

TBD 6200 Rd, Lot 3

Montrose, Colorado 81401



--- Subject Property (Boundaries are approximate and should be verified)

VACANT LAND INFORMATION PACKET



Adam & 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:



RMCRE NETWORK PARTNER
www.RMCRE.org

TBD 6200 Rd, Lot 3

Montrose, CO 81401



Total Acres (MOL)	Price	Price per Acre
6.67	\$249,888	\$37,464

HOME & BUSINESS POTENTIAL!

This minor subdivision is located just north of the Montrose city limits. Zoned General Business in Montrose County, the lot offers an ideal opportunity for savvy developers, business owners, or end users seeking to build near the convenience of the North Townsend corridor while enjoying the tranquility of a rural setting.

The property features panoramic views of the San Juan Mountains, the Grand Mesa, and the Uncompahgre Plateau, making it suitable for a future home or business location. Lots within the Jay Jay Minor Subdivision include a water tap (not installed), have no covenants, and allow for mobile and modular homes.

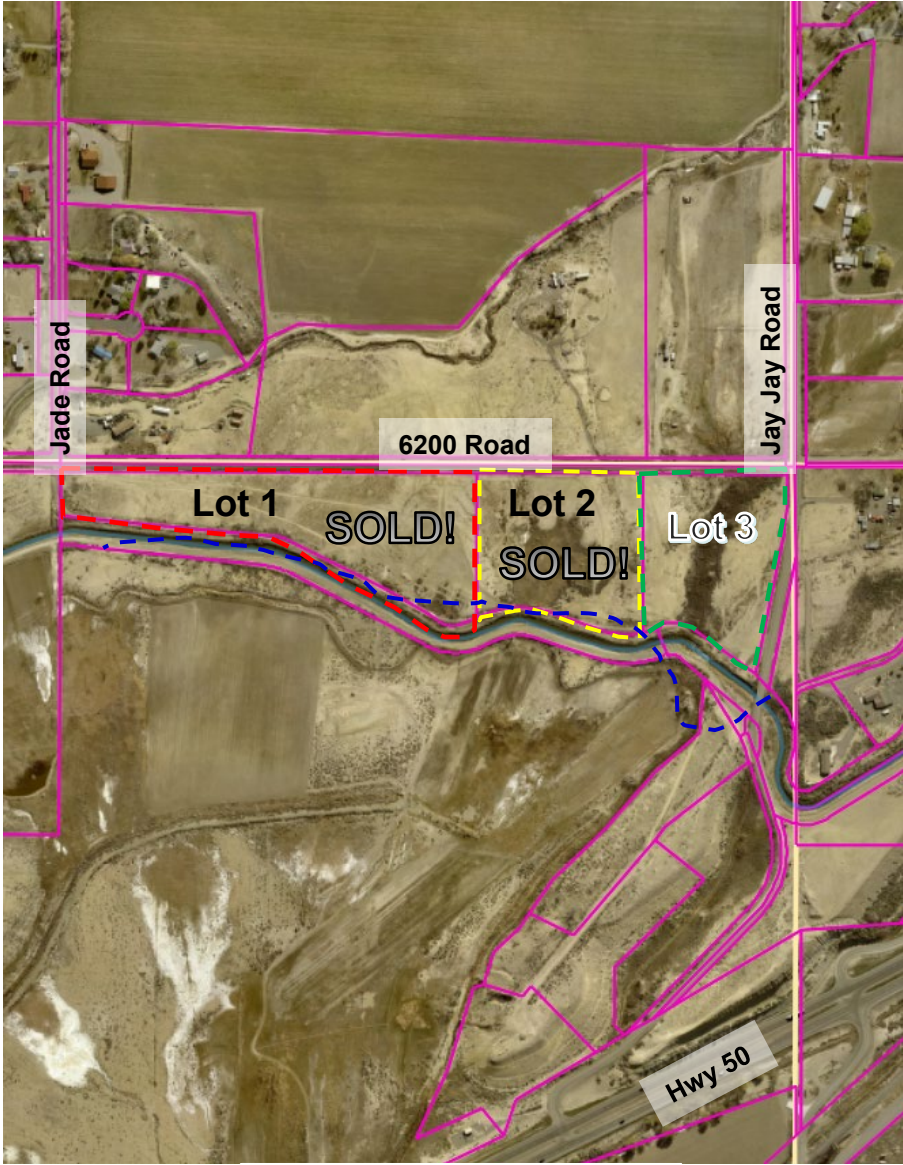
Explore this exceptional property offering flexibility, scenic views, and minimal restrictions.



