

MLS # 814605 & 20242557



THE ZONE
OPPORTUNITY

Shovel Ready for \$4.75 PSF | City of Montrose, CO

TBD 6300 Rd, Montrose, CO



4.135 Aproximate Acres



City of Montrose Water



Electricity provided by DMEA



Natural Gas provided by Black Hills Energy



Sewer provided by City of Montrose

Price Reduction! This exceptional 4.135 acre lot, zoned B-3, is primed for instant development, boasting shovel-ready status for a vibrant multi-purpose commercial project.

Sales Price: \$855,573

Price and terms may change without notice.



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Property Information:

- Prime 4.135 acre parcel with B-3 zoning (limited and hard to find)
- Shovel-ready status for multi-use industrial/commercial development
- Approved by City of Montrose Planning Commission
- Development unfolds in two phases:
 - Phase I: 18,000 sq. ft. office/warehouse complex
 - Covered parking facility for RVs, boats, and self-storage
- Comprehensive development plans completed:
 - Civil engineering
 - Building elevations
 - Blueprints
 - Phase I assessments
 - Land survey and topography
 - Utility location and soils testing
 - Drainage schemes
- Includes State of Colorado Water Discharge Certificate and Permit
- DMEA load data calculations for transformer estimate completed
- Essential infrastructure components already installed:
 - Sidewalks
 - Curb cuts
 - Fire hydrants
- Opportunity for expedited construction

Potential to shave off two plus years from conventional development timeline



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. 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, Curb 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

