



SterlingCRE
ADVISORS

Missoula Development Opportunity | 13+ Acres
5065 Expressway
Missoula, Montana

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Presented by
Claire Matten, CCIM/SIOR
Claire@SterlingCREadvisors.com
406-360-3102

Carly Chenoweth
Carly.Chenoweth@SterlingCREadvisors.com
406-207-3119



SterlingCRE Advisors is pleased to present a commercial land acquisition opportunity at 5065 Expressway in Missoula, Montana. Located in the path of growth, the property offers a wide variety of commercial uses on the site, including light industrial, distribution, and multifamily.

At 5065 Expressway, expansive new residential development meets a thriving industrial corridor. The area is home to several hotels and a popular brewery.

Expressway feeds directly into the bustling Reserve Street corridor, occupied by dozens of retailers, professional service providers, and restaurants. The Missoula International Airport lies 1.5 miles to the west.

The land includes a capped and buried fill area that could be used as a park, activity area, or green space. Some development restrictions exist for the fill area. Reference page 10 for fill map.

Offering Price **\$5,250,000.00**

Parcel Size ±13.7 acres

Zoning M1 R-2; City of Missoula

GeoCode 04-2199-01-1-01-03-0000

Utilities City water and sewer

Both Interstate 90 and Highway 10 West are within a five-minute drive of 5065 Expressway, which can accommodate a mixed-use community or industrial development.

Significant development work has been completed, including preliminary subdivision plans, a feasibility study, a geotechnical report, a plan for a condominium project on a portion of the site, and a completed and approved fill plan.

Several large developments are ongoing near the site, ultimately poised to bring expanded amenities to the community. Area demographics show 3,000+ employed professionals within one mile of the site, with an average household income of \$103,720 and a median home value of \$377,616.



Located in an area experiencing rapid growth



Traffic count: ±8,356 average vehicles per day



Permissive zoning allows industrial, medical and multifamily uses



Investment Drivers



Larger land parcels suitable for commercial development are rare in Missoula



Flexible M1 R-2 zoning allows for industrial, medical or multifamily uses



Access to Missoula water and sewer



Access to all utilities with three-phase power potential viable with an easement



Flat site requires limited grading to accommodate development



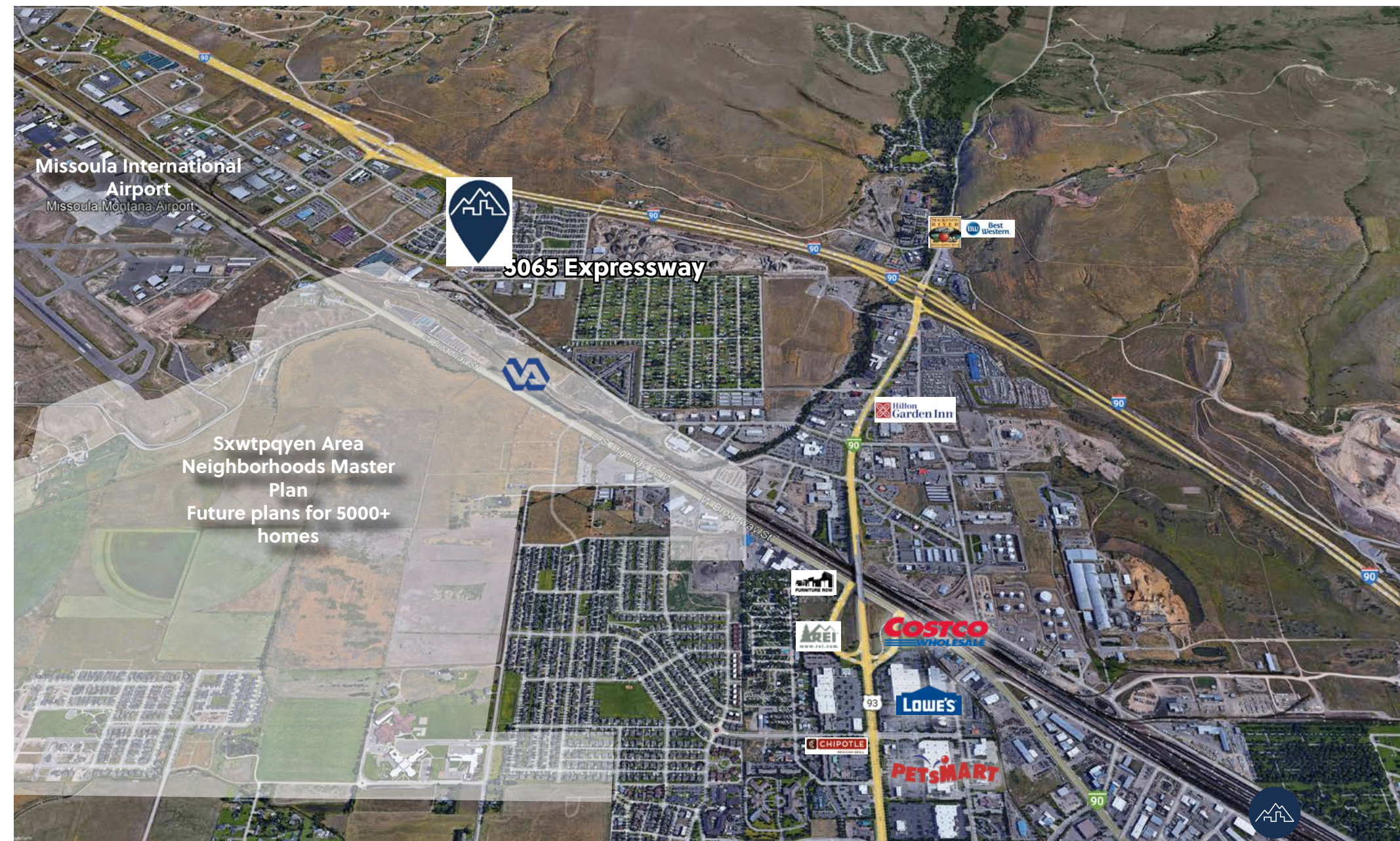
Convenient access to Interstate 90 and retail amenities

