



TBD HIGHWAY 50 & 6700 ROAD | MONTROSE, COLORADO

PRIME COMMERCIAL DEVELOPMENT OPPORTUNITY

TBD Highway 50 & 6700 Road | Montrose, Colorado



LISTED PAD

1.5 ACRES | \$1,200,000

FULL TRACT

APPROX. 8.93 ACRES

FLEXIBLE STRUCTURE

SALE | JV | PHASED DEVELOPMENT

Prepared exclusively for prospective buyers, users and development partners

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COMMERCIAL
PROPERTIES
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Information deemed reliable but not guaranteed. Buyer to independently verify all information.



TABLE OF CONTENTS & CONFIDENTIALITY

CONTENTS

- 03 Executive Overview
- 04 Offering Structures
- 05 Property Information
- 06 Site & Development Highlights
- 07 Development Positioning
- 08 B-2 / General Business Use Overview
- 09 Dimensional Standards
- 10 Utilities, Water & Infrastructure
- 11 Location & Site Context
- 12 Demographics Information
- 13 Broker Contact

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared by United Country Commercial Properties - Real Colorado Properties solely for the use of prospective purchasers, users and development partners evaluating the property described herein.

The information is selective and is not intended to be all-inclusive. Neither Seller nor Broker makes any representation or warranty as to accuracy or completeness. Prospective parties must conduct independent investigation and obtain professional advice regarding zoning, acreage, utilities, access, traffic counts, subdivision, water rights, environmental matters and development feasibility.

The property is currently marketed as an approximately 1.5-acre commercial pad to be created through subdivision of a larger approximately 8.93-acre tract. Seller may consider a sale of the full tract or a joint venture, subject to acceptable terms and documentation.

This Memorandum is not an offer to sell or a solicitation to buy. Seller reserves the right to reject any offer, modify terms, or terminate discussions at any time.



EXECUTIVE OVERVIEW

A highly visible, utility-served highway corner with multiple acquisition and development paths.

PROPERTY OVERVIEW

Located at the southwest corner of U.S. Highway 50 and 6700 Road, the property is positioned along a major eastern Montrose growth corridor. The currently listed offering is an approximately 1.5-acre commercial corner pad priced at \$1,200,000, subject to successful subdivision. The owner is also open to selling the full approximately 8.93-acre tract or discussing a joint venture with a qualified developer for a coordinated or phased project.

The tract includes deeded irrigation water and reported access to municipal water and sewer, electricity and natural gas.



KEY FACT	DETAIL
Listed Pad	Approx. 1.5 acres; subject to subdivision
Pad Asking Price	\$1,200,000
Full Tract	Approx. 8.93 acres; price and terms upon request
Zoning	Reported B-2 commercial; jurisdiction and regulations to be verified
Traffic	Estimated 17,000-22,000 vehicles per day (verbally stated by client)
Water Rights	Deeded irrigation; 9.3 shares Adobe/UVWUA reported
Utilities	Water, sewer, electric and natural gas reported available



OFFERING STRUCTURES

Seller flexibility provides several paths for users ,investors and development groups.

STRUCTURE	OFFERING	POSITIONING
Commercial Pad Sale	Approx. 1.5 acres at the Highway 50 / 6700 Road corner \$1,200,000	Best suited for a highway-oriented user seeking a prominent corner pad. Subdivision required.
Full Tract Sale	Approx. 8.93 acres Submit LOI / Negotiationst	Allows a buyer to control the entire site and pursue a coordinated commercial, mixed-use or phased plan, subject to approvals.
Joint Venture	Structure to be negotiated with a qualified developer	Seller may participate in a phased project based on concept, capitalization, timing and risk allocation.
Alternative Structure	Option, ground lease or other negotiated structure may be considered	Can provide time for entitlement, engineering, site planning, tenant commitments and financing.

Seller flexibility is subject to acceptable economics, creditworthiness, development plan, legal documents and all required governmental approvals.



