



SterlingCRE

Offering Brochure

# Expo Parkway Land

1.24 acres | Commercial Land

Presented By :  
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**SterlingCRE**  
ADVISORS

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# Executive Summary

SterlingCRE Advisors is pleased to present a rare opportunity for retail or commercial development on this ±1.24 acre parcel located less than 1/4 of a mile from the North Reserve and I-90 Interchange.

Your business will benefit from visibility to the ±22,894 daily drivers along Interstate 90 and easy access to the high-traffic North Reserve corridor. Adjacent commercial chains include Starbucks, Mackenzie River Pizza, Cracker Barrel and numerous established hotel franchises.

The site has permissive commercial zoning (City of Missoula, C1-4), access to all utilities and a flat, graded site with ideal soils for construction.

This site would be ideal for medical office, professional office or retail. Hospitality is not permitted.

Address	NHN Expo Parkway
Purchase Price	\$950,000
Property Type	Commercial Land
Total Acreage	Acreage: ±1.24 ( ±52,014 SF )
Price per Square Foot	\$17.59



# Interactive Links



[Link to Listing](#)



[Street View](#)



Note: If there are issues with video launch, you may need to update your PDF software or use the links above



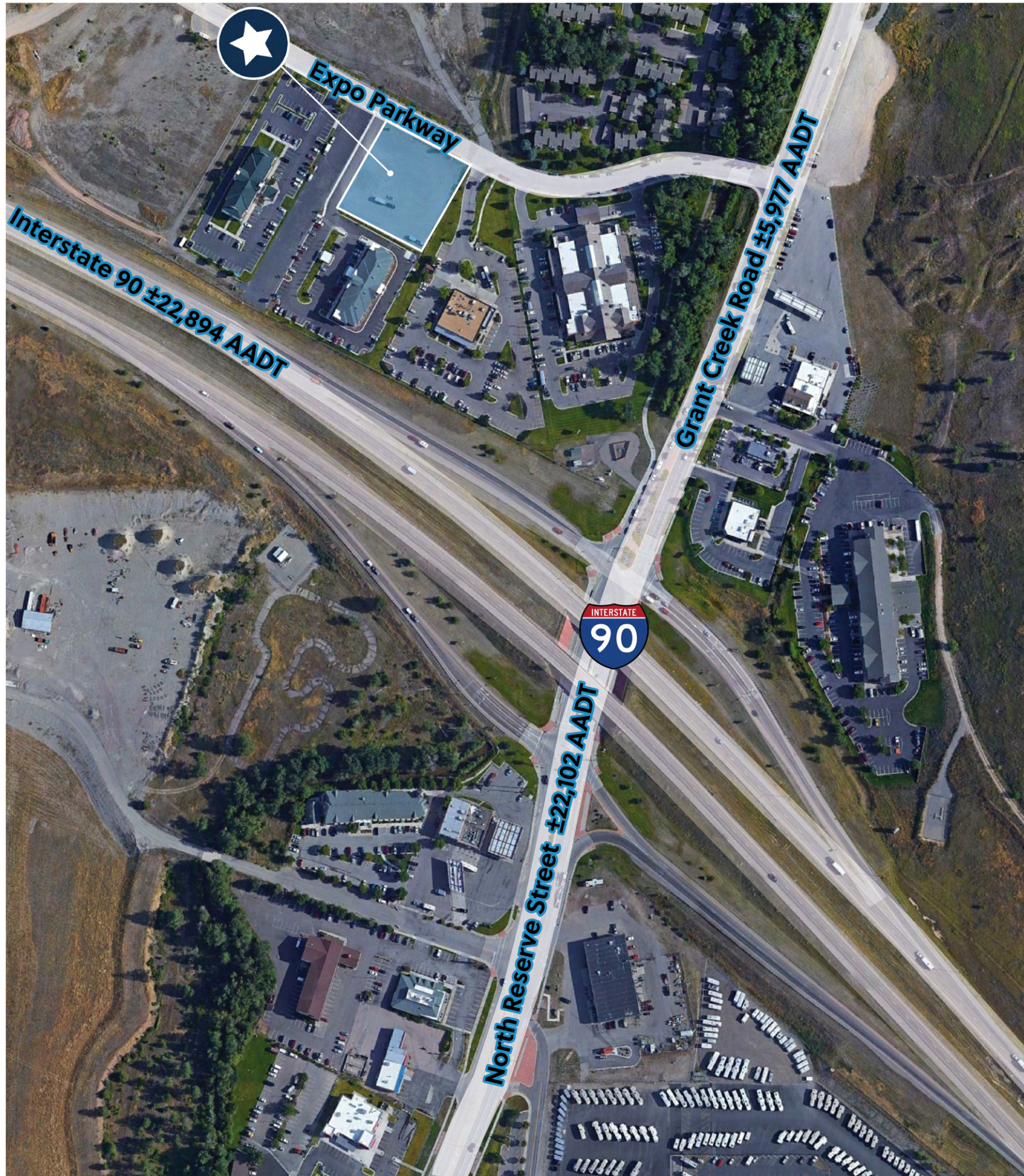
# TBD Expo Parkway

\$950,000

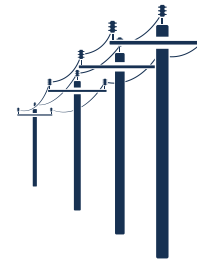
Property Type	Land
Type	Retail Land
Total Acreage	Acreage: ±1.24 ( ±52,014 SF )
Services	City water and sewer; electrical
Access	Expo Parkway via Grant Creek Road
Zoning	Neighborhood Commercial (C1-4)
Geocode	04-2200-05-2-02-07-0000
Traffic Count	±22,894 (AADT 2022) Interstate 90
Interstate Proximity	Less than ±0.25 miles from Interstate 90 Interchange







Located less than  $\pm 0.25$  mile from the Interstate 90 Interchange and North Reserve Street commercial corridor; six (6) minutes from downtown Missoula



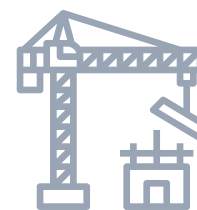
Equipped with city water, sewer, and electricity to the site



Permissive neighborhood commercial (C1-4) zoning



Highly visible from Interstate 90 with an average daily driver count  $\pm 22,894$  (2022 AADT)



Flat topography with soils optimal for construction





I-90 & N Reserve St Interchange





Retailer Map



### Sanitary Sewer Flow Direction Arrows

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



### Sanitary Sewer

Sanitary Gravity Main

- City (solid green line)
- Other (dashed green line)

Sanitary Pressurized Main

- City (solid green line)
- Other (dashed green line)

