



SterlingCRE
ADVISORS

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Executive Summary

SterlingCRE Advisors is pleased to present Grass Valley Industrial Park (GVIP), Missoula’s newest industrial park located close to the Interstate 90 and US-93 Interchange (Exit 96).

Industrial lots are hard to find in Missoula, especially with municipal services and ease of access to major transit corridors. GVIP offers quick, traffic signal protected truck access to Interstate 90, US Hwy 93, US Hwy 12 and Montana Hwy 200.

Each lot has paved access roads, access to city of Missoula sewer and municipal scale water (including fire flow of up to 2,000 gal/min for 2 hours) from the forthcoming Wye West Water System.

The Wye is home to numerous logistics, manufacturing and large equipment sales/service facilities. Companies such as Amazon, XPO Logistics, DSV and TEMCO Logistics have their corporate homes in Missoula here.

Up to 19 lots are available ranging between ±0.95 acres up to ±3.61 acres. The lots are zoned Industrial Center Light (Missoula County zoning, ICL), which allows light manufacturing and warehousing by-right.

Interactive Links

[Link to Listing](#)

[Street View](#)

Lots Available	15 remaining
Purchase Price	\$275,000 to \$849,000
Property Type	Industrial Land
Lot Sizes	Range ±0.95 acre to ±3.61 acres
Price \$/SF	\$4.95/SF to \$6.74/SF
Notes	<ul style="list-style-type: none">Closings subject to finalization of Plat (anticipated September 2024)A member of the seller entity is a licensed real estate broker in Montana

Grass Valley Industrial Park

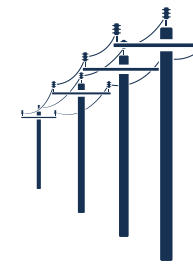
\$275,000 - \$849,000 per Lot

Property Type	Industrial Lots
Lot Size	Range: ±0.95 acre (±41,382 SF) to ±3.61 acres (±157,252 SF)
Services	Wye West Water system (to be built); City of Missoula Sewer
Access	Hwy 10 via Alita Dr, Summit or Racetrack
Zoning	Industrial Center, Light (ICL, Missoula County)
Geocode	04-2325-28-2-03-09-0000
Traffic Count	±15,351 (AADT 2022) Highway 93 ±18,869 (AADT 2022) Interstate 90 ±13,010 (AADT 2022) Highway 10
Interstate Proximity	Less than ±0.60 miles from I-90 / US-93 / MT-10 interchange





Located within ± 0.60 miles from I-90 / US-93 Interchange (Exit 96)



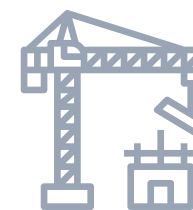
City of Missoula Sewer and municipal scale water (including fire flow) from forthcoming Wye West Water System



