



## 6 Plots of land for sale in Montrose Colorado United



### Agent Info

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### Listing details

Property for: Sale  
Price: USD 293,755.42

### Location

Country: United States  
State/Region/Province: Colorado  
City: Montrose  
Address: County Road 22b  
ZIP code: 81403  
Posted: Mar 18, 2025

Description:  
6 Plots of land for sale in Montrose Colorado United States

Esales Property ID: es5554530

### Property Location

3 County Road 22b, Montrose, CO 81403

Prices Start from 265,000 US Dollars

### Property Details

Six Distinct Visions: Prime Land Opportunities in Montrose, Colorado's Mountain Vistas

In the heart of Colorado's awe-inspiring landscape, where the rugged peaks of the San Juan Mountains



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meet the vast expanse of the western slope, an exceptional opportunity awaits discerning buyers: six distinct lots of land, each offering a unique canvas for creating your dream mountain retreat. Located within the highly sought-after Mountain Vistas development in Montrose, these parcels promise not just land, but a lifestyle defined by panoramic mountain views, abundant wildlife, and the freedom to craft a custom home without the constraints of a homeowners association.

### A Symphony of Acreage and Unmatched Vistas:

These six lots, each meticulously planned and positioned, offer a range of sizes and price points to suit diverse preferences. Lots 1, 2, and 3 each boast a generous 20,477 square meters (approximately 5.06 acres), providing ample space for expansive custom homes and private sanctuaries. Lots 4, 5, and 6 offer a slightly more compact, yet still substantial, 16,714 square meters (approximately 4.13 acres), ideal for those seeking a balance of space and manageability.

The Mountain Vistas development, particularly Lot 3, has garnered attention for its exclusive homesites, designed for those who demand exceptional craftsmanship, panoramic views, and unparalleled privacy. Each lot within this development is strategically positioned to maximize the breathtaking vistas of the surrounding mountain ranges, ensuring that every sunrise and sunset is a spectacle to behold.

### Pricing and Investment Opportunities:

Each lot is priced to reflect its unique characteristics and location within the development:

- \* Lot 1: USD \$349,000
- \* Lot 2: USD \$329,000
- \* Lot 3: USD \$329,000
- \* Lot 4: USD \$299,000
- \* Lot 5: USD \$285,000
- \* Lot 6: USD \$265,000

These prices represent a significant investment opportunity in one of Colorado's most desirable locations. The absence of an HOA allows for greater flexibility in design and development, enhancing the long-term value of these properties.

### A Sanctuary of Wildlife and Outdoor Adventure:

These lots are not merely parcels of land but gateways to a world of natural wonder. Situated against 10 acres of open space and set back from busy roads and larger communities, these lands provide a sanctuary for abundant wildlife. Elk, deer, and soaring hawks and eagles grace the landscape, offering residents the opportunity to live in harmony with nature.

The region's year-round adventure opportunities further enhance its appeal. Direct access to hiking, biking, jeeping, and exploring ensures that every day is an invitation to discover the beauty of the surrounding wilderness.



## Premium Infrastructure and Seamless Building:

Mountain Vistas has been thoughtfully designed with fire safety, sustainable infrastructure, and effortless construction in mind. Essential utilities—Tri-County Water and San Miguel Power—will be readily available, ensuring a smooth and efficient build process.

The development's commitment to premium infrastructure reflects a dedication to creating a community that prioritizes both luxury and practicality. This attention to detail ensures that residents can focus on creating their dream homes without the stress of logistical challenges.

## An Exclusive Opportunity with Limited Availability:

These six plots represent a limited opportunity to secure a piece of Colorado's pristine mountain landscape. Final county approvals are in progress, and once approved, official contracts and closings will begin.

To secure your exclusive homesite, a fully refundable \$1,000 deposit is required before prices rise. This initial investment allows you to reserve your place in this exceptional community and begin planning your dream mountain retreat.

