

PRIME RESIDENTIAL DEVELOPMENT OPPORTUNITY

Cobble Creek West

TBD 6400 Road
Montrose CO 81403

\$2,500,000

+/- 58 Acres

Jen Johnson
NextHome Virtual
610-850-5858

jjohnsonmreg@gmail.com

Johnny Tessaro
NextHome Virtual
512-757-5140

johnnytessaro@gmail.com

NextHome
VIRTUAL

Cobble Creek West | ±58 Acres | Montrose, Colorado

Cobble Creek West offers a rare opportunity to acquire one of the final two remaining residential development parcels in Montrose's highly desirable Cobble Creek Golf Community.

Located within city limits, the property will benefit from the City of Montrose water and sanitary sewer service. For a new single-family home, combined water and sewer tap fees begin at \$5,395 for a standard 3/4-inch connection.

Zoned R-3 for medium-density residential development, the site is ideally suited for a thoughtfully planned community of single-family homes, duplexes, townhomes, or attached housing.

What distinguishes this property is its prime location in the heart of Colorado's Western Slope lifestyle, featuring sweeping views of the San Juan Mountain Range. Residents of Cobble Creek enjoy resort-style living with convenient access to Montrose Regional Airport, Montrose Regional Health, the Montrose Community Recreation Center, and an extensive array of retail, dining, and daily services.

Outdoor recreation defines the Montrose experience. The area provides easy access to Telluride and Crested Butte ski resorts, San Juan and Uncompahgre National Forests, Grand Mesa, Black Canyon of the Gunnison National Park, plus local golf courses and trail networks. This combination drives strong demand from both local buyers and those relocating to the region. Positioned directly in the path of progress within the established Cobble Creek Golf Community, the property has already proven strong absorption and desirability. This momentum reduces development risk and supports premium home pricing.

For homebuilders and developers seeking scale, location, and market momentum in Western Colorado, Cobble Creek West is an outstanding opportunity to deliver in-demand housing in one of the region's strongest growth neighborhoods.

<https://cityofmontrose.roundshot.com/#/>

<https://www.cobblecreek.com>

<https://www.montroseairport.com>

<https://www.cityofmontrose.org>

<https://www.uvwua.com>

<https://www.cityofmontrose.org/708/Comprehensive-Plan>



Cobble Creek West

AMENITIES

RETAIL

City Market
Natural Grocers
Walmart Supercenter
Target
Home Depot

COMMERCIAL

Montrose Aerotech Business Park
Montrose Forest Products
Fairfield by Marriott
Ross Reels Corp. HQ
Montrose Regional Airport

MEDICAL

Montrose Regional Health
Colorado Outdoors Medical Center
Cedar Point Health

RECREATION

Bridges Golf & Country Club
Cobble Creek Golf Course
Uncompahgre River Walk
Montrose Fairgrounds
Telluride Ski Resort
Crested Butte Ski Resort



EXPLORE
Montrose
// COLORADO



Vicinity Map



R-3 Zoning Overview – City of Montrose

In the City of Montrose, Colorado, the R-3 Medium Density District supports residential development with a mix of housing types at moderate densities, along with compatible accessory, public, and limited institutional uses.

Purpose

The district provides areas suitable primarily for single-household detached, attached, and duplex dwellings while maintaining compatibility with surrounding development.

Permitted Uses (By Right)

- Single-household detached dwellings
- Duplex dwellings
- Single-household attached dwellings (townhomes)
- Accessory dwelling units (ADUs)
- Bed and breakfasts
- Family childcare homes
- Government buildings
- Home occupations
- Parks and recreation
- Religious assembly
- Short-term rentals
- Public utility facilities

Development Standards

Maximum Density:

- Single-family: 7 units/acre
- Duplex/attached: 9.3 units/acre
- Multi-family: up to 15 units/acre

Minimum Lot Sizes:

- Single-family: 6,250 sq ft
- Duplex: 9,375 sq ft
- Attached: 4,700 sq ft per unit
- Multi-family: 2,900 sq ft per unit

Setbacks:

- Front: 15 ft
- Rear: 20 ft
- Side: 5 ft

Max Height:

- 35–40 ft depending on use

Conditional Uses

- Assisted living facilities
- Childcare facilities
- Group homes
- Schools
- Multi-household dwellings
- Triplex and fourplex dwellings

Additional Considerations

- R-3A may allow higher density variations
- Must comply with Montrose Municipal Code Title 11
- Supplementary rules apply to STRs, home occupations, and care facilities
- Industrial and incompatible uses are prohibited
- Verify all details with City of Montrose Planning Department. (970) 240-1400.



