



Fall ended up being one of our warmest which proved nice for hiking, biking and being outside but lousy for my elk hunting. If you're a hunter, hopefully your luck proved better than mine.

Fall and the close of the 2016 continued to be a strong showing for us in commercial and farm/ranch properties. With over \$4 million in closings, we led the market.

The biggest buzz this fall and moving forward into this new year and beyond is the Colorado Outdoors Recreation/Business Park. In October, Mayfly Outdoors, the local parent company of industry-leading fishing tackle brands Abel and Ross Reels, purchased over 150 acres of Uncompahgre River corridor land. (See article on reverse side). It's a project that aims to put Montrose on the national radar as a fly-fishing capital with a revitalization of the city's north end— attracting a host of other like-minded manufacturing and retail companies.

Mayfly Outdoors plans to kick-off this exciting new development by breaking ground on a 35,000-square-foot headquarters, factory and retail center across from the Justice Center. Along with high-end, outdoor-focused commercial, industrial and retail businesses, this world-renowned business park includes river restoration, a river walk and residential and restaurant establishments. It's a win-win for the community as economic impact will dramatically increase local jobs and revenues.

We look forward to a prosperous 2017.

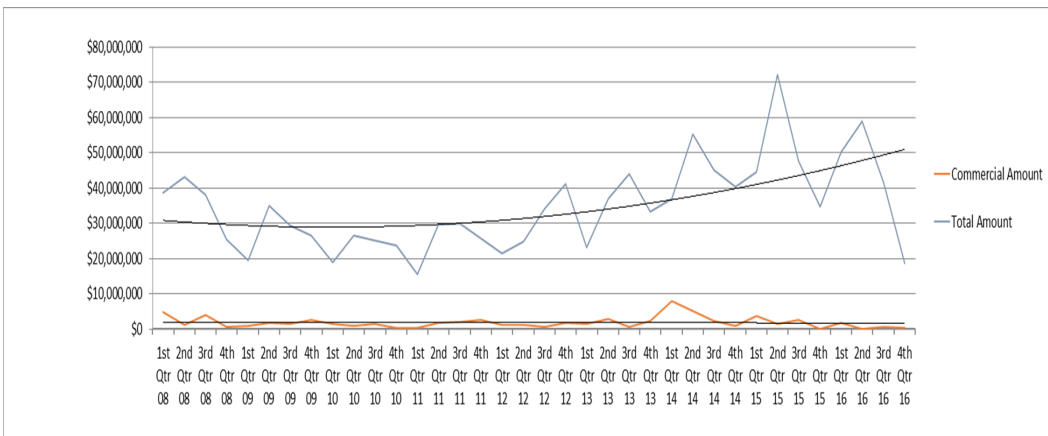
Until Next Time,

*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 a member of the Rocky Mountain Commercial Brokers.*

## Montrose County Real Estate Statistics



\*Statistics provided by MLS

# Renfrow Realty Sold This!

## TBD N. Grand: Montrose

66+ acres of river development land. (4 separate parcels), features the Uncompahgre River extending the full length along the property's western edge as well as excellent San Juan Mountain views. **SOLD: \$1,225,000**



## 1414 Hawk Pkwy Unit G: Montrose

1,449 sq.ft. condominium in the Miner's Building located in the Centre at Hawk Park. Zoned B-2 in the City of Montrose; zoning allows for office space or retail. Located at a signalized intersection on the South Townsend corridor across from Walmart. **SOLD: \$155,000**



## 1500 E. Main St.: Montrose

3,840 sq. ft. commercial building on Main Street/Hwy 50. Main floor has a reception area, large open area, 4 offices and a restroom. Downstairs has a large open area, 2 offices, kitchen area, storage and a restroom. Excellent visibility and high-traffic count. **SOLD: \$120,000**



## 15999 5790 Rd.: Montrose

119+ acre farm/ranch land with country home and large shop. Includes 35.6 of hay acreage, 83.54 acres of open space land in Montrose County and a 1,643 sq.ft. 4BD/1 1/4 BA home. Additional 5,000 sq.ft metal shop. as. **SOLD: \$649,888**



## UPCOMING EVENTS

- "Importance of Being Earnest" @ Magic Circle Theatre, Friday, March 10 – Sunday, March 19, 2017
- 3rd Annual San Juan Independent Film Festival @ Montrose Pavilion, Friday, April 14 - Saturday, April 15, 2017
- Valley Symphony—Out of This World @ Montrose Pavilion, Sunday, April 30, 2017

Inside this issue:

Mayfly Outdoors Article



## Mayfly Outdoors Advances Bold Plans for New Recreation/Business Park

MONTROSE— In December 2016, Renfrow Realty was the broker for two pieces of property that completed a 150+-acre land acquisition by Mayfly Outdoors along the Uncompahgre River. The acquisition is the first phase of the company's development of a world-class recreation/business park along North Grand Ave.

