

Mixed-Use Development Property

LAND FOR SALE • 22 ± ACRES



Katie C. Ward
REAL ESTATE

Dougherty Ranch • Tract 4+
Missoula, MT
Offered at \$10,541,520

OFFERING MEMORANDUM



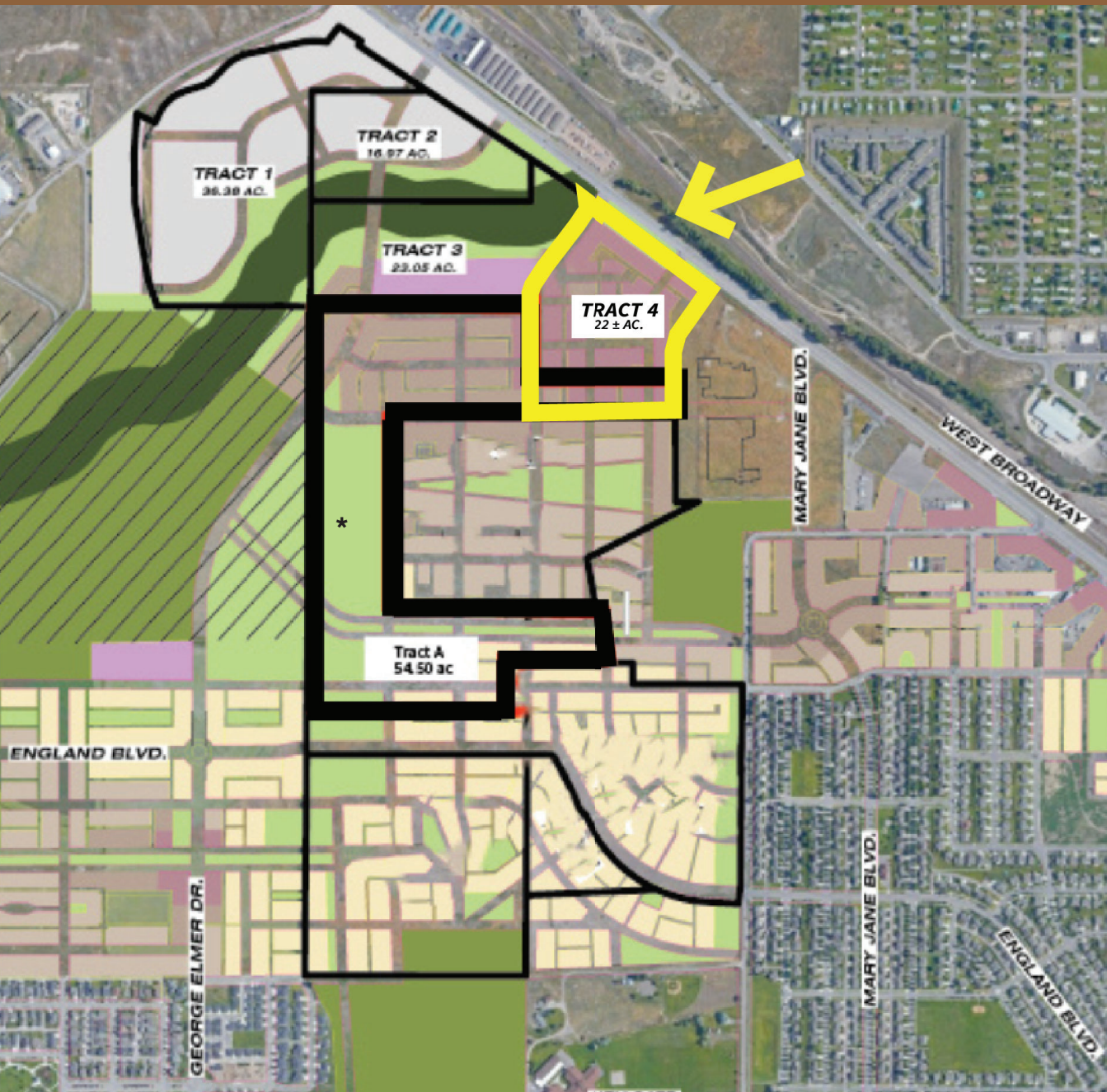
Dougherty Ranch · Tract 4+
Missoula, Montana

Presented By



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TRANSECT ZONE MAP



LEGEND

ZONING HATCH LEGEND

- T5 Mixed Use Core
- T4-O Neighborhood Center - Open
- T4-R Neighborhood Center - Restricted
- T3 Neighborhood Edge
- T2 Rural
- T1 Natural
- Civic -- Open Space
- Civic -- Building
- SD -- Special District Industrial

See supporting docs pages 3-3, 3-40 & 3-41 of Form-Based Code Division 2: Transect Standards & Permitted Uses.

PROPERTY OVERVIEW

Dougherty Ranch 22 ± Ac Tract in the path of development. Adjacent to the new VA Hospital this property is zoned for high-density mixed-use projects. Allowed uses include Commercial, Hotel, Retail, Assisted living, residential up to 72 units per acre.

