

Boundary lines are approximate



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High-Visibility Opportunity with Highway 93 Frontage

1829 US Highway 93 North

Victor, Montana

11.22 acres | Commercial Land

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is pleased to present a unique opportunity for commercial development on this ±11.22-acre parcel located at 1829 US Highway 93 North in Victor, Montana.

Situated along the busy US Highway 93 corridor, this site enjoys excellent visibility to high volumes of daily traffic traveling between Missoula, Stevensville, and the Bitterroot Valley. With its strategic location, the property benefits from a blend of local community traffic and regional travelers along this primary route. Proximity to established businesses and local amenities makes this an ideal location for a variety of commercial ventures.

The parcel features access to all necessary utilities, and supports a wide range of commercial uses. This offering represents a rare opportunity to secure a prime location in the growing Bitterroot Valley, with excellent potential for development in one of Montana's most scenic and rapidly expanding regions.

*Cell tower lease in place. Additionally, property has undergone annual DEQ inspections as required.

Interactive Links

 [Link to Listing](#)

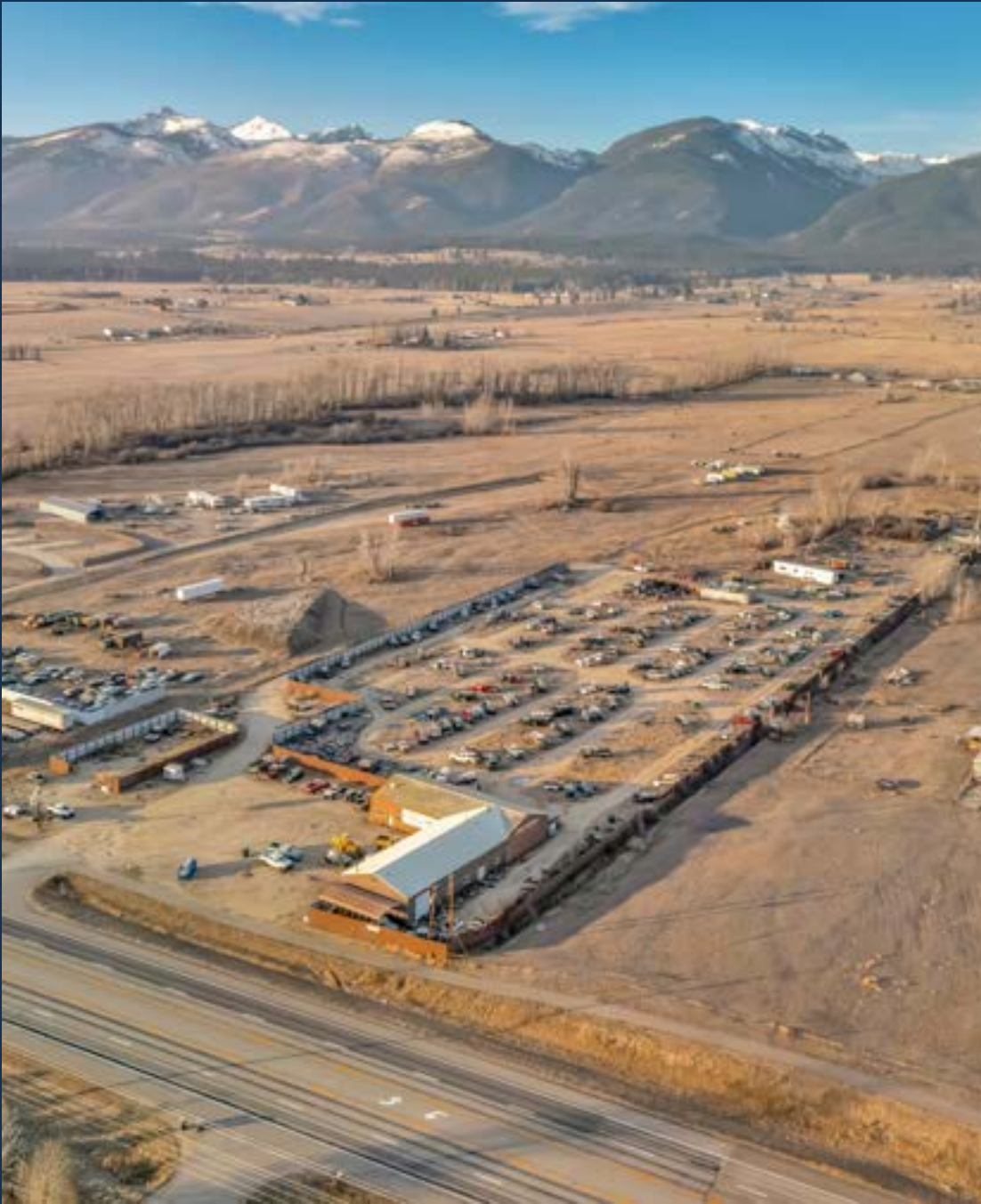
 [Street View](#)

