

Five Star Development FOR SALE

\$6,750,000

The last large Class A commercial development property on Townsend Avenue left in the City of Montrose. This property consists of three lots, with frontage available on Townsend, Woodgate, and Oak Grove. Perfectly located for the best exposure, this land offers incredible potential for development and growth. The high traffic volume and visibility of this location make it an ideal spot for your business venture. With its prime location and ample space, this property is a rare find and an unparalleled investment opportunity.



TBD Woodgate Road
Montrose, CO 81401



PROPERTY FEATURES:

Lot Size: 8.04 Acres Total

Lot 1: 4.75 Acres

Lot 2: 3.02 Acres

Lot 3: .26 Acre

Zoning: B-2 and B-3

Lot 1: B-3 General Commercial

Lot 2 & 3: B-2 Highway Commercial

Possibility for Minor Subdivision

on Lot 1 and Lot 2



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**BERKSHIRE
HATHAWAY**
HOMESERVICES

COLORADO
PROPERTIES

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Woodgate Property



DEMOGRAPHICS:

Population (2023)

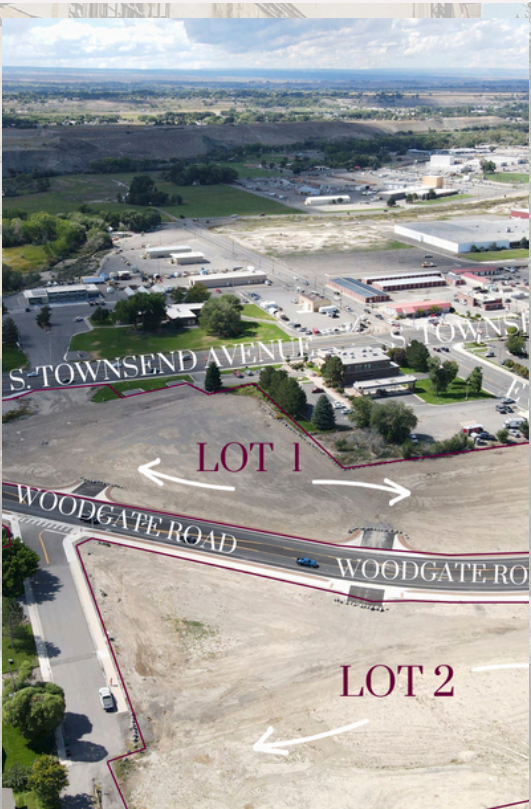
- City of Montrose - 21,651
- Montrose County - 44,156

Median Household Income

- City of Montrose: \$54,260
- Montrose County: \$57,225

Traffic Count

- Townsend Ave: 25,000 vehicles/day
- E Oak Grove: 6,000 vehicles/day
- Woodgate: 9,000 vehicles per day



AMENITIES:

- Townsend Frontage
- Woodgate Frontage
- E Oak Grove Frontage
- Irrigation Water
- Utilities Stubbed
- Zoned B-2 and B-3

BUSINESSES NEARBY:

- Velocity Car Wash
- US Bank
- Starbucks
- Walgreen's
- Alpine Bank
- City Market

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