

Client Relationship Driven • Strong Community Involvement • Diverse Experience in Real Estate • Extensive Marketing Strategies



MLS # 814605
& 20242557

Shovel Ready for \$5 PSF | Montrose, CO



4.130 Aproximate Acres



City of Montrose Water



Electricity provided by DMEA



Natural Gas provided by Black Hills Energy



Sewer provided by City of Montrose

This exceptional 4+ acre lot, zoned B-3, is primed for instant development, boasting shovel-ready status for a vibrant multi-purpose commercial project.



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Information provided is deemed reliable but not guaranteed by the Brokers. It is advised to verify all information and/or obtain professional advice. Price and terms may change without notice.

Property Information:

This prime 4+ acre parcel, that has the B-3 (limited and hard to find) zoning, stands ready for immediate development, with shovel-ready status for a dynamic multi-use industrial / commercial venture. With the stamp of approval from the City of Montrose Planning Commission, the project unfolds in two distinct phases encompassing an expansive 18,000 sq. ft. office/warehouse complex, complemented by a covered parking facility tailored for RVs, boats, and self storage solutions. Comprehensive development plans, including civil engineering, elevations, building blueprints, Phase I assessments, land survey, topo, utility location, soils testing, and drainage schemes, have been meticulously completed, sparing potential investors months of preparatory legwork. Also includes the State of Colorado Water Discharge Certificate and Permit and DMEA's (Delta Montrose Electric Assn) required load data calculations to obtain their transformer estimate which both took months and months of time and money to obtain. All essential infrastructure components, from sidewalks to curb cuts and fire hydrants, have already been installed on the site. This is truly a Shovel Ready project!! With an inclusive array of plans and reports, alongside detailed development cost analyses, this opportunity not only promises expedited construction but also offers the prospect of shaving off two plus years from the conventional development timeline.



TBD 6300 Rd, Montrose | \$899,500

Map Location



This property is situated 2 miles away from Montrose Regional Airport and near Highway 50. It is also conveniently located 4 miles from Colorado Outdoors and 20 miles from Delta. The general population of Montrose, CO in 2022 is 20,394. Montrose is a rapidly expanding town with a surge of new residential homes and apartments being developed.

The community boasts a variety of amenities, including parks, shopping centers, and highly rated schools, making it an attractive place for families and individuals alike. The town's close proximity to the Black Canyon of the Gunnison National Park offers residents and visitors stunning natural beauty and ample opportunities for outdoor recreation, such as hiking, fishing, and camping.

Montrose also prides itself on a vibrant cultural scene, with local art galleries, theaters, and music venues providing entertainment and enrichment. The Montrose Farmers Market, held weekly, is a beloved event where locals gather to purchase fresh, locally grown produce and handmade crafts, fostering a strong sense of community.



Property Facts:

Parcel Number	3767-181-11-002
MLS Number	#814605 / #20242557
Zoning	B-3 Commercial
Address	TBD 6300 Road Montrose, CO 81501
Acreage*	4.13 ±
Includes:	Development plans including Engineering Plans, Civil Plans, Drainage Report, Phase I Assessment, Site Plan, Covenants, Curbs Cuts, Fire Hydrants, Proformas and more
Utilities at Or Close to Site:	City of Montrose Water, Sewer DMEA Power Black Hills Energy Natural Gas
Property Taxes	2023 \$3,282.86 – vacant land
Incentives:	Located in the Opportunity Zone Designated Area State incentives include Rural Jump Start, C-Pace, Job Growth Incentive Tax Credit, Colorado First/Existing Job Training and MEDC Incentives (Montrose Economic Development)
Design:	Comprehensive development plans have been done for a mixed storage and warehouse project with mini storages, covered and open parking along with 18,000 sq.ft. warehouse divisible.
Title Company:	Land Title Guarantee Company



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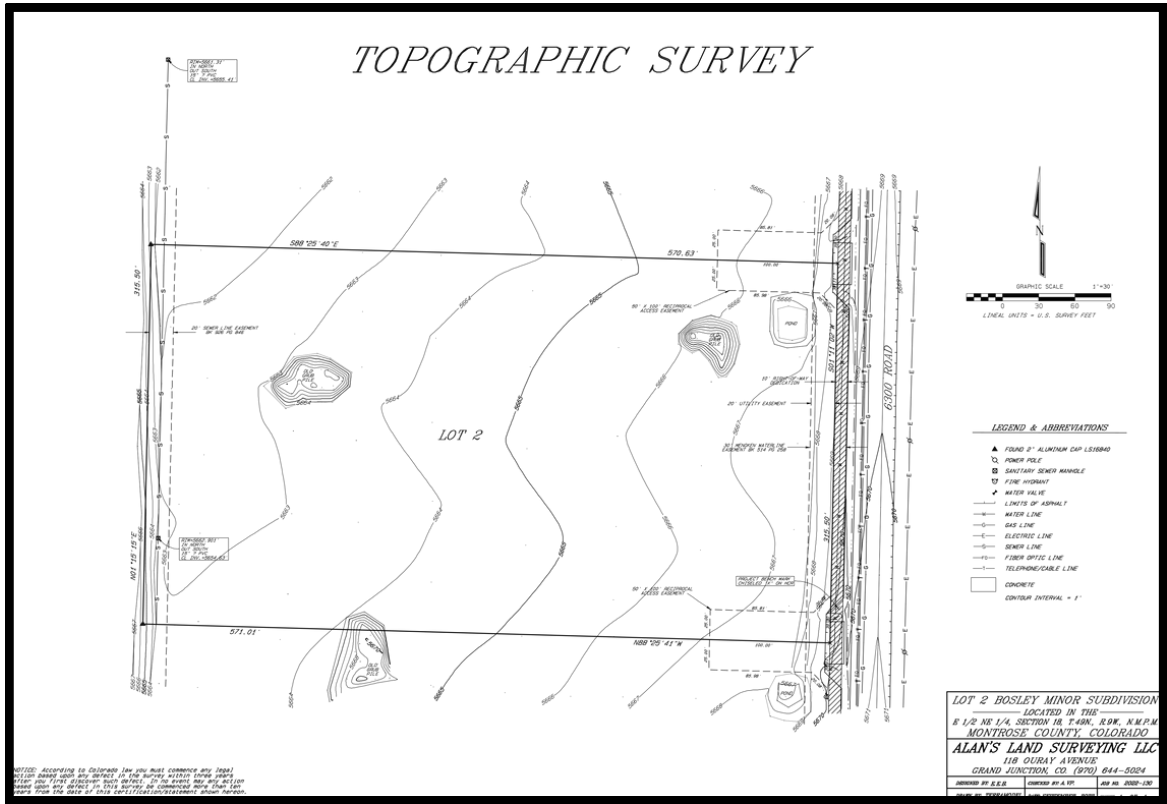
3D Site Plan



