

# TBD Montrose Drive, Lot B & C

Montrose, CO 81401



Photo from Montrose County GIS/Eagleview

## 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)



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

## Executive Summary

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

TBD Montrose Drive, Lot B&C  
Montrose, CO  
MLS# 804997

Lot	Acres MOL	Total Sq.Ft. MOL	Listing Price	Price per Acre	Price per Total Sq.Ft.
Lot C	2.00	87,120	\$899,888	\$449,944	\$10.33
Lot B	1.11	43,560	Undisclosed	TBD	TBD

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

Outstandingly positioned ~2+ acre (MOL) lot for large-square-footage commercial building or development with parking lot. 250+ feet of frontage on busy S. Townsend arterial with 28,000+ daily vehicles. Strategic location inside the regional shopping and restaurant corridor. Zoned B-2, Highway Commercial District, in the City of Montrose, this district is intended as a shopping and business center for the City and surrounding area. Businesses in close proximity include City Market, Home Depot, Big 5 Sports, Big O Tires, Blue Corn Candles, Safeway and Bank of Colorado. All utilities are available and near this lot. Take advantage of shaping the future of Montrose's South Corridor commerce! Front 1.11-acre (MOL) lot on South Townsend is also available, contact listing agent for price. Possible land lease, build-to-suit, or owner carry with the right terms.

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

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



# Directions to Property

## Starting from Main St/Townsend Ave

4 min (1.2 miles)

via S Townsend Ave

Fastest route now due to traffic conditions

### S Townsend Ave & W Main St

Montrose, CO 81401

↑ Head southeast on S Townsend Ave toward S 1st St

📍 Pass by Abel's Ace Hardware (on the right)

