

THE CENTER AT HAWK PARKWAY

TBD Lot 7 & 8 Hawk Parkway
Montrose, CO 81401



COMMERCIAL LAND INFORMATION PACKET

John Renfrow * Renfrow Realty

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

www.RenfrowRealty.com

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



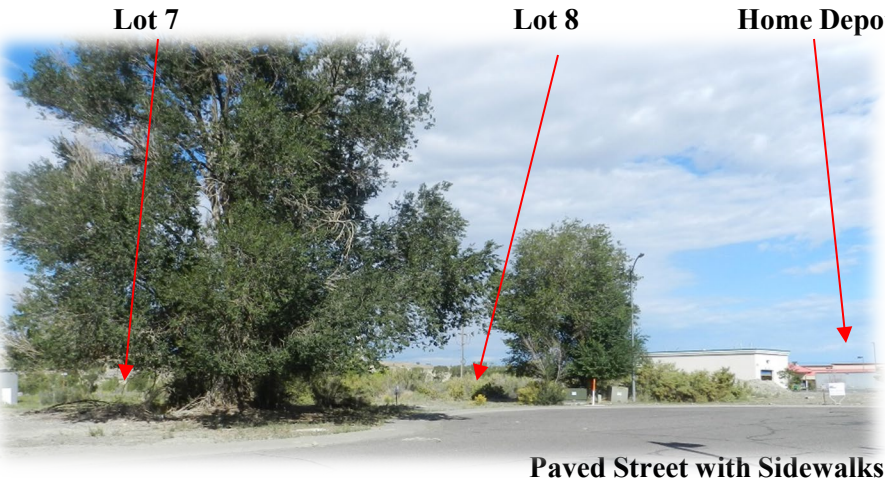
Member of:



www.RMCRE.org

Executive Summary

RARE COMMERCIAL LOTS IN BOOMING
SOUTH TOWNSEND CORRIDOR



TBD Lot 7 & 8 Hawk Parkway
Montrose, CO
MLS#

MLS#	Parcel	SqFt (MOL)	Listing Price	\$/SqFt
797925	Lot 7	18,640	\$149,888	\$8.04
797928	Lot 8	24,375	\$194,888	\$8.00
797876	Lot 7 & 8	43,015	\$294,888	\$6.86

Two Commercial Lots Ready for Development in Highly Desirable Location

Located in the busy S Townsend Ave/ Hwy 550 corridor, with easy accessibility to Hawk Parkway.

This property is part of The Center at Hawk Parkway, a well-established complex consisting of professional offices, retail and restaurants. Surrounding businesses include Walmart, City Market, Home Depot, Chilis, Applebee's, Target, Hobby Lobby and Ross. Zoned B-2 Highway Commercial in the City of Montrose, this district is intended as a shopping and business center for the City and surrounding area. All utilities are available and to the lots. Take advantage of shaping the future of Montrose's South Corridor commerce!

Contact John Renfrow at (970) 249-5001

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

www.RenfrowRealty.com

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



Aerial View



Photo from Montrose County GIS/EagleView



— Lot 7: 18,640 sq.ft. (MOL) MLS# 797925

Boundaries are approximate and should be verified

— Lot 8: 24,375 sq.ft. (MOL) MLS# 797928

Lot 7 & 8: 43,015 sq.ft. (MOL), consisting of both lots MLS# 797876

www.RenfrowRealty.com

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

View From Above



- Lot 7: 18,640 sq.ft. (MOL) MLS# 797925
- Lot 8: 24,375 sq.ft. (MOL) MLS# 797928
- Ogden Access Easement

Boundaries are approximate and should be verified



Directions to Property

Starting from Renfrow Realty
1832 S Townsend Ave, Montrose, CO 81401
Office number (970) 249-5001

