

10 Acre Multifamily Parcel For Sale

TBD S HILLCREST DRIVE, MONTROSE, COLORADO 81401



Overview

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

- 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

Property Details

Sales Price

- \$1,500,000

Lot Size

- 10.30 Acres

Zoning

- R-4

Rev: February 27, 2026



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South Lot



Looking North



Looking East

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All information is from sources deemed reliable and is subject to errors, omissions, change of price, rental, prior sale, and withdrawal without notice. Prospect should carefully verify each item of information contained herein.

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North Lot



Looking Southwest



Looking East

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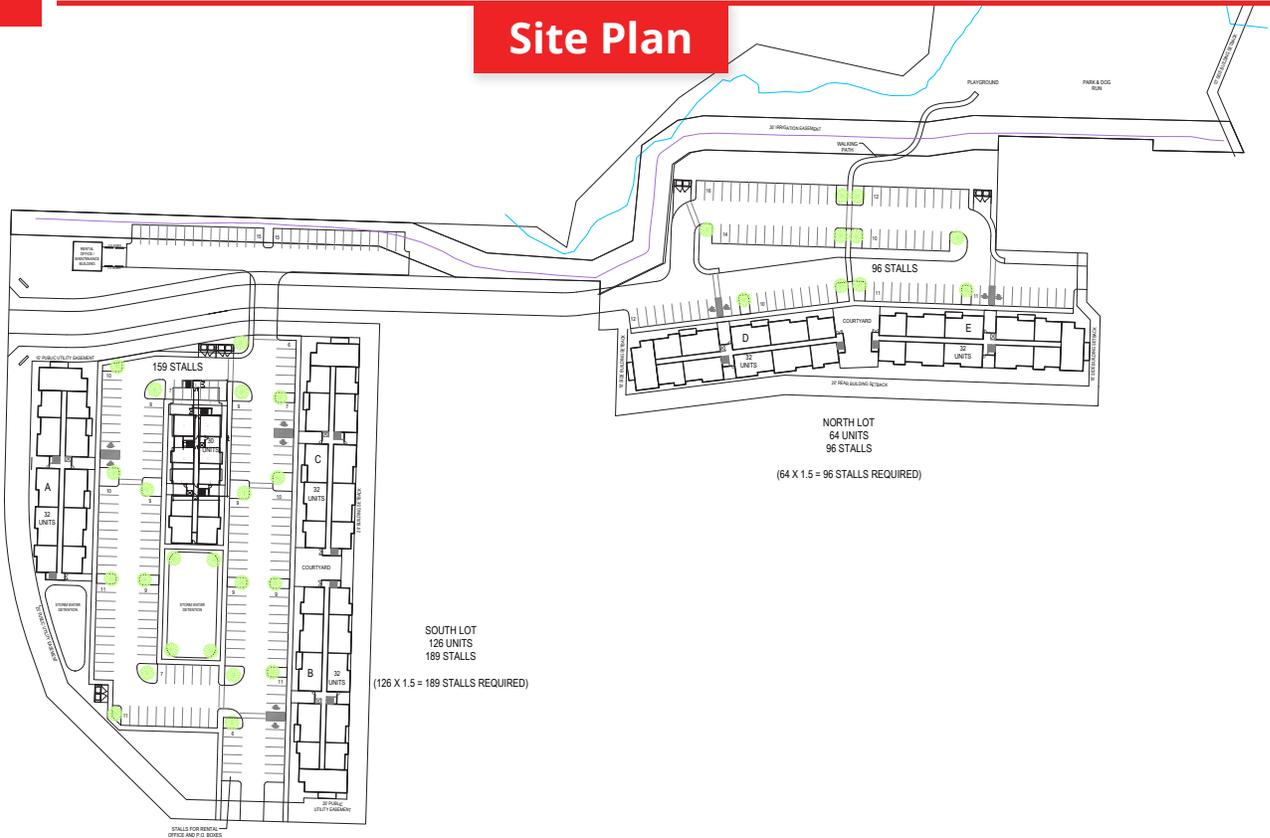
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Site Plan

