

MULTI-USE COMMERCIAL LOT



LOT 2

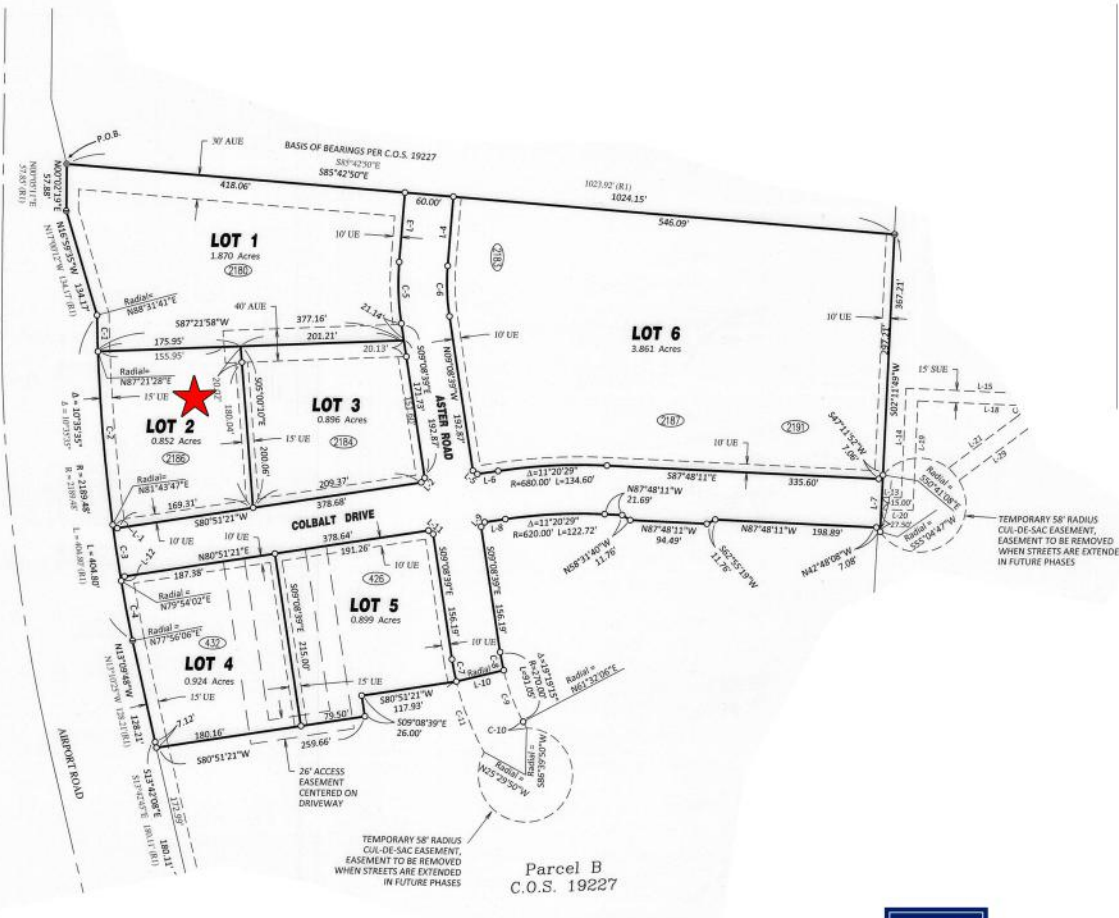
NHN ASTER ROAD LOT 2
KALISPELL, MT



COLDWELL BANKER
COMMERCIAL
LANDSTAR
PROPERTIES

| Offering Memorandum |

Property Description



0.852 acre commercial lot with great exposure and easy access off Airport Rd. Lot located in new multi-use development by a brand new elementary school. City utilities, zoned B1. Subject to final plat.

