 | 497,891 | \$1,600,000 | \$3.21 |

Excellent Location On N. San Juan Ave/Hwy 50

11.435 acre (MOL) commercial lot with approximately 630+ feet of N. San Juan Ave/Hwy 50 frontage. Boasts outstanding visibility, easy access and high-traffic count with 9,800+ daily vehicles.

Located near Montrose County Fairgrounds and Event Center, Montrose Regional Airport and Colorado Outdoors development. Includes one water and one sewer tap paid and installed, meters not installed, new owner is responsible for payment and installation of meters. 3-phase power and natural gas available nearby. Property has an irrigation ditch, shed with irrigation pump and 13.41 UVWUA shares. Zoned B-3, General Commercial in the City of Montrose. Property can be divided and sold in smaller parcels. Endless possibilities. A great location for your business. Incredible tax break with

Opportunity Zone Designation!

Call John Renfrow at (970) 249-5001

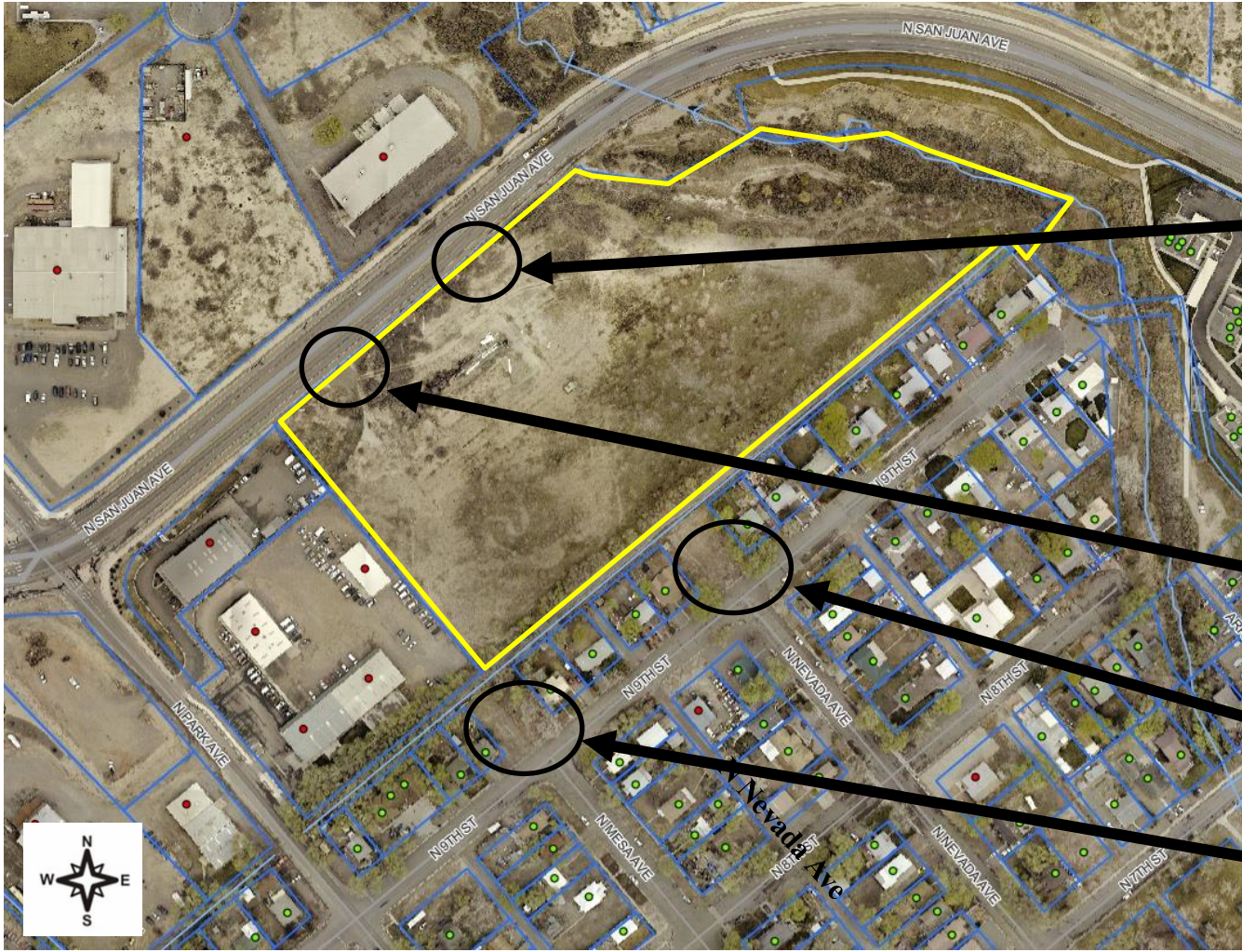
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Aerial Photo