The river corridor business park aims to attract high-end commercial, residential and industrial development. Mayfly Outdoors, a leading manufacturer of the high-performance, precision fishing tackle brands Abel and Ross Reels, is the developer of this outdoor industry and enthusiast center and the first to break ground with its state-of-the-art, 35,000-square-foot headquarters scheduled for 2017.

"We're excited to be a part of launching a revitalization of the north end of town and a restoration effort on one of community's biggest assets—the Uncompahgre River," said David Dragoo, president of Mayfly Outdoors. "It's a multi-year plan that will bring a large economic boost to Montrose."

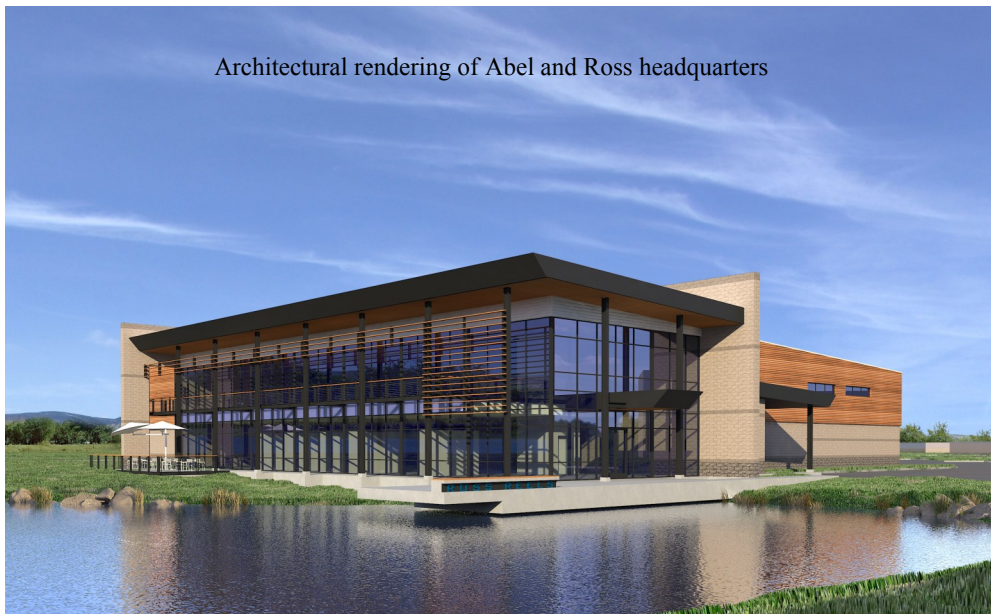
The new project aims to attract like-minded manufacturers, supply-chain businesses, and fly-fishing enthusiasts from all over the world—complete with the restoration of a 1.5-mile section of river into a renowned fishing habitat.

"The project is one of the most dynamic developments and restoration efforts Montrose has ever experienced," said John Renfrow, broker/owner of Renfrow Realty. "Mayfly's bold vision has the potential to transform the community to being a distinguished outdoor destination."

This up-and-coming river corridor recreation/business park will operate as a mix of industries and company sizes

The land acquisition was our first big priority. It required us to work with a real estate broker who understood the complexities of commercial transactions across multiple properties... We were impressed with John's abilities to handle everything that his project threw at him and more. We couldn't be happier with the results that John delivered and will continue to utilize his expertise.

Architectural rendering of Abel and Ross headquarters



with a focus on designing and manufacturing outdoor gear and outdoor products. As a cluster of businesses from start-ups to brand-name businesses, it brings together the synergies of being together—working and operating in close proximity.

"The land acquisition was our first big priority. It required us to work with a real estate broker who understood the complexities of commercial transactions across multiple properties," said Dragoo. "We were impressed with John's abilities to handle everything that his project threw at him and more. We couldn't be happier with the results that John delivered and will continue to utilize his expertise."