

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

Member of:



RMCRE NETWORK PARTNER

www.RMCRE.org



Information deemed reliable, but not guaranteed and should be verified

Excellent Development Location!

Total Acres (MOL)	Total Sq. Ft. (MOL)	Price	Price per Sq.Ft.
1.35	58,806	\$849,888	\$14.45

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.

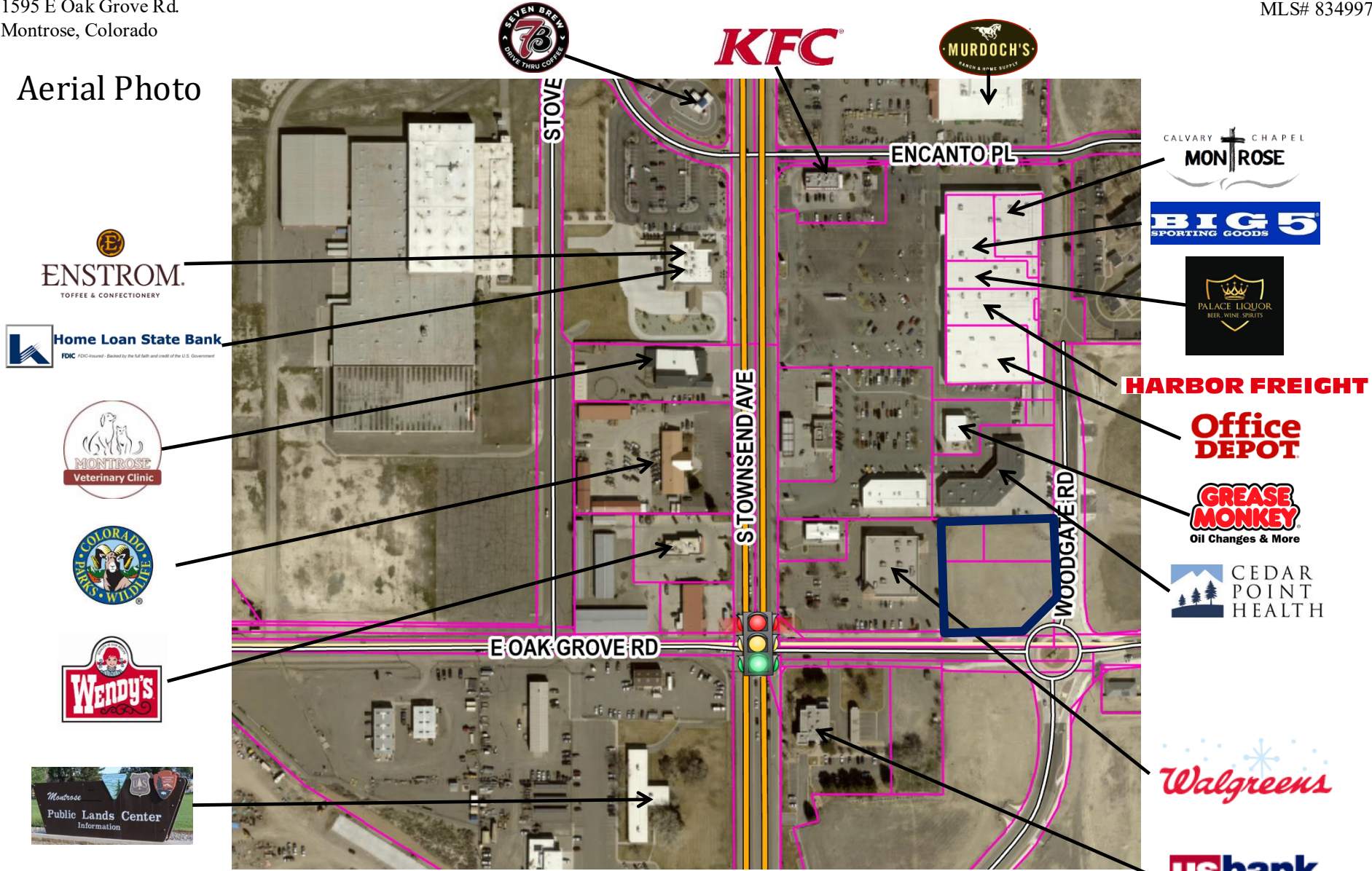
The property includes one water tap and one sewer tap, with curbs already installed—saving valuable time and upfront development costs. Additionally, the property features 1.5 shares of UVWUA irrigation water.