Contact Adam Renfrow at (970) 249-5001



Property Aerial



Legend

Lot 1: 1.0 AC

SOLD!

Lot 2: 1.0 AC

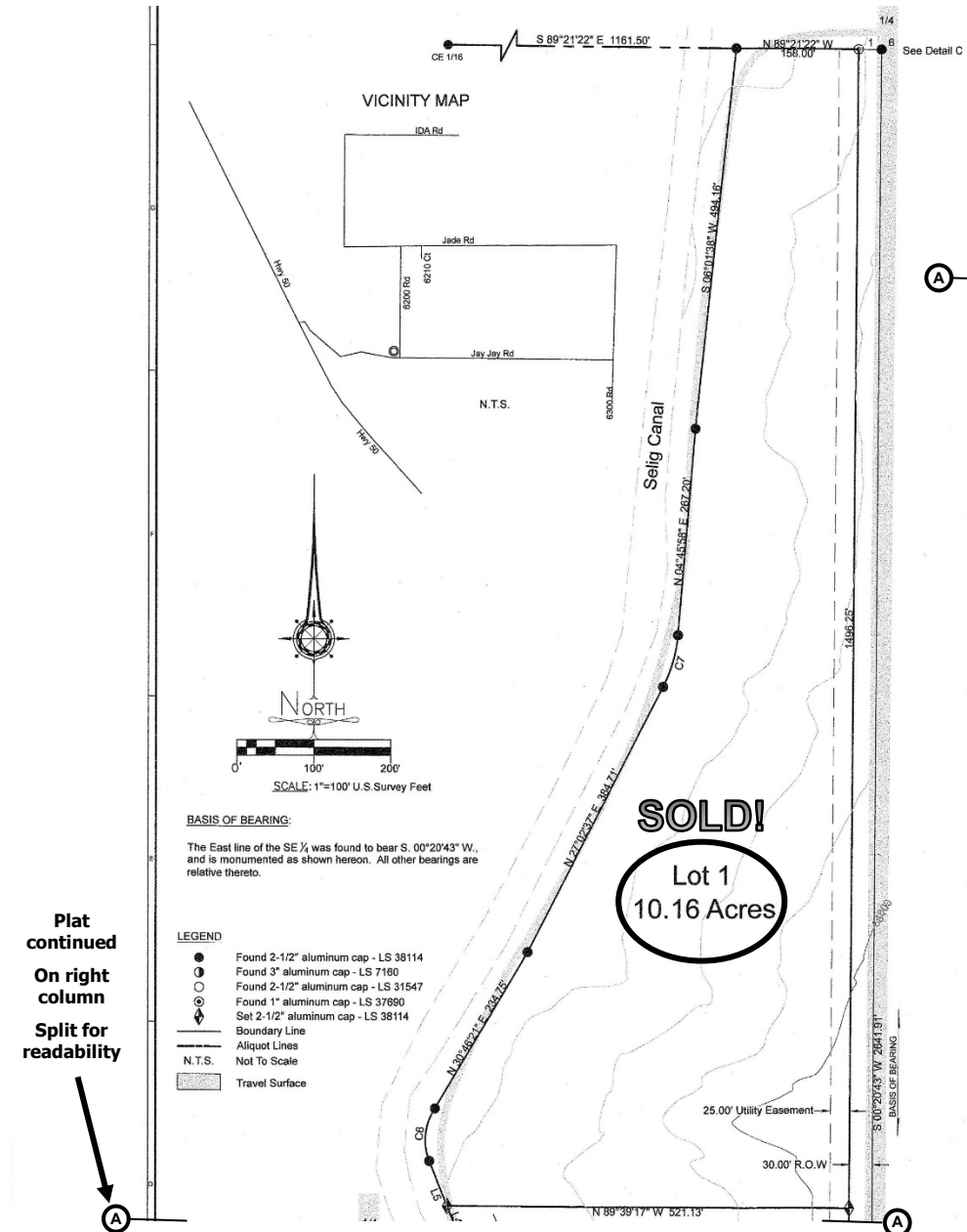
SOLD!