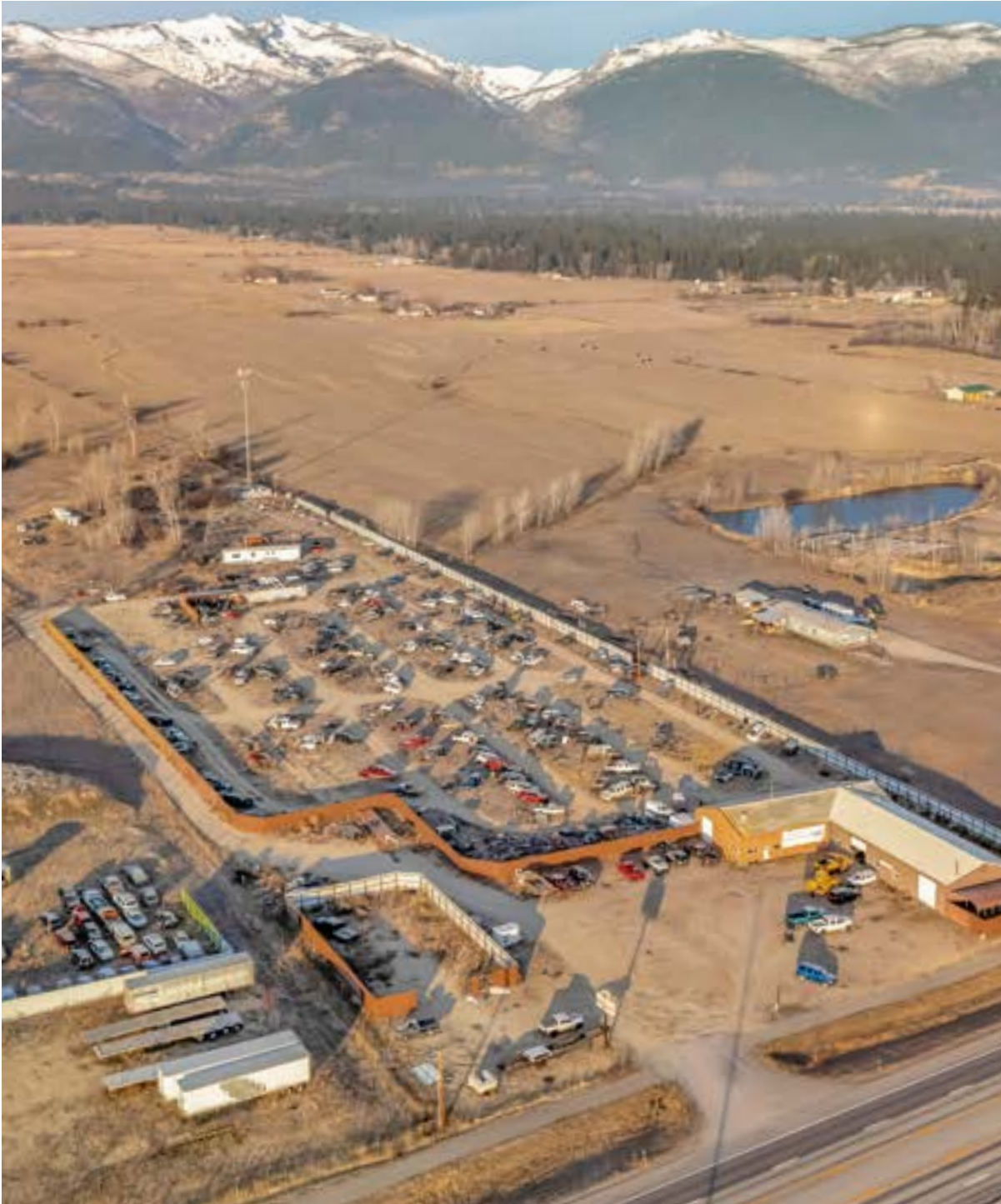
Address	1829 US Highway 93 North, Victor
Purchase Price	\$1,000,000
Property Type	Commercial Land
Total Acreage	Acreage: ±11.22 (±488,743 SF)
Building	±6,800 SF steel shop has four (4) grade level roll-up doors.

