



415 Fuller Avenue

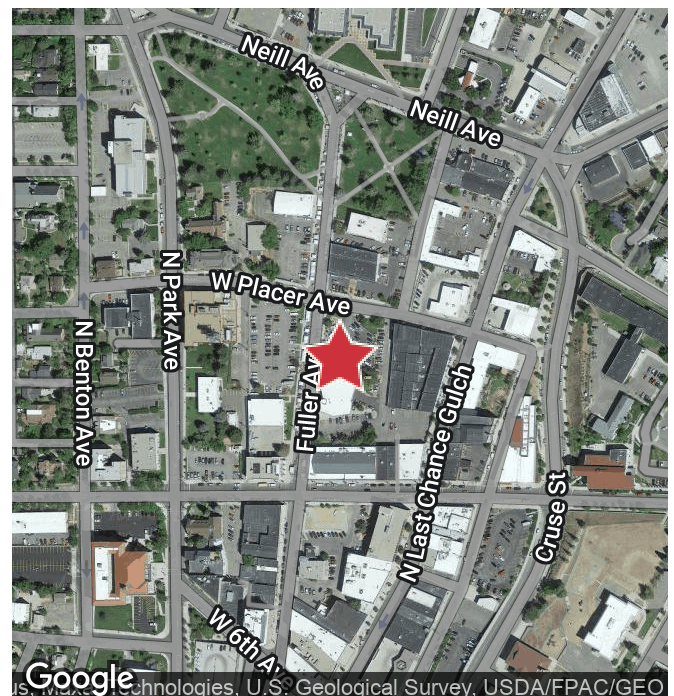
Helena, Montana 59601

Property Highlights

- Current Auto Bank Building Operated by Wells Fargo
- 1.33 Acre Corner Lot
- Corner Lot Location on Fuller Avenue & W Placer Avenue
- High Profile Redevelopment Opportunity
- Price: \$1,600,000

Property Description

The offering consists of 1.33 acres of downtown Helena redevelopment land. The successful developer chosen will incorporate a new Wells Fargo as the ground floor tenant in apx. 3,000 SF and have a drive-up ATM on site. The property offers a central downtown Helena location for office, retail and residential redevelopment.





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Executive Summary

415 Fuller Avenue, Helena, Montana, 59601
Rings: 0.25, 0.5, 1 mile radii

Prepared by Esri
Latitude: 46.59122
Longitude: -112.03844

	0.25 miles	0.5 miles	1 mile
Population			
2010 Population	880	3,996	10,276
2020 Population	824	3,841	10,079
2023 Population	800	3,854	10,142
2028 Population	807	3,896	10,280
2010-2020 Annual Rate	-0.66%	-0.39%	-0.19%
2020-2023 Annual Rate	-0.91%	0.10%	0.19%
2023-2028 Annual Rate	0.17%	0.22%	0.27%
2020 Male Population	51.3%	50.7%	48.8%
2020 Female Population	48.7%	49.3%	51.2%
2020 Median Age	37.9	40.6	37.9
2023 Male Population	52.0%	51.0%	49.4%
2023 Female Population	48.0%	49.0%	50.6%
2023 Median Age	39.1	42.5	40.1

In the identified area, the current year population is 10,142. In 2020, the Census count in the area was 10,079. The rate of change since 2020 was 0.19% annually. The five-year projection for the population in the area is 10,280 representing a change of 0.27% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	86.8%	87.2%	87.1%
2023 Black Alone	1.0%	0.9%	0.9%
2023 American Indian/Alaska Native Alone	2.1%	2.3%	2.2%
2023 Asian Alone	1.0%	0.8%	1.1%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	1.5%	1.3%	1.3%
2023 Two or More Races	7.5%	7.4%	7.3%
2023 Hispanic Origin (Any Race)	5.5%	5.0%	4.6%

Persons of Hispanic origin represent 4.6% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 30.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	49	60	65
2010 Households	473	2,161	4,832
2020 Households	475	2,164	4,860
2023 Households	488	2,214	4,970
2028 Households	497	2,260	5,082
2010-2020 Annual Rate	0.04%	0.01%	0.06%
2020-2023 Annual Rate	0.83%	0.71%	0.69%
2023-2028 Annual Rate	0.37%	0.41%	0.45%
2023 Average Household Size	1.45	1.64	1.89

The household count in this area has changed from 4,860 in 2020 to 4,970 in the current year, a change of 0.69% annually. The five-year projection of households is 5,082, a change of 0.45% annually from the current year total. Average household size is currently 1.89, compared to 1.92 in the year 2020. The number of families in the current year is 2,151 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	48.7%	42.4%	36.8%
Median Household Income			
2023 Median Household Income	\$48,328	\$55,046	\$59,599
2028 Median Household Income	\$50,490	\$57,155	\$61,640
2023-2028 Annual Rate	0.88%	0.75%	0.68%
Average Household Income			
2023 Average Household Income	\$78,337	\$85,210	\$90,346
2028 Average Household Income	\$85,102	\$92,182	\$97,612
2023-2028 Annual Rate	1.67%	1.59%	1.56%
Per Capita Income			
2023 Per Capita Income	\$42,709	\$45,531	\$43,415
2028 Per Capita Income	\$46,901	\$49,761	\$47,289
2023-2028 Annual Rate	1.89%	1.79%	1.72%
GINI Index			
2023 Gini Index	43.2	43.0	40.7

Households by Income

Current median household income is \$59,599 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,640 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$90,346 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$97,612 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$43,415 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$47,289 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	50	57	65
2010 Total Housing Units	527	2,333	5,145
2010 Owner Occupied Housing Units	150	832	2,302
2010 Renter Occupied Housing Units	322	1,329	2,530
2010 Vacant Housing Units	54	172	313
2020 Total Housing Units	537	2,356	5,222
2020 Owner Occupied Housing Units	157	865	2,325
2020 Renter Occupied Housing Units	318	1,299	2,535
2020 Vacant Housing Units	48	199	380
2023 Total Housing Units	547	2,403	5,332
2023 Owner Occupied Housing Units	173	870	2,245
2023 Renter Occupied Housing Units	315	1,344	2,725
2023 Vacant Housing Units	59	189	362
2028 Total Housing Units	555	2,441	5,429
2028 Owner Occupied Housing Units	184	924	2,355
2028 Renter Occupied Housing Units	313	1,336	2,728
2028 Vacant Housing Units	58	181	347
Socioeconomic Status Index			
2023 Socioeconomic Status Index	58.0	57.9	57.5

Currently, 42.1% of the 5,332 housing units in the area are owner occupied; 51.1%, renter occupied; and 6.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 5,222 housing units in the area and 7.3% vacant housing units. The annual rate of change in housing units since 2020 is 0.64%. Median home value in the area is \$364,592, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 1.65% annually to \$395,767.

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