Industrial Center Light (ICL) Zoning - County



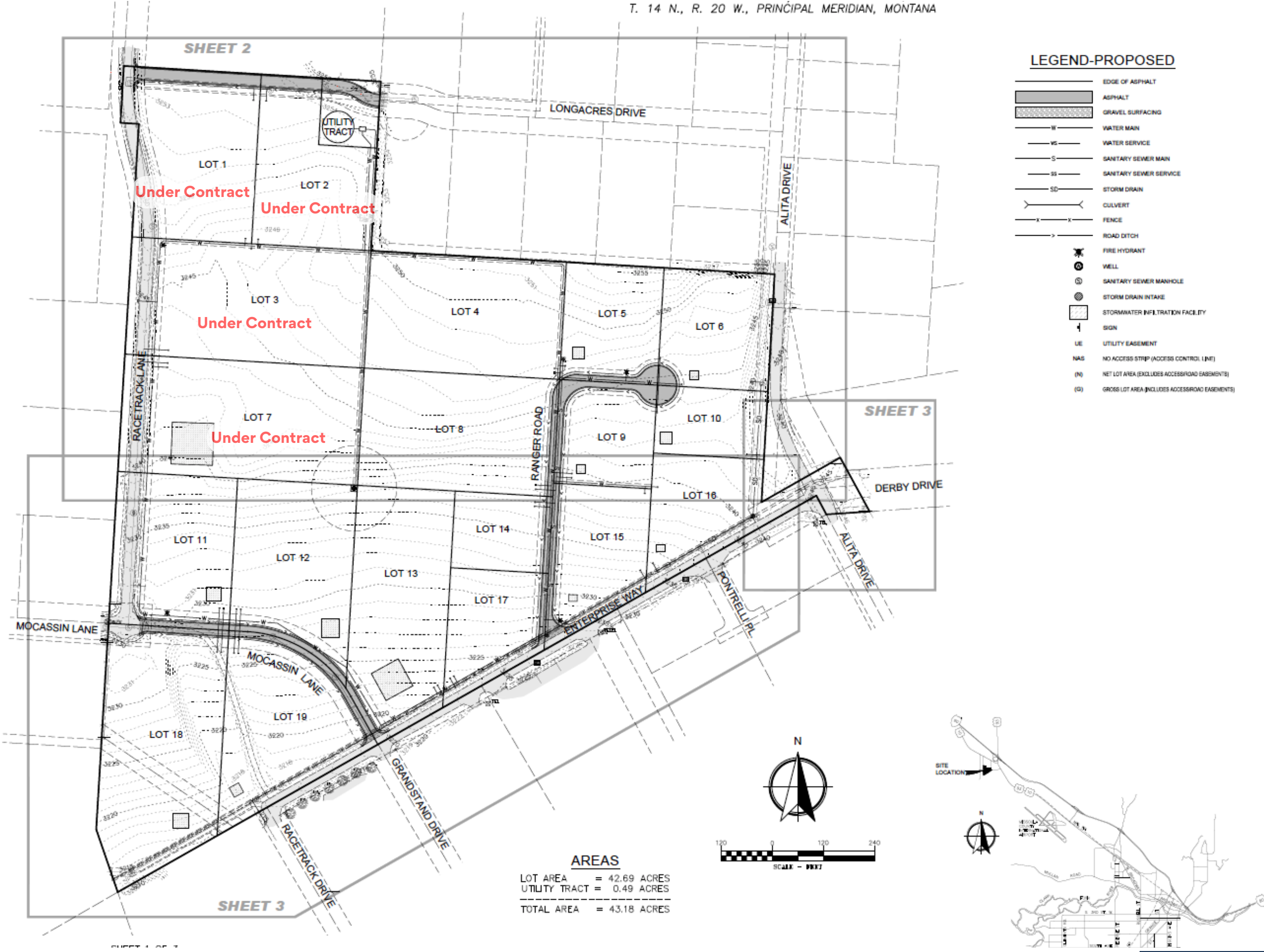
Close to new Amazon facility, XPO Logistics, Old Dominion, Paradise Dental Technologies, Missoula Concrete and EverLogs facilities



Flat topography ready for construction

Lot Schedule

Lot Number	Acreage	SF	List Price/SF	List Price	Notes
1	2.70	117,612	\$5.48	\$645,000	Under Contract
2	2.06	89,734	\$5.56	\$499,000	Under Contract
3	3.55	154,638	\$5.49	\$849,000	Under Contract
4	2.90	126,324	\$5.34	\$675,000	Available
5	1.45	63,162	\$5.94	\$375,000	Available
6	1.64	71,438	\$5.59	\$399,000	Available
7	3.56	155,074	\$5.00	\$775,000	Under Contract
8	2.90	126,324	\$4.95	\$625,000	Available
9	1.28	55,757	\$6.26	\$349,000	Available
10	0.95	41,382	\$6.65	\$275,000	Available
11	2.31	100,624	\$5.46	\$549,000	Available
12	2.51	109,336	\$5.48	\$599,000	Available
13	2.90	126,324	\$5.53	\$699,000	Available
14	0.95	41,382	\$6.74	\$279,000	Available
15	1.68	73,181	\$6.14	\$449,000	Available
16	1.45	63,162	\$6.32	\$399,000	Available
17	1.34	58,370	\$5.98	\$349,000	Available
18	3.61	157,252	\$5.08	\$799,000	Available
19	2.50	108,900	\$5.50	\$599,000	Available
Water Tank Lot	0.50	21,780	\$8.03	\$175,000	



