

10 Acre Multifamily Parcel For Sale

TBD S HILLCREST DRIVE, MONTROSE, COLORADO 81401



Overview

Due Diligence Docs

Premier 10-acre multifamily development opportunity near historic downtown Montrose and popular amenities. This parcel was rezoned in 2023 to R-4 (24 units/acre) to help address Montrose's acute housing shortage. R-4 is the city's highest density residential zoning designation. With very few existing apartment buildings in Montrose and housing a top priority for city hall, this site positions a buyer to meet a genuine community need.

The site plan is complete for 190 units with full zoning analysis done and utilities stubbed. Water, sewer, and electrical infrastructure is ready to go, positioning the project for a streamlined approval process.

Just down the road from the beloved Star Drive-In Theatre, one of Colorado's few remaining drive-in's, and Black Canyon Golf Course, an 18-hole municipal course and Montrose's oldest. This location has all the ingredients for strong market demand and a successful lease-up.

Highlights

Property Details

- Located in a quiet, growing residential area
- Bordered by city-owned open space
- 1.5 miles to historic downtown Montrose
- 0.5 miles from Black Canyon Golf Course
- High-density multifamily zoning

Sales Price

- \$1,500,000

Lot Size

- 10.30 Acres

Zoning

- R-4

Rev: March 23, 2026

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ACCESS & INFRASTRUCTURE

Ingress/Egress

- Primary access via Pennsylvania Street
- Secondary access via Oregon Street right-of-way (available upon completion)

Water Service

- 8-inch main line along Pennsylvania Street
- 8-inch stub service from Miami Road

Sanitary Sewer

- 8-inch gravity line flowing west on Pennsylvania Street
- 8-inch line extending through Oregon Street into adjacent development area

Electrical Service

- DMEA-served territory
- 3-phase sectionalizer (southern site boundary): conversion to transformer required for service activation
- Single-phase sectionalizer (Pennsylvania Street): available for northeast portion service

Natural Gas Service

- 2-inch polyethylene main line located on south side near Miami Road; available for tap connection

Note: Utility information provided for general reference. Buyers should independently verify all utility details and site conditions with applicable service providers and consultants prior to purchase.

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South Lot



Looking North



Looking East

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North Lot



Looking Southwest



Looking East

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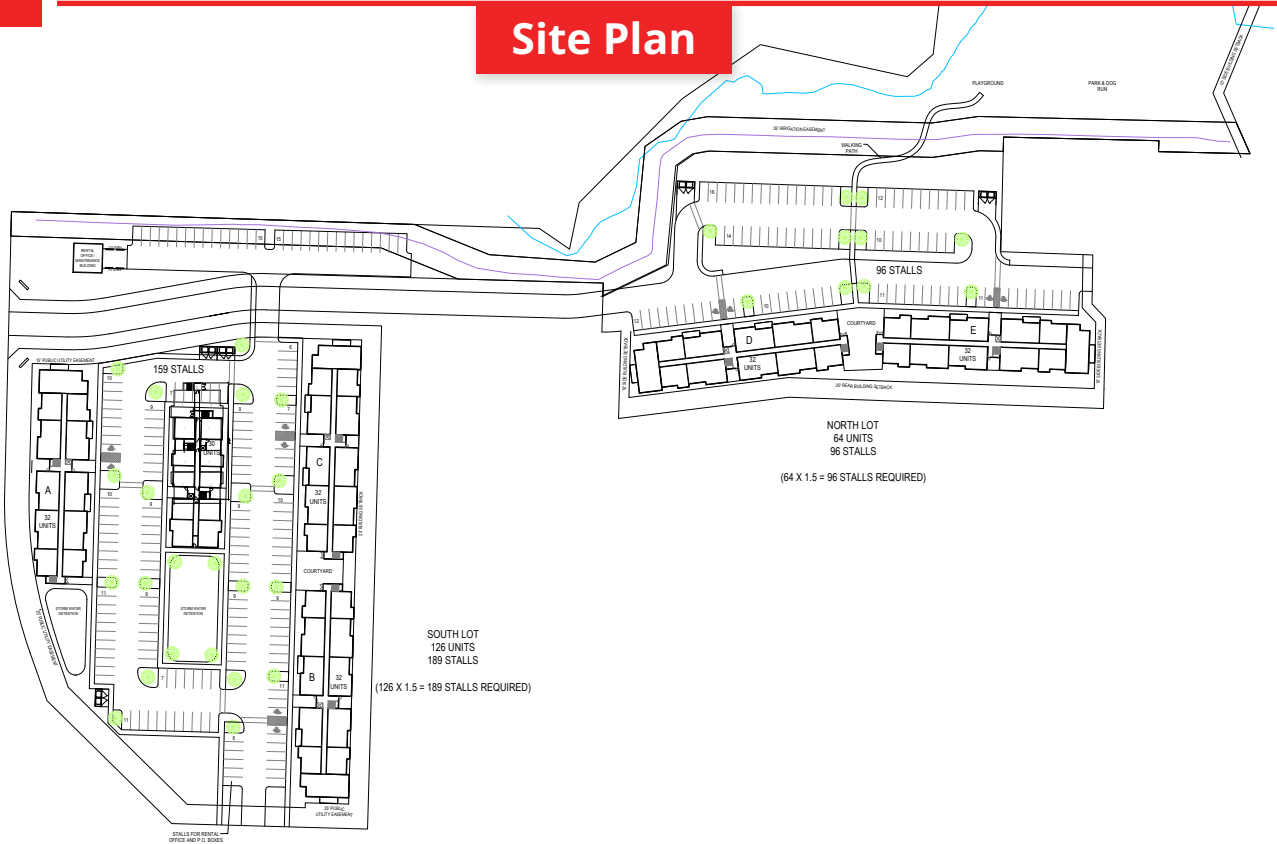
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Site Plan