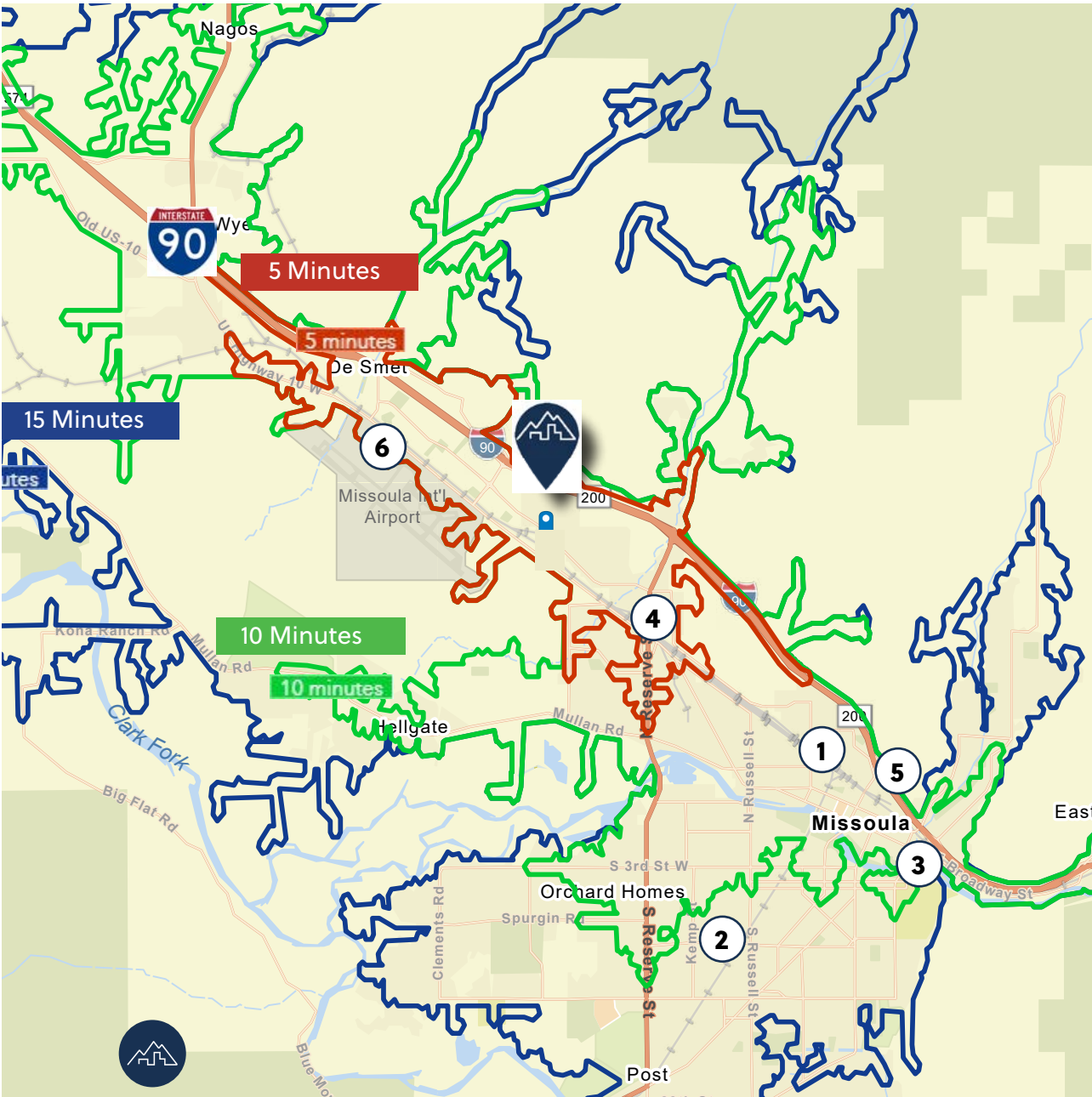








Desirable Hellgate Elementary School District location



Vicinity Map





- **1. Providence St Patrick Hospital**
Medical campus including a hospital, emergency room and offices for a variety of specialists
- **2. Southgate Mall**
Destination retail serving western Montana
- **3. University of Montana**
Home to 10,000+ students
- **4. North Reserve Retail Corridor**
Missoula's concentration of major retailers including Costco, Target, WalMart, Lowes and Home Depot
- **5. Downtown Missoula**
A popular destination for residents and visitors alike with popular shops, restaurants, bars and hotels
- **6. Missoula International Airport**
Nonstop service to 16 major U.S. cities, with service expansion ongoing



