

# 1595 E Oak Grove

Montrose, Colorado 81401



## Commercial Land Sale Information Packet

John Renfrow

Renfrow Realty

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

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

Member of:



RMCRE NETWORK PARTNER

[www.RMCRE.org](http://www.RMCRE.org)



Information deemed reliable, but not guaranteed and should be verified

## *Excellent Development Location!*

<b>Total Acres (MOL)</b>	<b>Total Sq. Ft. (MOL)</b>	<b>Price</b>	<b>Price per Sq.Ft.</b>
1.35	58,806	\$999,888	\$17.00

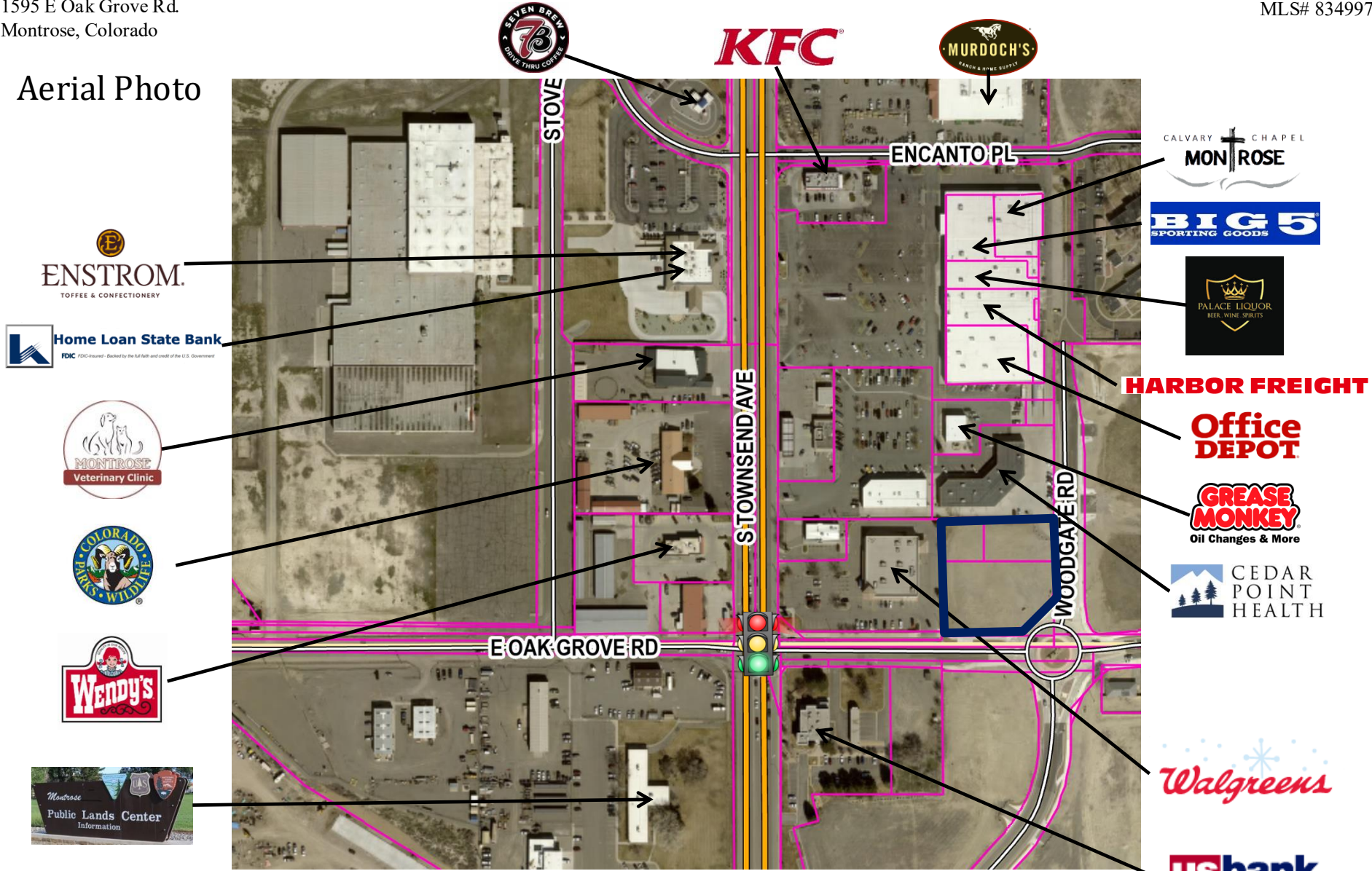
Positioned on a high traffic corner lot in a prime location, this property offers exceptional development potential in the thriving South Townsend business area of the City of Montrose. Zoned B-2, the site is well-suited for a variety of commercial uses.