1829 US Highway 93 North

\$1,000,000

Geocode	13-1565-07-2-01-13-0000
Zoning	Unzoned
Access	US Highway 93 North
Services	Private well and septic
Taxes	\$3,382.40 (2024/2025)
Traffic Count	±13,924 (AADT 2023)





Prime Highway 93 location with exceptional visibility along a busy corridor connecting Missoula, Stevensville, and the Bitterroot Valley



Supports a range of commercial uses with no zoning restrictions



Development ready with access to all necessary utilities. The site benefits from two wells.



Rare opportunity to secure a key development site in a rapidly expanding region



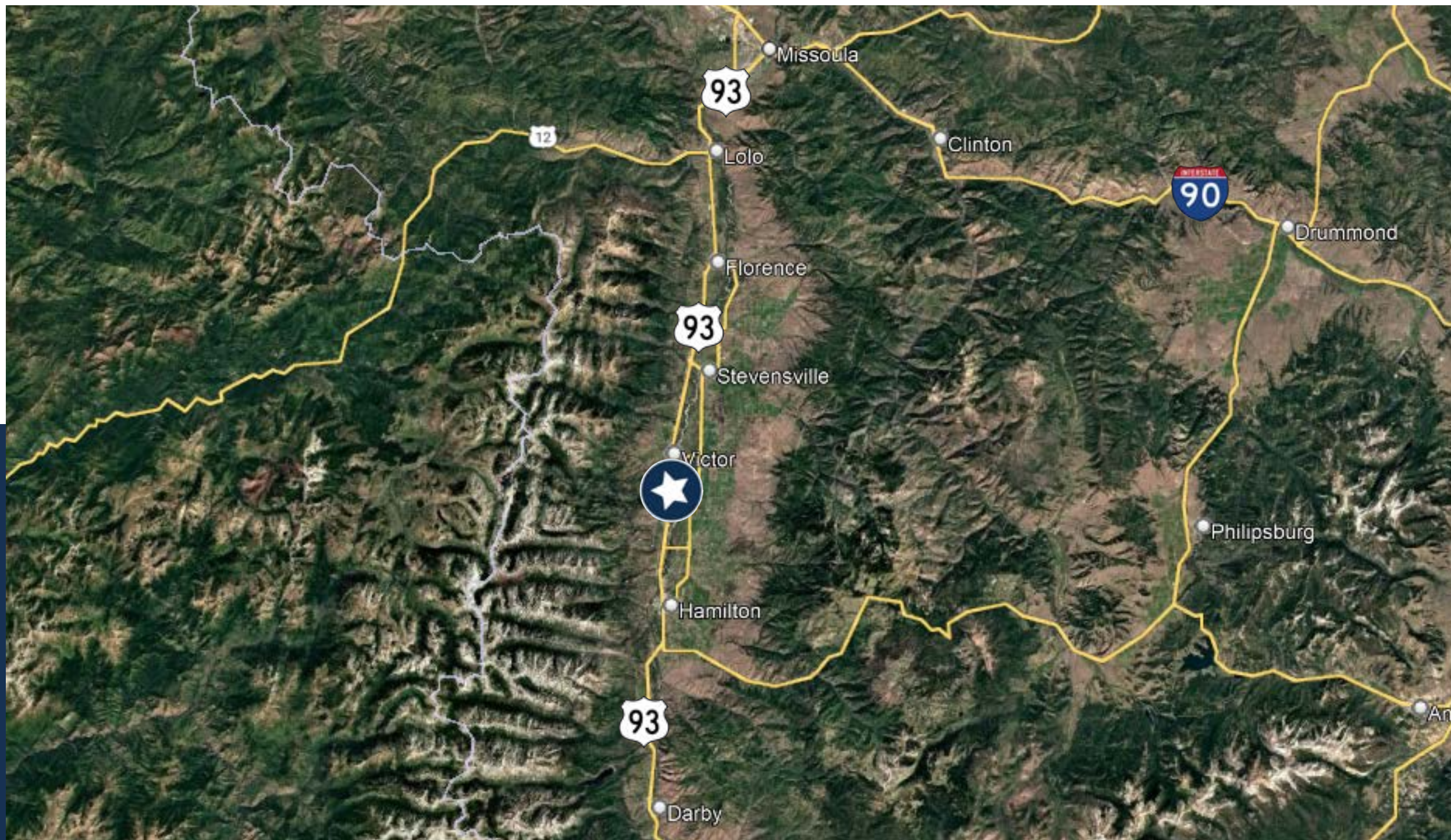
±11.22 acres of prime land offering ample space for large-scale development or multiple uses

An aerial photograph of a rural landscape. In the foreground, there's a large, dry, brown field with some tire tracks. To the left, a small pond is surrounded by trees. In the middle ground, there's a road and some industrial or commercial buildings, including a large parking lot filled with cars. The background shows a dense forest of evergreen trees and distant mountains under a hazy sky.