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



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
- ⤷

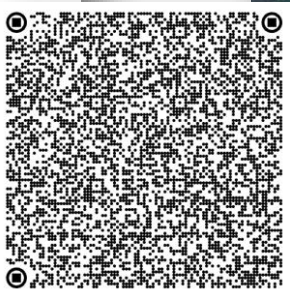
At the traffic circle, take the 4th exit and stay on E Oak Grv Rd

i

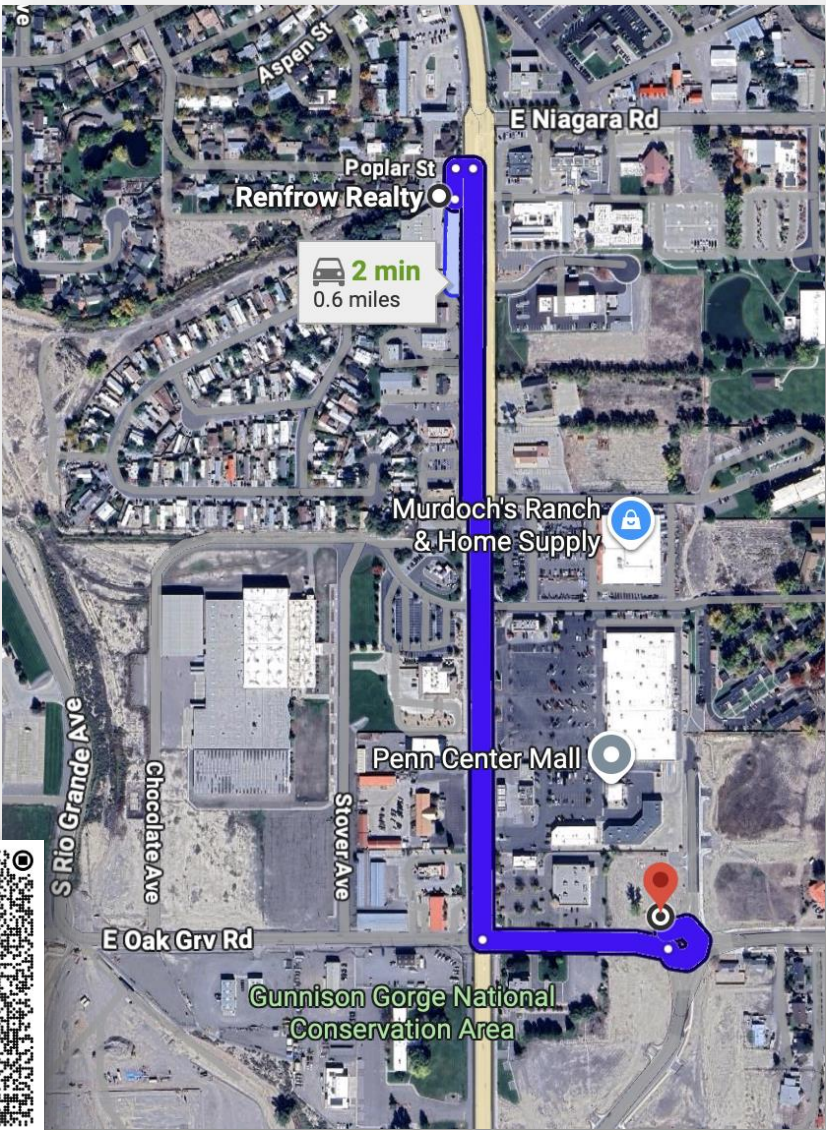