1.1 mi

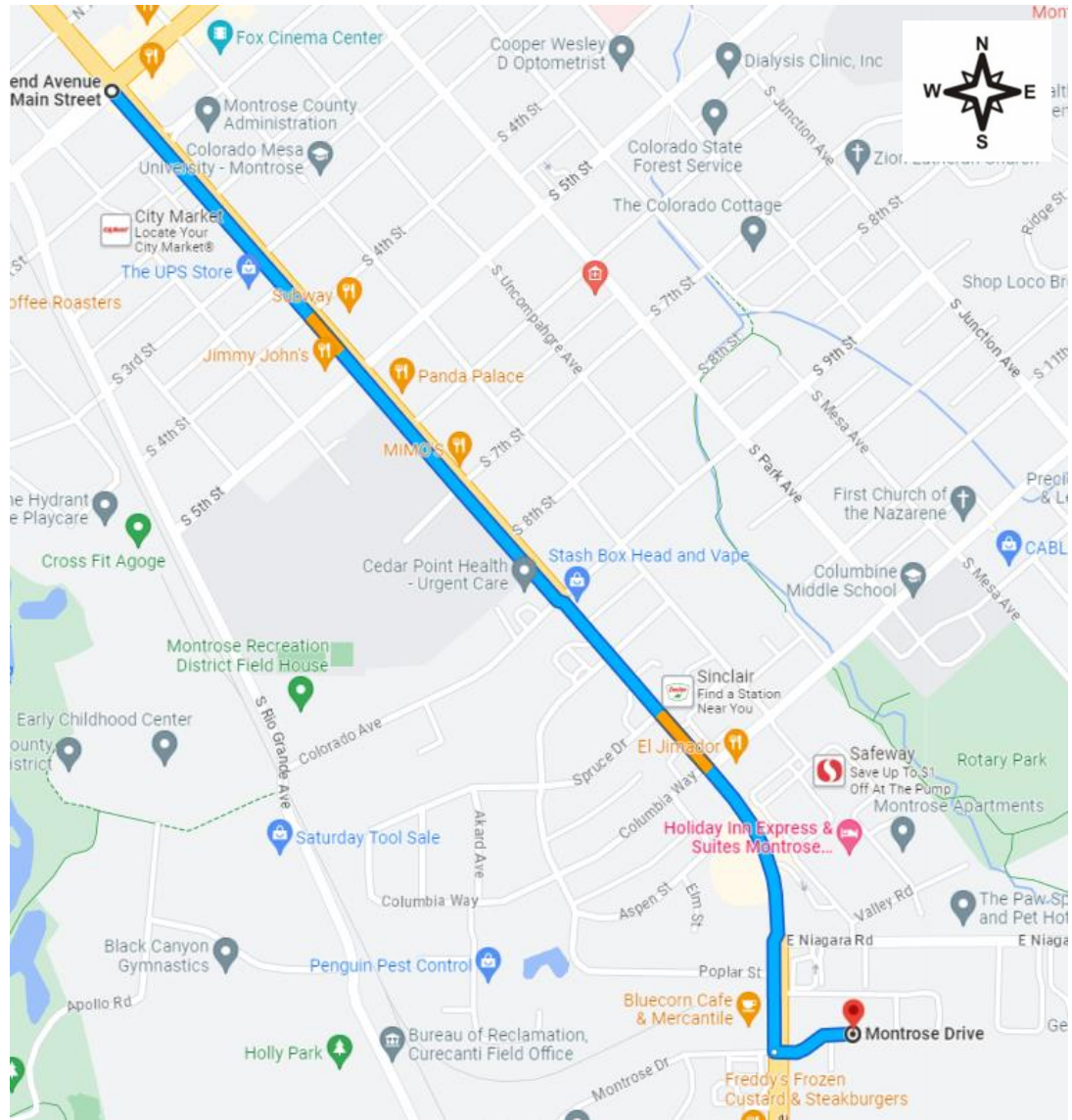
↩ Turn left onto Montrose Dr

📍 Destination will be on the right

413 ft

### Montrose Dr

Montrose, CO 81401



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# Montrose County Assessor Property Account Detail\*

## Account Detail

Account: R0024072

### Estimated Tax Information

<b>*2026 Estimated</b>	\$71,915.64
<b>*2025 Actual</b>	\$48,926.08

\*Tax amount is for the entire ~5.14 ac property and will have to be Reassessed when the property is sub-divided to include Les Schwab building

### Assessment Information

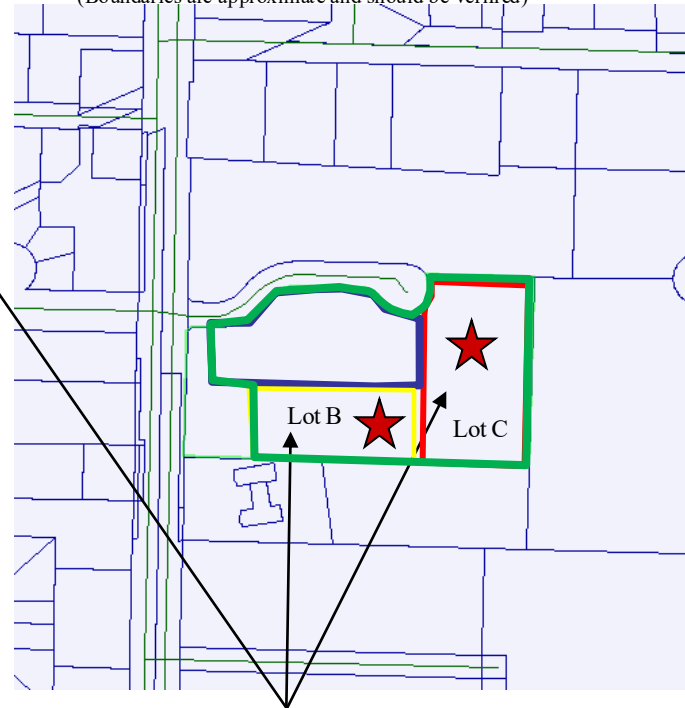
<b>Actual (2026)</b>	\$4,092,790			
	<b>Type</b>	<b>Actual</b>	<b>Acres</b>	<b>Sq ft</b>
	<b>Improvements</b>	\$2,748,170		10,665
	<b>Land</b>	\$344,620	5.14	

### Legal Description

**Parcel Number** 3767-344-26-904

**Legal Summary** Subd: TRI-STATE SUBD  
 Lot: 2 S: 34 T: 49 R: 9

(Boundaries are approximate and should be verified)



**Sale is for ~2+ acre lot, and a ~1.1 acre lot – which are portions of the 5.14 acres**

\*For more information, please contact the Montrose County Assessor at (970) 249-3753  
 \*Graphics are approximation until the subdivision is complete