LEGEND-PROPOSED

- EDGE OF ASPHALT
- ASPHALT
- GRAVEL SURFACING
- W WATER MAIN
- VS WATER SERVICE
- S SANITARY SEWER MAIN
- SS SANITARY SEWER SERVICE
- SD STORM DRAIN
- CULVERT
- FENCE
- ROAD DITCH
- FIRE HYDRANT
- WELL
- SANITARY SEWER MANHOLE
- STORM DRAIN INTAKE
- STORMWATER INFILTRATION FACILITY
- SIGN
- UE UTILITY EASEMENT
- NAS NO ACCESS STRIP (ACCESS CONTROL LINE)
- (N) NET LOT AREA (EXCLUDES ACCESS/ROAD EASEMENTS)
- (G) GROSS LOT AREA (INCLUDES ACCESS/ROAD EASEMENTS)

LEGEND-EXISTING

- SUBJECT PROPERTY BOUNDARY
- PUBLIC RIGHT-OF-WAY LINE
- LOT/TRACT/PARCEL LINE
- EASEMENT LINE
- CONCRETE SIDEWALK
- ASPHALT
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- SANITARY SEWER MAIN
- BURIED COMMUNICATIONS LINE
- GAS MAIN
- FENCE
- IRRIGATION DITCH
- CULVERT
- CONTOUR (1 FOOT INTERVAL)
- WATER VALVE
- SANITARY SEWER MANHOLE
- COMMUNICATIONS PEDESTAL
- DECIDUOUS TREE
- MAIL BOX
- SIGN

LEGAL DESCRIPTION

LOT 9A OF RACETRACK INDUSTRIAL PARK,
LOT 9 AND RACETRACK DEVELOPMENT PARK,
PHASE 1, LOTS 1 AND 2

BASIS OF BEARINGS

MONTANA 2500 STATE PLANE COORDINATE
SYSTEM - NORTH AMERICAN DATUM 1983 (CORS).

OWNER

WILSON HOLDINGS MT LLC

SUBDIVIDER

MONTANA REAL ESTATE PROJECTS, LLC.

COMPREHENSIVE PLAN

INDUSTRIAL CENTER

TYPE OF SUBDIVISION

INDUSTRIAL

ZONING

ICL

VERTICAL DATUM

NORTH AMERICAN VERTICAL DATUM 1988

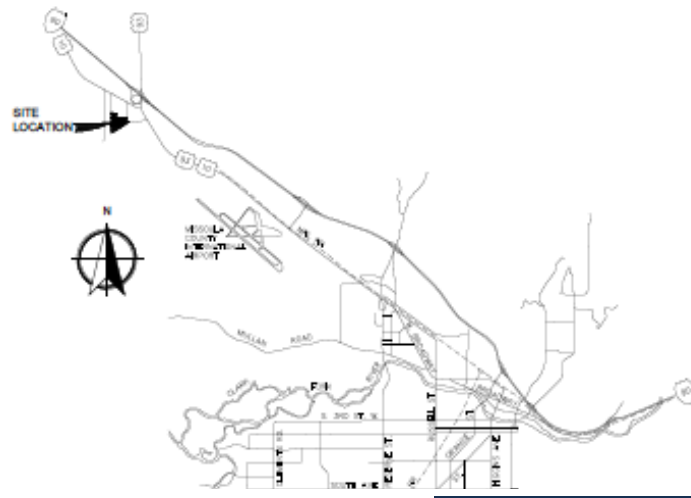
CERTIFICATE OF ENGINEER

I HEREBY CERTIFY THAT THE PRELIMINARY STREET, STORM
DRAINAGE, SEWER, AND WATER PLANS WERE PREPARED
UNDER MY SUPERVISION.

