

# Approximate Lot Lines



Land for  
Sale  
\$1,750,000

3521 Brooks St  
Missoula, MT

Presented By:

**JESSIE EAGEN**

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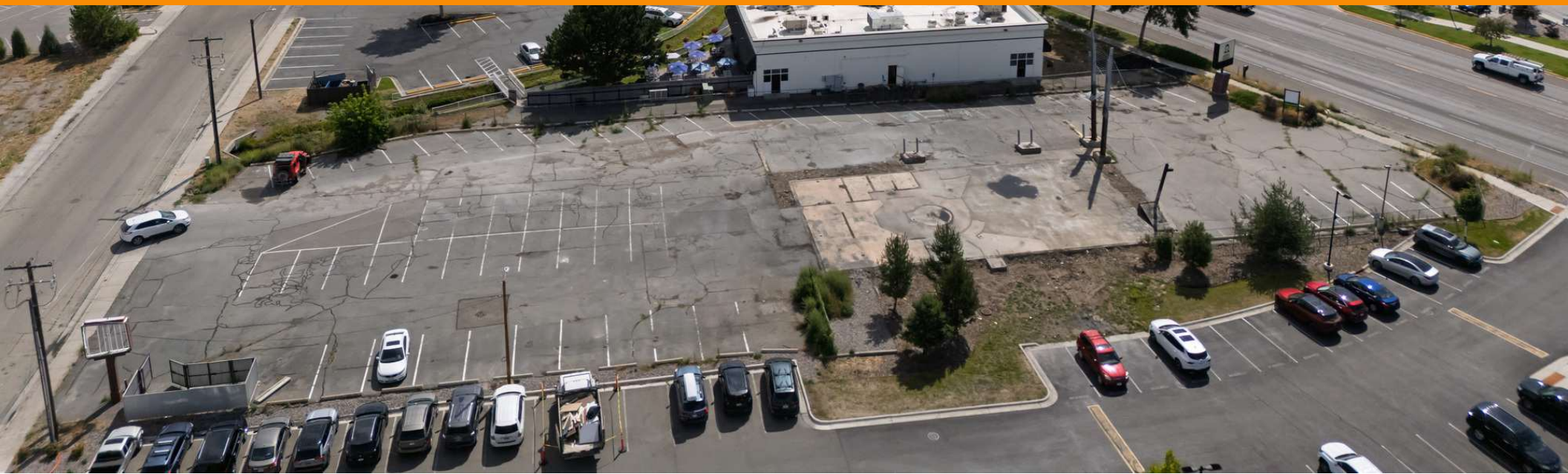
# Property Information

## Section 1





# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

High-Visibility Commercial Land on Brooks Street Located in one of Missoula’s most active commercial corridors, this .86-acre parcel at 3521 Brooks Street offers a prime opportunity for redevelopment. Previously home to a successful restaurant, the site is now cleared and ready for new construction. With high traffic exposure—an Annual Average Daily Traffic (AADT) count of over 21,000 vehicles. Zoned C1-4, this property supports a variety of development possibilities including office, retail, medical, automotive, and service-based businesses. The flat topography, existing access from Brooks Street, and proximity to national retailers enhance the site’s development efficiency and market appeal. Whether you’re an investor seeking a high-traffic location or a business owner ready to build a custom facility, 3521 Brooks Street is a rare offering in one of Missoula’s most visible commercial zones.

## OFFERING SUMMARY

|             |             |
|-------------|-------------|
| Sale Price: | \$1,750,000 |
| Lot Size:   | 21,567 SF   |

| DEMOGRAPHICS      | 0.5 MILES | 1 MILE   | 2.5 MILES |
|-------------------|-----------|----------|-----------|
| Total Households  | 1,033     | 4,463    | 21,108    |
| Total Population  | 2,366     | 10,411   | 48,240    |
| Average HH Income | \$97,413  | \$97,218 | \$102,373 |



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## LOCATION DESCRIPTION

Missoula is Montana's vibrant cultural and economic center, blending small-town charm with a dynamic, forward-thinking community. As home to the University of Montana, the city benefits from a steady influx of students, professionals, and entrepreneurs who contribute to its innovative spirit. Missoula's strong local economy is fueled by a diverse mix of industries, including education, healthcare, technology, and outdoor recreation, making it a resilient and attractive market for investment.