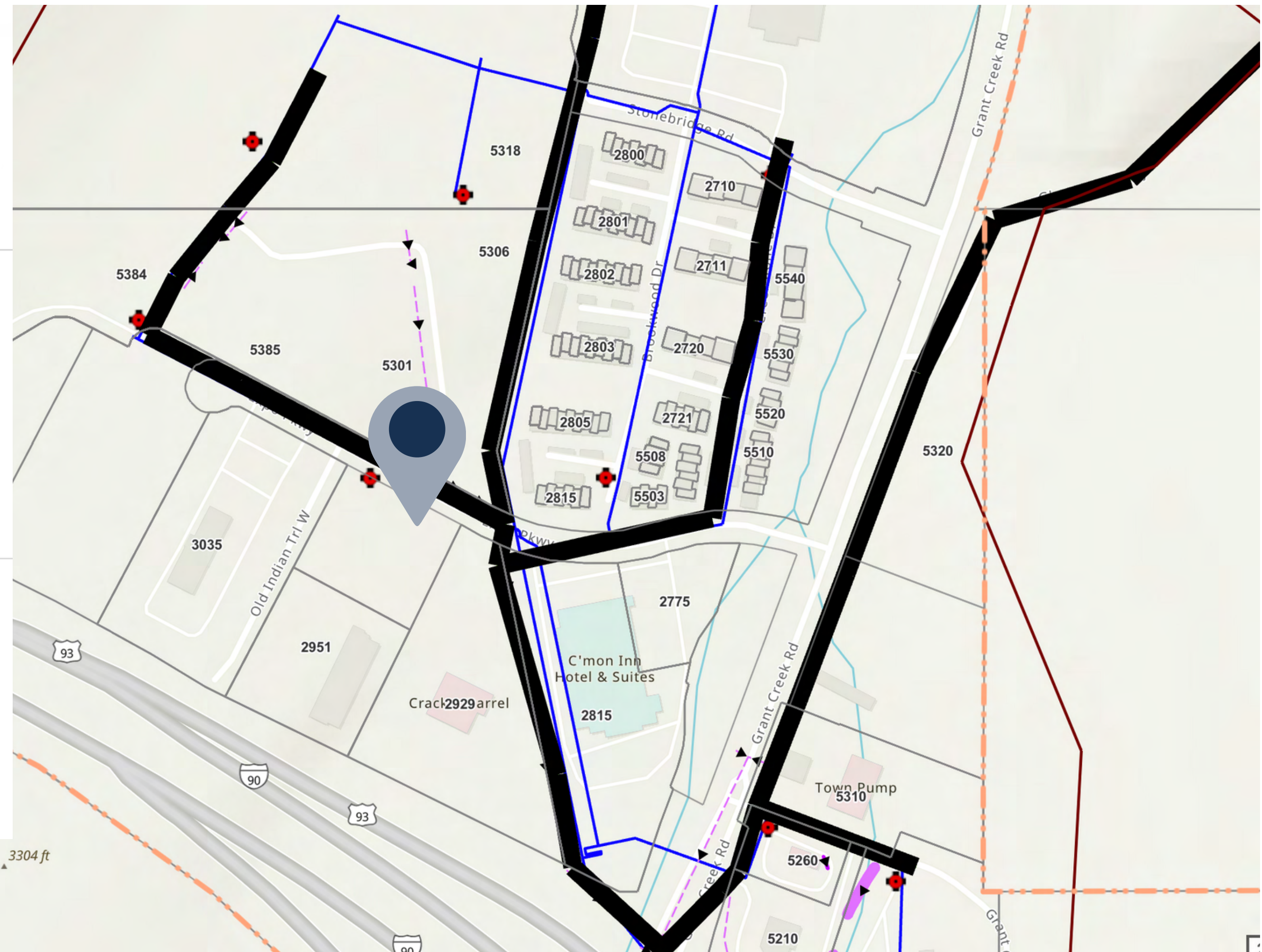
### Water

Water Hydrant