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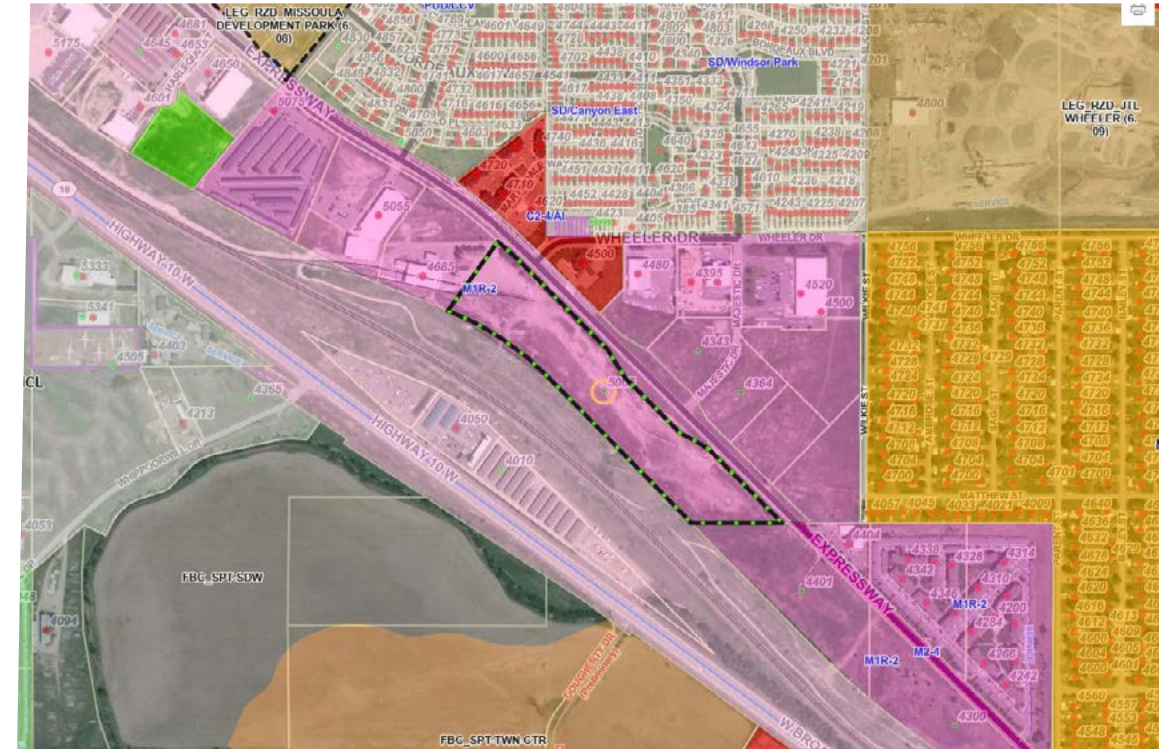
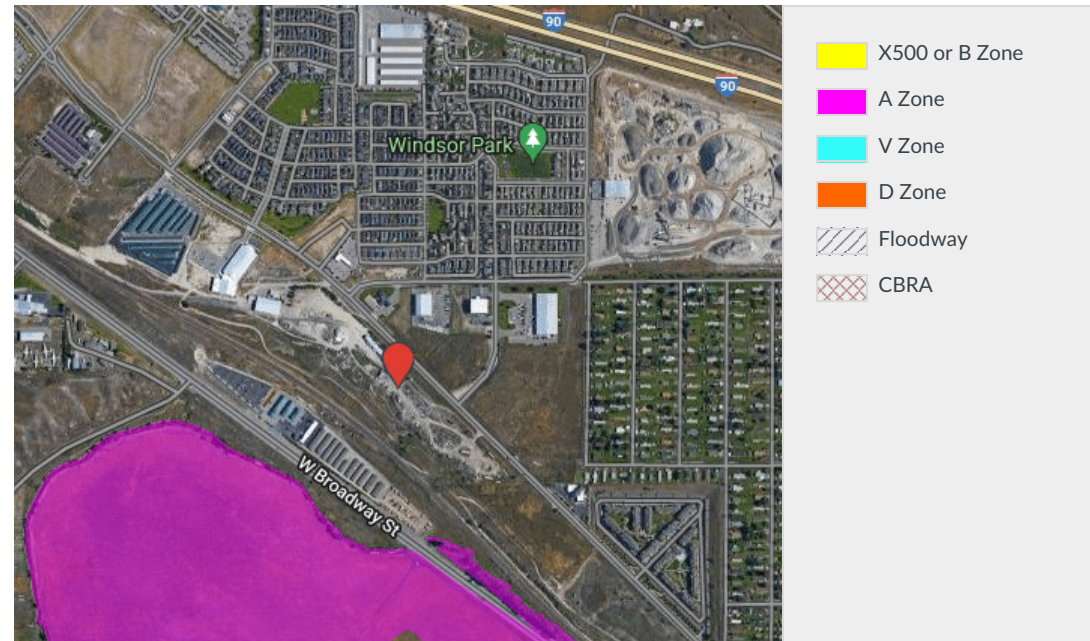
5065 EXPRESSWAY MISSOULA, MT 59808-5513

LOCATION ACCURACY: 📍 Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	300049	PANEL	1195E
<hr/>		<hr/>	
PANEL DATE	July 06, 2015	MAP NUMBER	30063C1195E



Zoning Detail



Permitted Uses

A variety of uses residential, public/civic, commercial, and industrial uses are allowable at 5065 Expressway.

Residential

- Household Living
 - In a vertical mixed-use building
 - In single-purpose residential building
 - In mixed-use building
- Group Living

Industrial

- Manufacturing, production, and industrial service
 - Artisan
 - Limited
- Microbrewery/microdistillery
- Mining/quarrying
- Recycling service
 - Limited
- Residential storage warehouse
- Warehousing, wholesaling, and freight movement
- Winery

Public/Civic

- College/university
- Daycare
- Hospital
- Library/cultural exhibit
- Park/recreation
- Preschool
- Religious assembly
- Safety services
- School
- Minor utilities and services