The property includes one water tap and one sewer tap, with curbs already installed—saving valuable time and upfront development costs. Additionally, the property features 1.5 shares of UVWUA irrigation water.

Comprised of three total lots, the property offers flexibility for a range of development options and can be split to suit individual needs. Ownership is open to build-to-suit opportunities or owner carry terms, making this a versatile investment for developers and business owners alike.

*Contact John Renfrow  
to schedule your tour today!  
(970) 249-5001*

# Aerial Photo



 Subject property



Boundaries are approximate and should be verified

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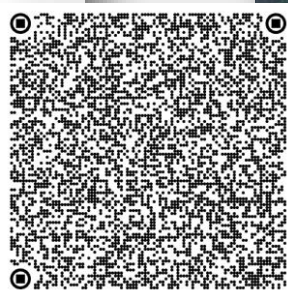


# Directions to Property

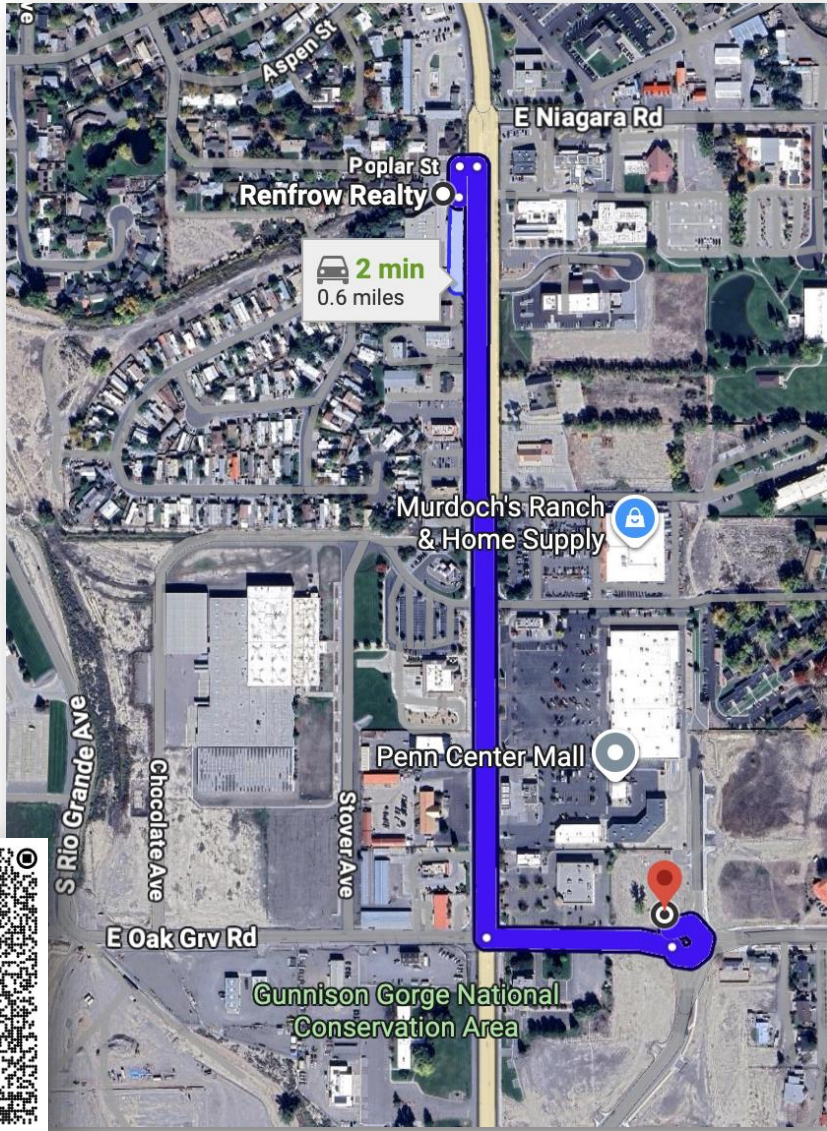
Starting from Renfrow Realty at  
1832 S Townsend Ave, Montrose, CO 81401  
Office number (970) 240-0550