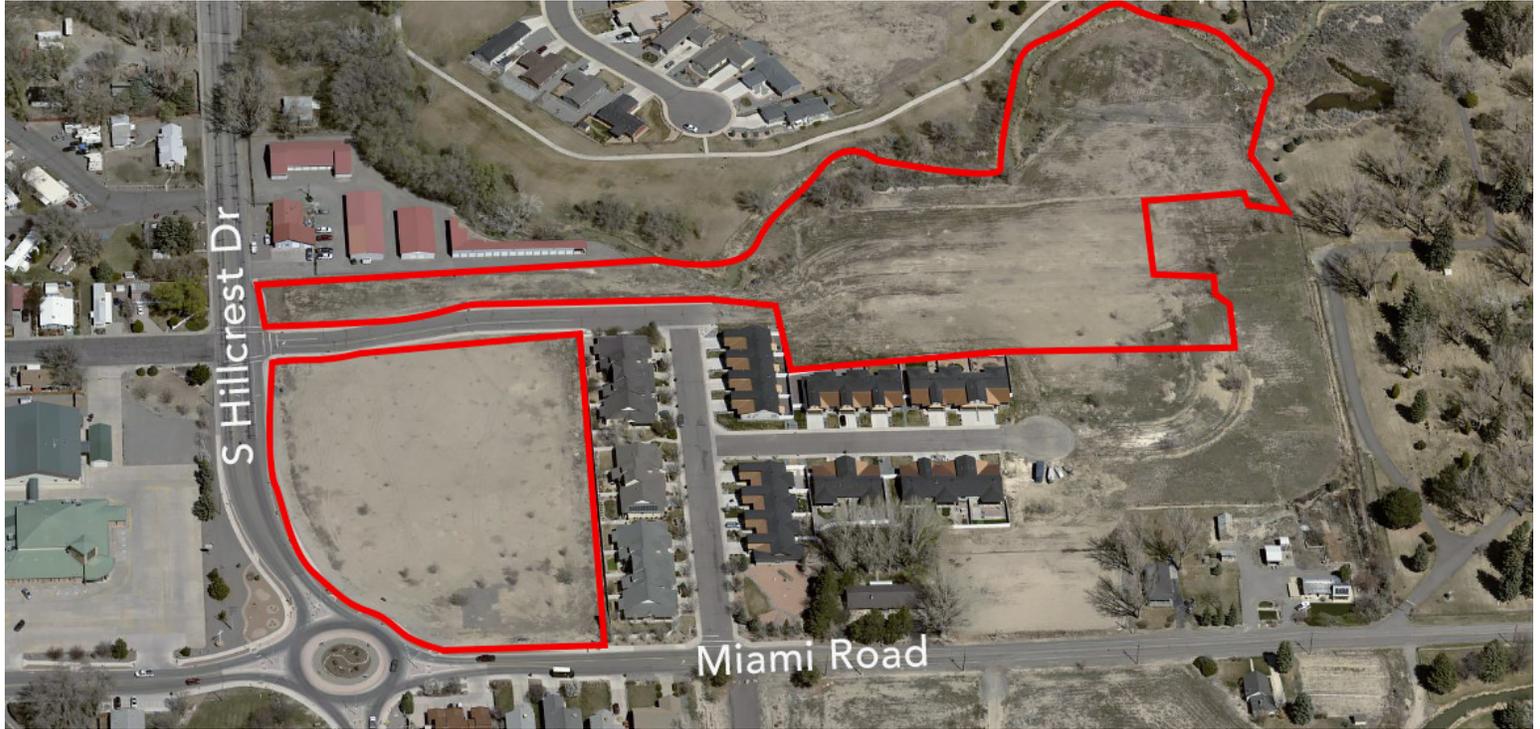


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