 Destination will be on the right

285 ft

1595 E Oak Grv Rd
Montrose, CO 81401



Scan QR for Google Map Directions



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



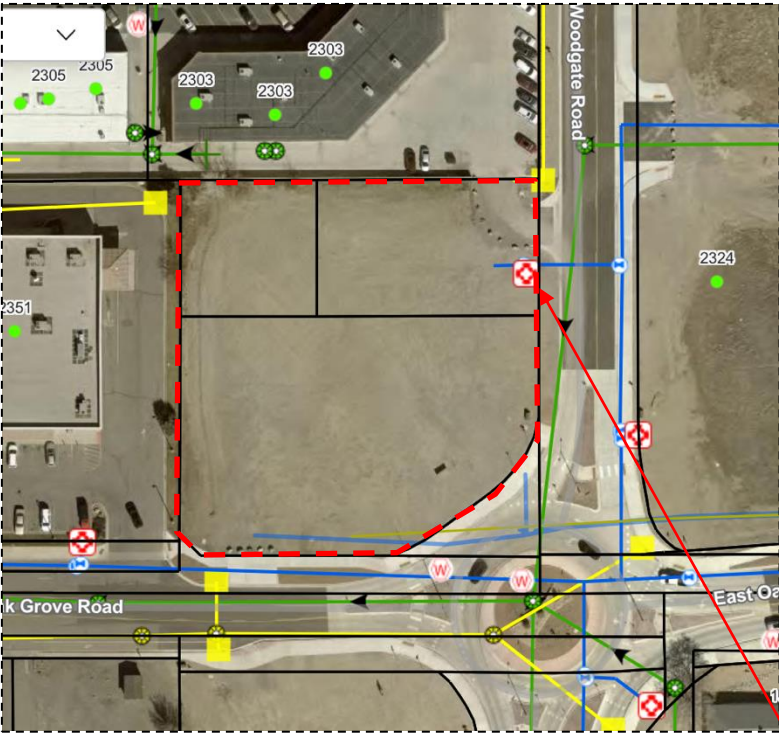
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General Information