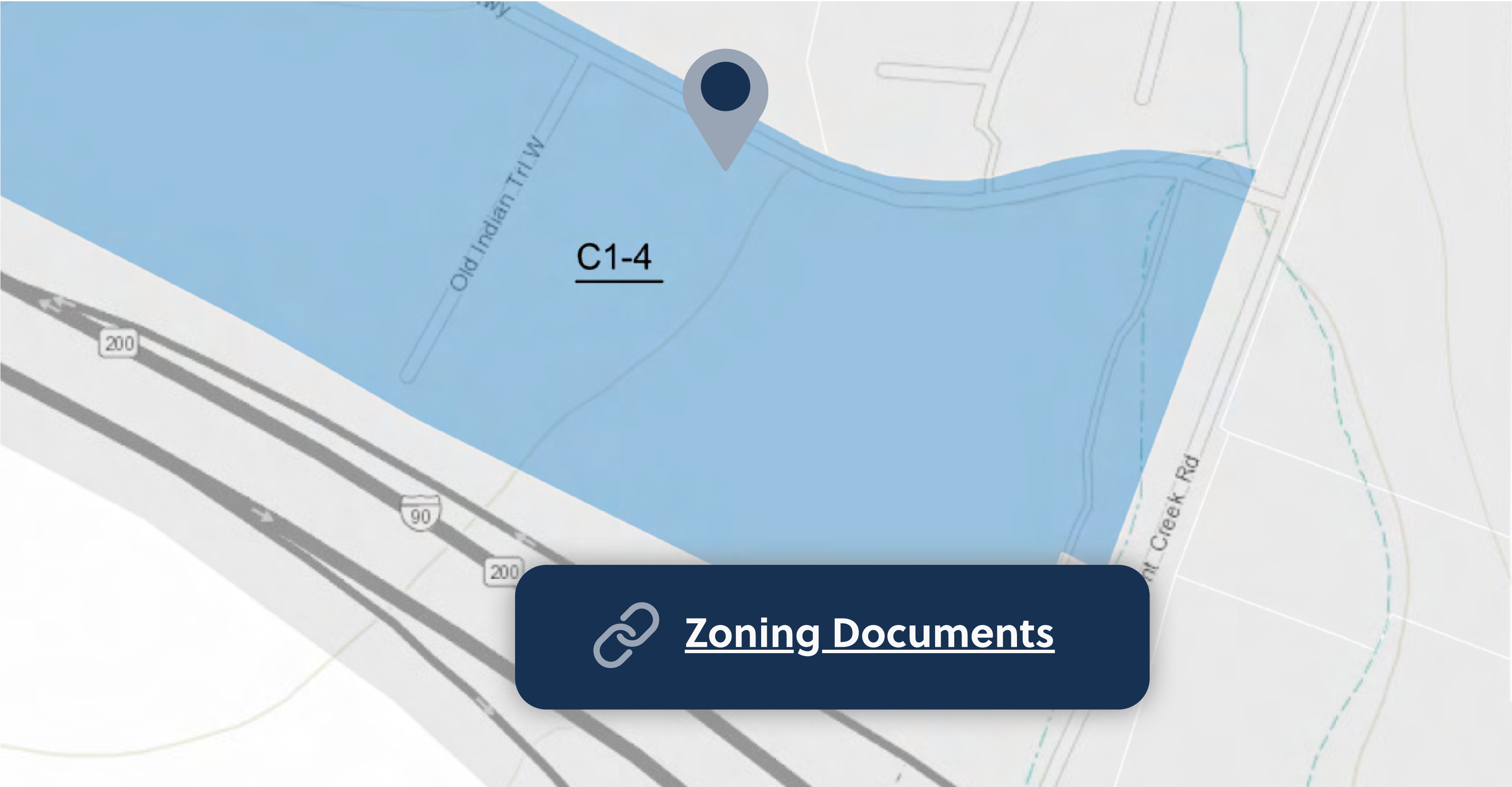
- City (red cross symbol)
- Other (blue circle symbol)