Lot 3: 6.67 AC

Selig Canal

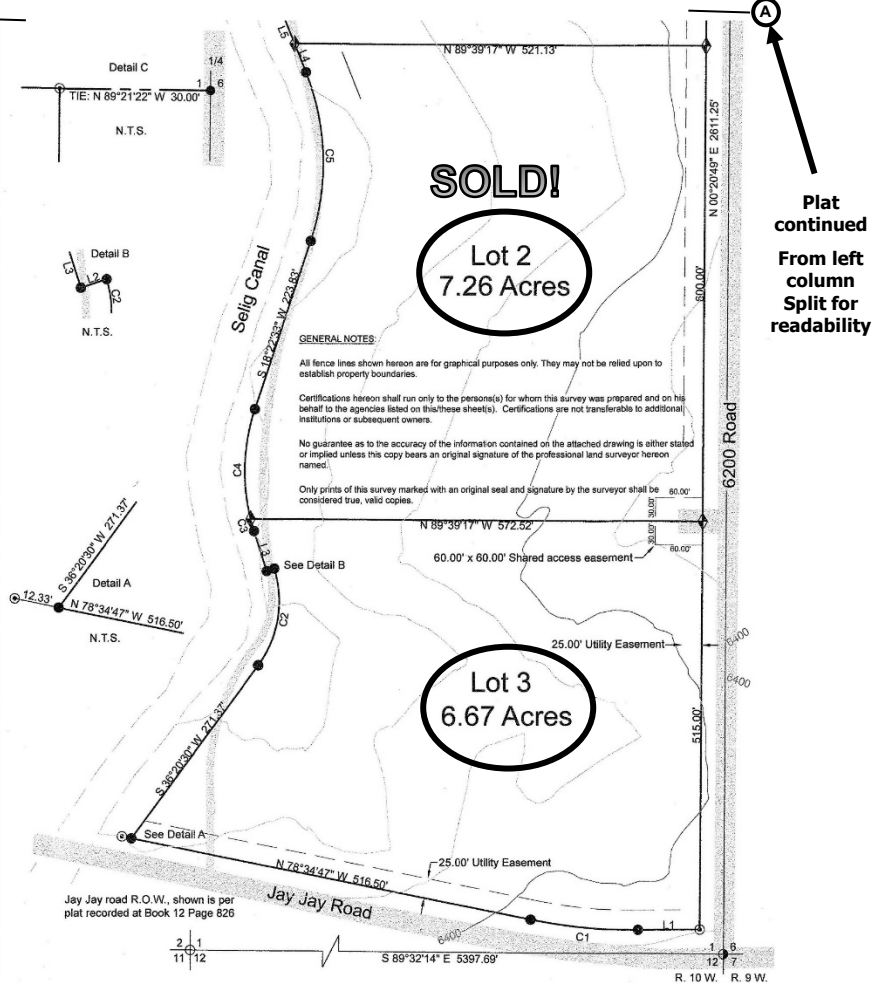
All boundaries, measurements, and depictions are approximate and should be verified

Property Plat



Jay Jay Minor Subdivision
Part of the SE 1/4
Section 1, Township 49 North, Range 10 West, of the New Mexico Principal Meridian
Montrose County, Colorado

Plat from Southwest Land Surveying, LLC
Approved by Montrose County Commissioners
May 7, 2025.