4 min (1.3 miles)
via S Townsend Ave
Fastest route now due to traffic conditions

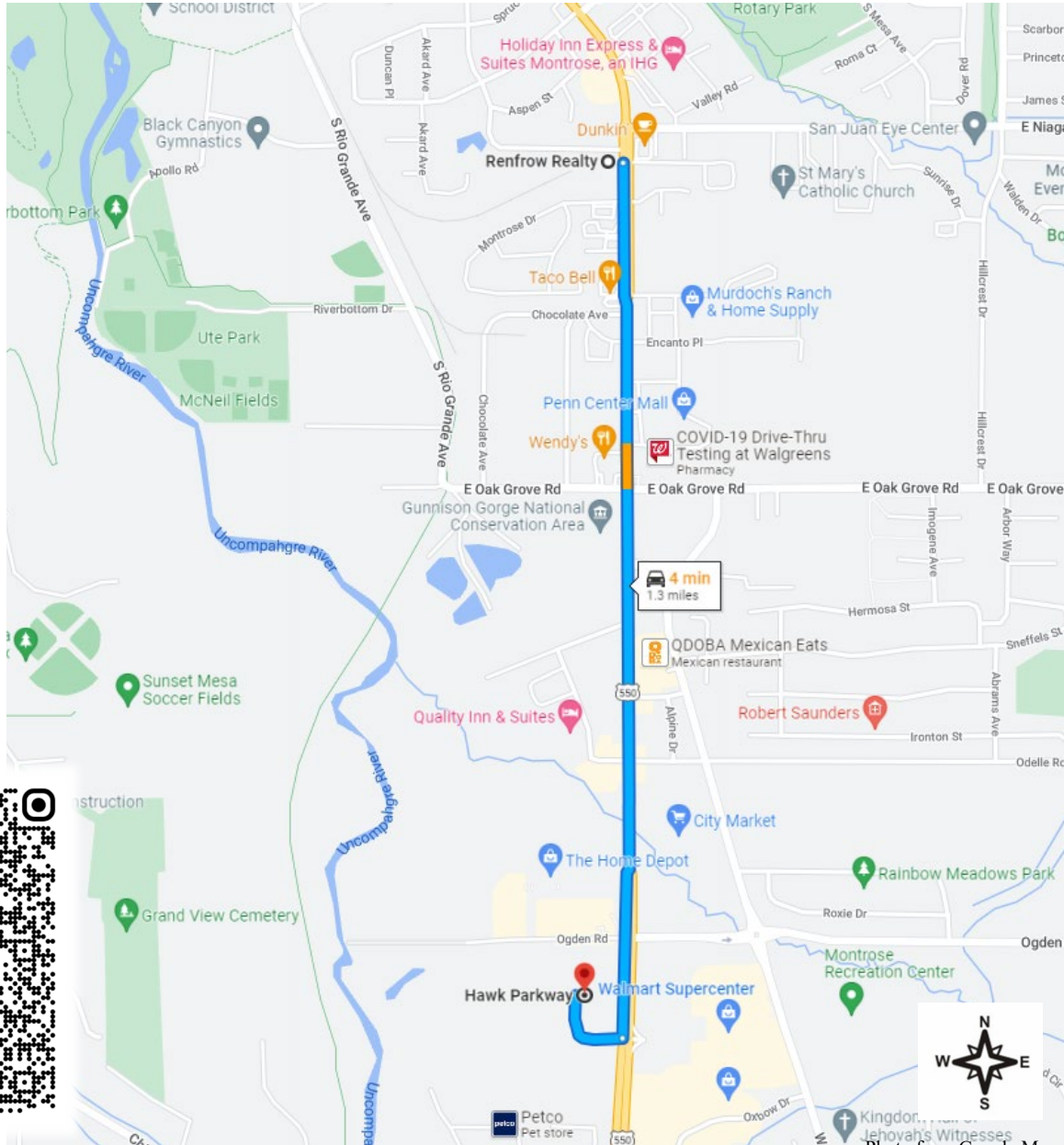
Renfrow Realty
1832 S Townsend Ave, Montrose, CO 81401

- ↑ Head south on S Townsend Ave toward Montrose Dr
1.2 mi
- ➡ Turn right onto Hawk Pkwy
0.1 mi

Hawk Parkway
Montrose, CO 81401



Property Location Pin
Directions Via Google Maps



John Renfrow/Renfrow Realty
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

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



Montrose County Assessor Property Account Detail*

Account Detail

Lot 7		Lot 8	
Account: R0060076		Account: R0060077	

Estimated Tax Information

2025 (Actual)	\$2,724.24	2025 (Actual)	\$2,740.40
2026 (Estimated)	\$2,623.76	2026 (Estimated)	\$2,639.20

Assessment Information

Actual (2026)	\$143,570		Actual (2026)	\$144,420	
Type	Actual	SQFT	Type	Actual	SQFT
Land	\$143,570	18,640.0	Land	\$144,420	24,375.0