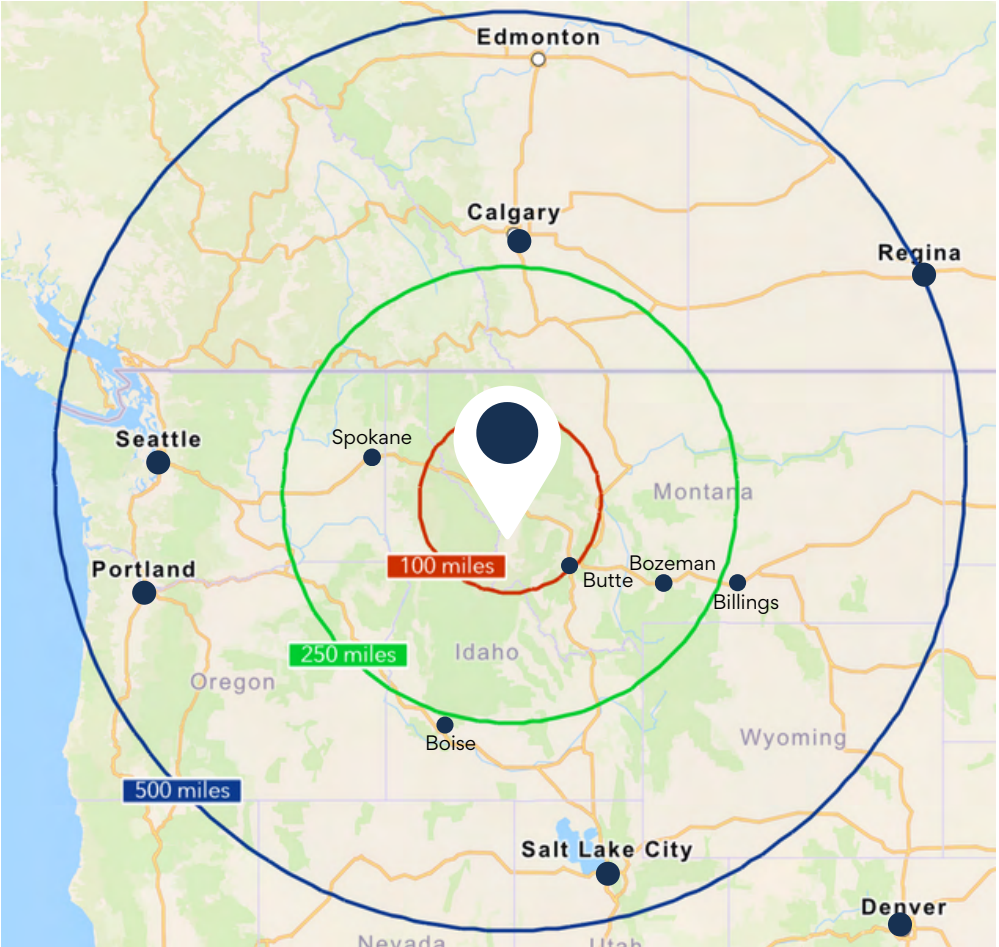
CERTIFICATE OF SURVEYOR

AREAS

LOT AREA = 42.69 ACRES
UTILITY TRACT = 0.49 ACRES
TOTAL AREA = 43.18 ACRES



Location Overview



Highway Access Via:



Nearby Users

Companies including:

Amazon

Paradise Dental Technologies

XPO Logistics

Old Dominion Freight

Love’s Travel Center

EverLogs

TEMCO Logistics

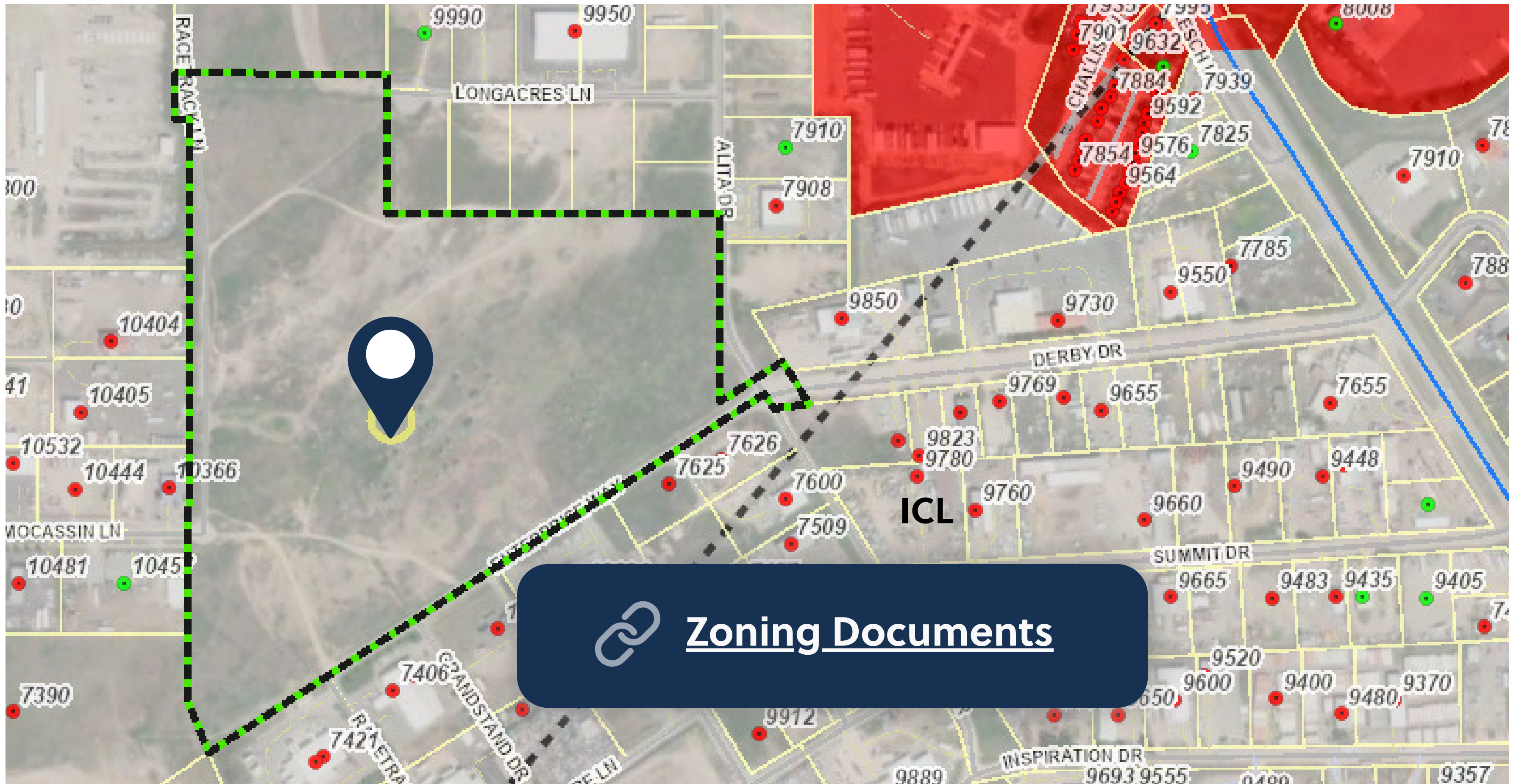
DSV

Border States

Wilson Logistics





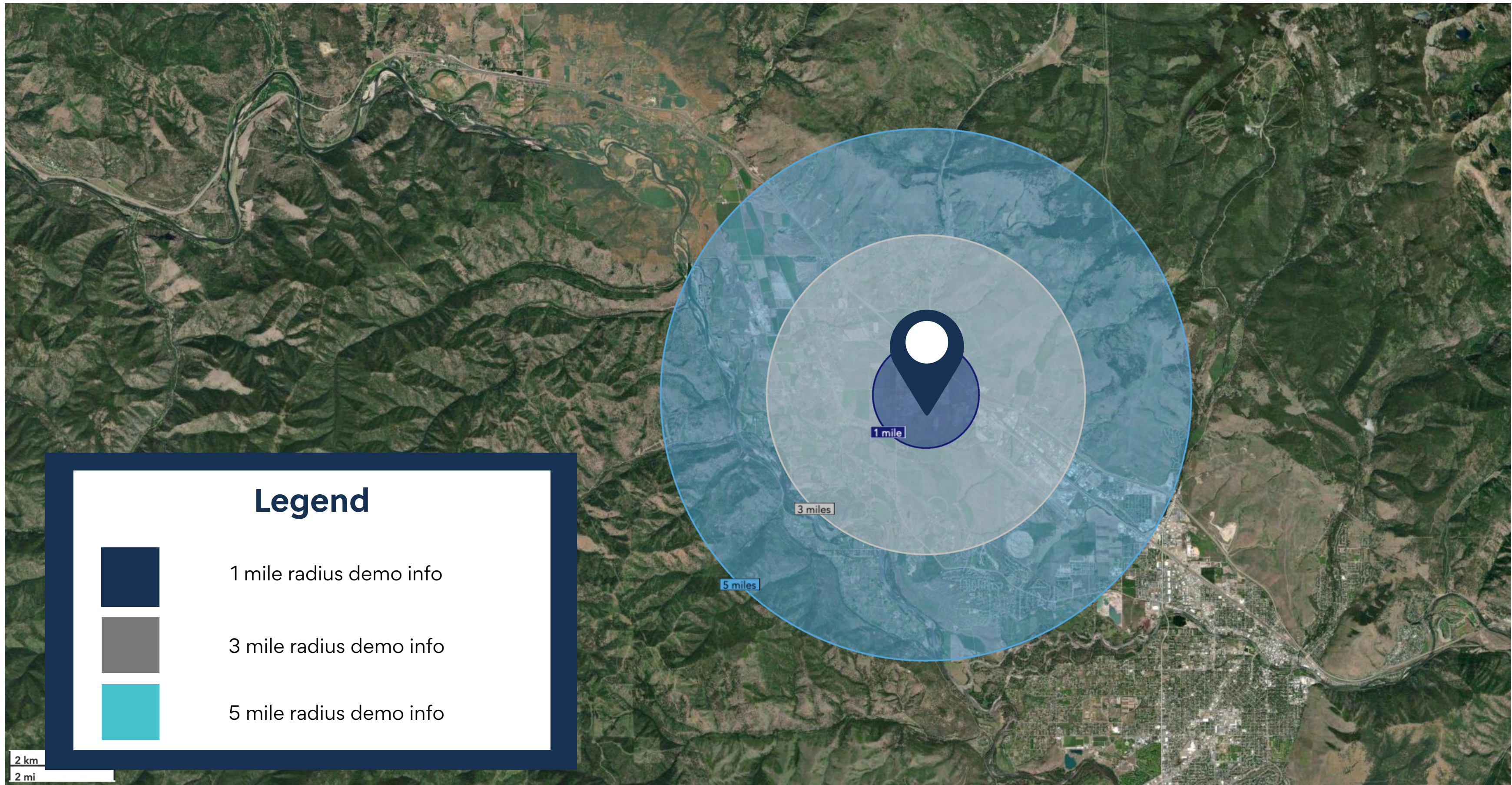




Flood Zone Determination	OUT ^
COMMUNITY	300048
PANEL	1160E
PANEL DATE	July 06, 2015
MAP NUMBER	30063C1160E

DEMOGRAPHICS





KEY FACTS

5 miles

15,168

Population

38.7

Median Age

2.6

Average Household Size

\$95,970

Median Household Income

4,589

2023 Owner Occupied Housing Units (Esri)

1,292

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles

605

Total Businesses

7,629

Total Employees

Variables	1 mile	3 miles	5 miles
2022 Total Population	129	3,783	15,168
2022 Household Population	129	3,777	15,096
2022 Family Population	106	3,143	12,304
2027 Total Population	135	4,002	16,055
2027 Household Population	135	3,997	15,983
2027 Family Population	110	3,312	12,985

HOUSING STATS

5 miles

\$401,648

Median Home Value

\$16,033

Average Spent on Mortgage & Basics

\$985

Median Contract Rent

2023 Households by income (Esri)

5 miles

The largest group: \$100,000 - \$149,999 (20.7%)
The smallest group: \$15,000 - \$24,999 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	5.7%	-3.9%	