Directions to Property

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

- > Take Poplar St and Columbia Way to S Townsend Ave
2 min (0.5 mi)
- > Follow S Townsend Ave to Jay Jay Rd
9 min (6.0 mi)
- > Continue on Jay Jay Rd. Drive to 6200 Rd
1 min (0.7 mi)



Property Location Pin
Directions Via Google Maps



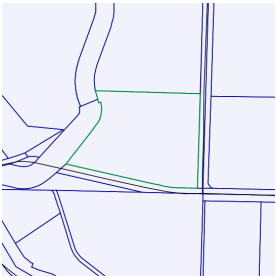
Montrose County Assessor Property Account Detail*

Account Detail

Lot 3

Account: R0027518

Legal Description



Parcel Number 3765-014-04-003

Legal Summary: Subd: JAY JAY MINOR
SUBD Lot: 3 S: 1 T: 49 R: 10

Assessment Information

Actual (2026)		\$133,720
Type	Actual	Acres
Land	\$133,720	6.67

Tax Information

2025 (Actual)	\$1,137.24
2026 (Estimated)	\$2,415.52

*For more information, please contact the Montrose County Assessor at (970) 249-3753
(970) 249-5001 / (970) 874-1500
www.RenfrowRealty.com

Photographs



General Information

UTILITY INFORMATION

- All utilities nearby/no utilities installed
 - Water: Menoken Water District (970) 249-3242
 - One tap included (not installed)
 - Electricity: DMEA (970) 249-4572 (Nearby)
 - Natural Gas: Black Hills (800) 563-0012 (Nearby)
 - Fiber: Elevate (844) 386-8744 (available/not installed)