- ↑ Head toward Poplar St  
98 ft
- ↪ Turn right onto Poplar St  
56 ft
- ↪ Turn right onto US-550 S/S Townsend Ave  
**i** Pass by Taco Bell (on the right in 0.2 mi)  
0.5 mi
- ↶ Turn left onto E Oak Grv Rd  
0.1 mi
- ⤷ At the traffic circle, take the 4th exit and stay on  
E Oak Grv Rd  
**i** Destination will be on the right  
285 ft

1595 E Oak Grv Rd  
Montrose, CO 81401



Scan QR for Google Map Directions



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# Montrose County Assessor Property Account Detail\*

## Account Detail

**Account:** R0027405  
**Parcel Number** 3767-344-35-001

**Account:** R0027406  
**Parcel Number** 3767-344-35-002

**Account:** R0027407  
**Parcel Number** 3767-344-35-003

## Actual 2026 Assessment Information

Type	Actual	Acres	Sq Ft
Land	\$81,140		8,712

Type	Actual	Acres	Sq Ft
Land	\$129,820		13,939

Type	Actual	Acres	Sq Ft
Land	\$336,740		36,155

## Tax Information

2026 (Estimated) \$1,483



2026 (Estimated) \$2,372.12



2026 (Estimated) \$6,153.48



## Combined

**Taxes: 2026 (Estimated) \$10,008.60**

**Total Land  
58,806 Sq Ft  
1.35 Acres**



\*For more information, please contact the Montrose County Assessor at (970) 249-3753  
Information deemed reliable, but not guaranteed and should be verified





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- ❖ Completed curb infrastructure on south & east boundaries
- ❖ Established sidewalk along E. Oak Grove
- ❖ Prime corner location at high-traffic roundabout