PROPERTY INFORMATION

PROPERTY ATTRIBUTE	DETAIL
Address	TBD Highway 50 & 6700 Road, Montrose, Colorado 81401
County / Market	Montrose County / Montrose market area
Current Parcel (8.93 acre parcel)	Parcel ID 3767-261-03-005
Current Ownership	Eastmont Development LLC
Current Tract Size	Approx. 8.93 acres
Listed Offering	Approx. 1.5-acre corner commercial pad, subject to subdivision
Current Use	Agricultural / row crops (year lease in place, tax is \$393.20/year)
Reported Zoning	B-2 commercial designation; buyer to confirm governing jurisdiction and permitted uses
Irrigation	Deeded irrigation water; 9.3 shares Adobe/UVWUA reported plus retention pond (\$400/YR)
Utilities	City water and sewer; electric and natural gas reported available
Taxes	\$11,564.72 for tax year 2025 (current parent parcel according to the assessors office; tax is \$392.20 with current agriculture use)
HOA / Covenants	No covenants nor CIC has been record

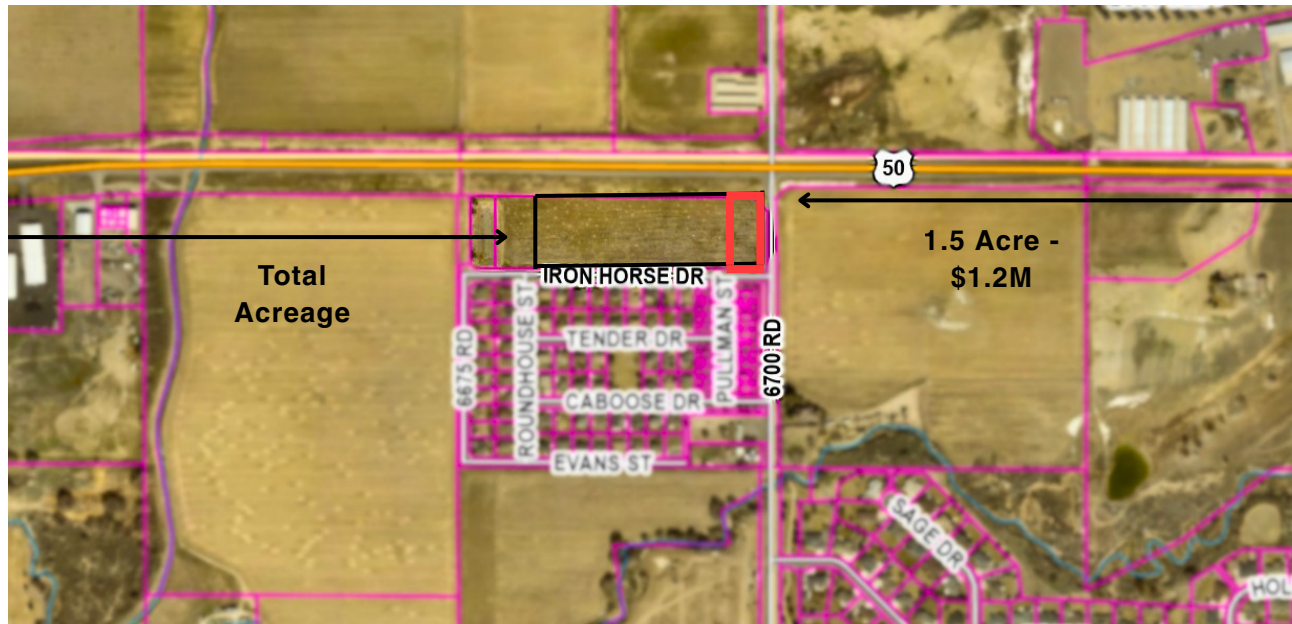
Legal description, acreage, taxes and utility obligations will change if the 1.5-acre pad is subdivided from the parent tract.