Constructed Highway Entrance


Contact City of Montrose Planning Department for more information at (970) 240-1475

CDOT Approved Entrance

Possible 2nd access off N Nevada Ave

Possible 3rd access off N Mesa Ave

Photo from Montrose County GIS/EagleView

 Subject property (boundaries are approximate)

Vicinity Map



Subject Property (Boundaries are approximate, should be verified)

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

1832 S Townsend Ave
Montrose, CO 81401

- ↑ Head south toward Montrose Dr
285 ft
- ↶ Turn left at the 1st cross street onto Montrose Dr
66 ft
- ↶ Turn left at the 1st cross street onto S Townsend Ave
● Pass by Burger King (on the left in 1.3 mi)
2.0 mi
- ↷ Turn right onto US-50 E/Maple Rd/N San Juan Ave
● Continue to follow US-50 E/N San Juan Ave
● Destination will be on the right

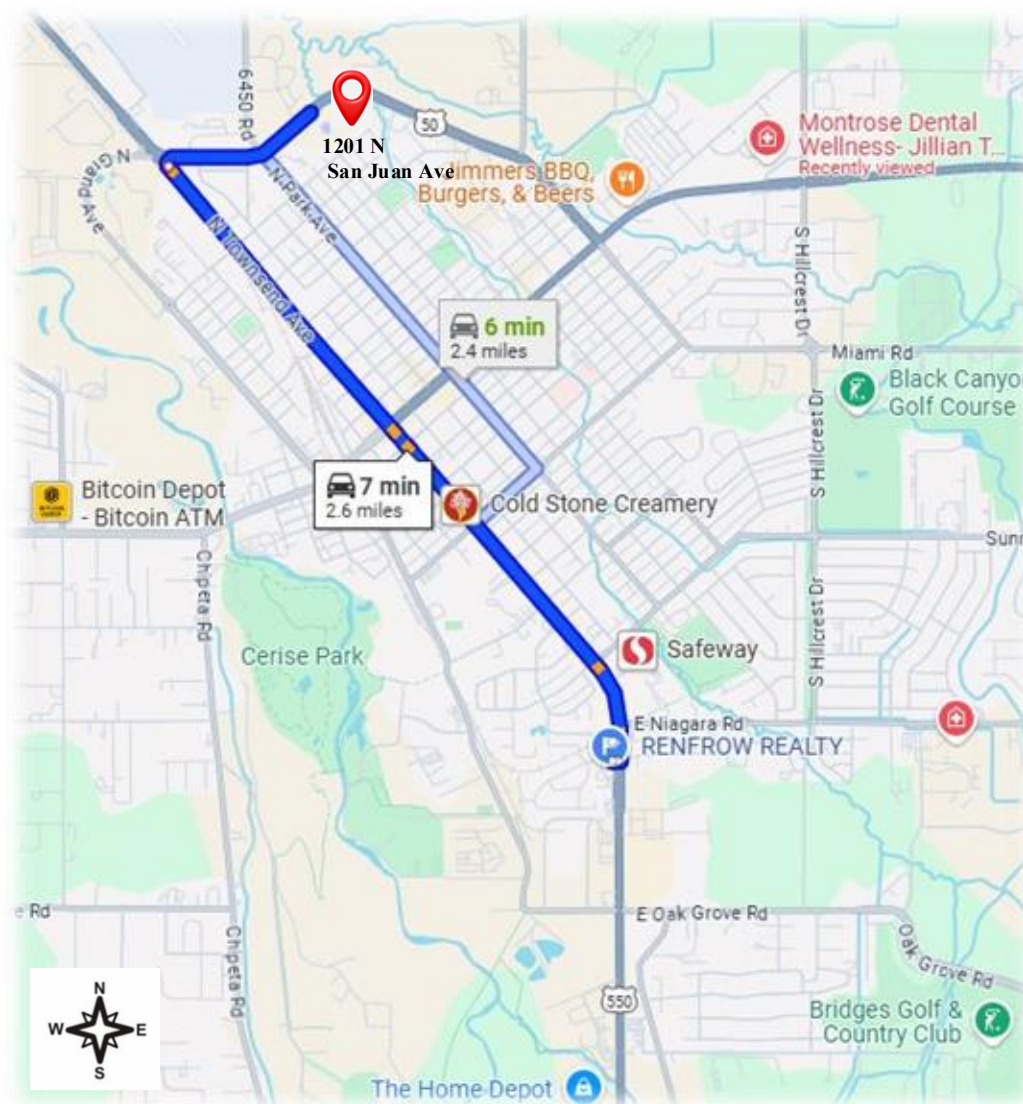


Photo from Google Maps

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Montrose County Assessor Property Account Detail*

Account Detail

Account: R0014473

Owner Information

Owner Name TWO CREEKS DEVELOPMENT LLC

Legal Description

Parcel Number 3767-214-14-002

Tax Area Id 001140

Legal Summary Subd: ELG SUBD Lot: B LESS DEED BK 1014 PG 880; LESS TO USA FOR DE LATERAL DEED BK 181 PG 497 S: 21 T: 49 R: 9

Tax Information

2025 \$10,322.76

Assessment Information

2025 \$543,980

| Type | Actual | Acres |
|--------------|-----------|--------|
| Improvements | \$7,820 | |
| Land | \$536,160 | 11.435 |



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



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Photos



Pump House & maintenance shed

Understanding Ingress and Egress

**Constructed
Highway Entrance**

Contact Department of CDOT for
more information at (970) 683-6284



**UYWUA -
Uncompahgre Valley
Water Users
Association owned
property. Irrigation
ditch. (970) 249-3813**
Contact UYWUA for
more information at
(970) 249-3813



**City owned
property with
potential access off
N Nevada Ave**

**City owned
property with
potential access off
N Mesa Ave**

Contact City of
Montrose Planning
Department for
more information at
(970) 240-1475

(Photo from Montrose County GIS/EagleView)

- Subject property (boundaries are approximate)
- UYWUA property
- City of Montrose property

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Understanding infrastructure



Storm drain inlets and piping installed



8" sewer main & tap installed. Sewer line inside the development is owned by the developer