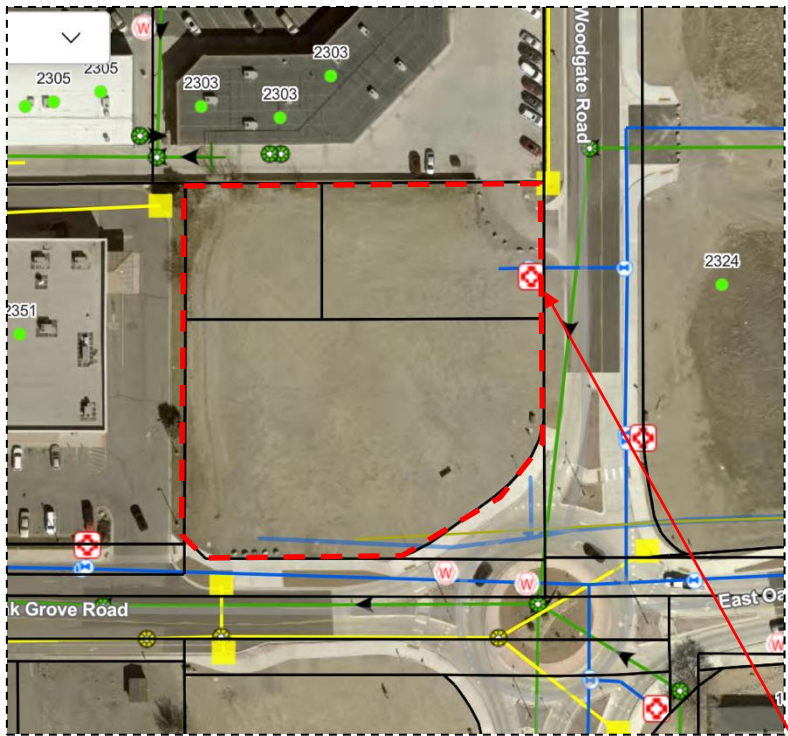


1595 E Oak Grove Rd  
Montrose, Colorado

# General Information

## UTILITIES

- Water: City of Montrose (970) 240-1400
  - One city water tap included
- Sewer: City of Montrose (970) 240-1400
  - 4" commercial line stubbed to the property
  - One city sewer tap included
- Trash: City of Montrose (970) 240-1400
- Electricity: DMEA (970) 249-4572
- Natural Gas: Black Hills Energy (800) 563-0012
- Fiber: Clearnetworx (970) 240-6600
  - Elevate Internet (844) 386-8744
- Irrigation Water: Uncompahgre Valley Water Users Association (970) 249-3813
  - 1.5 shares      \$TBD



### Water & Sewer Service Map

- City of Montrose Water Lines
- City of Montrose Sewer Lines
- Subject property



Boundaries are approximate and should be verified



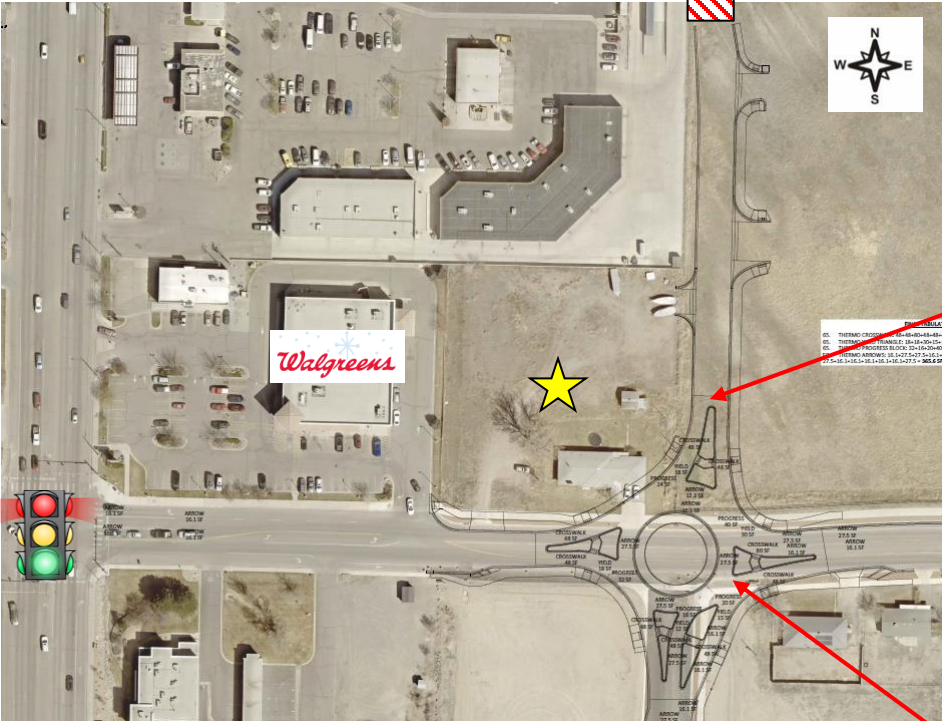
(970) 249-5001 / (970) 874-1500

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# Understanding the Woodgate Extension



New Roundabout - Intersection of Oak Grove Rd and Woodgate Road

★ Subject Property

Approved Woodgate Roundabout and Road Extension

- First phase of construction is completed
- Extension is estimated scheduled to connect in 2 years