See docs for permitted uses in Form Based Code and other pertinent information.

Zoom or in-person meeting recommended for overview of property.

PROPERTY DETAILS

Note: Below information is for Original Tract 4 which will add, by boundary line adjustment, approximately 3.16+/- ac resulting in approximately 22 ac.

GEOCODE:	04-2200-06-3-01-02-0000
ZONING:	TOWN-CTR
LEGAL DESCRIPTION:	S06, T13 N, R19 W, C.O.S. 6758, PARCEL 4, ACRES 18.84
LOT SIZE:	22 ± acres
TAX ID:	514508
PROPERTY TAXES:	\$2,539.39 (2023)
SEWER:	Public Sewer Available
WATER:	Public Water Available
UTILITIES:	Cable Available, Electricity Available, Natural Gas Available, Internet Available.

High Traffic location -
Just off West Broadway



High Visibility & Easy Access to:
5 minutes to Missoula Airport
10 minutes to Downtown Missoula
10 minutes to Saint Patrick Hospital



Dougherty Drive a commuter road
will border the property on the
West and Veterans Way on the
South with access to light at
Mary Jane and West Broadway.



Part of the historical
Dougherty Ranch

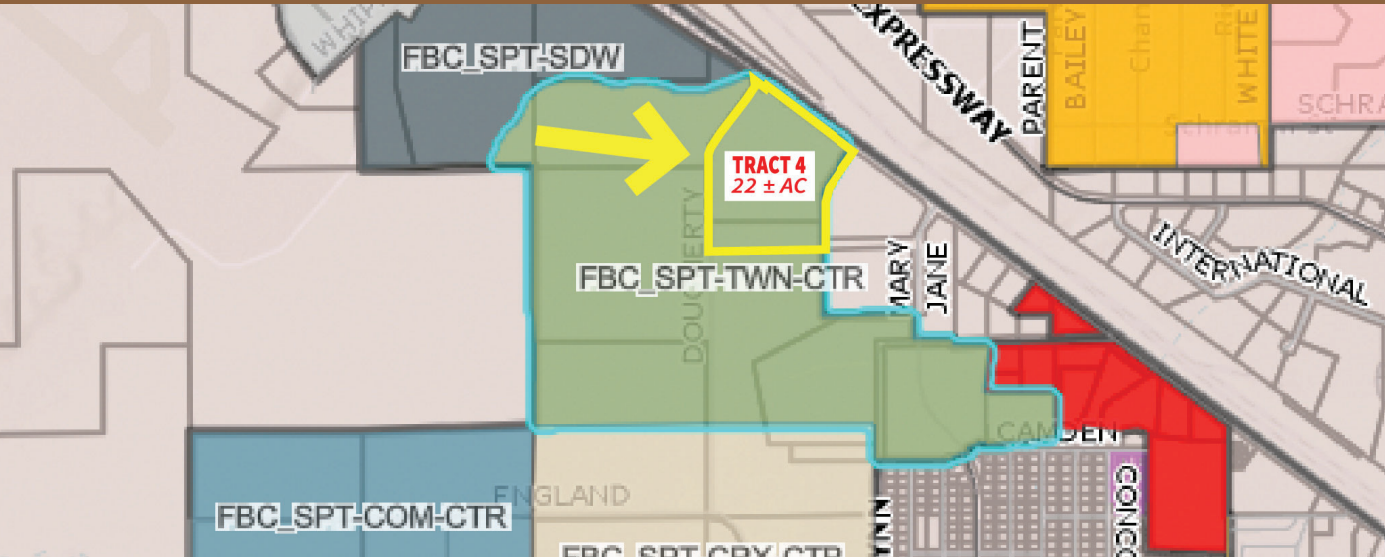


PUBLIC CITY SEWER & WATER MAP



City Limits	Stormwater Flow Direction Arrows
Utility Service Area	Storm Gravity Main Direction Arrows
Parcel Data	Storm Open Channel Direction Arrows
Connection Records	Stormwater
Sanitary Sewer Flow Direction Arrows	Storm Gravity Main
Sanitary Gravity Main Flow Direction	Owned By
Sanitary Pressurized Main Flow Direction	City
	Other
	Storm Open Channel
	Owned By
	City
	Other
Sanitary Sewer	Water
Sanitary Gravity Main	Water Hydrant
Owned By	Owned By
City	City
Other	Other
Sanitary Pressurized Main	Water Main
Owned By	Owned By
City	City
Other	Other

FORM-BASED CODE DESIGNATION MAP



SXWTPQUEN FORM-BASED CODE ZONING DISTRICT

NEIGHBORHOOD UNIT TYPE NAME

Town Center

ABBREVIATION

FBC_SPT-TWN-CTR

TYPE

Mixed-Use

MINIMUM LOT SIZE

Specific Regulations Apply

DENSITY: SEE FORM BASED CODE.

Land is in Missoula County and can be simultaneously annexed and zoned to Form Based Code during your subdivision process.