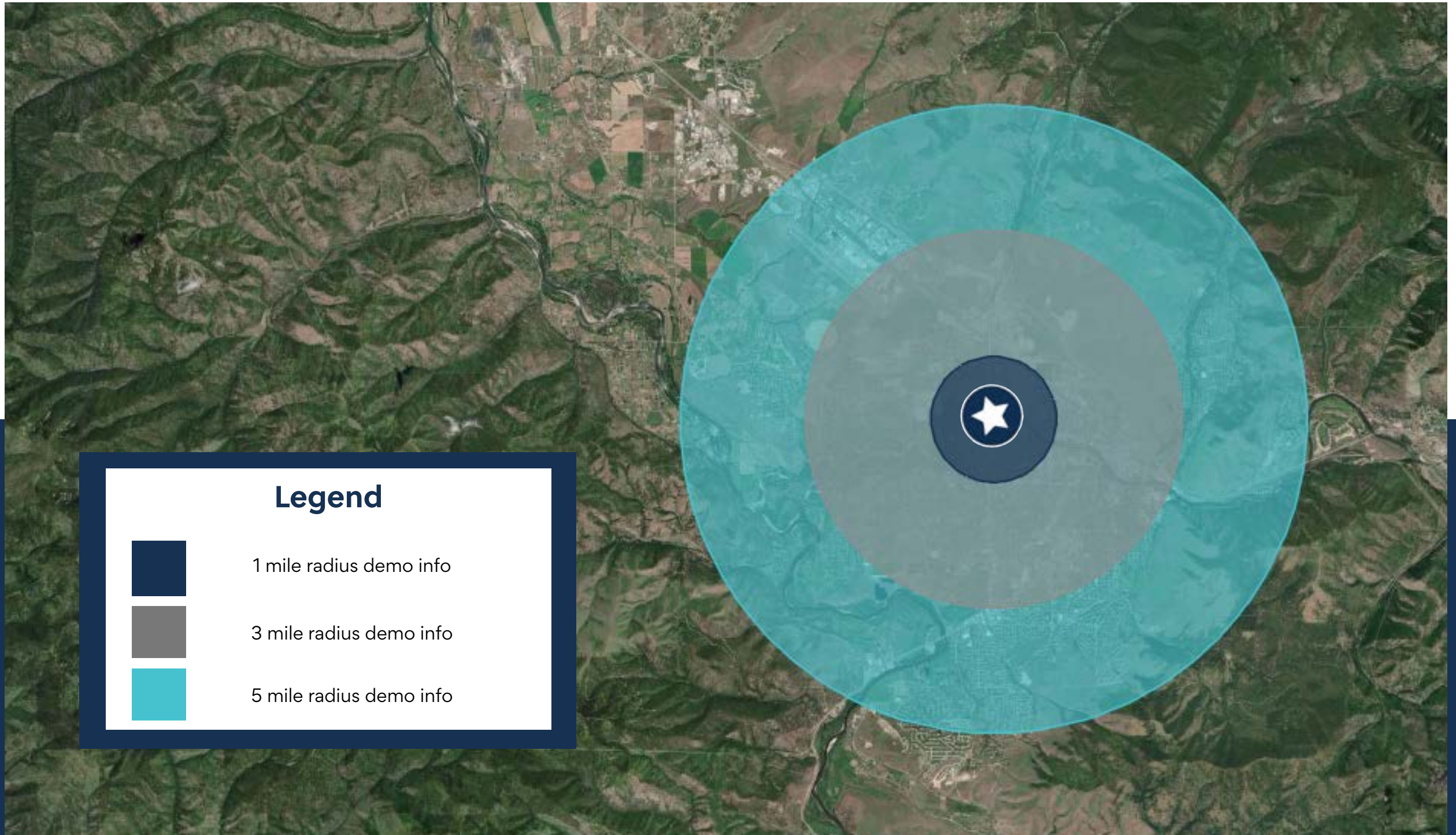
LOCATION



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Regional Locator Map



Radius Demographic Map

KEY FACTS

3 miles

56,154

Population

34.9

Median Age

2.0

Average Household Size

\$56,916

Median Household Income

11,079

2023 Owner Occupied Housing Units (Esri)

15,182

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



4,434

Total Businesses



50,918

Total Employees

HOUSING STATS

3 miles



\$432,011

Median Home Value



\$8,017

Average Spent on Mortgage & Basics



\$944

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (17.9%)