Legal Description

Parcel Number 3993-042-14-001

Legal Summary Subd: HAWK PARK
CENTRE FILING NO 2 Lot: 7 S: 4 T: 48 R: 9

Parcel Number 3993-042-14-002

Legal Summary Subd: HAWK PARK
CENTRE FILING NO 2 Lot: 8 S: 4 T: 48 R: 9

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



Photographs – Lot 7

Roads, curbs and gutters





General Information

UTILITIES

- Water/Sewer/Trash - City of Montrose (970) 240-1400
 - Available not installed
- Natural Gas - Black Hills Energy (800) 563-0012
 - Available not installed
- Electricity - DMEA (970) 249-4572
 - Available not installed
- Fiber Available –
- Clearnetworx (970) 240-6600 (Available, not installed)
- Elevate (970) 240-6873 (Available, not installed)

HOA DOCS AVAILABLE

- Hawk Park Center CC&R's
 - 8/31/2001
- Hawk Park Center OA Documents
 - Colorado West Property Management/Greg Fishing
 - (970) 249-4477
- 2024 HOA fees
 - \$100 Quarterly, Per lot
 - Covers insurance, common signage/lighting

City Utility Map

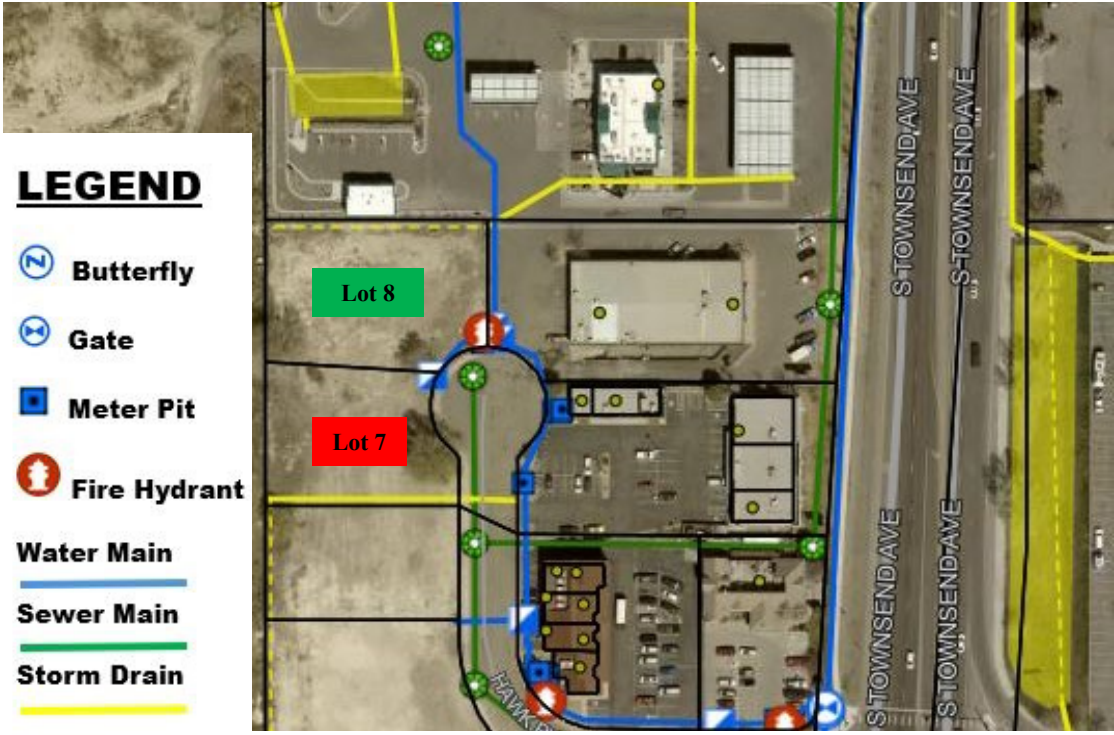


Photo from Montrose city GIS

OTHER DOCS AVAILABLE

- Lot 7 Easement Plat and Improvement Location Certification
 - December 14, 2021
- Lot 8 Easement Plat and Improvement Location Certification
 - July 29th, 2019
- Hawk Parkway Survey Plat
 - October 15, 2008