SITE & DEVELOPMENT HIGHLIGHTS

COMPLETE HIGHLIGHTS

- Prominent corner at Highway 50 and 6700 Road
- High visibility from busy Highway 50 (East to West)
- Estimated 17,000-22,000 vehicles per day
- Full 8.93-acre tract offers scale for coordinated development
- 1.5-acre corner pad is separately marketed at \$1,200,000
- Deeded irrigation water supports interim agricultural use and future planning considerations
- Municipal water and sewer taps reported available / paid for the listed parcel configuration
- Electricity and natural gas reported available
- Nearby residential neighborhoods and Johnson Elementary School support daily-needs demand
- CDOT-approved signalized intersection reported contingent on approved development; installation anticipated to be a buyer/developer cost
- Owner open to a full sale, phased development or joint venture





DEVELOPMENT POSITIONING

TARGET USE / CONCEPT	SITE SELECTION INDEX
Fuel / Convenience Store	Highway exposure, corner position and directional traffic; subject to access, fuel-use and site-plan approvals.
Quick-Service Restaurant / Coffee	Visibility and nearby residential activity may support drive-thru and daily-needs concepts.
Neighborhood Retail / Services	Potential for a multi-tenant center serving surrounding residential growth and highway traffic.
Medical / Dental / Professional Office	Utility-served acreage and nearby neighborhoods may support local service demand.
Hotel / Lodging	Highway location and larger tract scale may support lodging subject to market and zoning confirmation.
Senior Housing / Residential Component	The provided General Business regulations list senior housing and single-family dwelling uses by right; applicability to this property must be verified.
Phased Mixed Commercial Development	The full tract can allow multiple pads, internal circulation, shared infrastructure and coordinated branding.

Concepts are illustrative only. No representation is made that a specific use, density, access point or site plan will be approved.



B-2 / GENERAL BUSINESS ZONING OVERVIEW

Summary of the zoning excerpt supplied for the OM; buyer and counsel must confirm jurisdiction and applicability.

The parcel is zoned B-2 commercial. The zoning document provided for this memorandum is titled Montrose County Zoning Regulations and describes the General Business B district as a general sales, office and service district serving the general traveling public. Because B-2 terminology may refer to a different municipal designation, the applicable jurisdiction and code section should be confirmed before reliance.

USES LISTED BY RIGHT IN PROVIDED GENERAL BUSINESS TABLE	ADDITIONAL LISTED USES
Veterinary clinic; child care center; community center; places of worship	Professional office; professional services; personal service establishment
Educational facility; restaurant; bar or tavern; brewpub; microbrewery / distillery	General retail; hotel / motel; medical or dental clinic
Group home; senior housing; single-family dwelling; short-term rental	Government and public utility facilities; telecommunication facility
Commercial nursery; park; indoor amusement / entertainment facility	Mini-storage warehouse; outdoor storage; accessory structures and uses
Special Use	Heliport is shown as requiring a special use permit

All uses remain subject to applicable use standards, detailed development standards, access requirements, parking, drainage, utilities, fire protection and other approvals.



GENERAL BUSINESS DIMENSIONAL STANDARDS

Provided Montrose County excerpt - verify applicability to the property before development.

STANDARD	REQUIREMENT IN PROVIDED REGULATIONS
Minimum Lot Size - Public Water & Sewer	10,000 square feet
Minimum Lot Size - On-Site Wastewater Treatment	1 contiguous acre, subject to health regulations
Front Setback	25 feet from property line
Front Setback When Road Is Not Dedicated Public Right-of-Way	55 feet from centerline of public road
Side Street Setback	Same as front setback
Side Setback	10 feet
Rear Setback	10 feet
Residential Buffer	Required adjacent to a residential zone district or residential subdivision
Building Height	No specific maximum listed in the provided General Business table
Outdoor Storage Over 8 Feet in Height	10-foot setback from all property lines



UTILITIES, WATER & INFRASTRUCTURE

ITEM	REPORTED STATUS	DUE DILIGENCE FOCUS
Domestic Water	City of Montrose; tap available, installed and paid for in MLS data	Confirm capacity, meter size, location, allocation between future parcels and connection costs.
Sanitary Sewer	City of Montrose; tap available and reported paid	Confirm line location, invert, capacity, easements and whether additional taps are required.
Electricity	Reported available	Confirm provider, service location, voltage and extension requirements.
Natural Gas	Reported available	Confirm provider, pressure, service location and extension costs.
Irrigation Water	Deeded; 9.3 shares Adobe/UVWUA reported	Review deeds, shares, delivery obligations, ditch easements, transferability and treatment through subdivision.
Traffic Signal	CDOT-approved signal reported contingent upon approved development	Obtain signal documentation, warrants, cost estimate, timing, reimbursement terms and developer obligations.
Access / Internal Circulation	Highway 50, 6700 Road and Iron Horse Drive context	Confirm permitted access points, cross-access, turn movements, internal road standards and emergency access.