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

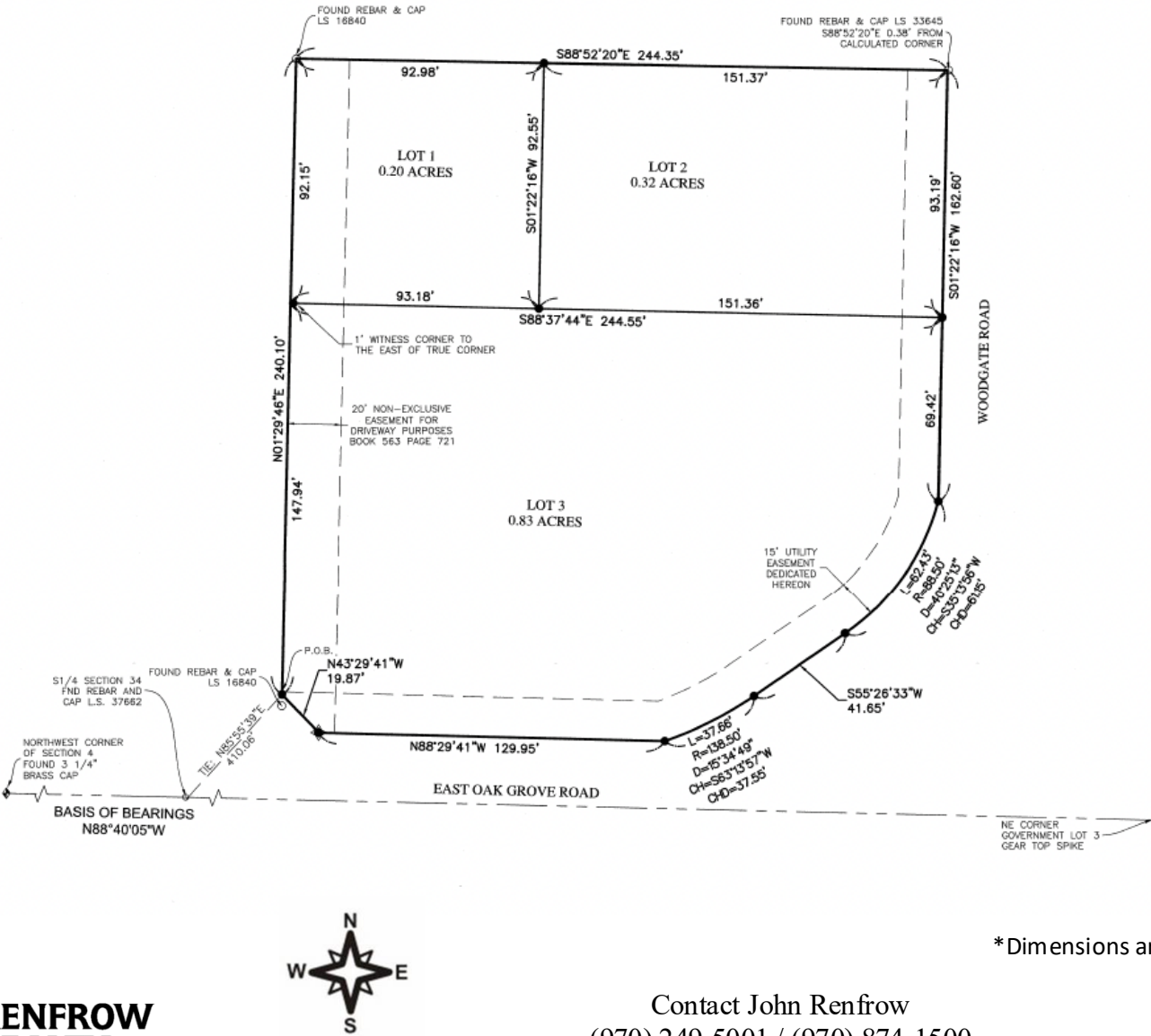


Water & Sewer Service Map

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



Boundaries are approximate and should be verified

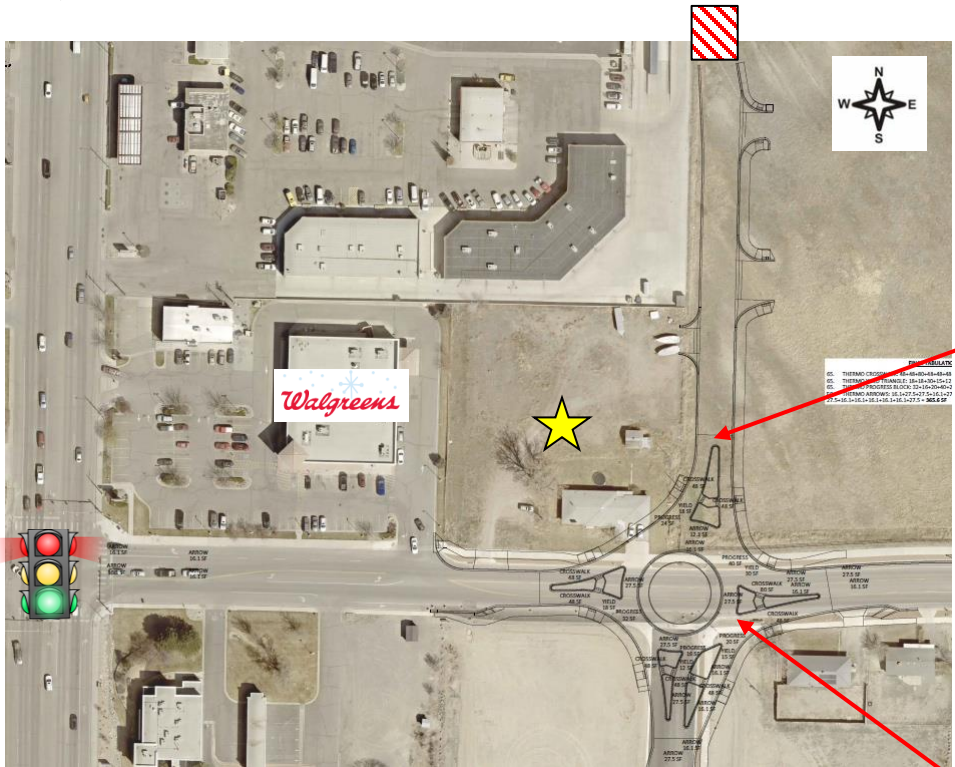


Survey Completed by:
Del-Mont Consultants
(970) 249-2251
April 10, 2025