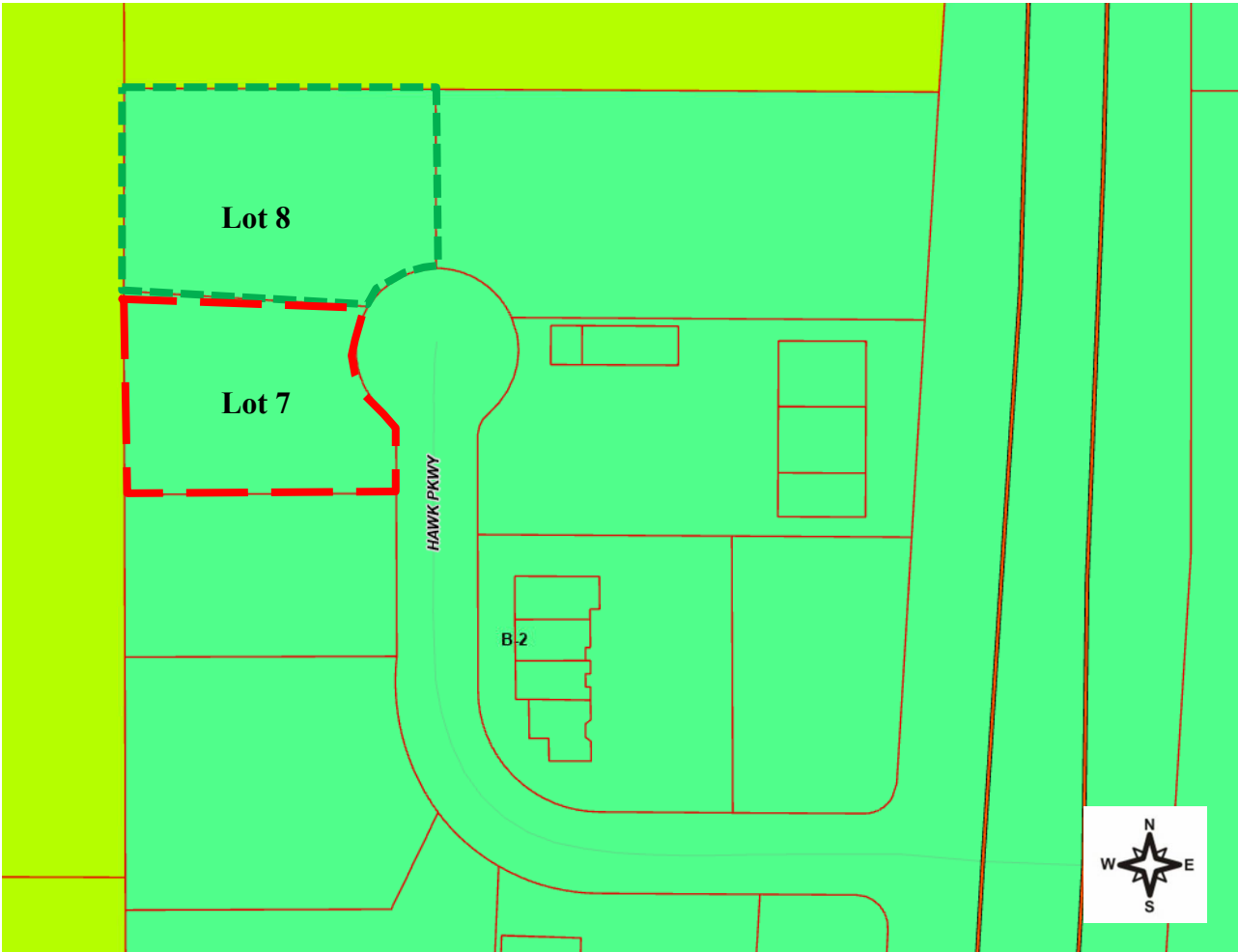


John Renfrow/Renfrow Realty
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

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



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

Photo from Montrose County GIS/EagleView

- Lot 7** Subject property zoned “B-2” Highway Commercial
- Lot 8** Zoning regulations for “B-2” on the following pages

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



John Renfrow/Renfrow Realty
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com



*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?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS

***All information deemed reliable, but not guaranteed. Contact William Reis with the City of Montrose for more information. (970) 240-1475 or wreis@cityofmontrose.org**