Surrounded by breathtaking natural landscapes, Missoula offers an unmatched quality of life with access to world-class outdoor recreation, a thriving arts and music scene, and a strong sense of community. The city's commitment to sustainable growth, walkable neighborhoods, and local businesses has positioned it as one of the most desirable places to live, work, and invest in the Northwest.



# ADDITIONAL PHOTOS



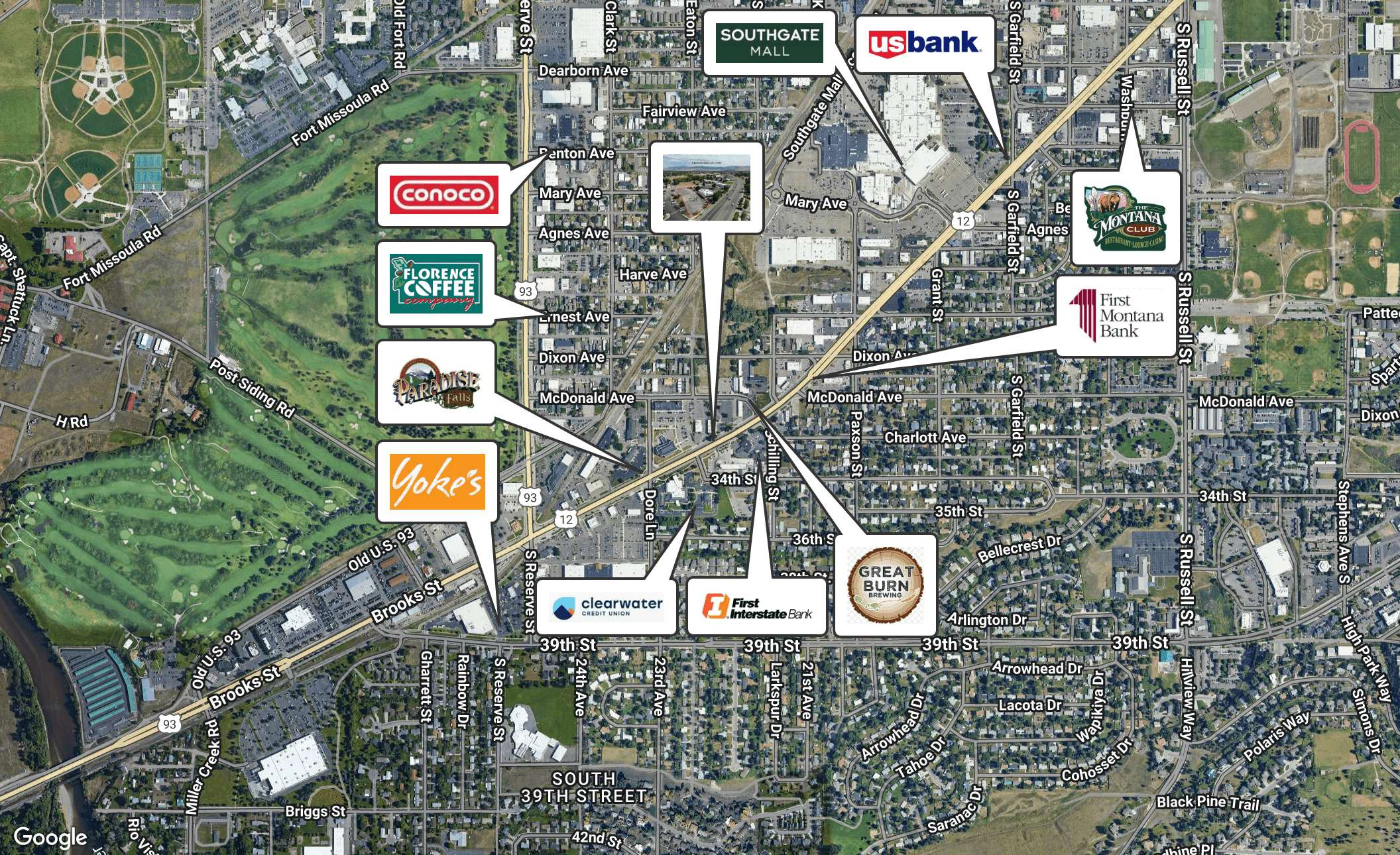


# Location Information

## Section 2





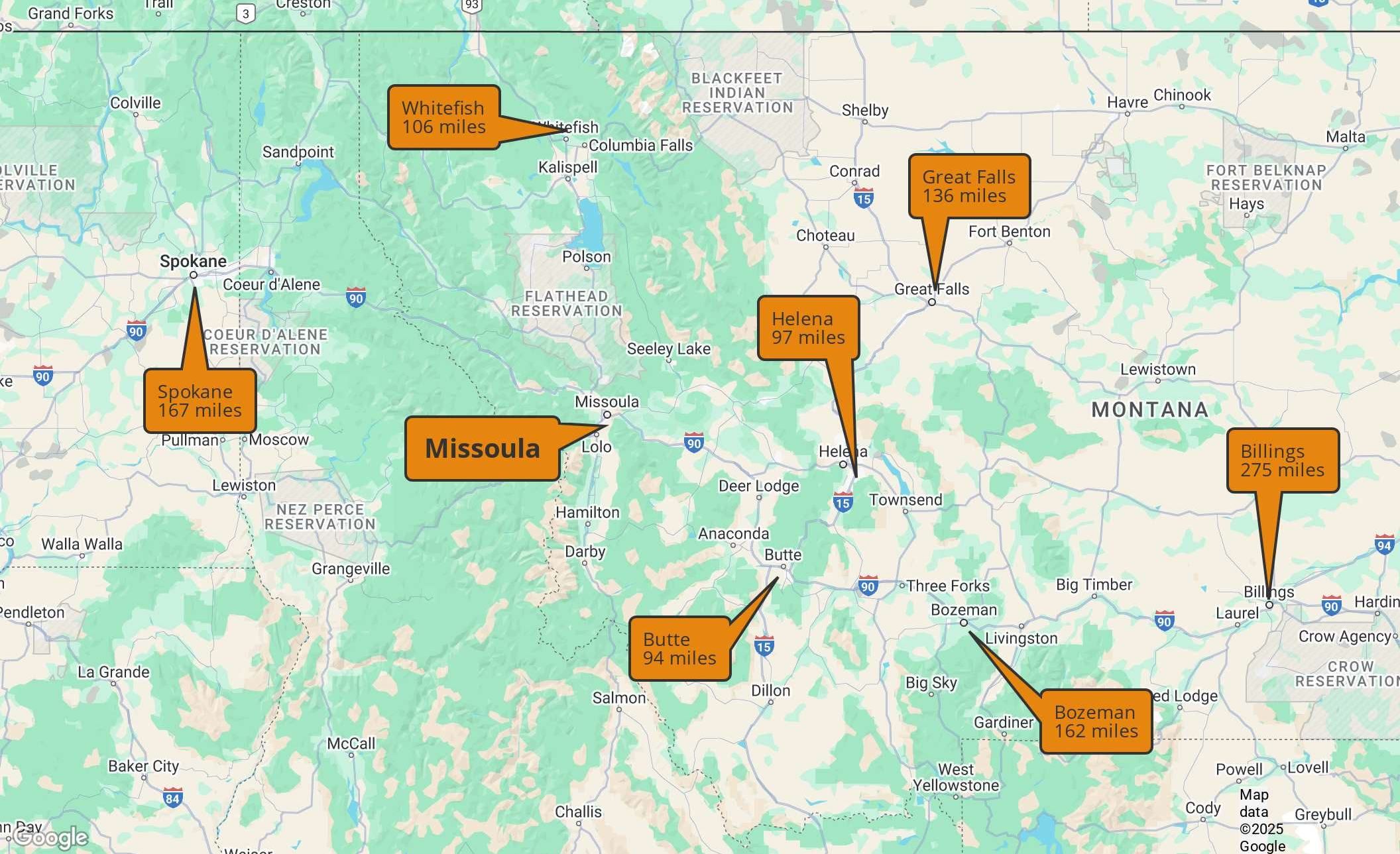