INVESTMENT HIGHLIGHTS

0.852 AC

Zoning B1

PURCHASE PRICE: \$569,000

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Multi-Use Commercial Lot

| Property Photo |



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Multi-Use Commercial Lot

| Property Photos |



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Multi-Use Commercial Lot

| Location Map |



AAAT: 11,828

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Multi-Use Commercial Lot

★ FLATHEAD VALLEY
DEMOGRAPHICS



AIRPORT: 11 Miles



SHOPPING: .5 Mile



SKIING: 26 Miles

Population: 108,454
Population Growth:
3.9%
Median Age: 38
Median Income:
\$57,763



GLACIER
PARK:
34 Miles

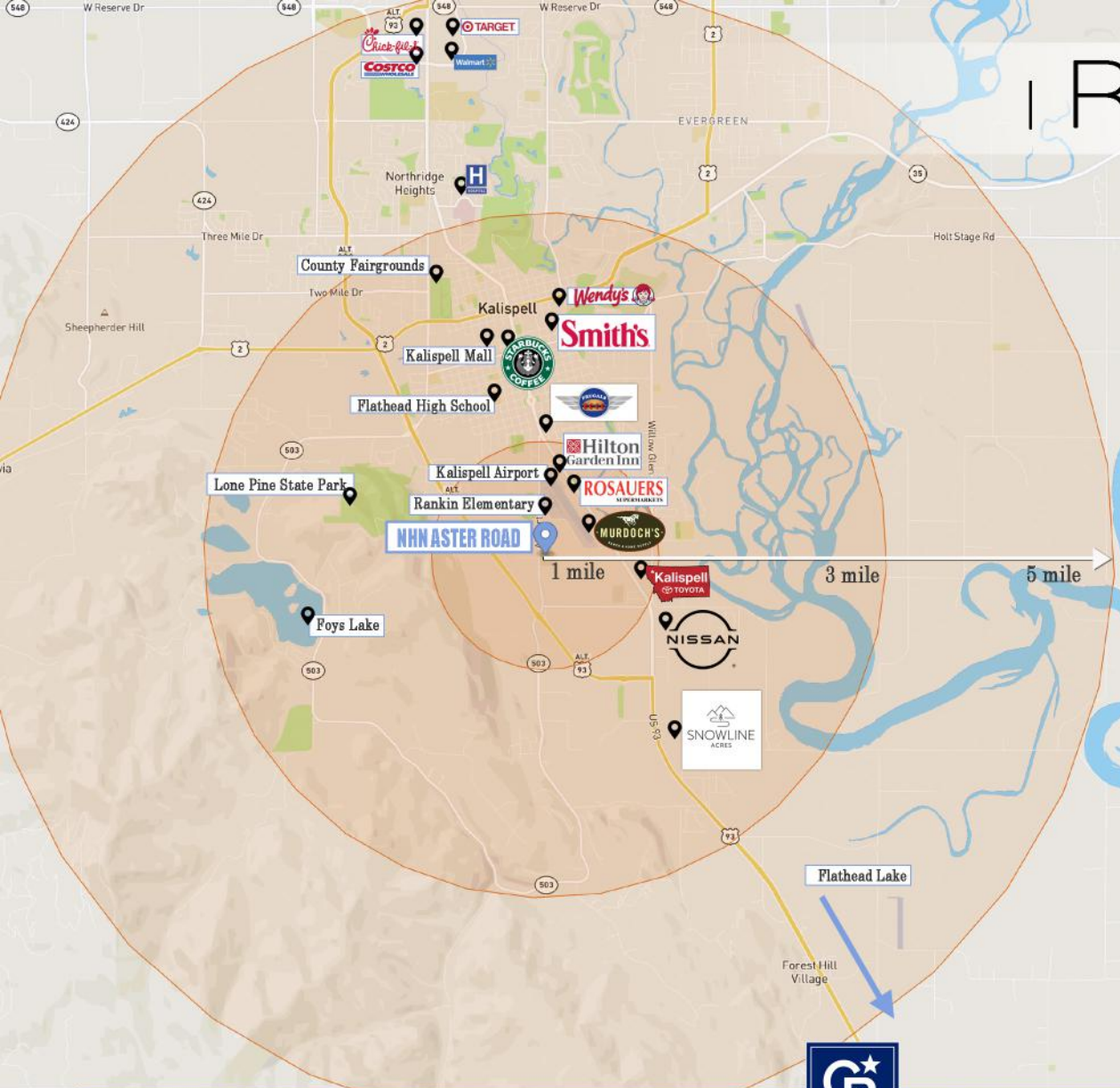


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Multi-Use Commercial Lot

Radius Map



1 Mile Radius:

Rankin Elementary -	.2 miles
Hilton Garden Inn -	1.4 miles
Kalispell Toyota-	1.5 miles
Kalispell Airport -	1.5 miles
Rosauers -	1.6 miles
Murdochs -	2.0 miles