Contact City Montrose for more information at (970) 240-1498

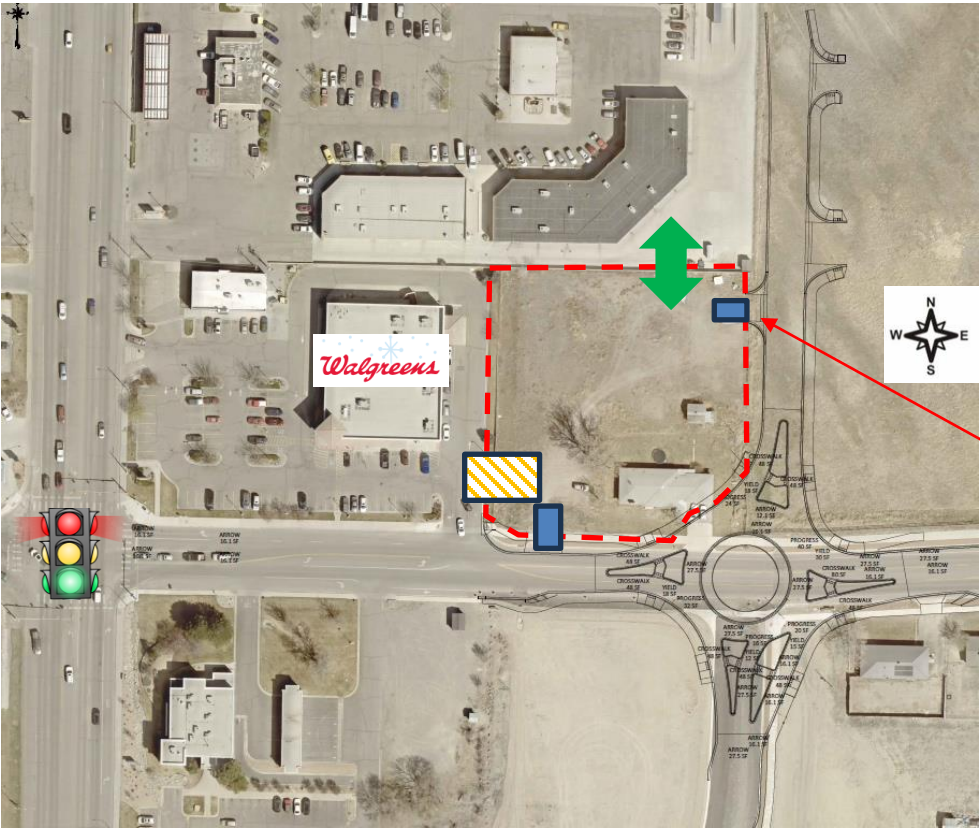
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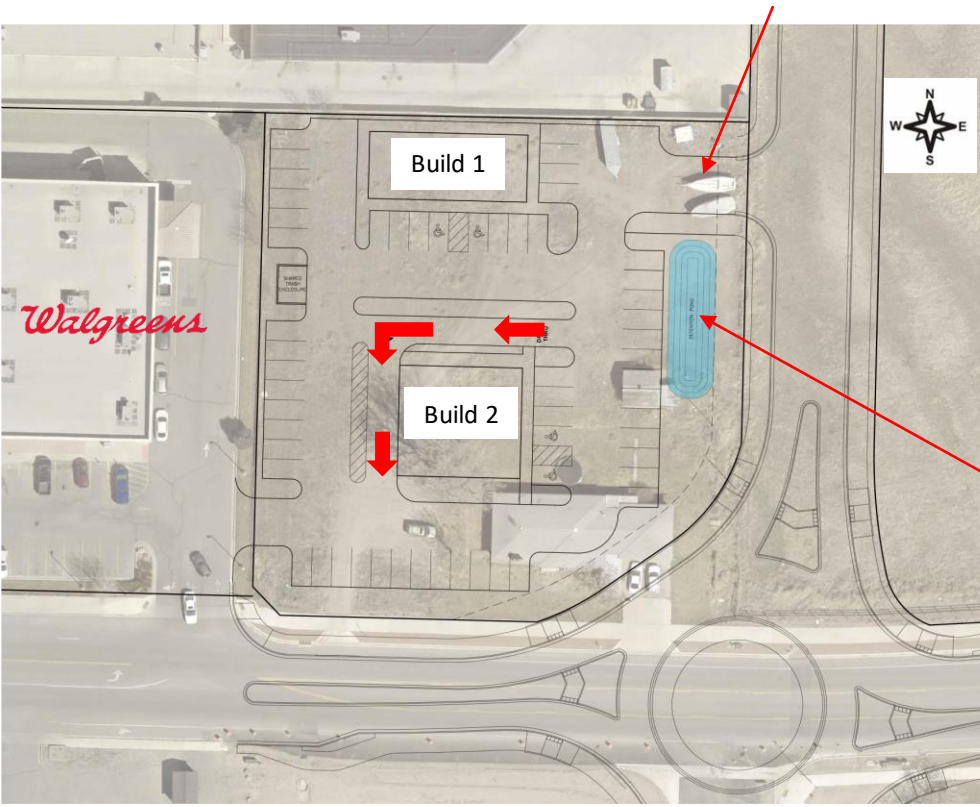
# Understanding the Access to property