**Reference Division 2 of Form Based Code
in supporting docs.**

Transects also govern use, see page 3 & supporting docs

3.16 AC (SEE COS 6850)
AREA TO BE ADDED VIA
BOUNDARY LINE RELOCATION

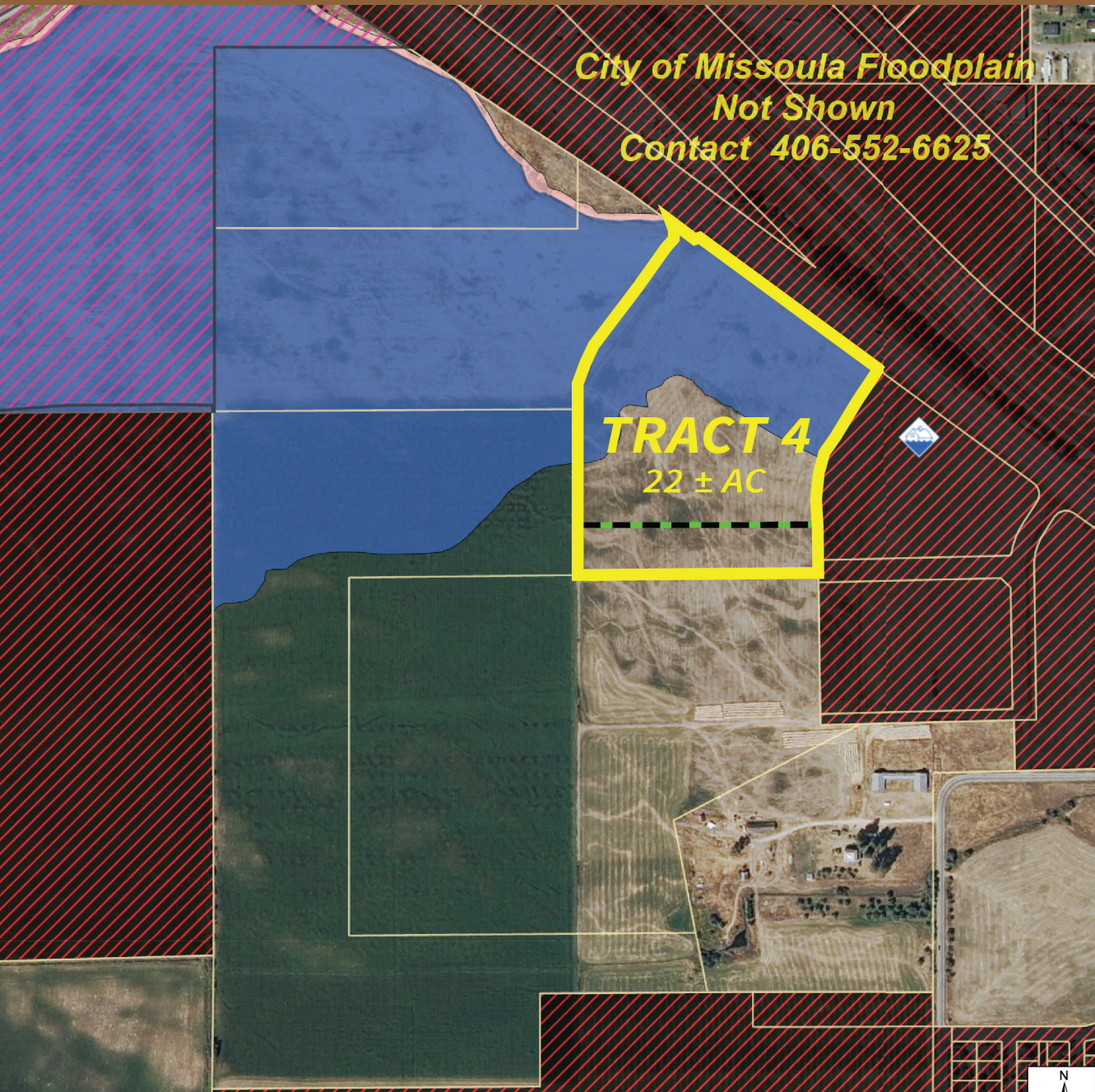
CER

DETAIL 'A'

NOT DRAWN TO SCALE



FLOOD PLAIN MAP



Elevation Certificates Available



Floodplain

City of Missoula Floodplain Not Shown - Contact 406-552-6625



Clearwater River 100-Year Regulatory Floodplain



2019 DFIRM - LOMC

- Zone A (100 YR Floodplain - Approximate)
- Zone AE (100 YR Floodplain - With Elevations)
- Zone AE (100 YR Floodway)
- Zone AH (100 YR Floodplain - Ponding)
- Zone AO (100 YR Floodplain - Sheet Flow)
- Area Not Included (Tribal Lands)
- Zone D (Undetermined Flood Hazard)
- SHADED-X (100/500 YR Floodplain)
- SHADED-X (500-YR Floodplain Only)
- SHADED-X (Protected by Levee)
- Unshaded X (Out of Designated Floodplain)

**ARPA Grant and coordination in process
to remove floodplain designation.
Estimated completion fall 2025.**

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DISCLAIMER

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