ADDITIONAL INFORMATION

Jay Jay Minor Subdivision

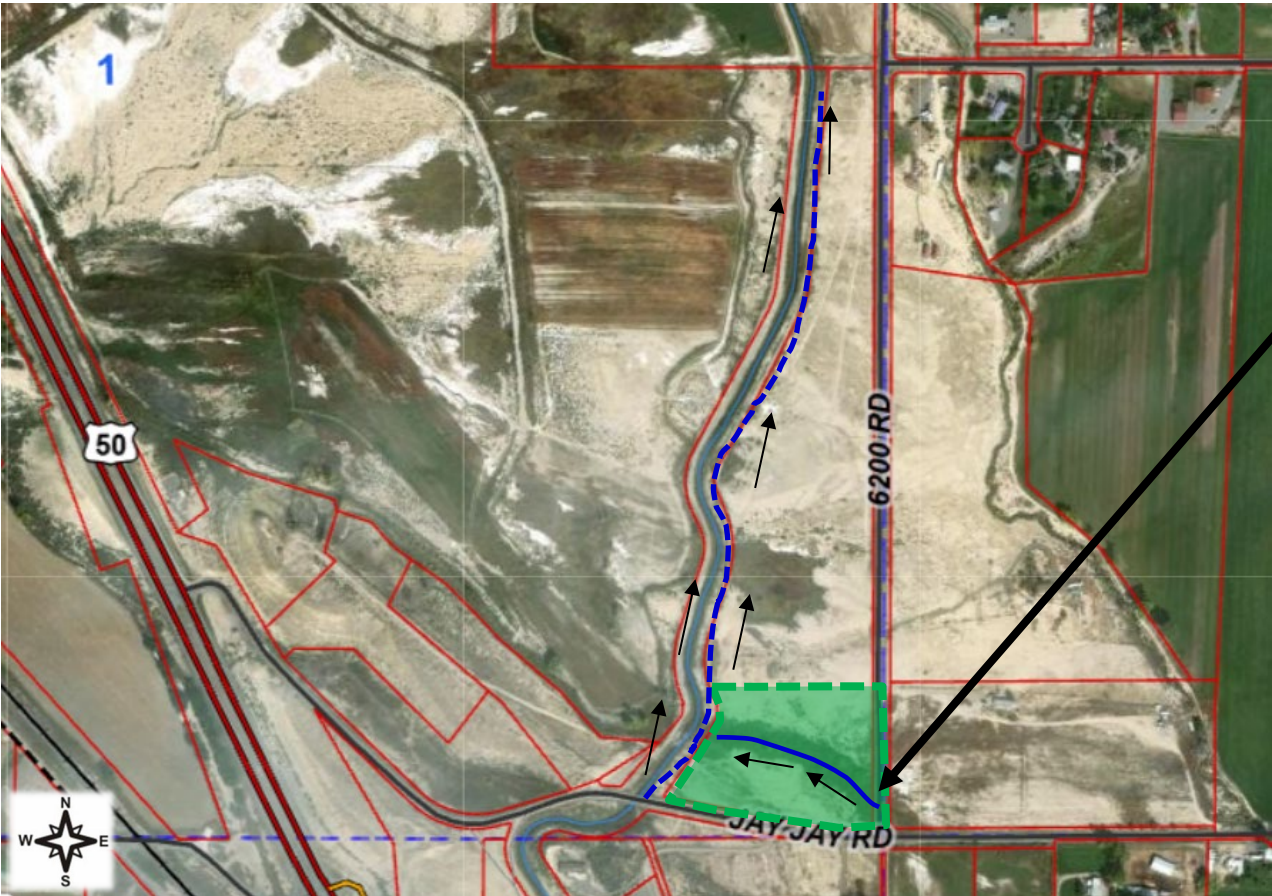
- County approval May 7, 2025

ADDITIONAL DOCUMENTS AVAILABLE

- Survey Plat - November 18, 2024
 - Southwest Land Surveying:
 - (970) 874-2880



Understanding Irrigation Water



Ditch entrance onto the property

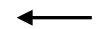
UVWUA (Uncompahgre Valley Water Users Association) stated that there are currently no water rights assigned for this lot.

For more information you can call:

(970) 249-3813

Water rights/shares, if available, would have to be established by filing with the Division of Water Resources at 1541 Oxbow Dr, Unit 1625, Montrose or call (970) 249-6622.

This water is tail water and at the mercy of the surrounding owners. The ditch can be routed to the parcels for use, as long as it connects to the canal.

-  Tail ditch runs thru the property
-  Direction of water flow
-  Selig Canal
-  Lot 3

(Boundaries are approximate and should be verified)

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Utility Information



Photo from Montrose County GIS/EagleView

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Zoning Map



Photo from Montrose County GIS (Boundaries are approximate and should be verified)

County Zoning Districts

-  General Business "B"
-  General Commercial "C"
-  General Industrial "I"
-  General Residential "R"
-  Residential- Manufactured Home Park "R-MHP"
-  Planned Development "PD"
-  Public Lands "P-L"
-  General Agricultural "A"

For more information, please contact
Montrose County Zoning at (970) 249-6688

Subject Property 



Zoning Breakdown* - “B” General Business District

GENERAL BUSINESS B

1. Purpose: A general sales, office, and service district designed to provide a broad range of compatible services for both the general and traveling public. All operations shall be for sales or rental of products, and the provision of personal or business services.
2. Use Table

a. The following table identifies the uses allowed by right (“R”) or the uses requiring a special use permit (“S”) within the General Business District. Any use not listed shall be prohibited except as set forth in Section II.C.3, Unlisted Uses.

b. All uses shall meet all applicable provisions set forth in Section III, Use Standards and Section V, Detailed Development Standards regardless of the approval level identified in the Use Table below. Where able, the Use Table identifies the additional standards applicable to uses.

c. Any standard set forth in these Regulations not met by the property owner or operator shall constitute a violation of these Regulations and shall be enforced as set forth in Section VII, Enforcement.