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# Photographs-Lot B



# Photographs – Lot B Aerial



 **Lot B**

# Photographs-Lot C



# Photographs – Lot C Aerial



**Lot C**

# General Information

## Utilities

Water/Sewer: City of Montrose (970) 240-1400

- Electricity: DMEA (970) 249-4572
- Natural Gas: Black Hills Energy (800) 563-0012
- Fiber (Available, not installed):
  - Elevate (970) 249-4572
  - Clearnetworkx (970) 240-6600

## Other Docs Available

Phase 1 Environmental Site Assessment

- AEI Consultants (1.800.801.3224);
  - September 16, 2022

GeoTech Eval Report

- IVID Engineering Group (303) 994-5153
  - December 5, 2022

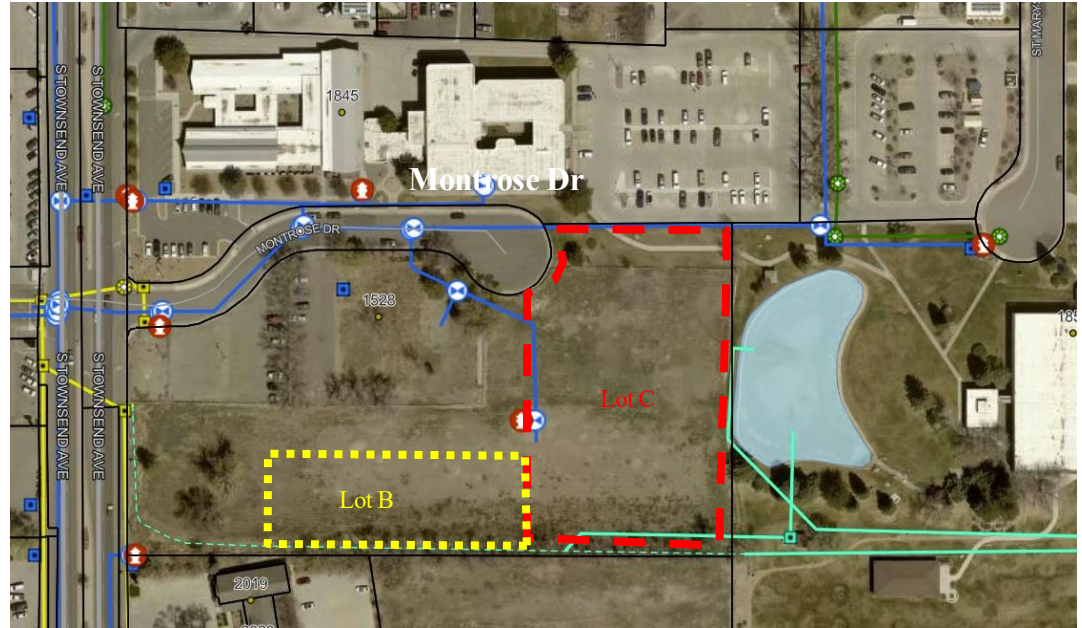
Declaration of Reciprocal Easements, Covenants

- Association cost is TBD

## Irrigation Water

- 4.4 shares from Uncompahgre Valley Water Users Association (UVWUA), for entire parcel
- Shares on the Tri-State Subdivision
  - Contact: Carol Peters (970) 249-3319
  - Shares will be divided and billed through future Owner Association when association is formed.

# City Water & Sewer Service Map



(Boundaries are approximate and should be verified)

