

Fall has arrived, and with it comes the hustle and bustle of Back-to-School preparations, final summer events and of course, plenty happening in the real estate community!

Particularly of note, our firm has seen momentum in the

Townsend Corridor, selling a Class A building on 1544 Oxbow Drive, the former site of Pauline's Kitchen and Cowboy Chow to Jim and Shanda LaRue (see article on page 2) and a former Q&T gas station on 1803/1807 S. Townsend at the corner of Niagara.

In Commercial transactions and total dollar amounts, the Montrose area posted peak figures in Q1 and Q2 of 2014, with \$7,800,501 in Commercial transactions for Q1 and \$55,390,316 total dollar amounts for Q2.

Lastly, if you happen to be in town late October, stop by the Business After Hours Expo hosted by the Montrose Chamber of Commerce at Holiday Inn Express Hotel & Suites. The event will feature local businesses and products, and is a great opportunity to meet and network with other professionals in the community.

Until next time, blessings in the new Fall season.

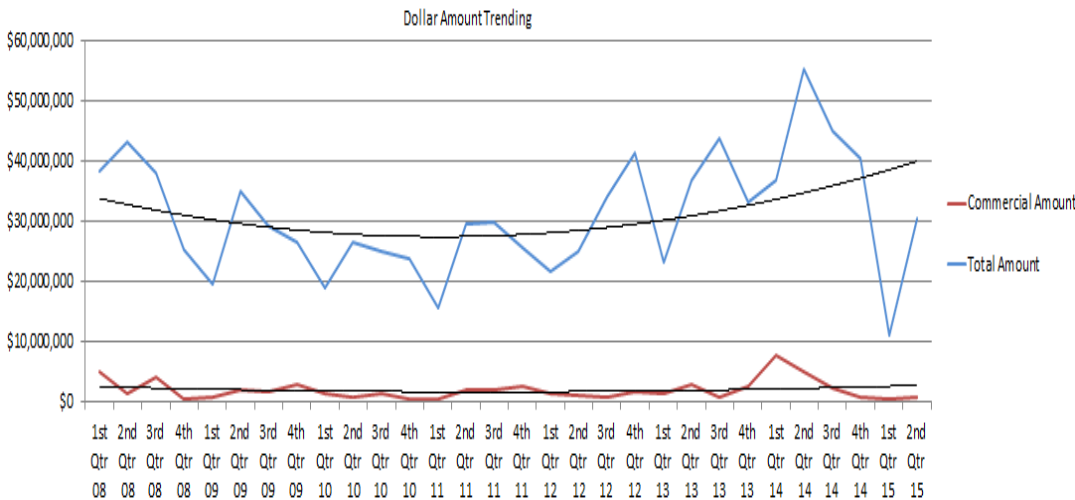
*John Renfrow*

Owner/Broker, Renfrow Realty

*Renfrow Realty is a leading commercial real estate brokerage located in Montrose, CO. John Renfrow also currently serves as President of the Rocky Mountain Commercial Brokers.*

### Montrose County Real Estate Statistics

\*Statistics from MLS only



## Renfrow Realty Sold This!

### TBD 5790 Road: Montrose, CO

Beautiful 129.9 acres zoned General Agriculture in Montrose County. Approximately 83 shares UVWUA irrigation water. Complete with corrals and gated pipe. Borders BLM.



### 1544 Oxbow Drive: Montrose, CO

38,856 sq.ft. "Class A" retail/office building: The Tower Building is located in the bustling commercial area on South Townsend Ave. Oxbow Crossing is across from JCPenney, Target, Wal-Mart, Applebee's and more.



### 201 14th Street #101,105,109: Glenwood Springs, CO

3,459 sq.ft. commercial space with 3 separate offices. Includes 2-10 total parking spaces. Easy access off of Grand Ave and 13th Street in Glenwood Springs, CO.



### 1803 and 1807 S. Townsend Ave: Montrose, CO

6,560 sq.ft. commercial building on .68 acre corner lot. Building separated into 2 units with large retail spaces. Formerly a gas station. ADA compliant. Overhead door. Excellent visibility on South Townsend Ave/Hwy 550. Located at a signalized intersection. Off street parking.



### UPCOMING EVENTS

- Rocky Mountain Commercial Brokers Conference: SnowMass, CO Thursday & Friday October 1-2, 2015
- October Business After Hours & Business Expo! Holiday Inn Express Hotel & Suites Tuesday, October 20, 2015 from 4:00pm — 7:30pm

### Inside this issue:

Renfrow/Jimmer's BBQ Article



## Renfrow Realty Sells Former “Cowboy Chow” Restaurant on 1140 N. Townsend Avenue

MONTROSE— In early April 2015, Renfrow Realty’s 1,580 square foot listing on N. Townsend sold to Jim and Shanda LaRue of LaRue Family Investments, LLC.

Formerly known as “Cowboy Chow,” the new restaurant is called “Jimmer’s Back Country BBQ.”

John Renfrow, owner of Renfrow Realty, said, “It was a pleasure to attract investors to this property. The location has history, charm and can certainly continue to tell a story in the community.”

Similarly, Jim and Shanda said, “It’s been a pleasure working with John. He is an exceptional broker and made the entire process seamless. We are happy to obtain such an affordable value on the property.”

Jim and Shanda’s passion for cooking, BBQ and their customers is infectious. As they approach their 3-year anniversary for their award-winning Jimmer’s Back Country BBQ location in Cortez, you can sense their growing excitement for expanding into the community of Montrose.

When asked about her favorite aspect of being a restaurant owner, Shanda replied, “ Making food that tastes good, looks pretty and that makes people leave with a smile. We just love to cook and make people happy.”

As we sat over coffee, Jim and Shanda were thrilled to share some of the items they will feature on the menu. In the center of the restaurant lies an enormous 7,000-pound smoker. Aptly named “The Cadillac,” the Smoker holds 1,500 pounds of meat. Consequently, the LaRues are prepared to serve a wide range of slow-smoked meats, including beef brisket, pulled pork, ribs, turkey, homemade sausage and on special occasions, prime rib.

*“It’s been a pleasure working with John. He is an exceptional broker and made the entire process seamless.”*

Due to the volume of demand, the LaRues will also offer take-out and catering services, which are popular with events such as weddings and business gatherings.

The projected opening date for Jimmer’s BBQ will be sometime in September.



Remodel

Jim & Shanda LaRue

7000-lb “Oyler” Smoker