## Montrose: A Gateway to Colorado's Natural Wonders:

Montrose, Colorado, serves as a gateway to some of the state's most breathtaking natural wonders. The region's diverse landscape, encompassing rugged mountains, verdant valleys, and pristine rivers, offers endless opportunities for outdoor recreation and exploration.

The town itself boasts a rich history and vibrant community, offering a blend of small-town charm and modern amenities. Montrose's central location provides easy access to nearby attractions, including the Black Canyon of the Gunnison National Park, the Uncompahgre National Forest, and the charming town of Ouray.

## A Lifestyle of Freedom and Tranquility:

Living in Mountain Vistas offers a lifestyle defined by freedom, tranquility, and natural beauty. The absence of an HOA allows for complete creative control over your property, ensuring that your vision is realized without compromise.

The expansive plots provide ample space for creating a private sanctuary, a haven of peace and tranquility where you can escape the pressures of modern life. The breathtaking mountain views, abundant wildlife, and year-round adventure opportunities create a truly exceptional living experience.

## A Wise Investment in Colorado's Future:

These plots of land represent a wise investment in Colorado's future. The region's growing popularity as a premier destination for outdoor recreation and luxury living ensures that property values will continue to



appreciate.

The opportunity to build a custom home in a highly desirable location, without the constraints of an HOA, makes these plots a truly unique and valuable asset.

### A Call to Mountain Living:

These six lots of land in Montrose offer a rare opportunity to embrace the beauty and tranquility of Colorado's mountain landscape. The breathtaking views, abundant wildlife, and freedom to create a custom home make these homesites a truly exceptional offering.

This is more than just a real estate opportunity; it's an invitation to live a life of unparalleled beauty and freedom.

### About the Area

Montrose, Colorado, nestled in the western slope of the Rocky Mountains, is a vibrant community known for its stunning natural beauty and outdoor recreational opportunities. It serves as a gateway to some of Colorado's most breathtaking landscapes, including the Black Canyon of the Gunnison National Park, which is a significant draw for tourists and nature enthusiasts. The town itself offers a blend of small-town charm and modern amenities, making it a desirable location for both residents and visitors.

The area surrounding Montrose is characterized by diverse terrain, ranging from rugged mountains and canyons to rolling hills and fertile valleys. This variety supports a wide range of outdoor activities, including hiking, biking, fishing, and skiing. The region's clear skies and abundant sunshine also make it ideal for stargazing and enjoying the vastness of the Colorado landscape. Montrose also has a rich agricultural history, with many farms and ranches contributing to the local economy.

Culturally, Montrose maintains a strong sense of community, with numerous festivals, events, and cultural attractions throughout the year. The town's historic downtown area features a variety of shops, restaurants, and art galleries, showcasing the local talent and creativity. Montrose is also home to several museums and historical sites, offering insights into the region's past.

When considering travel to Montrose, the most convenient airport is Montrose Regional Airport (MTJ). This airport offers both commercial and private flights, providing direct connections to major cities such as Denver, Dallas, and Chicago, particularly during peak tourist seasons. For those seeking more extensive flight options, Grand Junction Regional Airport (GJT) is another viable option, located approximately an hour's drive from Montrose.

### Main Features

- \* 20477 m2 of land for development
- \* Excellent location close to many amenities
- \* Stunning views.
- \* Huge Potential in the rental market if it is developed on.



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- \* Owner paid the tap fees for the electricity and water to all 6 lots.
  - \* High speed internet/optical fiber, natural gas, telephone land line, TV service are available to all the lots.
  - \* Cellular service is available on all lots.

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## **Common**

Lot Size: 20477 sq m

## **Lease terms**

Date Available:

## **Additional information**

Virtual tour URL: [https://www.youtube.com/embed/qfrv\\_g\\_30GQ](https://www.youtube.com/embed/qfrv_g_30GQ)

## **Contact information**

IMLIX ID: IX6.726.590