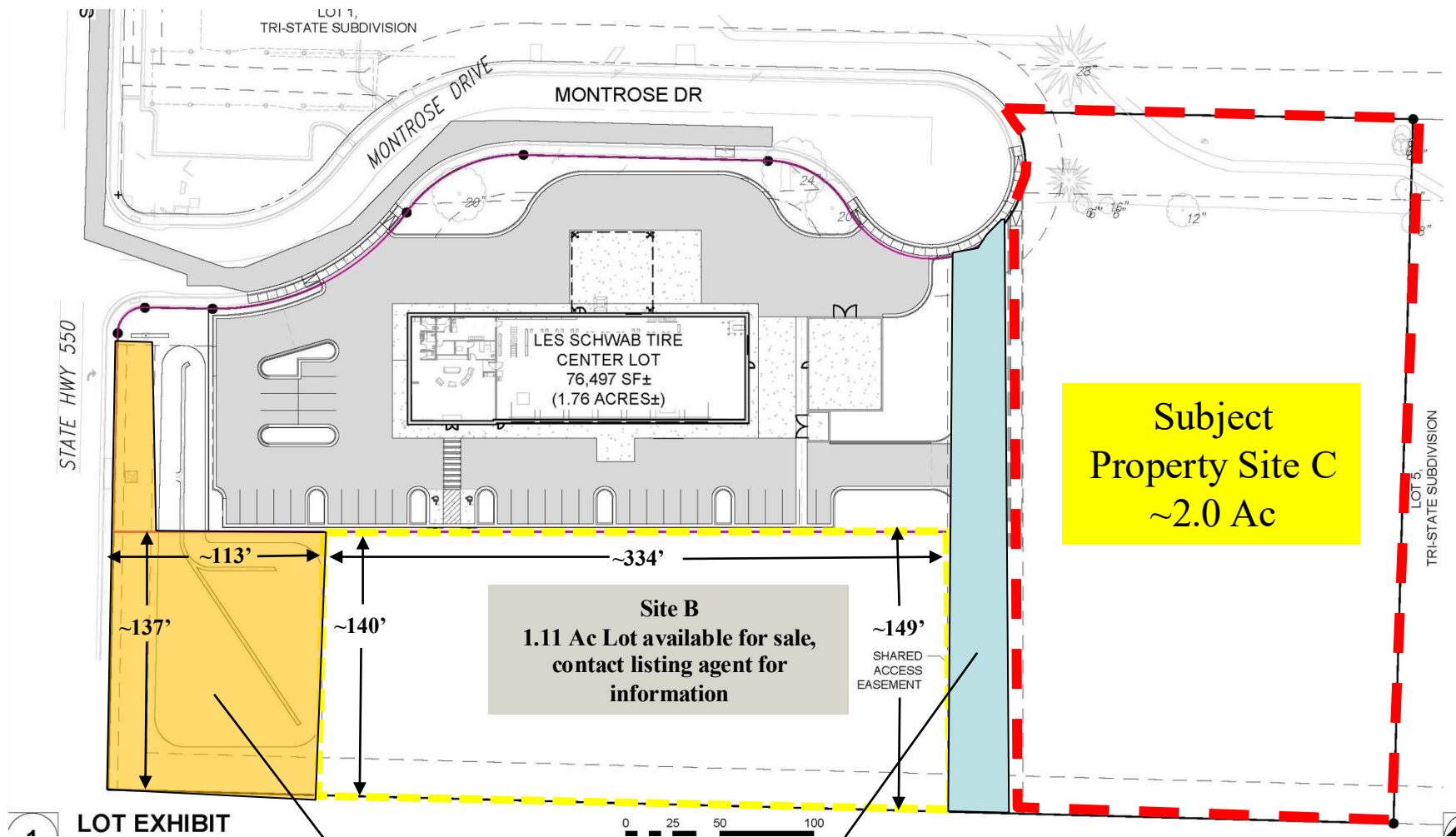
Photo from City of Montrose GIS



- — — Subject Property, ~2+ Ac
- - - - - Subject Property, ~1.1 Ac
- — — City of Montrose Water Lines
- ⊗ Water Butterfly value
- ⊕ Meter pit
- — — City of Montrose Sewer Line
- ⊗ City of Montrose Manholes
- — — Irrigation Line
- - - - - Irrigation Channell