Storm Drain

Frost free hydrant



Fire hydrant

Fire Hydrant

Water Meter Pit

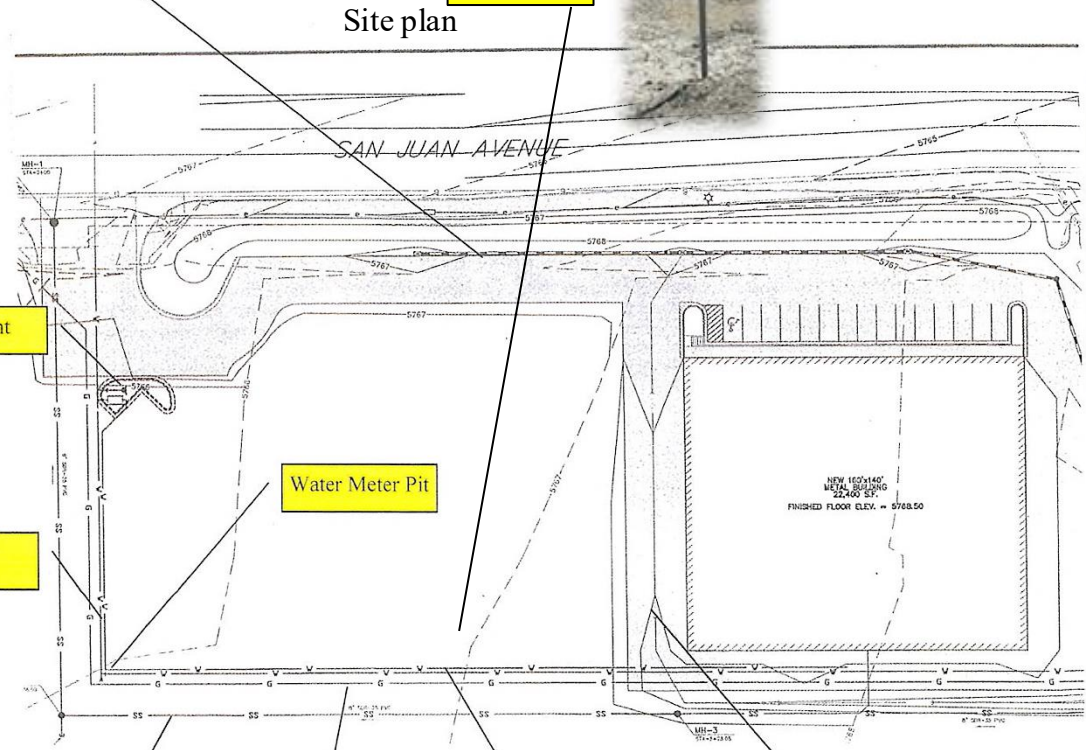
Water Main

8" Sewer Main

Black Hills Energy Gas Line

Two Inch Water Service

Storm Water Drainage Grading Designed and Rough Graded

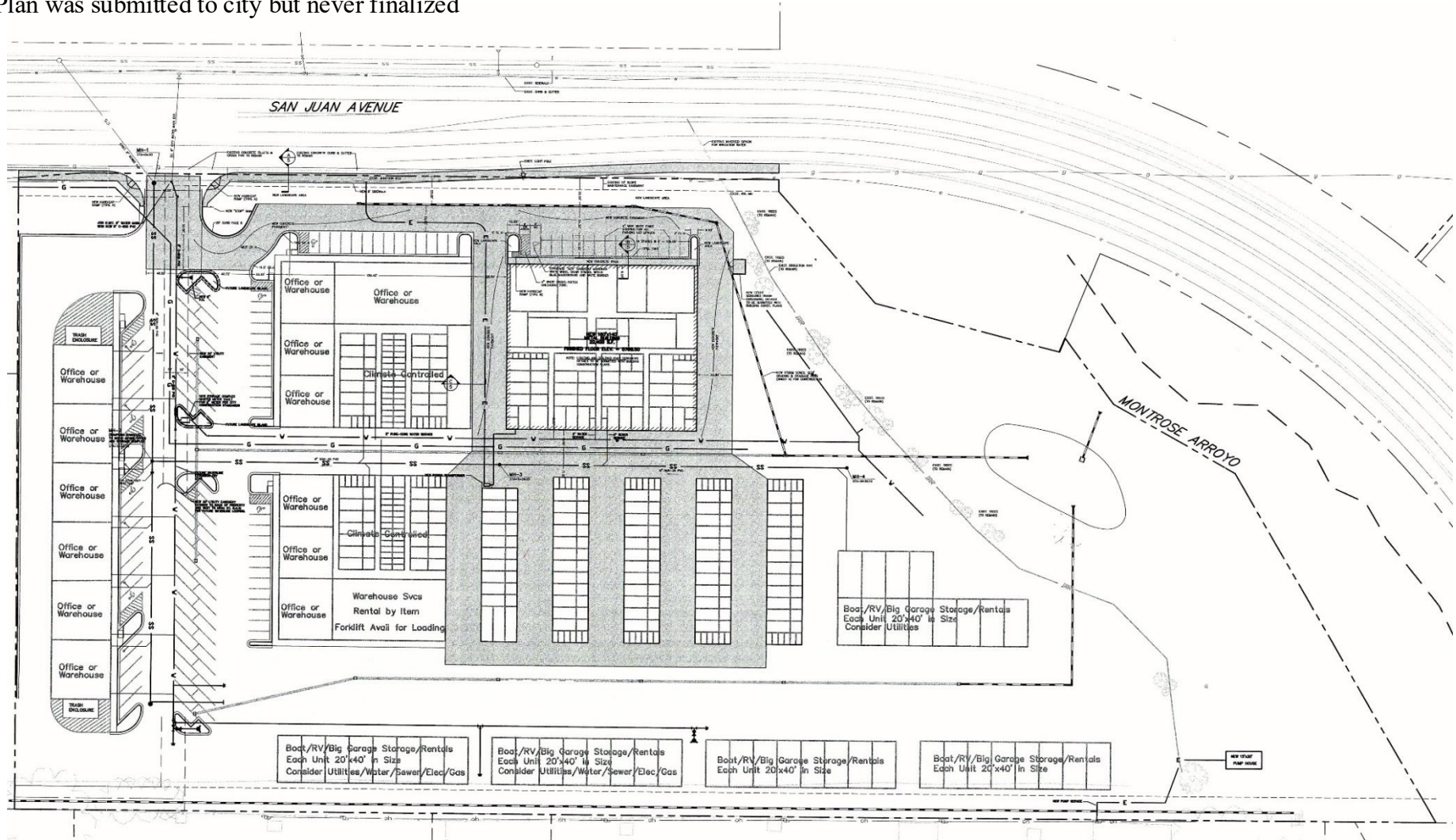


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Information deemed reliable, but not guaranteed and should be verified.

Possible Site Plan

Plan was submitted to city but never finalized



San Juan Bypass Access map

Finalized April 13, 2009



Information provided by: *Brian Killian (CDOT)
970-683-6284
Brian.killian@state.co.us

UTILITIES

- Water – City of Montrose (970) 240-1480
 - 1 water tap installed (no meter, new owner responsible for installation of meter)
- Electricity – DMEA (970) 240-1234
 - 150 KVW 3 phase transformer
- Sewer – City of Montrose (970) 240-1480
 - 1 sewer tap installed (no meter, new owner responsible for installation of meter)
- Gas – Black Hills Energy (800) 563-0012
- Fiber – DMEA Elevate (970) 240-1234
- Irrigation Water – UVWUA (970) 249-3813
 - Water distribution through Gilbert Subdivision HOA
 - Galiso Inc. is the primary contact (970) 249-0233
 - 13.41 shares are assigned to this property
 - 2025 fees = \$537.20 (Billing Document Available)



OPPORTUNITY ZONE: The Ultimate Tax Break

- The property designated as an Opportunity Zone by the Internal Revenue Service (IRS)
- This distinction allows for significant investor and business tax credits through the temporary deferral of capital gains
- <https://www.irs.gov/newsroom/opportunity-zones-frequently-asked-questions>
- For more City of Montrose “O-zone” information contact Business Innovation at (970) 252-4751



OTHER DOCUMENTS AVAILABLE

Soils Report

- Prepared by Lambert and Associates
- (970) 249-2154
- May 3, 2021

Zoning Ordinance 1585