Water Main

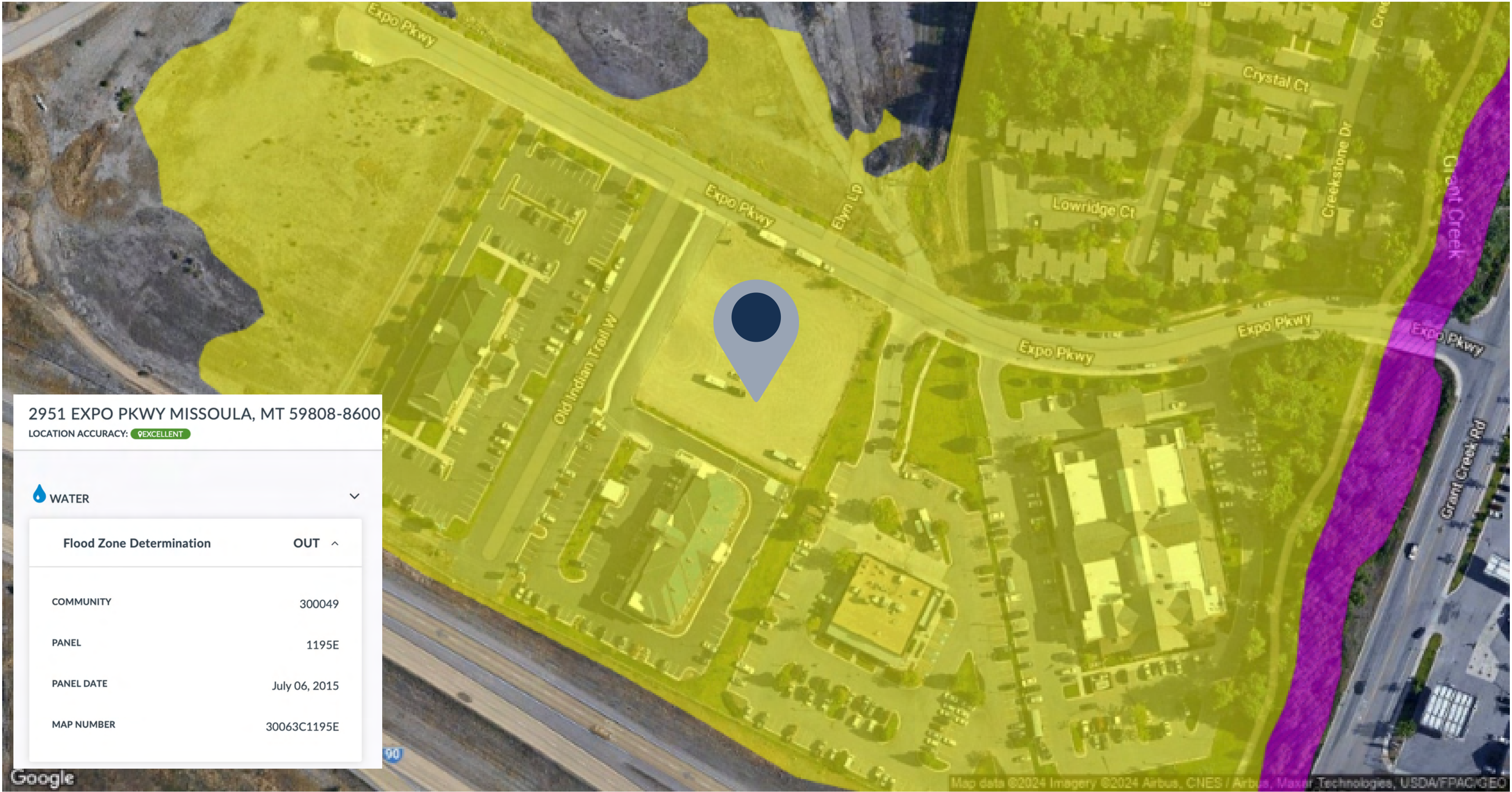
- City (solid blue line)
- Other (dashed blue line)