*Dimensions are approximate and should be verified.



Understanding the Woodgate Extension



New Roundabout - Intersection of Oak
Grove Rd and Woodgate Road

★ Subject Property

Approved Woodgate Roundabout and Road Extension

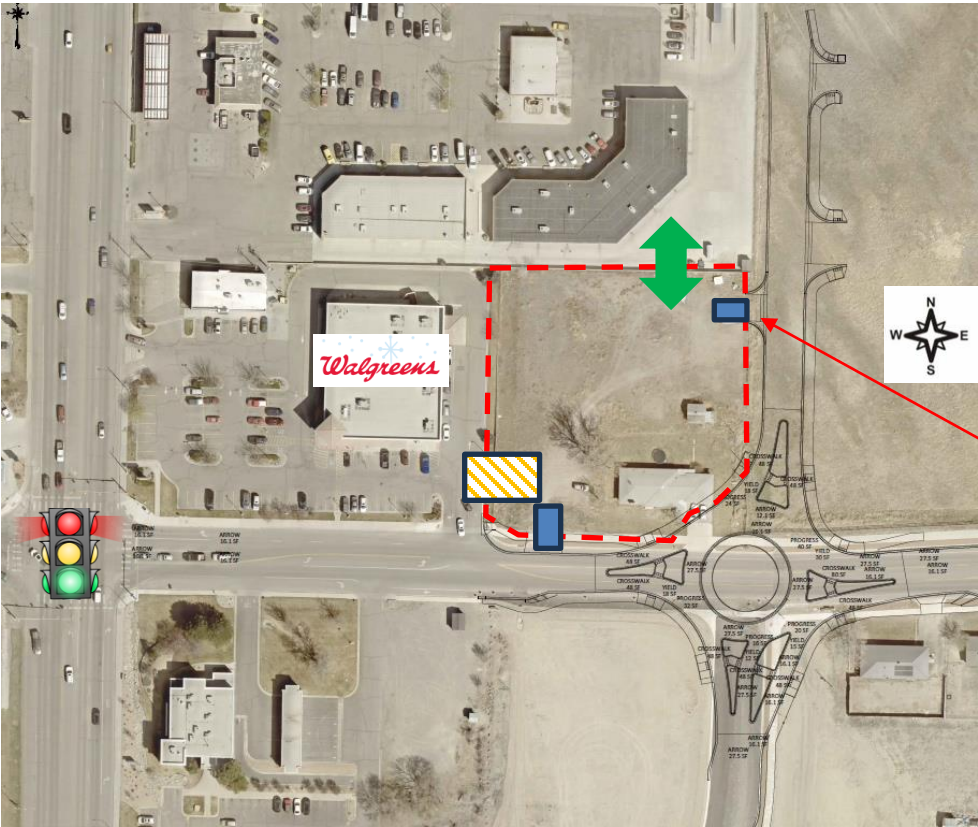
- First phase of construction is completed
- Extension is estimated scheduled to connect in 2 years