- City of Montrose
- (970) 240-1475
- September 6, 2001

Phase 1-Office & Storage Complex

- Blueline Engineering
- (970) 252-1944
- November 25, 2003

Topo Survey

- Del Monte Engineering
- (970) 249-2251
- February 23, 1999

Access Control Plan – MP 91.878

- City of Montrose and CDOT
- May 7, 2009

Site Plan

- Blueline Engineering & Drafting
- November 25, 2003

Height Restriction (West side of property)

- Lloyd Arnold
- Montrose County Regional Airport
- (970) 249-3203/ larnold@montrosecounty.net

Horizontal Control & Utility Plan; Landscaping Plan

Construction Drawings; Drainage Plan Drawing

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
 - RL, Rural Living
 - P, Public

Photo from Montrose County GIS/EagleView

Property is zoned B-3 “General Commercial” in the City of Montrose

- Regulations on the following pages
- For more information contact William Reis with the City of Montrose (970) 240-1475



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*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?nodid=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodid=PTIICOOR_TITXILADERE_C_H11-7ZORE_S11-7-6DIUS)

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* 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)

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| 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)

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* Taken from City of Montrose Zoning Regulations May 2023



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FEMA

FEMA Map Service Center

Tel: (800) 358-9616

Fax: (800) 358-9620

E-mail: FEMA-MSCservice@dhs.gov

Web: <https://msc.fema.gov/portal/home>

Flood Plain Map

FLOOD HAZARD INFORMATION

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT
THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)