\$15,000 - \$24,999	4.1%	-3.2%	
\$25,000 - \$34,999	4.9%	-3.8%	
\$35,000 - \$49,999	10.8%	-1.7%	
\$50,000 - \$74,999	11.9%	-4.7%	
\$75,000 - \$99,999	14.3%	+1.3%	
\$100,000 - \$149,999	20.7%	+6.0%	
\$150,000 - \$199,999	12.4%	+5.0%	
\$200,000+	15.0%	+4.7%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$41,348	\$51,180	\$50,459
2022 Median Household Income	\$87,120	\$106,882	\$95,970
2022 Average Household Income	\$109,459	\$136,588	\$129,356
2027 Per Capita Income	\$49,387	\$60,620	\$59,848
2027 Median Household Income	\$98,311	\$122,342	\$110,683
2027 Average Household Income	\$131,363	\$160,522	\$152,287

Demographics

An aerial photograph of a city street corner. The street is paved and has several cars parked along the curb. On the right side of the street, there are several multi-story buildings. One building is a mix of brick and modern materials, with large windows on the ground floor. Another building is a mix of brick and modern materials, with a prominent tower section. In the background, there are large, hilly mountains under a clear sky. A large, semi-transparent blue banner with the text "MARKET OVERVIEW" is overlaid across the center of the image.