The smallest group: \$150,000 - \$199,999 (4.8%)

3 miles

Indicator ▲	Value	Diff	
<\$15,000	9.5%	+2.3%	
\$15,000 - \$24,999	8.5%	+1.6%	
\$25,000 - \$34,999	8.6%	+2.0%	
\$35,000 - \$49,999	17.9%	+2.8%	
\$50,000 - \$74,999	15.7%	+0.2%	
\$75,000 - \$99,999	16.0%	-0.6%	
\$100,000 - \$149,999	14.0%	-2.1%	
\$150,000 - \$199,999	4.8%	-2.0%	
\$200,000+	5.1%	-3.9%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	9,440	56,154	89,681	2022 Per Capita Income	\$35,356	\$37,457	\$41,051
2022 Household Population	8,968	53,848	86,631	2022 Median Household Income	\$48,948	\$56,916	\$66,000
2022 Family Population	4,759	32,403	57,448	2022 Average Household Income	\$67,996	\$79,901	\$92,248
2027 Total Population	9,778	58,493	93,464	2027 Per Capita Income	\$42,390	\$44,910	\$49,066
2027 Household Population	9,306	56,187	90,414	2027 Median Household Income	\$57,292	\$71,944	\$79,620
2027 Family Population	4,835	33,654	59,748	2027 Average Household Income	\$80,359	\$95,110	\$109,397