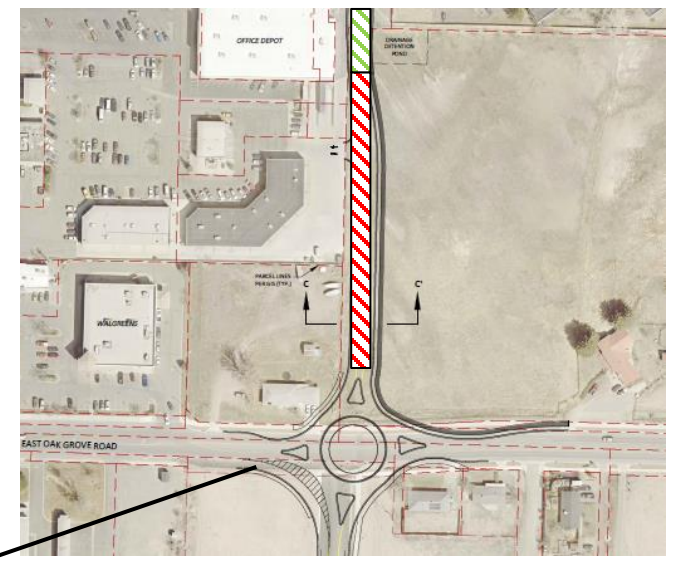
# Understanding the Site Plan



- - - Subject Property, ~2+ Ac
- . . - . Subject Property, ~1.1 Ac
- Shared Access easement –  
Finishing the Road costs will be split between the lots
- Water Detention area



# Understand potential Woodgate or St Mary Extension



Approved Roundabout (Intersection of Oak Grove Rd and Woodgate Road)

Proposed Woodgate Extension

 Approved Woodgate Roundabout and Road Extension

 Proposed Woodgate Road Extension

 Possible Woodgate Road Extension

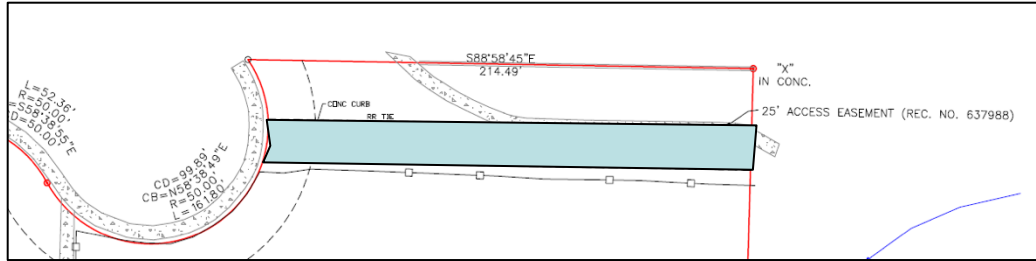
 Possible St Mary Drive Road Extension

City of Montrose would consider both of the two options; depends on development. For information talk with Scott Murphy with the City of Montrose at (970) 240-1498