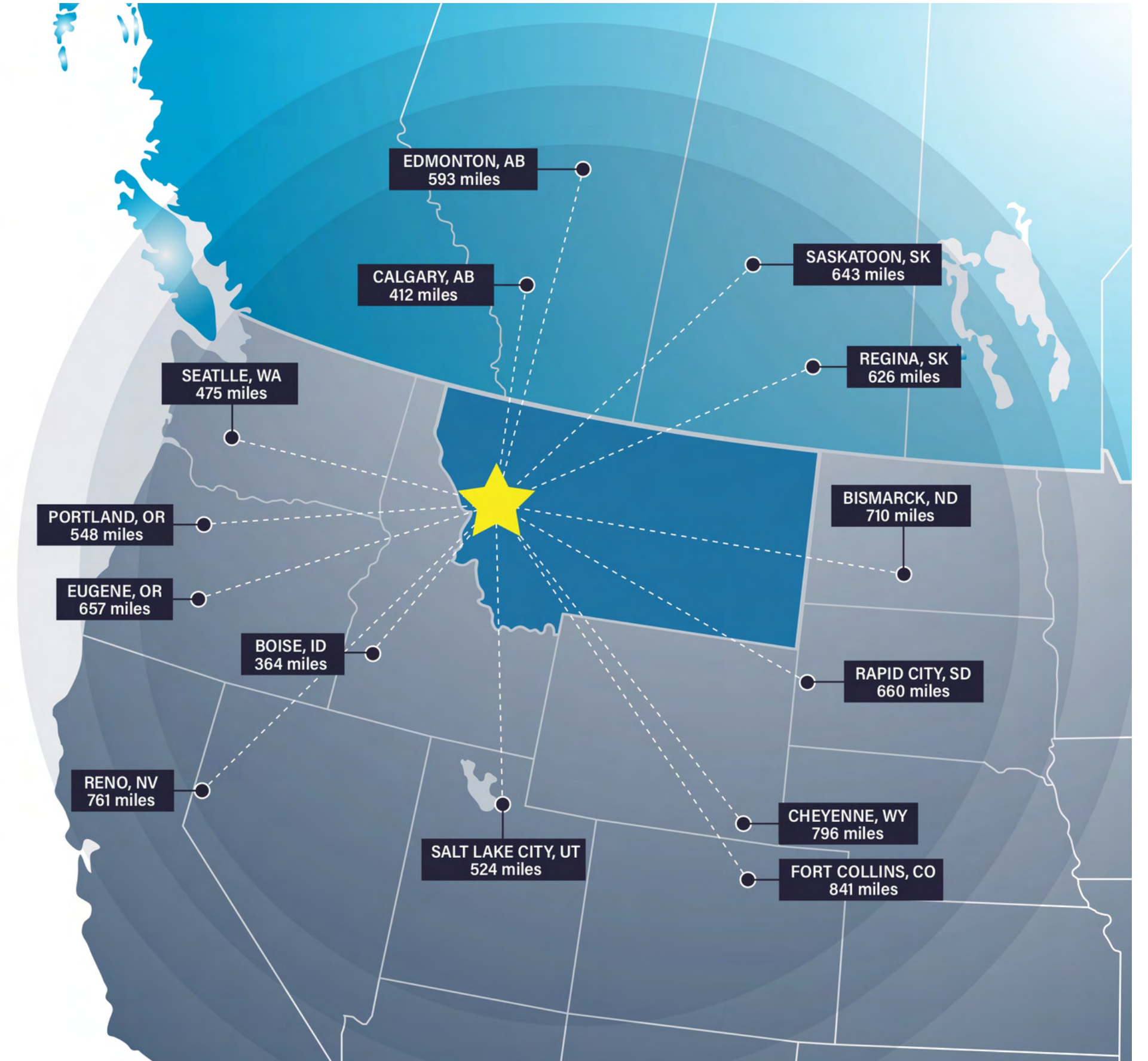
MARKET OVERVIEW

Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.



Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+r employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable 



workiva



Pathlabs



PatientOne

Cognizant



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



About Missoula

#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 office and industrial leasing and sales, land sales and development consulting.



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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