PROPERTY DETAILS



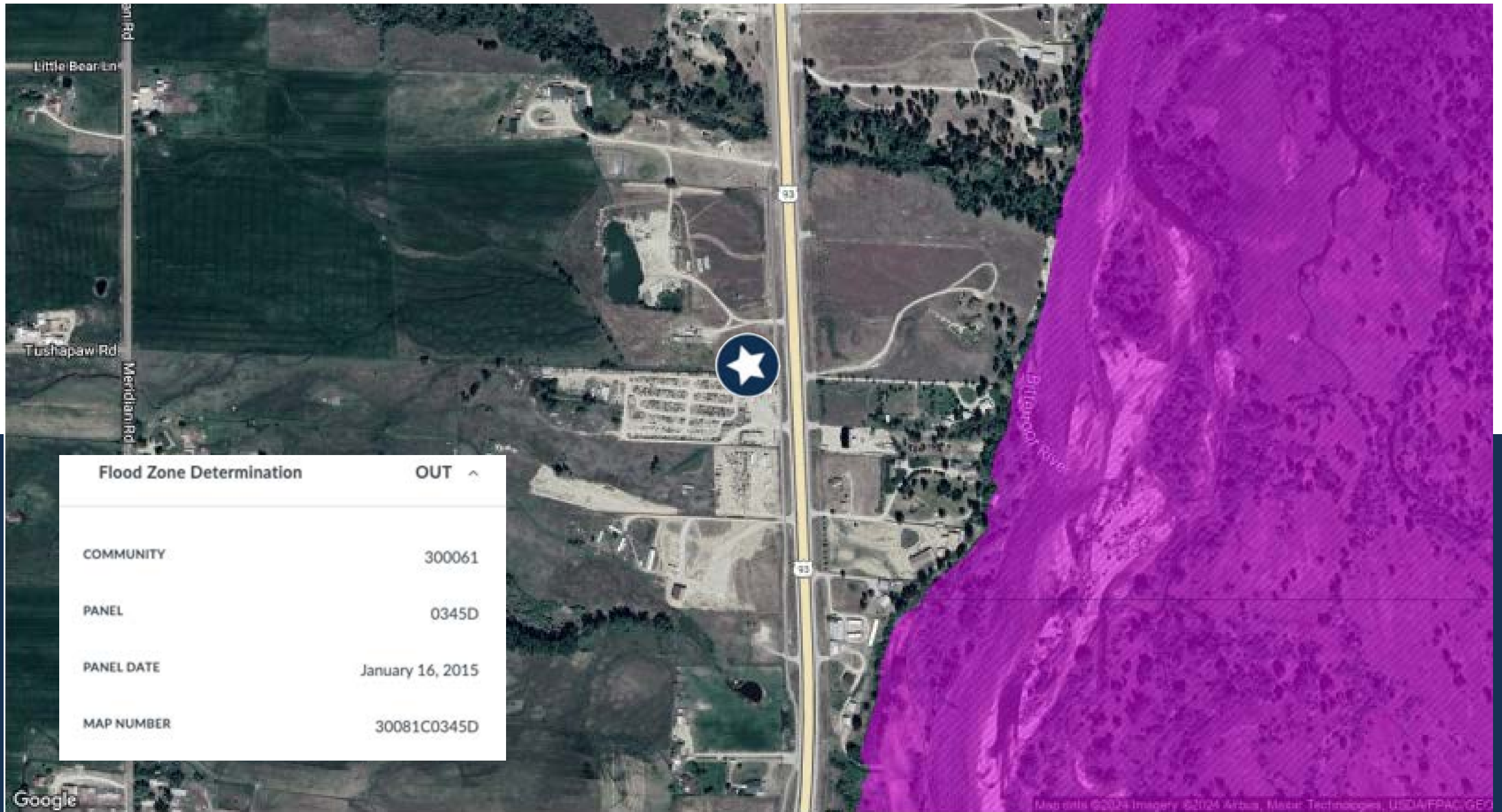
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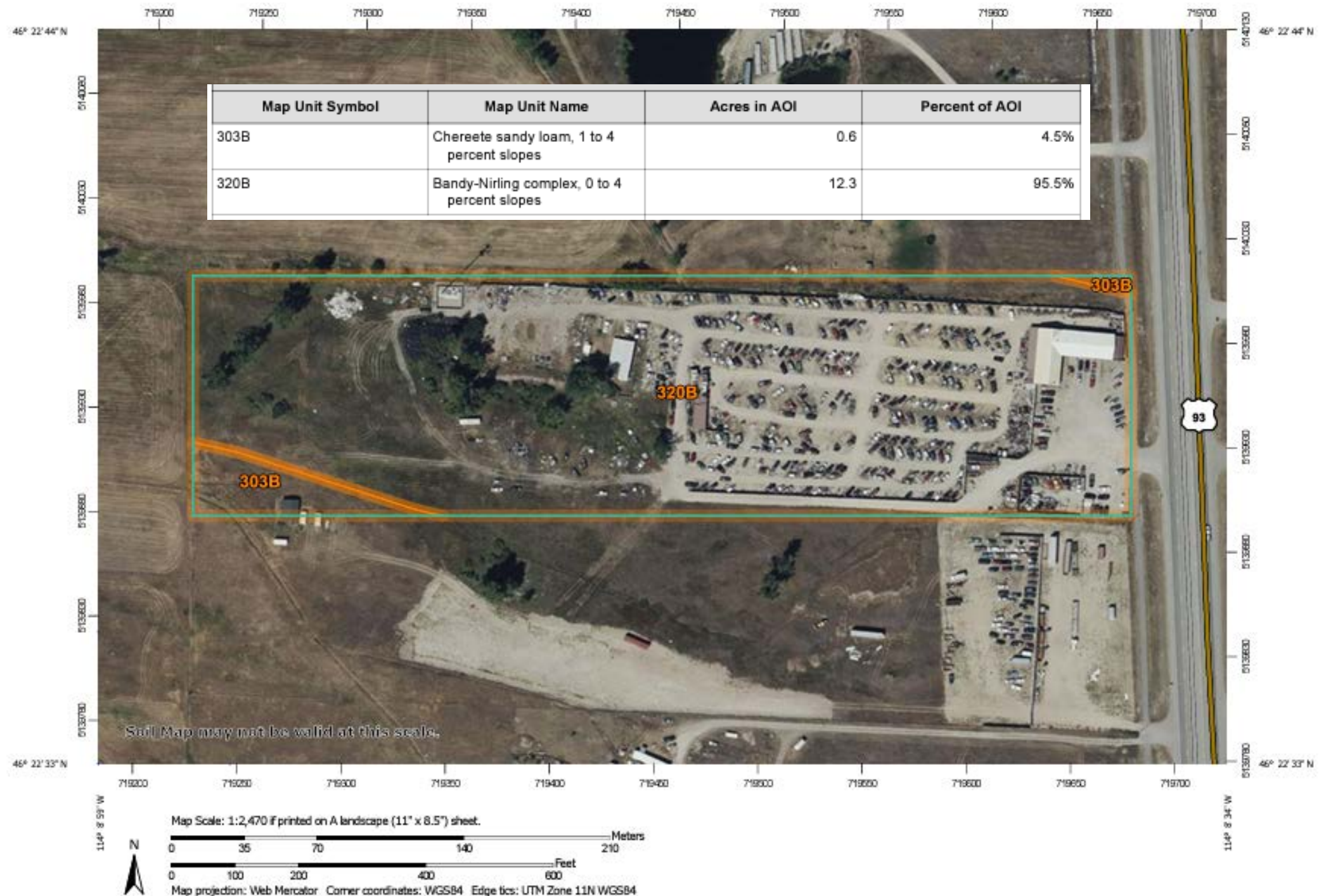