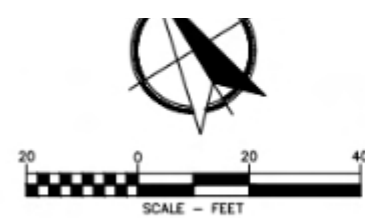
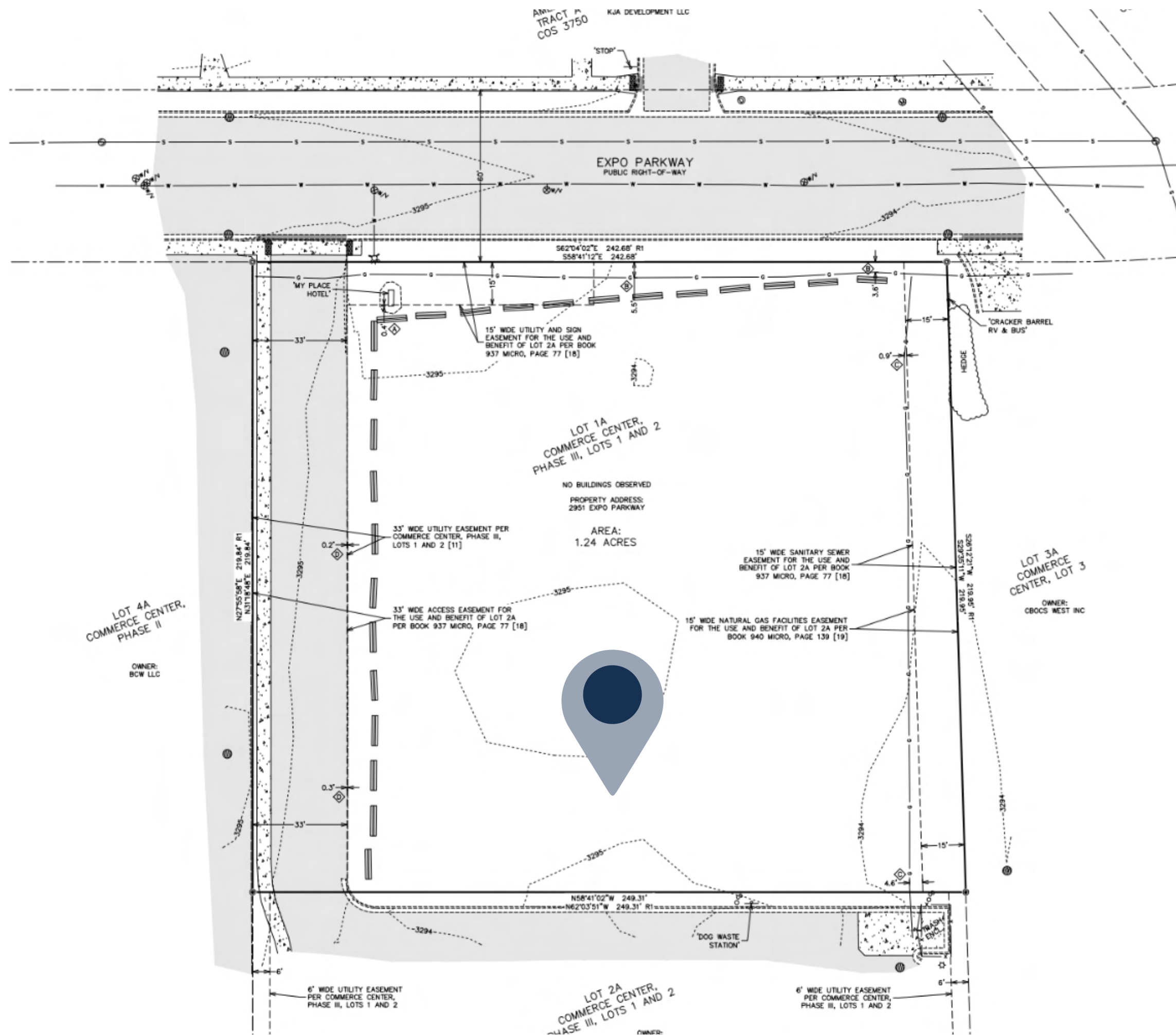






Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA





**BASIS OF BEARINGS**  
GRID NORTH OF MONTANA STATE PLANE  
COORDINATE SYSTEM FIPS2500 - NAD83  
(2011) (EPOCH: 2010.0000)

**LEGEND-EXISTING**

- SUBJECT PROPERTY BOUNDARY
  - PUBLIC RIGHT-OF-WAY LINE
  - EASEMENT LINE
  - LOT LINE
  - CONCRETE SIDEWALK
  - ASPHALT
  - EDGE OF ASPHALT
  - CURB AND GUTTER
  - CURB AND GUTTER W/LAYDOWN
  - EDGE OF GRAVEL
  - WATER MAIN
  - SANITARY SEWER MAIN
  - GAS MAIN
  - FENCE
  - CONTOUR (1 FOOT INTERVAL)
  - WATER VALVE
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - SANITARY SEWER CLEANOUT
  - STORM DRAIN MANHOLE
  - DRAINAGE SUMP
  - LIGHT POLE
  - SIGN
  - MANHOLE (USAGE UNKNOWN)
  - CONCRETE BLOCKADE
  - ADA DOMES
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP KFA 16734LS)
  - FOUND 1 1/4 in. YELLOW PLASTIC CAP (WGM GROUP MCCARTHY 4468S)
  - COS CERTIFICATE OF SURVEY
  - R1 RECORD DATA PER COMMERCE CENTER, PHASE III, LOTS 1 AND 2
  - FD FOUND DATA
- NOTE:  
ALL BEARINGS AND DISTANCES SHOWN ARE FOUND,  
UNLESS OTHERWISE NOTED.