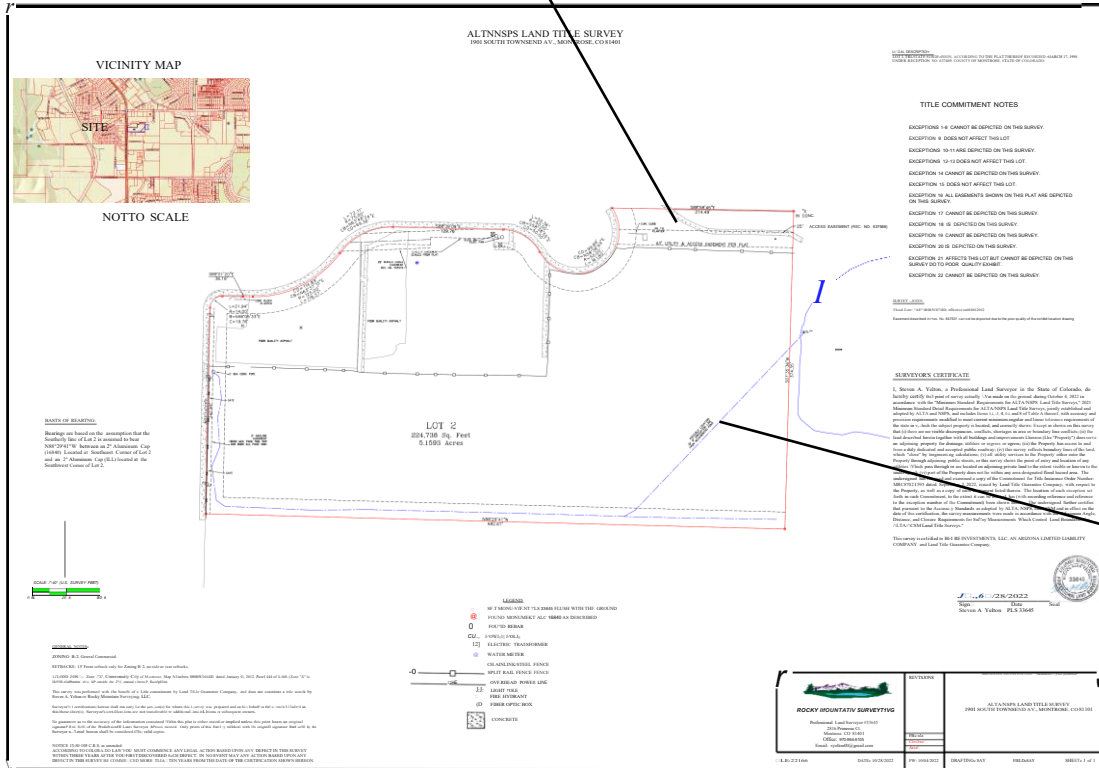


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# Prior Survey



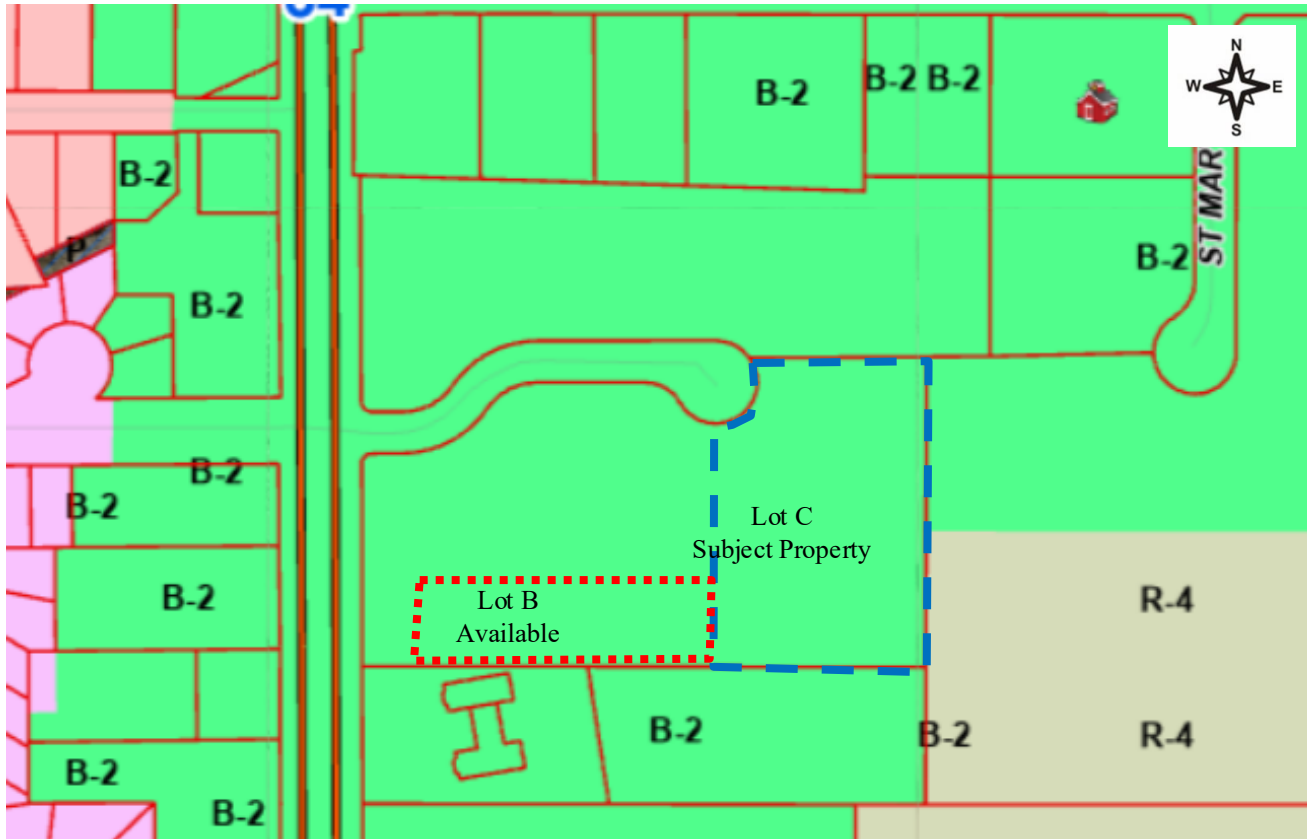
Approximate location of under utility tunnel