This conceptual site plan is for illustrative purposes only. Lot configurations, layouts, and development details are subject to change. Color designations are for reference only.

- Gold represents single-family homes.
- Orange represents patio homes.
- Blue represents duplexes.



Jen Johnson
610-850-5858



Johnny Tessler
512-757-5140



UTILITIES OVERVIEW

- All utilities nearby
- No utilities currently installed on the property



WATER SERVICE

Provider: City of Montrose
Phone: (970) 240-1400

Tap Status:
Available, not installed



SANITARY SEWER SERVICE

Provider: City of Montrose
Phone: (970) 240-1400

Tap Status:
Available, not installed



ELECTRICITY

Provider: DMEA (Delta-Montrose Electric Association)
Phone: (970) 249-4572



NATURAL GAS

Provider: Black Hills Energy
Phone: (800) 563-0012



FIBER INTERNET

Provider: Elevate
Phone: (944) 386-8744

Status:
Available, not installed



WATER SHARES

Provider: UVWUA (Uncompahgre Valley Water Users Association)
Phone: (970) 249-3813
Shares Included: 32.3 shares
Water Right #: 2161



DISCLAIMER

Information provided is deemed reliable but not guaranteed.
Buyers are advised to independently verify all utility availability,
connection costs, and fees.



Your Next Move,
Our Priority.

LOCATION INFORMATION

Tax Area Id: 001160
Parcel Number: 3993-064-02-001
Situs Address: MONTROSE, CO

Legal Summary:

S: 6 T: 48 R: 9
A PARCEL OF LAND IN THE E2SE4 6-48-9 BEG AT SW
COR LOT 3 WETTERHORN MINOR SUBD;
TH S 88D54M34S E 1281.34 FT;
TH S 01D50M47S W 1996.46 FT;
TH N 88D52M23S W 1282.11 FT;
TH N 01D52M08S E 1995.66 FT TO POB;

Business Name:

Map Number:

OWNER INFORMATION

Owner Name: MONTROSE LAND PARTNERS LLC
Owner Address: 2575 PARK LN STE 110
LAFAYETTE, CO 80026-3336

Per ALTA States 58.73 Acres

Type	Base Actual	Actual (School)	Actual (Non-School)	Assessed (School)	Assessed (Non-School)	Acres
Land	\$38,470	\$38,470	\$38,470	\$10,390	\$10,390	60.560

Agricultural Status: *Agricultural*

2025 Taxes: \$722.00

ASSESSMENT HISTORY

Actual (2025): \$38,470
School Assessed: \$10,390
Non-School Assessed: \$10,390
Tax Area: 001160
Mill Levy Total: 69.471
Mill Levy School: 28.994
Mill Levy Non-School: 40.477

TAX AREA & MILL LEVY INFORMATION

Tax Area: 001160
Mill Levy Total: 69.471
Mill Levy School: 28.994
Mill Levy Non-School: 40.477

ASSESSMENT DETAILS

Per ALTA States 58.73 Acres

Type	Base Actual	Actual (School)	Actual (Non-School)	Assessed (School)	Assessed (Non-School)	Acres	SQFT	Units
Land	\$38,470	\$38,470	\$38,470	\$10,390	\$10,390	60.560	0.000	0.000



DISCLAIMER

The information contained herein has been obtained from sources believed to be reliable. However, no warranty or representation, expressed or implied, is made as to the accuracy or completeness of the information. Buyer is advised to independently verify all information.



Your Next Move,
Our Priority.



NEXT HOME VIRTUAL | REAL ESTATE REIMAGINED

Listed At
\$2,500,000

*For More Information
Contact Jen or Johnny*



Jen Johnson
610-850-5858

jjohnsonmreg@gmail.com



Johnny Tessaro
512-757-5140

Johnnytessaro@gmail.com