**STATEMENT OF APPARENT ENCROACHMENTS\*\*\*\***

- A "MY PLACE HOTEL" SIGN ENCROACHES UP TO 0.4 FEET ONTO SUBJECT PARCEL FROM THE EASEMENT NEAR THE NORTHWEST CORNER OF SUBJECT PARCEL WITHOUT ANY KNOWN PERMISSIBLE RIGHT.
- A BURIED GAS MAIN ENCROACHES UP TO 5.5 FEET ONTO SUBJECT PARCEL ALONG THE NORTHERLY BOUNDARY WITHOUT ANY KNOWN PERMISSIBLE RIGHT.
- A BURIED GAS MAIN ENCROACHES UP TO 4.6 FEET ONTO SUBJECT PARCEL FROM THE EASEMENT ALONG THE EASTERLY BOUNDARY WITHOUT ANY KNOWN PERMISSIBLE RIGHT.
- ASPHALT PAVEMENT ENCROACHES UP TO 0.3 FEET ONTO SUBJECT PARCEL FROM THE EASEMENT ALONG THE WESTERLY BOUNDARY WITHOUT ANY KNOWN PERMISSIBLE RIGHT.

**ALTA/NSPS LAND TITLE SURVEY**  
**LOT 1A OF COMMERCE CENTER, PHASE III, LOTS 1 AND 2**  
**MISSOULA, MONTANA**

PROJECT: 21-10-19  
FILE: 211019\_alta.dwg



# Site Feasibility

## Potential Yield

Building Types	Medical Office, Office, Retail
Possible Building SF	up to 25,000sf
Stories	3
Parking	99 spot (4: 1000sf)
Floor Area Ratio	0.42

Building Cost/SF of Land                      \$38/SF at max yield

**Note:** This is a potential yield study using feasibility software. Further due diligence and design is required. The city of Missoula has not reviewed or approved this potential yield study.