- Survey Completed by Rocky Mountain Surveying
  - (970) 964-6105
  - October 28, 2022

Drainage line for the pond would have to be moved

# 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

\*Boundaries are approximate and should be verified

- Subject Property zoned “B-2” Highway Commercial
- Second parcel available – Contact Renfrow Realty for further information

**Zoning regulations for “B-2” outlined on the following pages**

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



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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?nodeId=PTIICOOR\\_TITXILADER\\_E\\_CH11-7ZORE\\_S11-7-6DIUS](https://library.municode.com/co/montrose/codes/code_of_ordinances?nodeId=PTIICOOR_TITXILADER_E_CH11-7ZORE_S11-7-6DIUS)**

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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: <del>Central Business</del>
<b>B-2: Highway Commercial</b>
B-2A: <del>Regional Commercial</del>
B-3: General Commercial
B-4: Neighborhood Shopping
I-1: Light Industrial
I-2: General Industrial
LEGEND:USE TYPE
P: Permitted Use
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**\*\*Note: Any uses not listed in a zone district are prohibited – see Sec. 11-7-6(F)(1)**

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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	

# Aerial View

# SAFEWAY



28,000+ daily vehicles

Photo from Montrose County GIS/Eagleview

--- Subject Property ~2+ Acre  
..... Additional 1.11-acre lot available, contact listing agent for information

(Boundaries are approximate and should be verified)

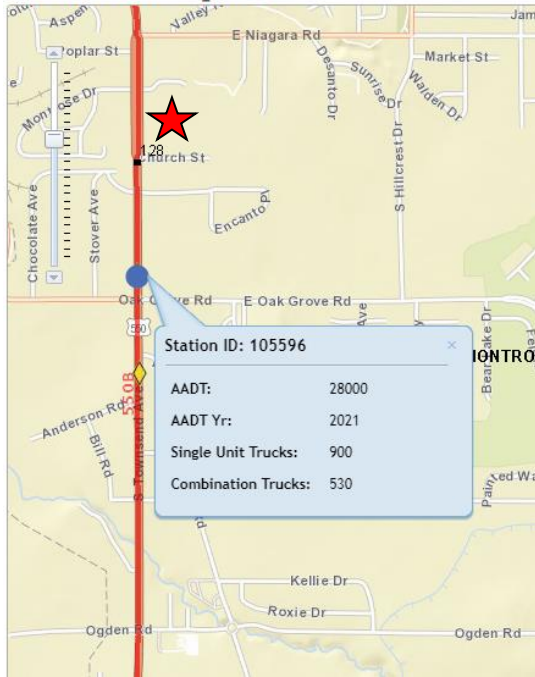
[www.RenfrowRealty.com](http://www.RenfrowRealty.com)

~Common access





**Traffic Data Explorer**



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



**★ Subject Property**

**DAILY TRAFFIC (06/20/2023)**

Photo from Google Maps

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 2045)**

Station ID	Route	Start	End	AADT	Year	Single Trucks	Combined Trucks	% Trucks	DHV	Projected AADT
105596	550B	127.74	128.243	25,000	2023	800	480	5.1	9	31,050

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

Lot	Acres MOL	Total Sq.Ft. MOL	Listing Price	Price per Acre	Price per Total Sq.Ft.
Lot C	2.00	87,120	\$899,888	\$449,944	\$10.33
Lot B	1.11	43,560	Undisclosed	TBD	TBD

- ~2 acre (MOL) Level lot ready for development in booming S Townsend Corridor with 28,000+ daily vehicles
- Great visibility and easily accessed from S Townsend Ave
- Close to Montrose's main retail hub with stores to include Walmart, Home Depot, Hobby Lobby, Natural Grocers, Chili's and Applebee's
- All utilities are near lot
- Zoned B-2 in the City of Montrose
- Possible land lease, build-to-suit, owner finance with the right terms
- 1-acre lot adjacent to S Townsend and Subject property also negotiable, call listing office for more information
- Possible future direct access to proposed Woodgate/Oak Grove roundabout, via planned backage road.

## Listing Price:

# \$899,888

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