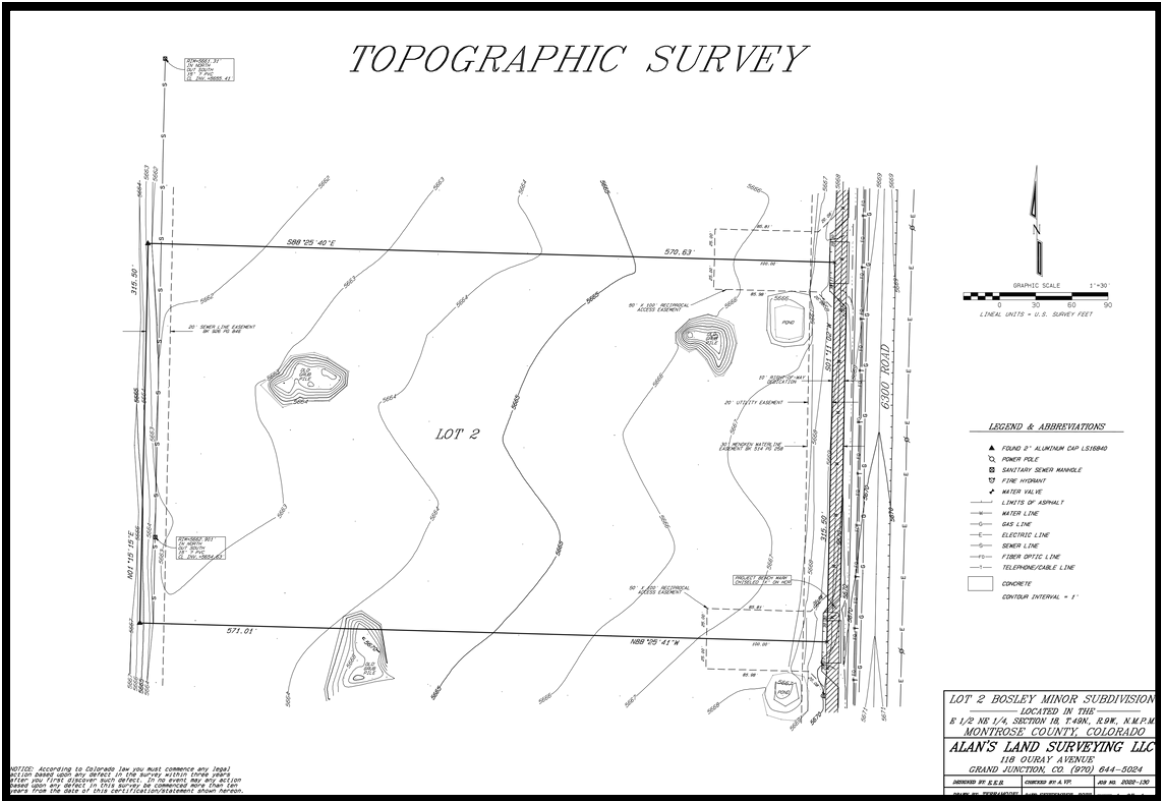
3D Site Plan



Front of building Rendering

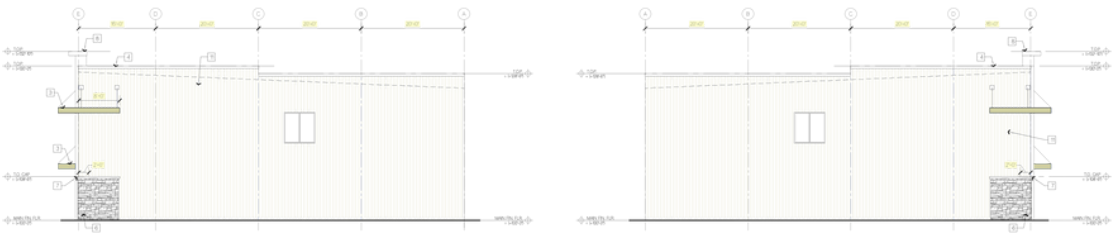
30'x75' building for 8 units, 2,250 sq.ft. each for a total of 18,000 ± sq.ft

Back of building Rendering



Topographic Survey

Elevation Drawing



ELEVATION KEY NOTES	
1	METAL ROOFING BY PRE-ENGINEERED METAL BUILDING COMPANY BY THE P.M. MTL. (AFTER PER PANEL FIELD LOCATE, CORROSION PROTECTION BY FIBER)
2	SLOPE 1/4" GRADE PER CIVIL, GROUNDING PLAN / SOILS REPORT, TYP.
3	10" ST. GALV. GASKET BY HANCOCK ROOFING SYSTEM, P.O. REPORT, TYP.
4	PRE-PAVED, GASKET FLASHING BY OFF-EDGE BY PRE-ENGINEERED METAL BUILDING COMPANY METAL PER MFG. SPECS.
5	ALUMINUM STOREFRONT SYSTEM BY 1" LOW GASKET FLASHING PER APPROVED CORROSION METAL FLASHING PER MFG. SPECS. TYP.
6	STONE VENEER SYSTEM METAL PER MFG. SPECS. TYP.
7	4" TALL STUCCO FINISHED FORM GASKET FLASHING BY OFF-EDGE PER MFG. SPECS.
8	24 GAUGE PRE-FINISHED METAL GASKET FLASHING BY OFF-EDGE PER MFG. SPECS.
9	INSULATED OVERHEAD DOORS, TYP.
10	INTERIOR HEAVY DUTY ALUMINUM ROOF ACCESS LADDERS BY GASKET PROTECTION METAL FLASHING PER APPROVED EQUALS METAL PER MFG. & MFG. SPECS.
11	CORRUGATED METAL PANELS PER MFG. SPECS.



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.

188 376 Feet

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Welcome to Montrose, Colorado!

Montrose, Colorado, is a vibrant city located in the western part of the state, nestled near the stunning San Juan Mountains. As of the most recent estimates, Montrose has a population of approximately 20,000 residents, making it a small yet thriving community. The city sits at an elevation of about 5,800 feet, offering breathtaking views and a diverse landscape.

Montrose serves as a gateway to many outdoor recreational activities, including hiking, fishing, and skiing, with nearby attractions such as Black Canyon of the Gunnison National Park. The city is also known for its rich history, friendly atmosphere, and a growing arts scene, making it an appealing destination for both residents and visitors alike. With its unique blend of natural beauty and community spirit, Montrose continues to attract those looking for an adventurous lifestyle in Colorado.

The local economy in Montrose is supported by a variety of industries, including agriculture, tourism, and retail. The region's fertile land is perfect for farming, with many local markets offering fresh produce and artisanal goods. Additionally, Montrose's strategic location makes it a convenient stop for travelers exploring the wider region, contributing to a bustling hospitality sector.

Education and healthcare facilities in Montrose are highly regarded, with the Montrose County School District and Montrose Memorial Hospital providing essential services to the community. The presence of these institutions ensures that residents have access to quality education and medical care, further enhancing the city's appeal as a place to live and raise a family.

Overall, Montrose embodies a perfect blend of small-town charm and modern amenities, offering a fulfilling lifestyle for those who choose to call it home. Whether you're drawn by the majestic mountains, the welcoming community, or the promise of new adventures, Montrose, Colorado, is a place where you can truly thrive.



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Call to schedule a viewing today.

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Information provided is deemed reliable but not guaranteed. It is advised to verify and/or seek professional advice.