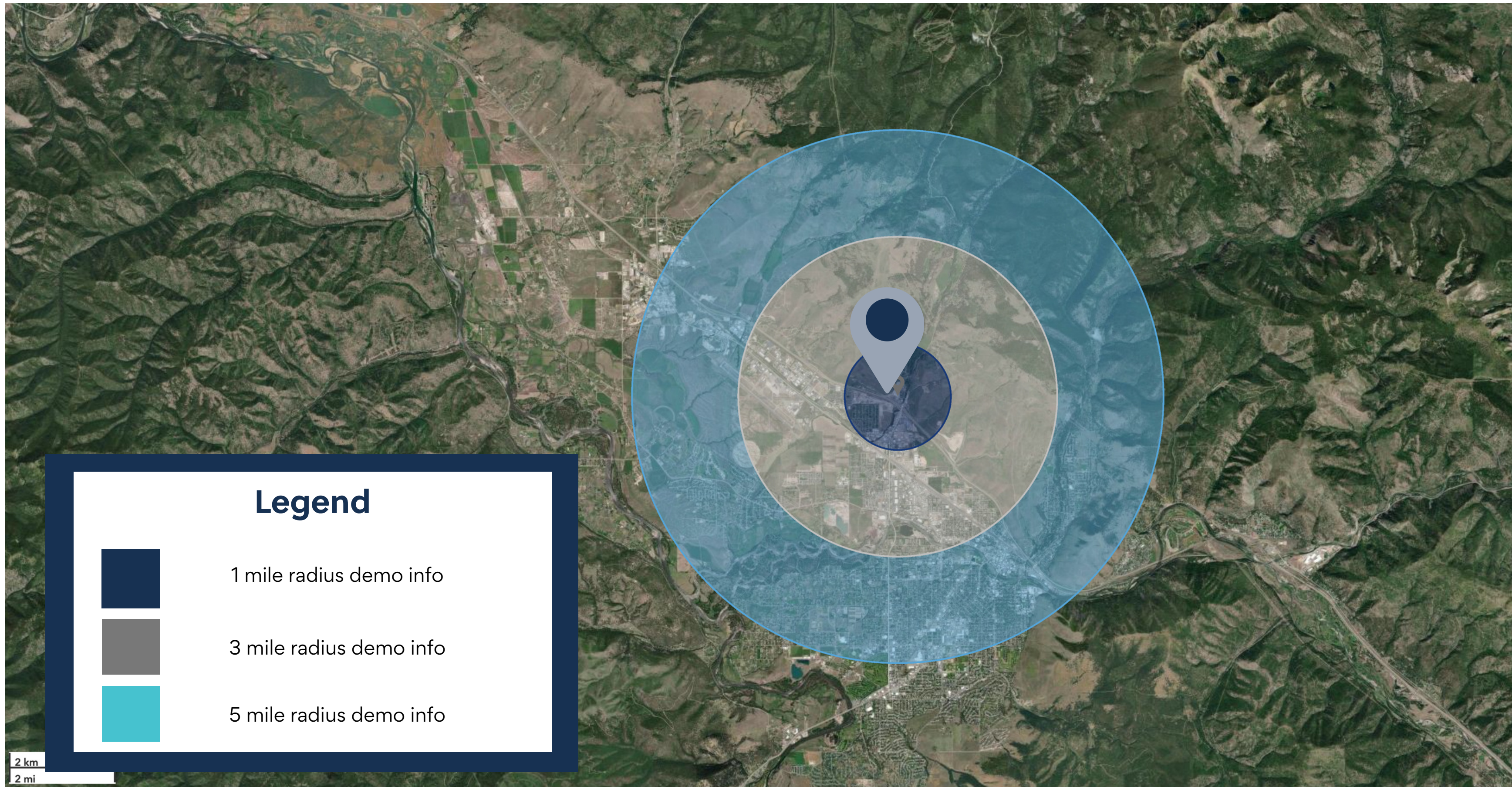




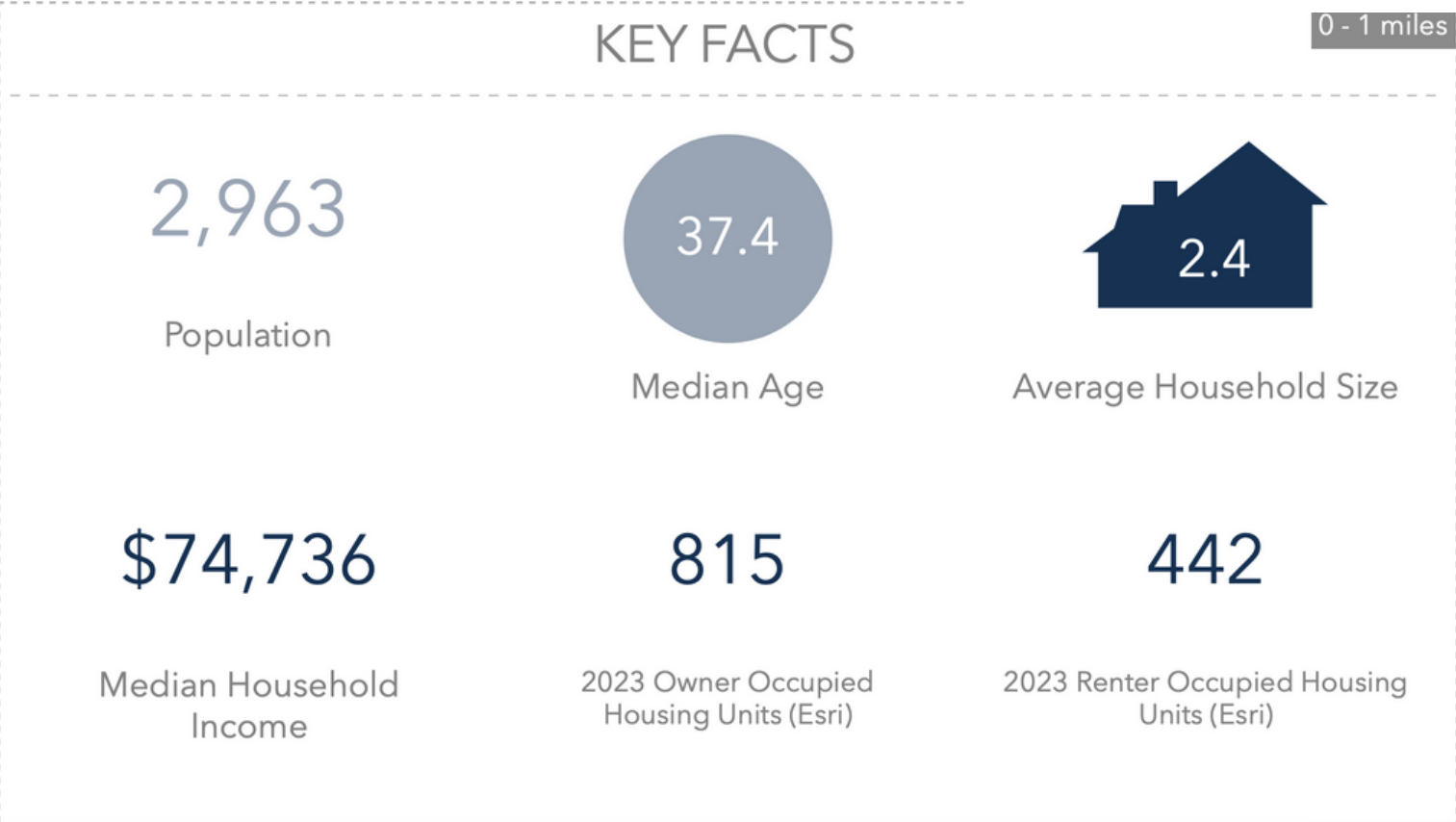
# DEMOGRAPHICS



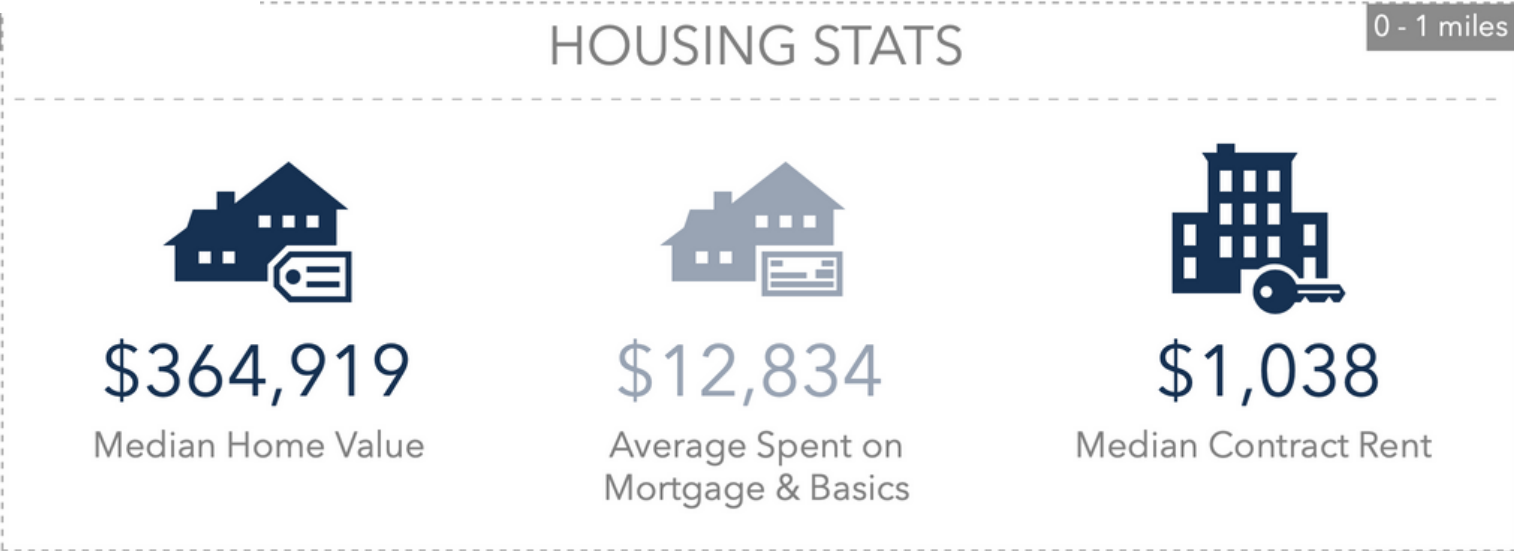








Variables	0 - 1 miles	1 - 3 miles	3 - 5 miles
2022 Total Population	2,963	18,346	43,357
2022 Household Population	2,962	17,833	41,402
2022 Family Population	2,162	11,075	24,348
2027 Total Population	3,244	19,389	44,294
2027 Household Population	3,243	18,876	42,339
2027 Family Population	2,364	11,696	24,663





# MARKET OVERVIEW





## #1 Most Fun City for Young People

Smart Assets

## #2 Best Places to Live in the American West

Sunset Magazine

## Top 10 Medium Cities for the Arts

2023 Southern Methodist University

## #4 Best Small Cities in America to Start a Business

Verizon Wireless

## #10 Best Small Metros to Launch a Business

CNN Money

## #6 Best Cities for Fishing

Rent.com

## #1 City for Yoga

Apartment Guide

## Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

## International Public Library of 2022

The International Federation of Library Associations World Congress

## 12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

## Median Age 34 Years Old

The median age in the US is 39

## 58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

## 24.7% High Income Households

Incomes over \$100,000 a year

## 53.4% Renters

## Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation



# ACCESS

## 16 Minutes

Average Commute Time

## 15.6% Multimodal Commuters

Walk or bike to work

## 81 Hours Saved

81 hours saved in commute yearly over national average

## 14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

## 62 Miles

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

## 12 Routes

Provided by a bus network across the City of Missoula

## 11 EV Charge Stations

Available to the public across Missoula

# ECONOMY

## Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

## 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)

## High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

## Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

## Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula



# Listing Team



**MATT MELLOTT, CCIM | SIOR**  
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



**KARA HOGAN, CCIM**  
Commercial Real Estate Advisor  
& Transaction Coordinator

With investor relations, commercial development, and project management experience under her belt, Kara Hogan brings energy and expertise to every deal. Her marketing acumen offers extra creativity across listing types.



**CHRIS BRISTOL**  
Marketing & Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



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