**Front of building
 Rendering**

30'x75' building for 8 units, 2,250 sq.ft.
 each for a total of 18,000 ± sq.ft

**Back of building
 Rendering**



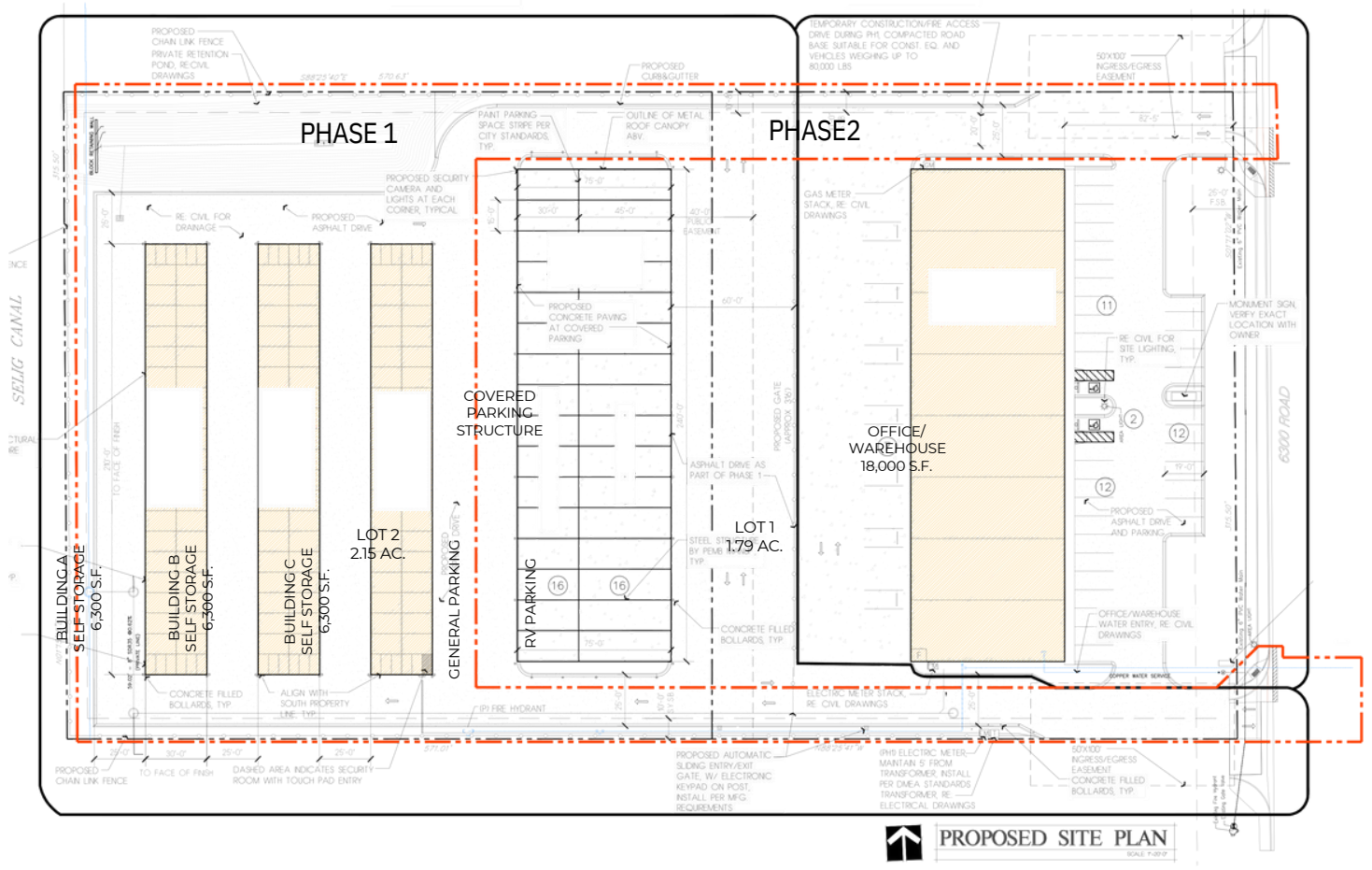
**Topographic
 Survey**



Site Model:



Site Plan:



PROPOSED SITE PLAN
 SCALE: 1"=40'-0"



Elevation Drawing



TBD 6300 Rd 4.13 Acres
 Web Print: 05/29/2024

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

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