-  Subject Property
-  Current access to the property
-  Seller also own the property to the North and would like a share access between the properties
-  Potential access to Walgreen but an access agreement needs to be created

# Potential Site Layout\*

Seller also own the property to the North and would like a share access between the properties



Potential water detention area

### Potential site plan

- Two buildings
  - Building 1 is 34'x80' or ~2,720ft<sup>2</sup>
  - Building 2 is 56'x62' or ~3,472ft<sup>2</sup>
    - With drive thru
- Direction of drive thru
- No current agreement with Walgreen at access to their lot

Preliminary Site Layout Completed by:

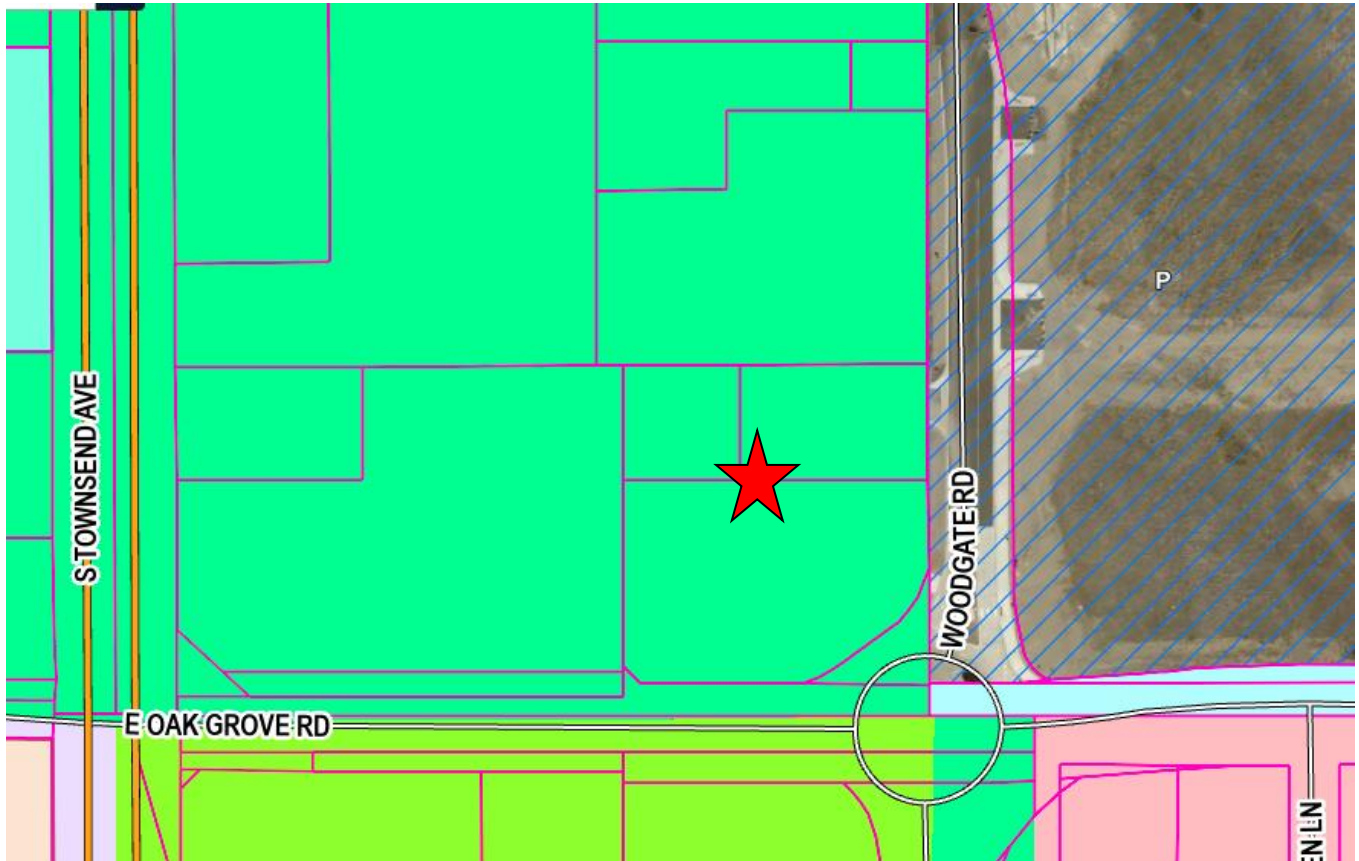
Del-Mont Consultants  
 (970) 249-2251  
 April 10, 2025  
 \*Available upon request