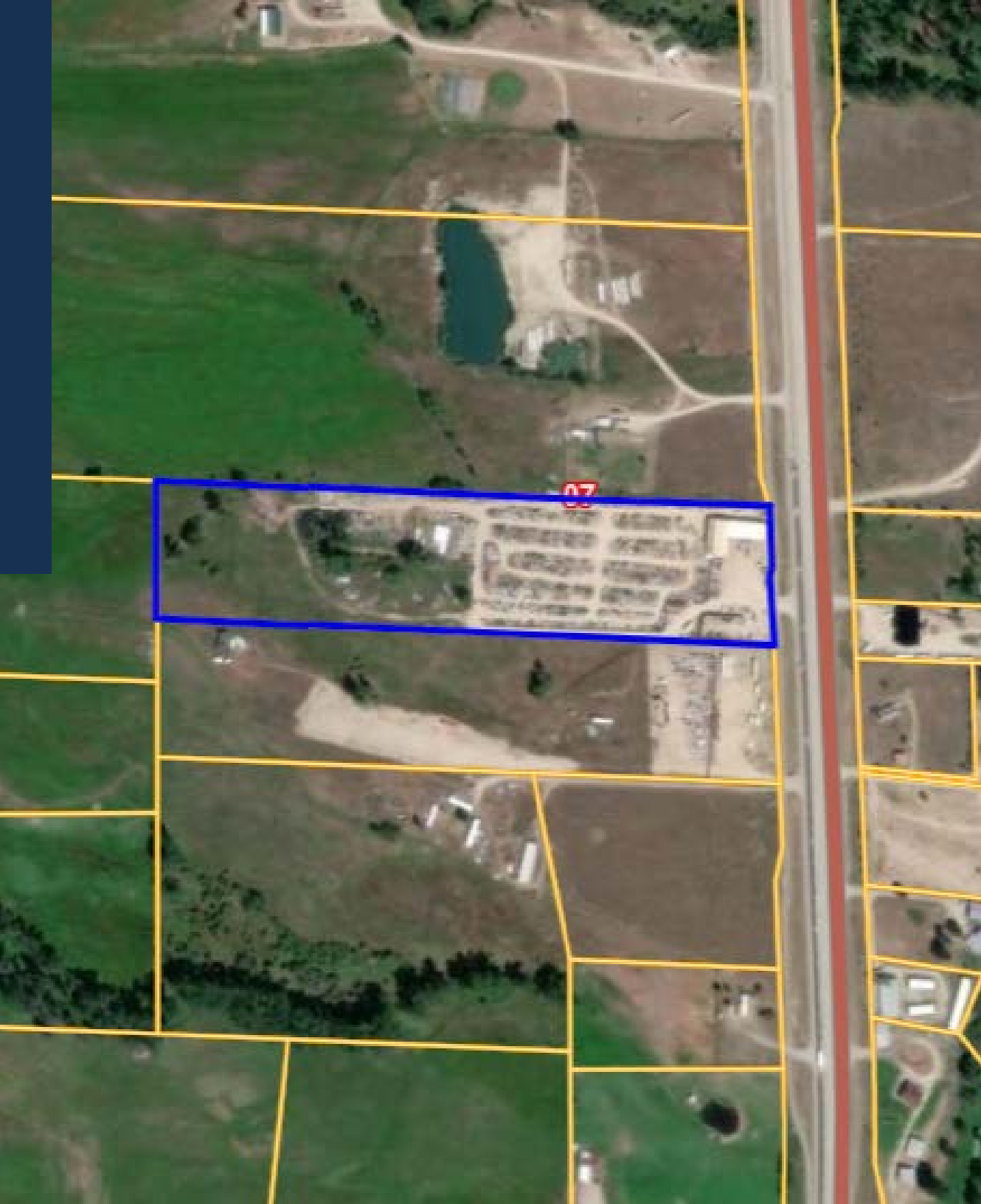




Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

Flood Plain





Utilities

Water	Private Well
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Wastewater	Private Septic
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Utilities	Electric to Site
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MARKET OVERVIEW