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

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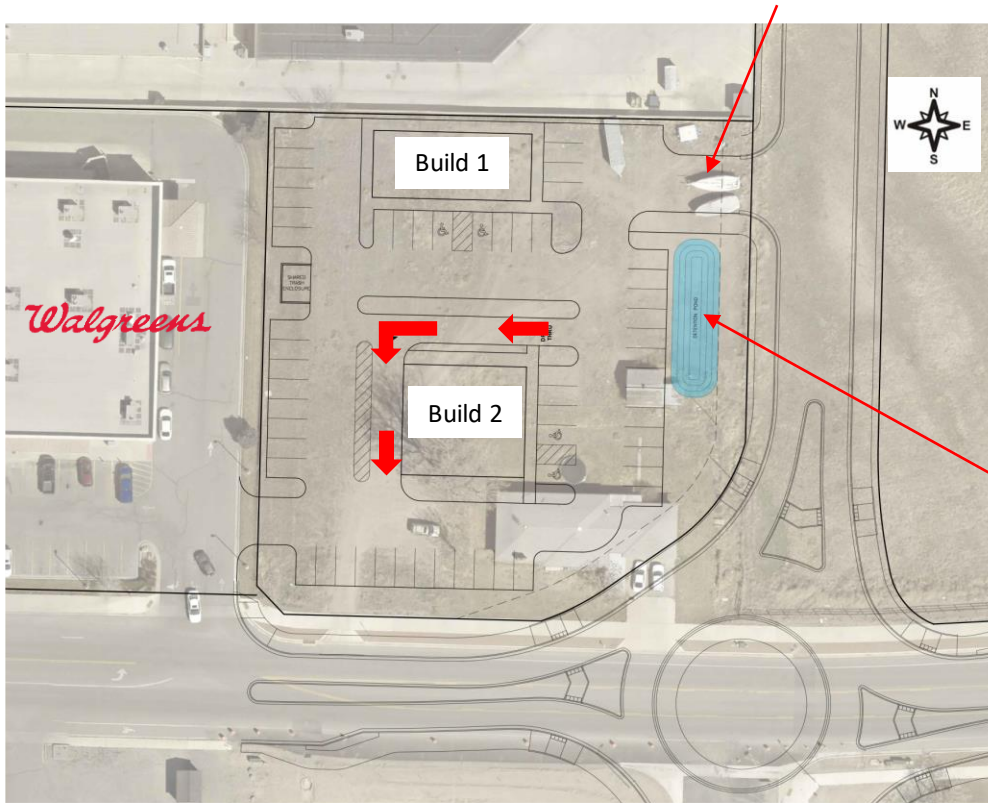
Information deemed reliable, but not guaranteed and should be verified



- 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 ~2,720ft²
 - Building 2 is 56'x62' or ~3,472ft²
 - With drive thru
- No current agreement with Walgreen at access to their lot

← Direction of drive thru

Preliminary Site Layout Completed by:

Del-Mont Consultants

(970) 249-2251

April 10, 2025

*Available upon request

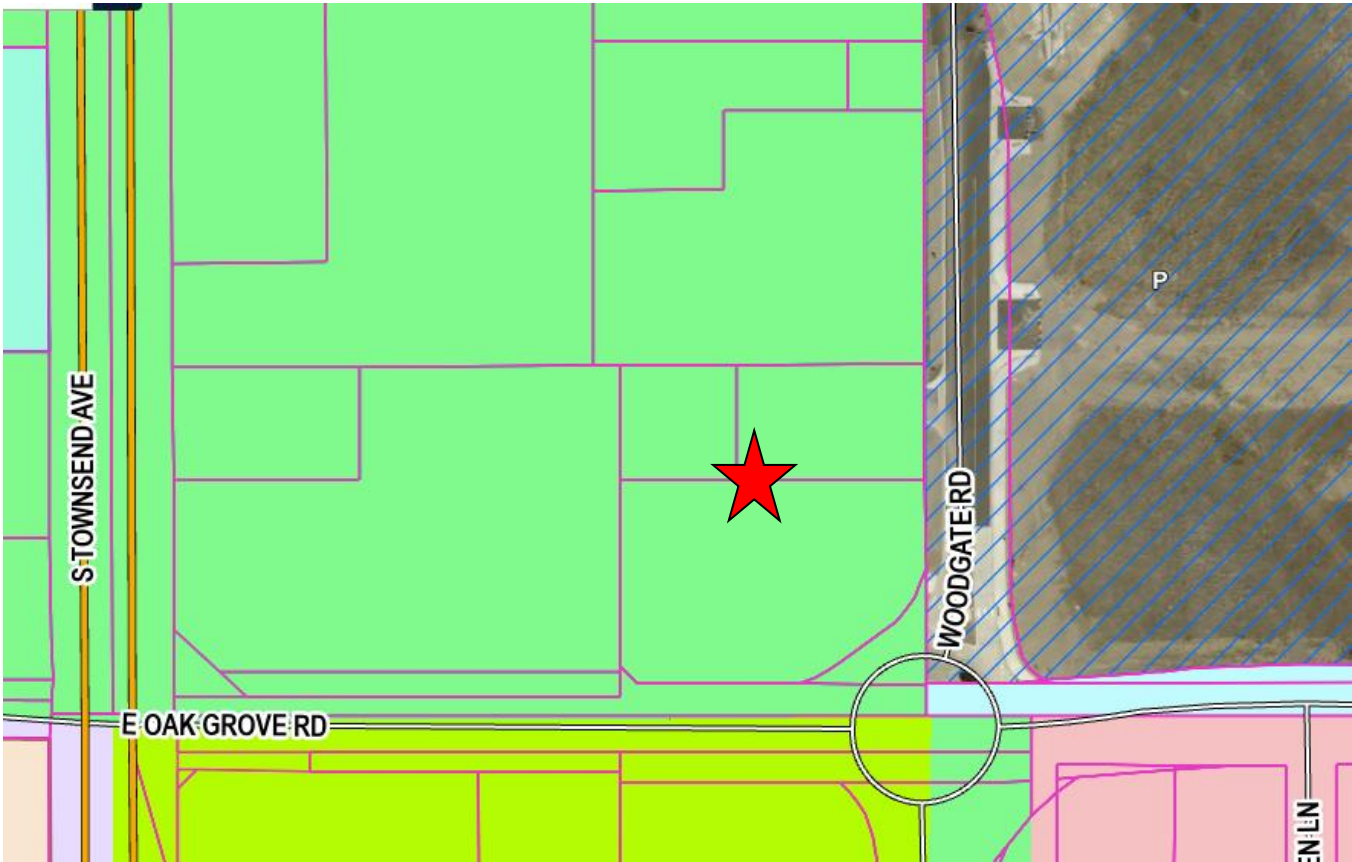
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City of Montrose Zoning Map



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-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/
ode_of_ordinances?nodeId=PTIICOOR_TITXILADERE_C
H11-7ZORE_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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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
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			

LEGEND:ZONING DISTRICTS
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**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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Contact the City of Montrose for more information.
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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	

* 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:



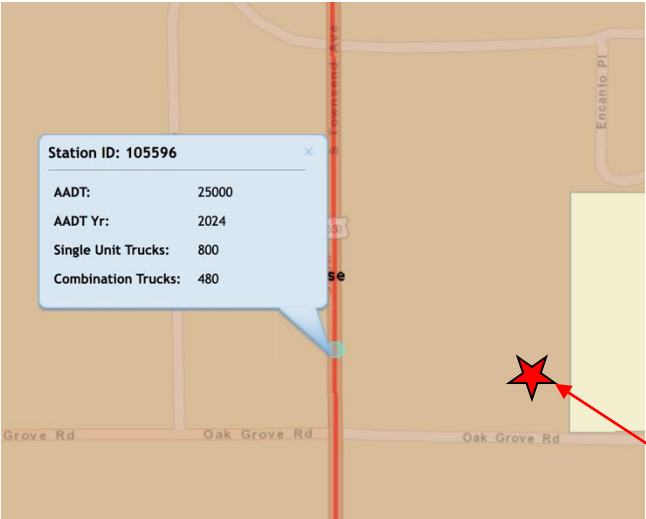
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Colorado Department of Transportation (CDOT) Traffic Count*



 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	\$849,888	\$14.45

- ✓ 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
\$849,888