Contact John Renfrow  
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# City of Montrose Zoning Map



**City of Montrose Zoning District**

	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 is zoned B-2 in the City of Montrose

- Zoning regulations for B-2 includes uses-by-right for B-1
- Zoning breakdown is on the following page
- For more information please call the City of Montrose at (970) 240-1400



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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>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?nodet=PTIICOOR\\_TITXILADERE\\_C\\_H11-7ZORE\\_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodet=PTIICOOR_TITXILADERE_C_H11-7ZORE_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

LAND USE	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
<b>COMMERCIAL USES</b>									
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
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LAND USE	OR	P	B-1	<b>B-2</b>	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	

\* Taken from City of Montrose Zoning Regulations May 2023

# 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

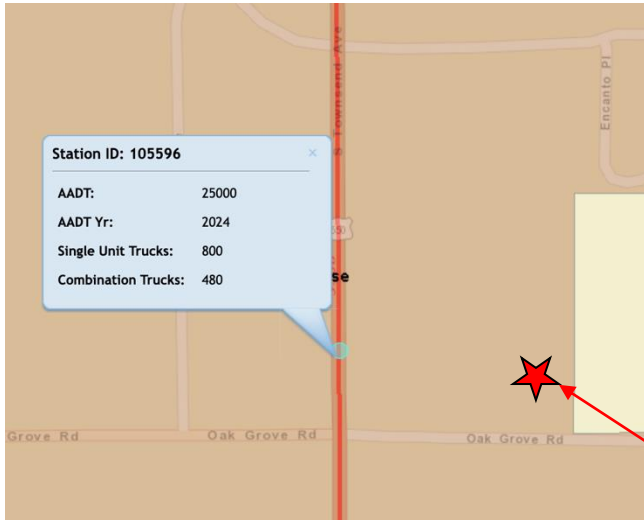
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# Colorado Department of Transportation (CDOT) Traffic Count\*



Subject Property

Contact CDOT for more information:  
 Brian Killian  
 P: (970) 683-6284  
 222 S. 6th St, Rm 100  
 Grand Junction CO 81501

## DAILY TRAFFIC (06/20/2023)

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	95	27	23	36	50	141	571	886	897	998	835	809	745	833	995	1,104	1,021	1,046	1,121	961	840	608	341	131
S	34	21	22	33	103	316	684	787	938	960	1,031	1,072	1,060	1,012	1,012	1,072	966	932	745	612	410	301	167	75

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 2042)

AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT	Projected Single Trucks	Projected Combined Trucks
25,000	2023	800	480	5.1	9	31,050	994	596

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>

Information deemed reliable, but not guaranteed and should be verified

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Sq.Ft.
1.35	58,806	\$999,888	\$17.00

- ✓ Prime corner lot with excellent visibility and strong traffic exposure
- ✓ Located in Montrose’s growing South Townsend business hub
- ✓ Zoned B-2 — ready for a wide range of commercial opportunities
- ✓ Valuable infrastructure already in place: water & sewer taps included Curbs installed — saving time and development costs

- ✓ 1.5 shares of UVWUA irrigation water adds long-term value
- ✓ Flexible offering: 3 total lots that can be split to fit your vision
- ✓ Ideal for retail, office, service, or investment development
- ✓ Owner flexible — build-to-suit and owner carry options available
- ✓ Rare opportunity to secure a high-potential commercial site in a sought-after location

# Listing Price

## \$999,888

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