# MISSOULA EMPLOYERS









# Demographics

## Section 3



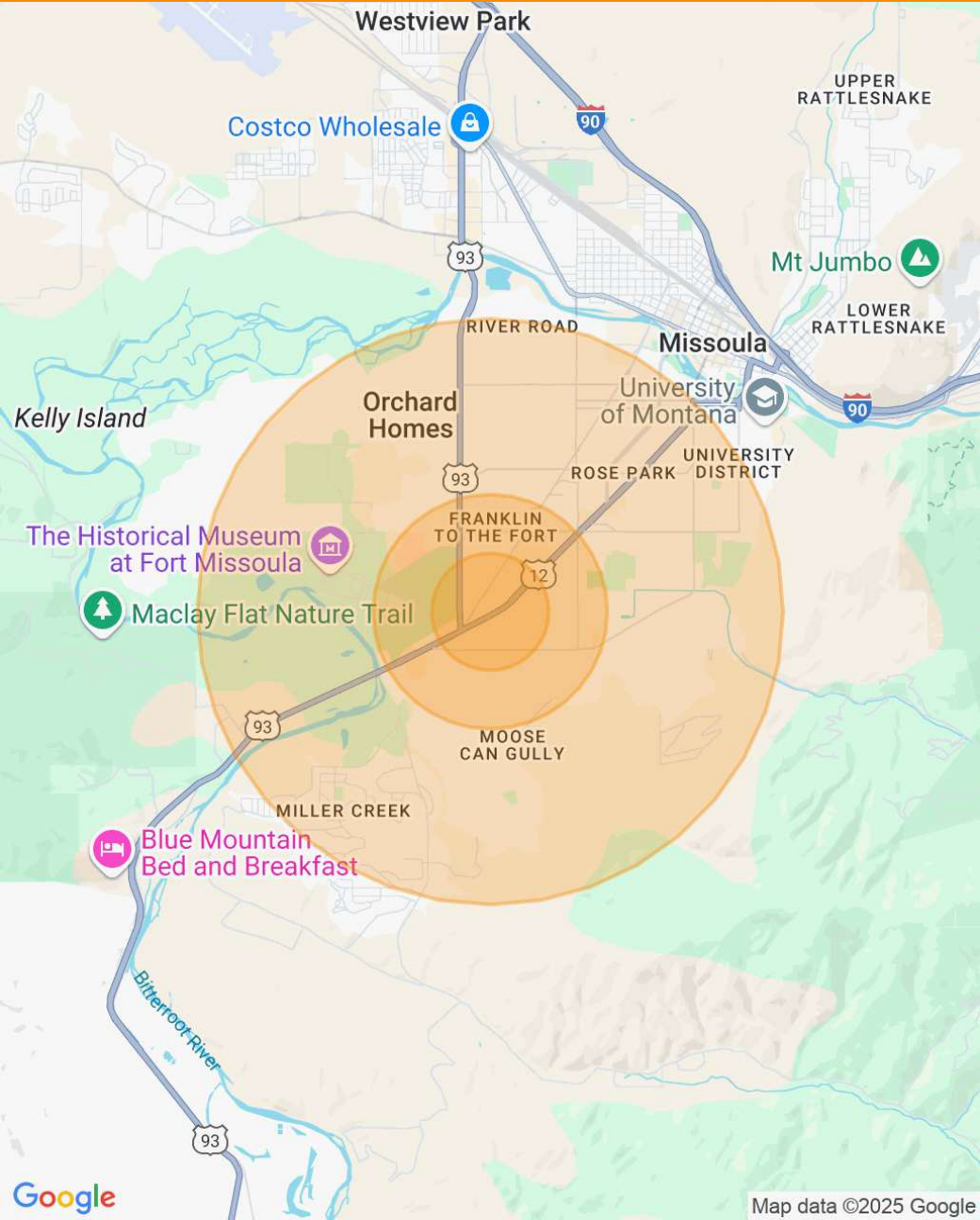


# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 0.5 MILES | 1 MILE | 2.5 MILES |
|----------------------|-----------|--------|-----------|
| Total Population     | 2,366     | 10,411 | 48,240    |
| Average Age          | 40        | 40     | 40        |
| Average Age (Male)   | 39        | 39     | 39        |
| Average Age (Female) | 40        | 41     | 40        |

| HOUSEHOLDS & INCOME | 0.5 MILES | 1 MILE    | 2.5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households    | 1,033     | 4,463     | 21,108    |
| # of Persons per HH | 2.3       | 2.3       | 2.3       |
| Average HH Income   | \$97,413  | \$97,218  | \$102,373 |
| Average House Value | \$423,488 | \$448,645 | \$489,410 |

Demographics data derived from AlphaMap





# Advisor Bios

## Section 4







## JESSIE EAGEN

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### PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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