Table T-II.10 – General Business Use Table

GENERAL BUSINESS USE TABLE

Animal Services:

Veterinary Clinic	R	
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Child Care Facilities:

Child Care Center	R	
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Community & Cultural Facilities:

Community Center	R	Places of Assembly or Worship	R
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Educational Facilities:

Educational Facility	R	
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Food & Beverage:

Bar or Tavern	R	Microbrewery, Distillery	R
Brewpub	R	Restaurant	R

Group Living:

Group Home	R	Senior Housing	R
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Healthcare Facilities:

Medical and/or Dental Clinic	R	
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Household Living:

Dwelling, Single-Family	R	Short-Term Rental (See Sec. III.A.9)	R
Caretaker Residence	R		

Lodging Facilities:

Hotel/Motel	R	
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Manufacturing & Production:

Commercial Nursery	R	
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Parks:

Park	R	
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Personal Services and Office:

Personal Service Establishment	R	Professional Office	R
		Professional Services Establishment	R

Public Utilities & Facilities:

Government Facility	R	Telecommunication Facility (See Sec. III.D)	R
Public Utility Facility	R	Utility Transmission, Distribution, and/or Service Lines	R

Recreation Facilities:

Amusement and Entertainment Facility, Indoor	R	
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Retail:

General Retail	R	
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Vehicles & Equipment:

Heliport	S	
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Warehousing & Freight:

Mini-Storage Warehouse	R	
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Accessory Uses:

Accessory Structure or Building (See Sec. III.C.2.b)	R	Alternate Onsite Energy Generation	R
Accessory Use (See Sec. III.C.1)	R	Outdoor Storage (See Sec. III.A.10)	R

Temporary Structures & Uses:

Construction Offices (See Sec. III.B.2.b.(3))	R	
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3. Dimensional Standards

Table T-II.11 – General Business Dimensional Standards

Required Dimension			Required Dimension		
Standard			Standard		
A	Lot Size	OWTS: 1 contiguous acre* Public water & sewer systems: 10,000sf	F	Rear Setback**	10'
B	Front Setback**	25' from property Line	G	Buffer	Required adjacent to residential zone district or residential subdivision,****.
C		55' from centerline of public road***	H	Building height	N/A
D	Side Street Setback**	Same as Front Setback	I	Outdoor storage exceeding 8' in height	10' setback from all property lines.
E	Side Setback**	10'			

*Refer to Montrose County Board of Health Resolution On-Site Wastewater Treatment Systems for additional standards.

**All Principal and Accessory Buildings must meet these setbacks.

***When road is not dedicated public right-of-way.

****Any combination of setbacks, berms, fencing, landscaping, and arrangement of uses on the site to effectively insulate adjacent uses from adverse impacts of the commercial uses.

For more information, please contact Montrose County Zoning at
(970) 249-6688

* Taken from Montrose County Zoning
Resolution Revised June 15, 2022

Total Acres (MOL)	Price	Price per Acre
6.67	\$249,888	\$37,464

- ❖ Located just north of the Montrose city limits
- ❖ Zoned General Business in Montrose County
- ❖ Ideal for developers, business owners, or end-user owners
 - ❖ Convenient access to the North Townsend corridor
 - ❖ Enjoy the peace and privacy of a country setting
- ❖ Panoramic views of the San Juan Mountains, Grand Mesa, and Uncompahgre Plateau
 - ❖ Suitable for residential or business use
 - ❖ Water tap included (not installed)
 - ❖ No covenants
 - ❖ Mobile and modular homes allowed
 - ❖ Part of Jay Jay Minor Subdivision
- ❖ Exceptional property with minimal restrictions

\$249,888

Contact Adam Renfrow at (970) 249-5001