Permitted Uses Continued

Commercial

- Animal services
 - Sales and grooming
 - Veterinary
- Artist work or sales space
- Building maintenance service
- Business equipment sales and services
- Business support services
- Communication services establishments
- Day labor employment agency
- Eating and drinking establishments
 - Restaurant
- Entertainment and spectator sports
- Financial services
- Food and beverage retail sales
- Funeral and interment services (cremating and undertaking permitted)
- Gasoline and fuel sales (except for truck stops or travel plazas)
- Lodging (including tourist homes)
- Office
- Parking non-accessory
- Personal improvement service
- Repair or laundry service (consumer)
- Research service
- Retail sales
- Sports and recreation, participant
- Vehicle sales and service
 - Light equipment sales/rentals
 - Motor vehicle repair, limited
 - Motor vehicle repair, general

Other

- Agriculture, crop
- Community garden
- Wireless communication facility
 - Ground-mounted support structure
 - Roof-mounted and structure-mounted support structures

Conditional Uses Permitted

A limited number of conditional uses may be allowed; however, such uses are subject to review and approval in accordance with the conditional use procedures. Additional compliance standards apply to conditional uses; please refer to the code here for more information.

Public/Civic

- Fraternal organization
- Emergency homeless shelter
- Meal center

Utilities and Service

- Major utility

Commercial

- Animal services
 - Shelter or boarding kennel
- Construction sales and service
- Eating and drinking establishments
 - Tavern or nightclub
- Enterprise commercial use
- Financial services
 - Check cashing and loan service
- Sports and recreation, participant
 - Casino
- Vehicle sales and service
 - Carwash/cleaning
- Heavy equipment sales/rental
- Vehicle storage and towing





ACCOLADES

#2 BEST PLACES TO LIVE IN THE AMERICAN WEST

Sunset Magazine

#10 AMERICA'S MOST CREATIVE SMALL CITIES

Creative Vitality Index

#4 BEST SMALL CITIES IN AMERICA TO START A BUSINESS

Verizon

#10 BEST SMALL METROS TO LAUNCH A BUSINESS

CNN Money

#9 MOST FORWARD THINKING CITIES IN AMERICA

Trip.com

GOLD RANKING FOR BIKE FRIENDLINESS

One of only 38 cities in America- League of American Bicyclists

#6 BEST CITIES FOR FISHING

Rent.com

#1 CITY FOR YOGA

Apartment Guide

**TOP 10 CITIES FOR BEER DRINKERS
2015, 2016, 2017, 2019**



PEOPLE

#3 FASTEST GROWING STATES

By population

10.1% POPULATION GROWTH SINCE 2010

Missoula ranks among highest net migration cities in US

54.3% GROWTH

Growth in the number of residents over age 25 with a bachelors degree or higher from 2010 to 2020

51.0 % DEGREED

Of the population 25 and up have a bachelors degree or higher vs 32.9% in the US

20.5% HIGH INCOME HOUSEHOLDS

Of households have incomes over \$100,000 a year, up from 12.4% in 2010

52.6% RENTERS

Of residents are renters; 2.67% rental vacancy rate vs 5.6% in the US



Missoula by the Numbers

ACCESS

16 MINUTES

Average commute time, vs 27 minutes in the US

15.6%

Walk or bike to work versus 3.1% in the US overall

18 HOURS

Lost in Missoula traffic congestion yearly, vs 99 hours in the US overall

16 NON-STOP DESTINATIONS FROM MSO

With an upgraded terminal under construction

62 MILES

Of bike lanes with a Gold rating from the League of American Bicyclists

14 ROUTES

Provide a bus network across the City of Missoula

ECONOMY

DIVERSITY AMONG TOP EMPLOYERS

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

\$196,600,000 *Value of Missoula Residential Building Permits, 2021*

36% OF NEW JOBS ARE KNOWLEDGE JOBS

Of jobs created in Missoula between 2017-2018 were in knowledge based positions such as tech, advanced manufacturing and bioscience

10% UPTICK IN OFFICE BASED JOBS

From 2010 to 2019, with 36% in Professional Services

GROWING TECH HUB

Cognizant, OnX Maps, Submittable, and Lumen Ad are some examples of tech firms that call Missoula home

5 BEST BUSINESS TAX CLIMATE

The state of Montana, per Business Facilities' 18th Annual State Rankings

6 RECOVERY LEADERS

The state of Montana, per Business Facilities' 18th Annual State Rankings

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SterlingCRE
A D V I S O R S

Commercial Real Estate Services

[SterlingCREadvisors.com](https://sterlingcreadvisors.com)

main: +1 406 203 4547 | email: info@sterlingcreadvisors.com