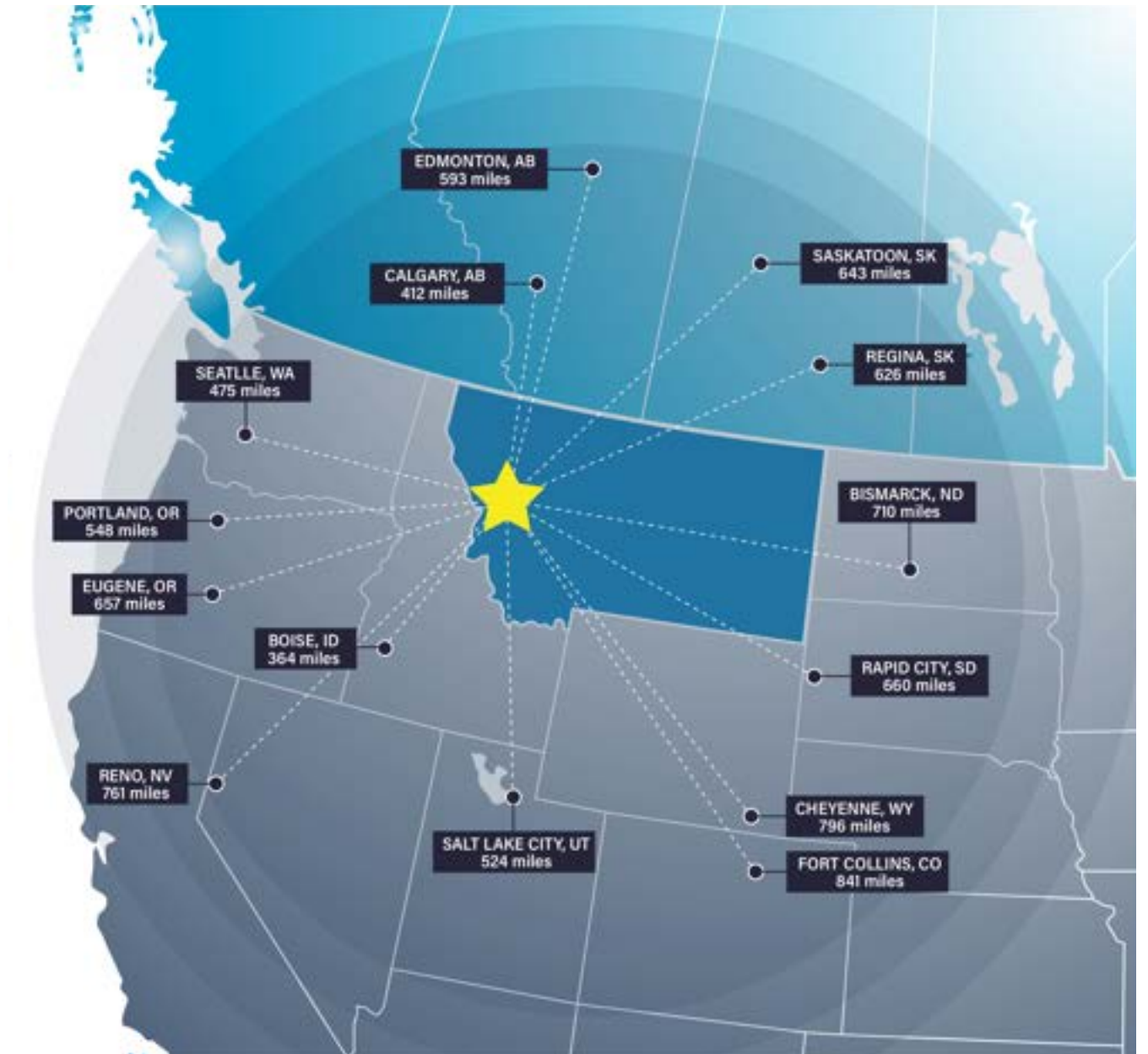
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Northwest Access

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

Western Montana is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to US Highway 93 and Interstate 90 mean 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.



Missoula Air Service

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





Brokerage Team



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



CHRIS BRISTOL
Commercial Real Estate Advisor
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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