City of Montrose has began construction project to solve sewage infrastructure issue for this corridor. This project has an estimated completion date of June 2027. Updated sewage engineering allows for more density for development. This Please contact city engineer for more information.



LOCATION & SITE CONTEXT

LOCATION ADVANTAGES

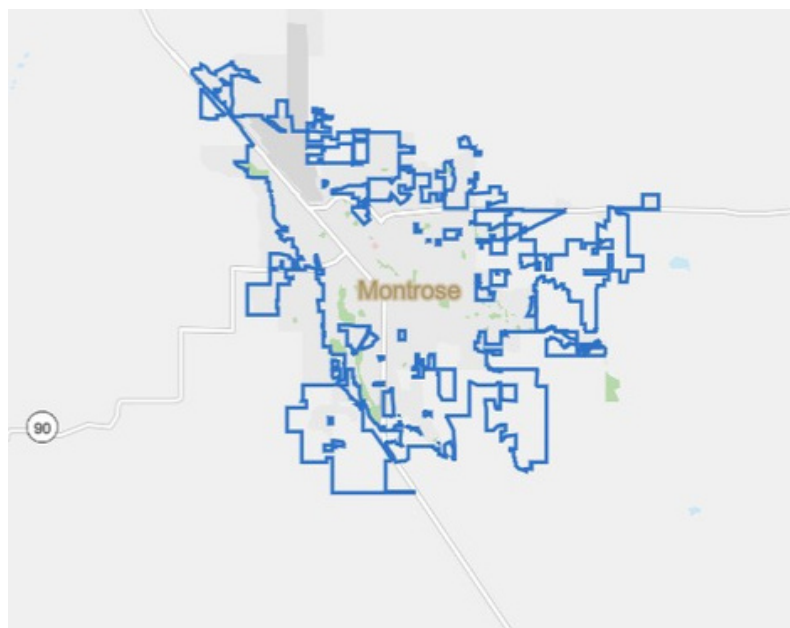
- Southwest corner of Highway 50 and 6700 Road Approximately 5-7 miles east of central Montrose Positioned between Highway 50 and Iron Horse Drive
- Visible from a major regional highway connecting Montrose and Gunnison
- Nearby residential neighborhoods create a growing local customer base
- Johnson Elementary School and continued east- side growth influence traffic and service demand Larger tract size allows coordinated site planning rather than a single isolated pad



AI Generated Image, locational properties or adjustments may not be accurate



DEMOGRAPHIC INFORMATION



Income and Earnings

\$70,386 ± \$5,938

Median Household Income in Montrose city, Colorado

\$97,113 ± \$1,081

Median Household Income in Colorado

S1901 | 2024 American Community Survey 5-Year Estimates

Median Income by Types of Families

in Montrose city, Colorado

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Families - \$85,790



Married-couple families - \$89,892



Nonfamily households - \$38,818



\$0 \$10K \$20K \$30K \$40K \$50K \$60K \$70K \$80K \$90K \$100K



Populations and People

Total Population
20,291

P1 | 2020 Decennial Census



Employment

Employment Rate
53.1%

DP03 | 2024 American Community Survey 5-Year Estimates



Families and Living Arrangements

Total Households
9,050

DP02 | 2024 American Community Survey 5-Year Estimates



Income and Poverty

Median Household Income
\$70,386

S1901 | 2024 American Community Survey 5-Year Estimates



Housing

Total Housing Units
9,805

B25002 | 2024 American Community Survey 5-Year Estimates



Race and Ethnicity

Hispanic or Latino (of any race)
4,491

P9 | 2020 Decennial Census



Education

Bachelor's Degree or Higher
33.5%

S1501 | 2024 American Community Survey 5-Year Estimates



Health

Without Health Care Coverage
11.4%

S2701 | 2024 American Community Survey 5-Year Estimates



BROKER CONTACT



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