*** 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)

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?nodeId=PTIICOOR_TITXILADERE_CH11-7ZORE_S11-7-6DIUS

***All information deemed reliable, but not guaranteed. Contact William Reis with the City of Montrose for more information. (970) 240-1475 or wreis@cityofmontrose.org**

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



John Renfrow/Renfrow Realty
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

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

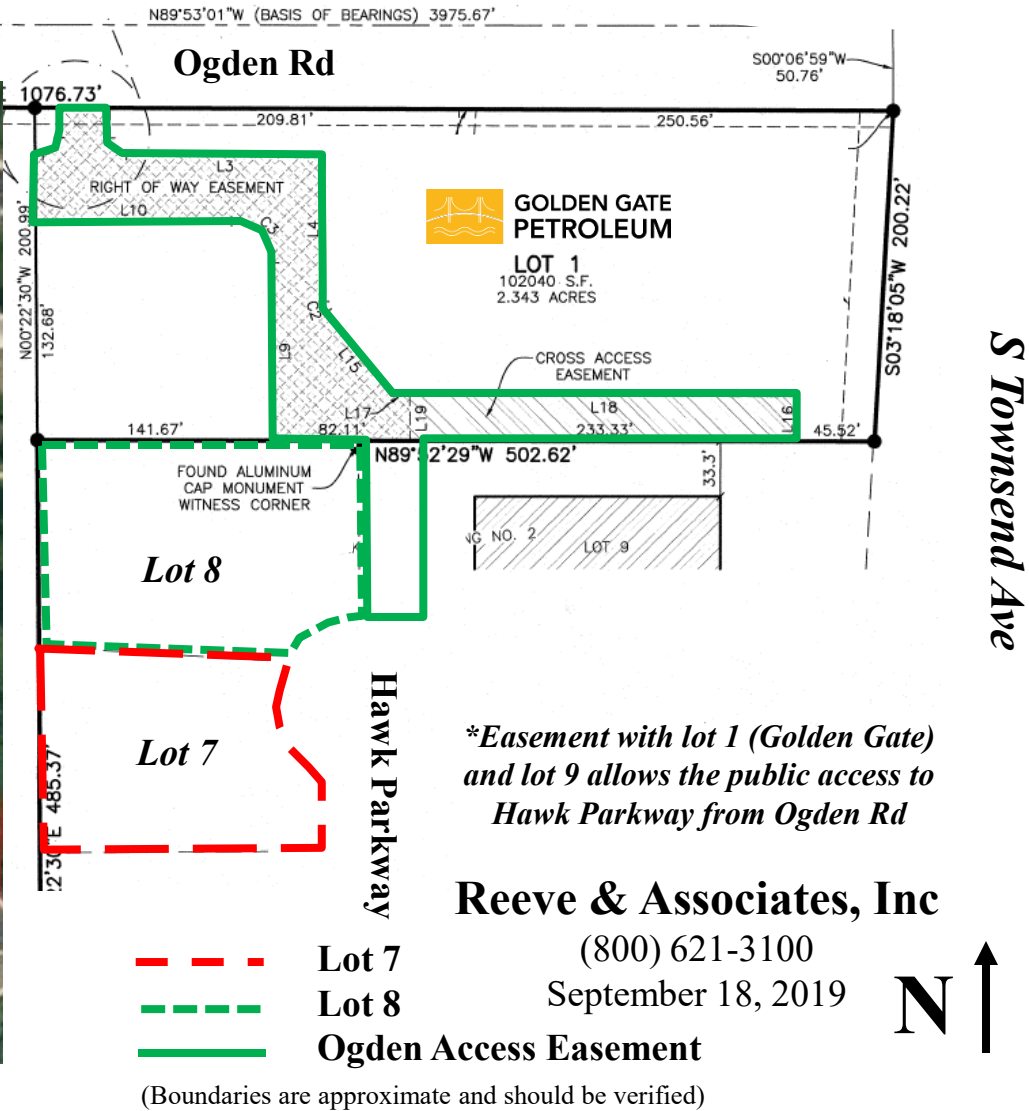


*Easement

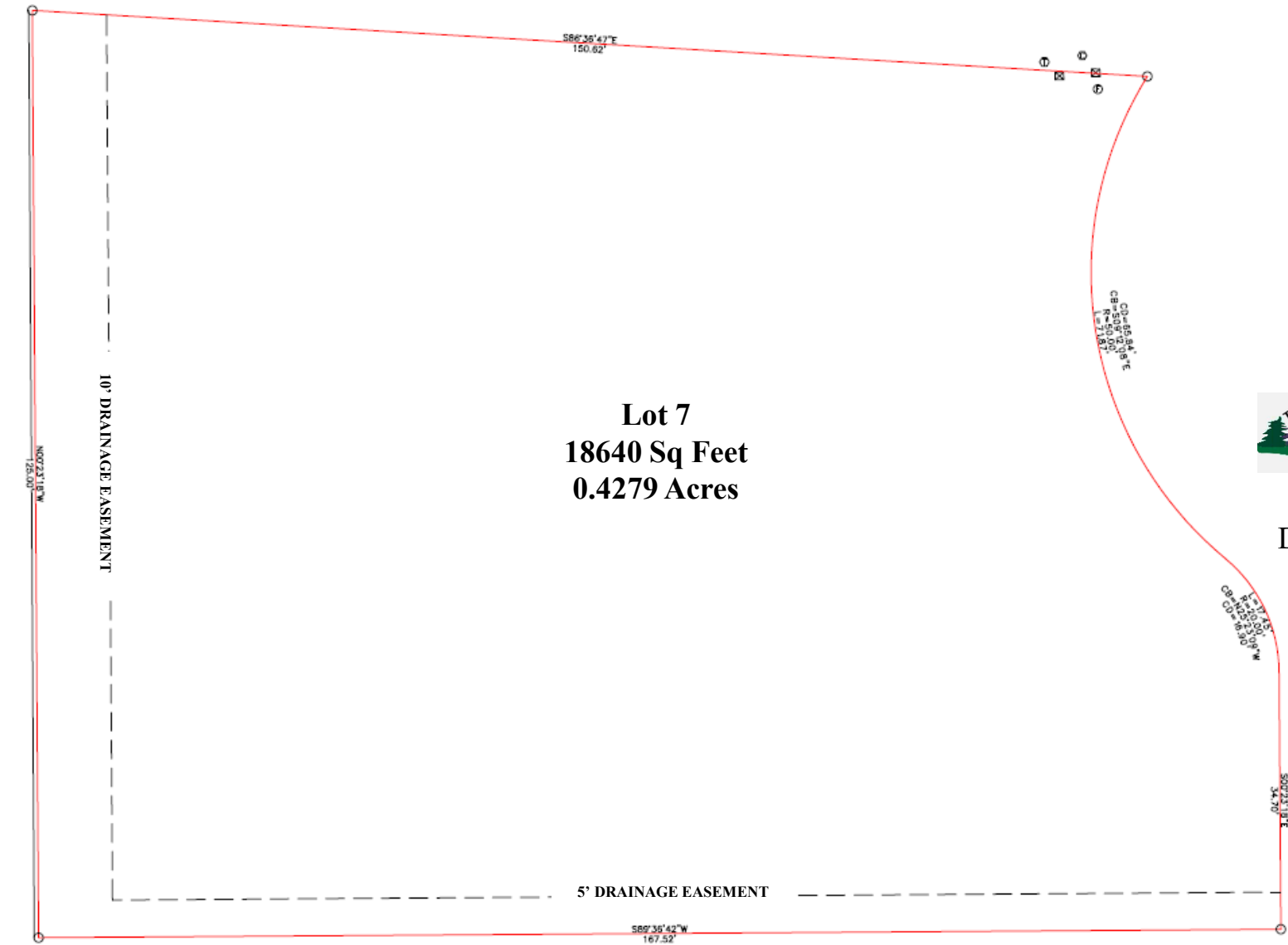
Easement with lot 1 (Golden Gate) and lot 9 allows the public access to Hawk Parkway from Ogden Rd