| | | |
|-----------------------------|--|---|
| SPECIAL FLOOD HAZARD AREAS | | Without Base Flood Elevation (BFE) Zone A, V, A99 |
| | | With BFE or Depth Zone AE, AO, AH, VE, AR |
| | | Regulatory Floodway |
| OTHER AREAS OF FLOOD HAZARD | | 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X |
| | | Future Conditions 1% Annual Chance Flood Hazard Zone X |
| | | Area with Reduced Flood Risk due to Levee See Notes. Zone X |
| | | Area with Flood Risk due to Levee Zone D |
| OTHER AREAS | | NO SCREEN Area of Minimal Flood Hazard Zone X |
| | | Area of Undetermined Flood Hazard Zone D |
| GENERAL STRUCTURES | | Channel, Culvert, or Storm Sewer |
| | | Levee, Dike, or Floodwall |
| OTHER FEATURES | | Cross Sections with 1% Annual Chance Water Surface Elevation |
| | | Coastal Transect |
| | | Coastal Transect Baseline |
| | | Profile Baseline |
| | | Hydrographic Feature |
| | | Base Flood Elevation Line (BFE) |
| | | Limit of Study |
| | | Jurisdiction Boundary |



Photo from FEMA website

Subject Properties

1201 N San Juan Ave

(Boundaries are approximate and should be verified)

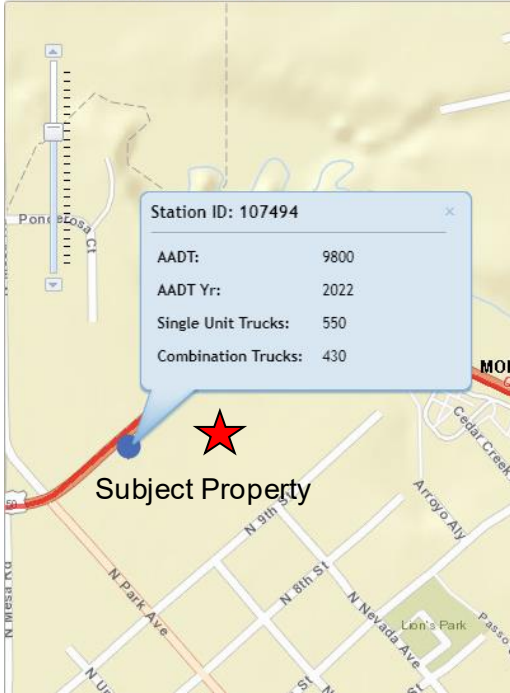
A residential or commercial structure can still be built in a flood zone. Please contact

Del-Mont Consultants for more information: (970) 249-2251.

www.delmontrealty.com

*The base flood elevation (BFE) is the water-surface elevation of the 1% annual chance flood (100-year flood).

Traffic Data Explorer



Colorado Department of Transportation (CDOT) Traffic Count*



Photo from Google Maps

DAILY TRAFFIC (06/24/2020)

| 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 | 22 | 18 | 13 | 8 | 47 | 134 | 219 | 315 | 315 | 331 | 339 | 361 | 402 | 382 | 330 | 372 | 390 | 451 | 270 | 191 | 135 | 124 | 48 | 28 |
| S | 18 | 15 | 9 | 32 | 35 | 123 | 237 | 377 | 294 | 309 | 316 | 344 | 387 | 352 | 372 | 367 | 429 | 417 | 257 | 160 | 143 | 128 | 51 | 25 |

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 2044)

| Station ID | Route | Start | End | AADT | Year | Single Trucks | Combined Trucks | % Trucks | DHV | Projected AADT |
|------------|-------|--------|--------|-------|------|---------------|-----------------|----------|-----|----------------|
| 107494 | 050A | 92.169 | 93.135 | 9,800 | 2022 | 550 | 430 | 10 | 10 | 10,878 |

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 <http://dtdapps.coloradodot.info/Otis/>

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Recap

| MLS# | Total Acres (MOL) | Total Sq.Ft. (MOL) | Listing Price | Price per Sq.Ft. |
|--------|-------------------|--------------------|---------------|------------------|
| 734761 | 11.43 | 497,891 | \$1,600,000 | \$3.21 |

- Large 11.435-acre (MOL) lot
- Outstanding commercial location between major City developments:
 - Fairgrounds Event Center
 - New Montrose Regional Airport
- Extended Hwy 50 frontage
- High visibility and traffic count
- All utilities are nearby
- 1 water and sewer tap paid, and installed/water and sewer meters will need to be paid and installed by new owner
- Irrigation ditch and 13.41 UVWUA shares
- Zoned B-3 in the City of Montrose
- Property can be divided and sold in smaller parcels

Incredible tax break with Opportunity Zone Designation!

Listing Price:

\$1,600,000

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