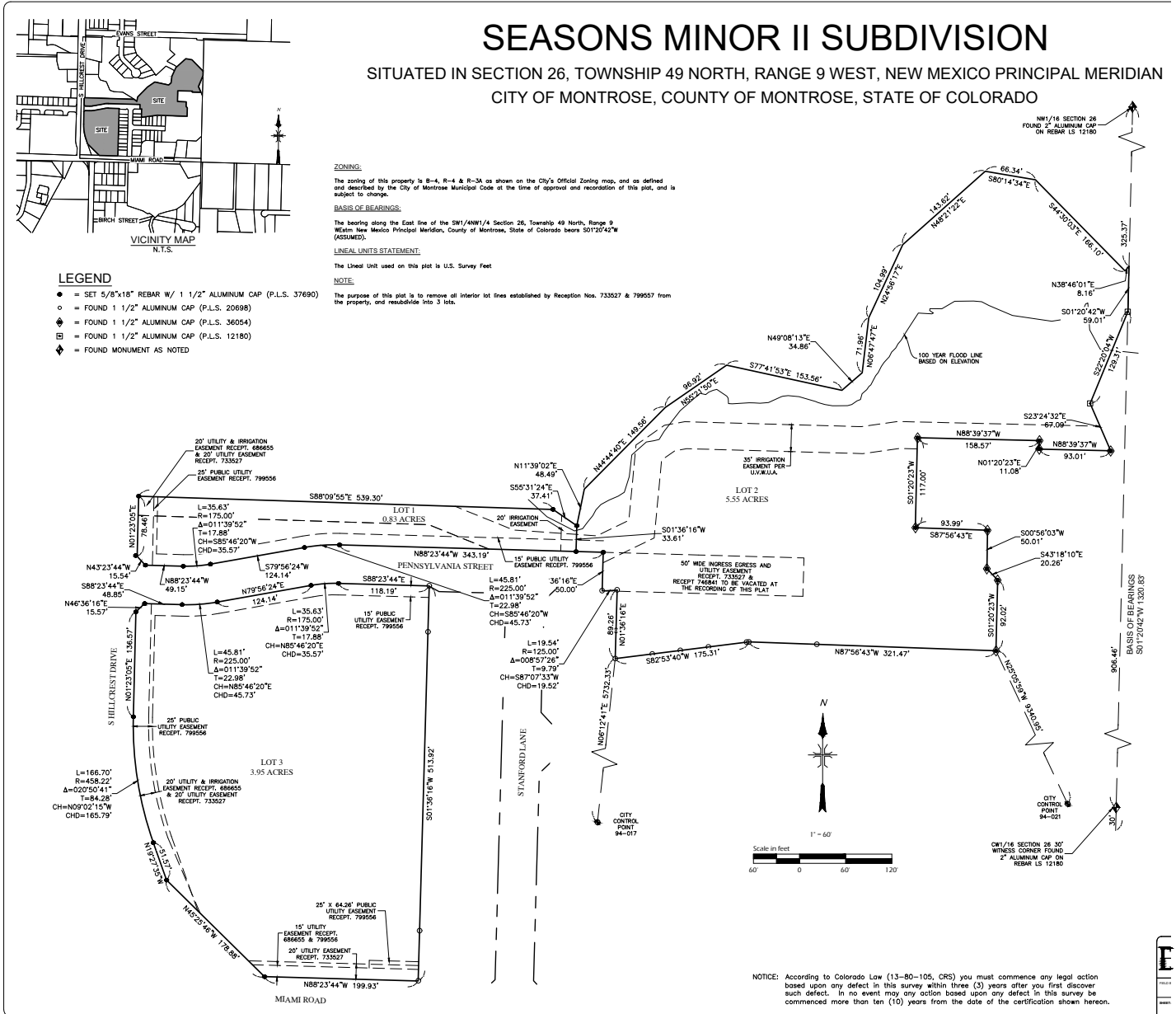


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Plat Map



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