Photo from Montrose County GIS/EagleView



ILC Lot 7



Lot 7
18640 Sq Feet
0.4279 Acres



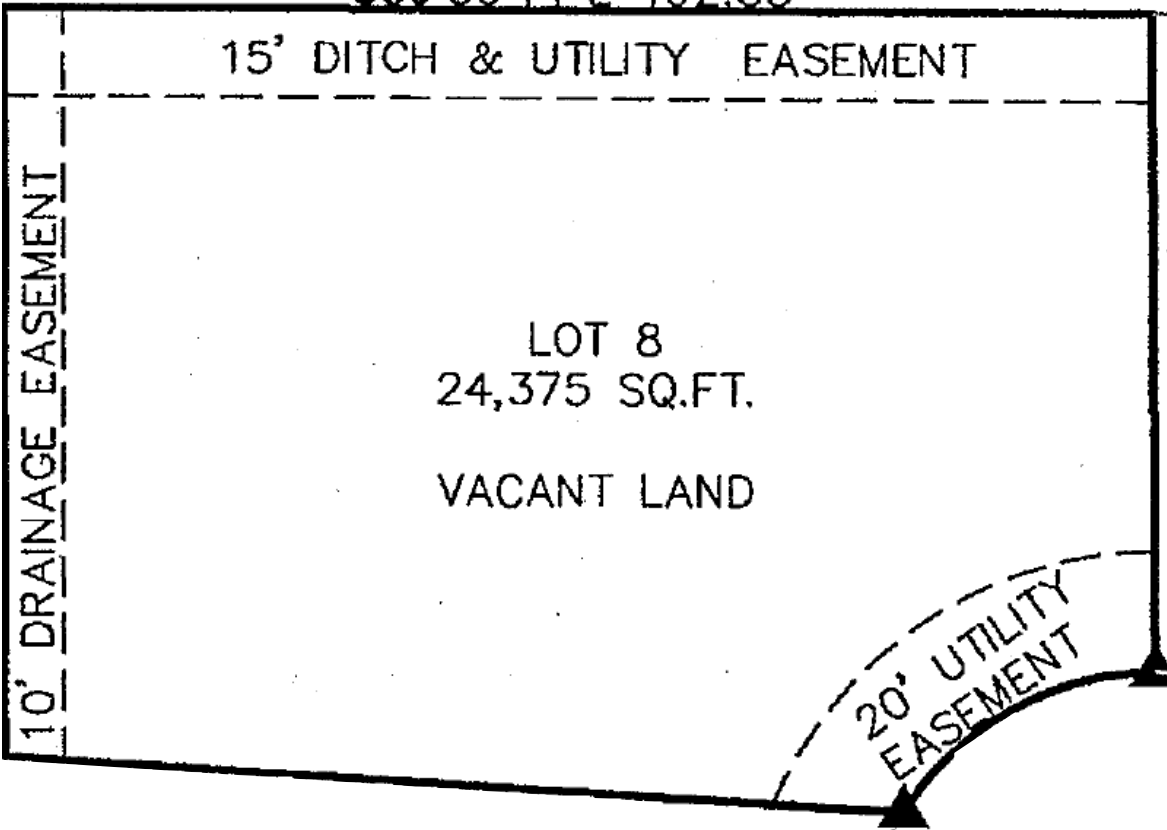
(970) 964-6105
December 14, 2021



John Renfrow/Renfrow Realty
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com



ILC Lot 8



Mesa Surveying
(970) 240-9788
July 29, 2019



John Renfrow/Renfrow Realty
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com



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



John Renfrow/Renfrow Realty
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com



The Extension of Ogden Road will connect it with the Rio Grande Extension and roundabout, this will increase traffic through the area, adding options for access to the property



www.RenfrowRealty.com

**Contact City of Montrose
at (970) 240-1400 for
more information**

Recap

MLS#	Parcel	SqFt (MOL)	Listing Price	\$/SqFt
797925	Lot 7	18,640	\$149,888	\$8.04
797928	Lot 8	24,375	\$194,888	\$8.00
797876	Lot 7 & 8	43,015	\$294,888	\$6.86

- 2 individual lots ready for development near the booming S Townsend Corridor
- Located in a well-established Center at Hawk Parkway
- Close to Montrose's main retail hub with stores to include Walmart, Home Depot, Hobby Lobby, Natural Grocers, Chilis and Applebee's
- All utilities are available to the lots
- Streets, gutters and a fire hydrants are in place
- Zoned B-2 Highway Commercial in the City of Montrose
- Great visibility and easily accessed from South Townsend
- Easement with lot 1 (Golden Gate) and lot 9 (Sears) allows for public access to Hawk Parkway from Ogden Rd

Lots Start At:
\$149,888

Contact John Renfrow at (970) 249-5001