3 Mile Radius:

Clark Nissan -	1.3 miles
Frugals -	1.3 miles
Flathead High School -	1.9 miles
Snowline Acres -	2.0 miles
Starbucks -	2.3 miles
Kalispell Mall -	2.4 miles
Smith's -	2.7 miles
Wendy's -	2.8 miles
County Fairgrounds -	3.6 miles

5 Mile Radius:

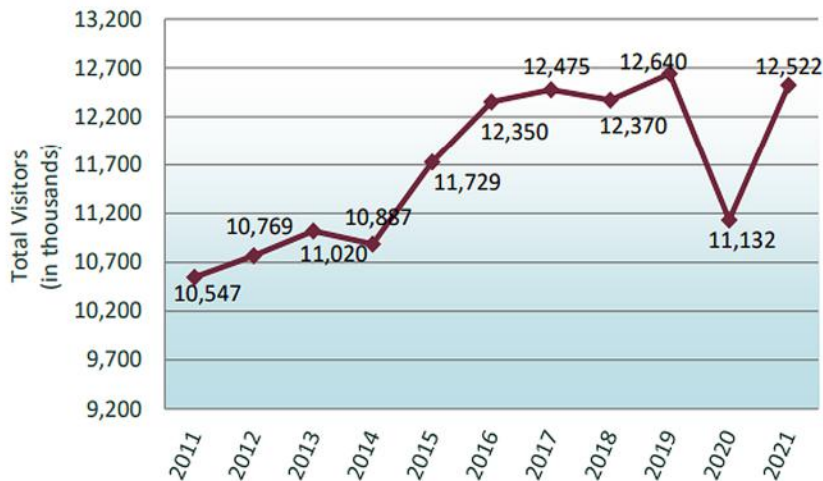
Hospital -	3.8 miles
Walmart -	4.9 miles
Costco -	5.0 miles
Target -	5.2 miles
Chick Filet -	5.3 miles

Other:

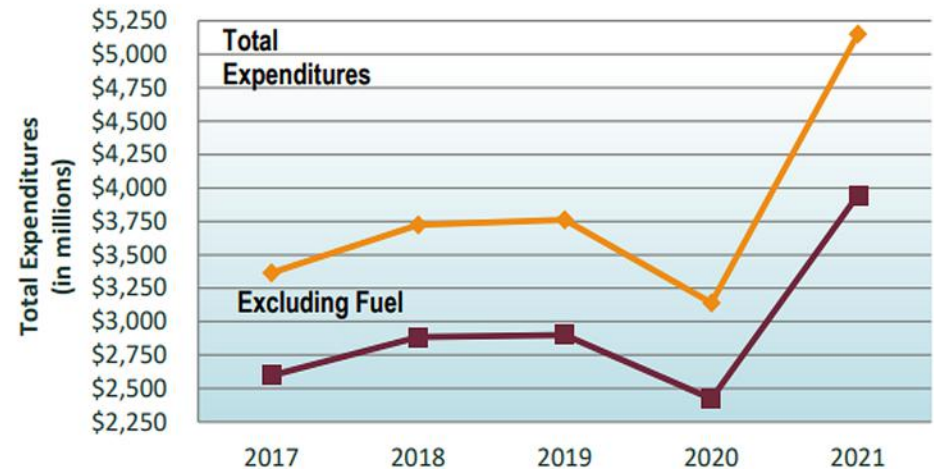
Flathead Lake -	8 miles
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MONTANA NONRESIDENT TRAVELER VISITATION TRENDS

Nonresident Visitors



Total Actual Expenditures



POPULATION PROJECTIONS

State and county population projections.

	2000	2010	2020	2030	% Population Change			% Population Change 2020-2030
					2000-2010	2010-2020	2020-2030	
Montana	902,195	989,415	1,082,994	1,191,208				10%
Flathead County	74,471	90,928	104,674	118,263				13%

Source: MT Department of Commerce, Census & Economic Information Center, Montana County Population Projections - Total Population 2001-2060. July 2019.

| Area Demographics |

	1 mile	3 miles	5 miles
Median Age	37	37	39
Population	3,854	21,249	37,654
Median Household Income	\$68,503	\$53,743	\$60,519
Mean Household Income	\$77,179	\$70,675	\$76,245



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Commercial Space for Lease

Nhn Aster Road Lot #2 | Kalispell, MT



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