



**Retail | Office | Hospitality**  
**Build-to-Suit or Joint Venture**  
**2400 Michael Road**  
**Missoula, Montana**



**SterlingCRE**  
ADVISORS

## Welcome to 2400 Michael Road, an exciting build-to-suit development opportunity in Missoula!

SterlingCRE Advisors is pleased to present developers and tenants with a build-to-suit, ground lease, or joint venture commercial opportunity in Missoula, Montana.

### LOCATION

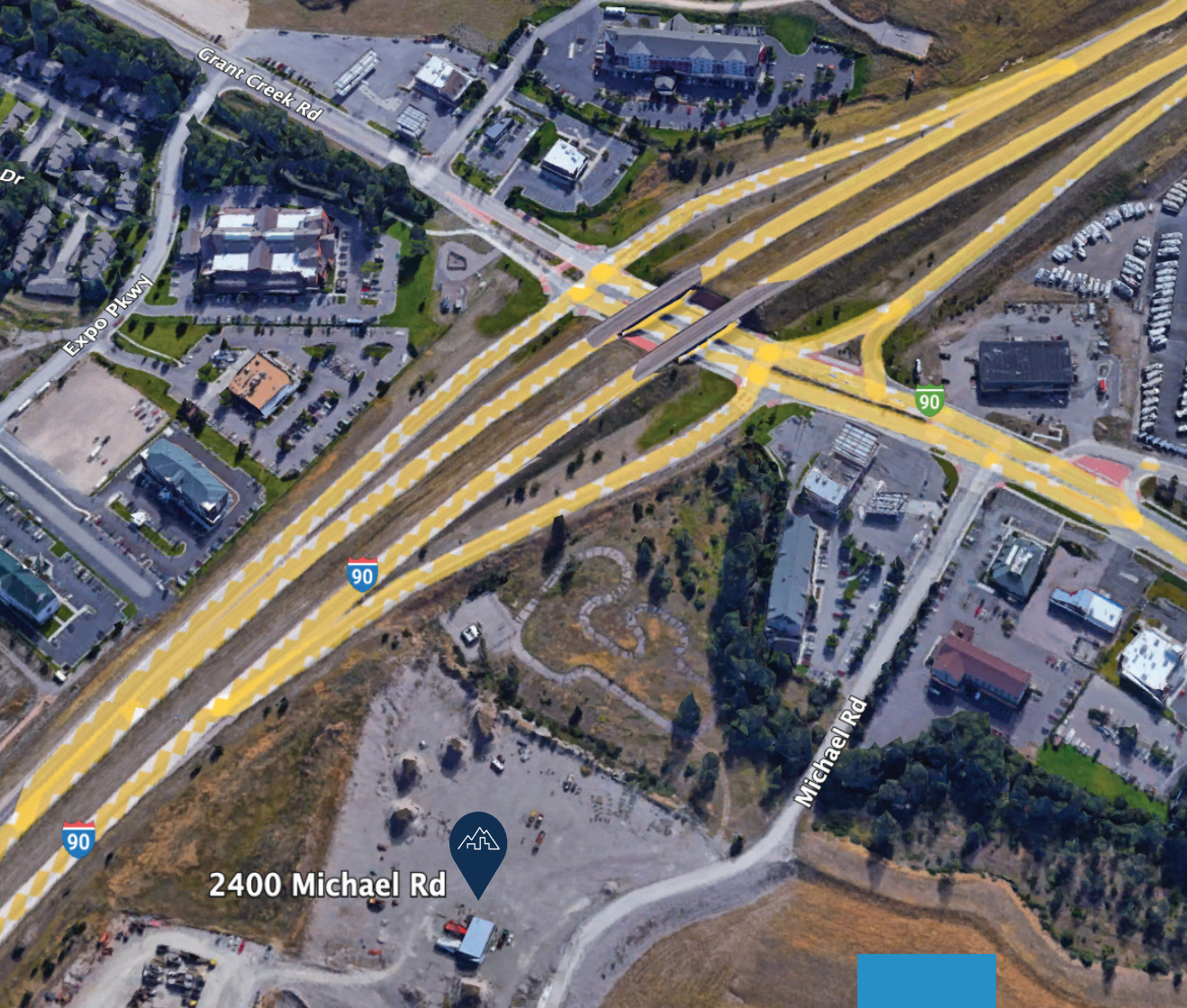
This prime location along Grant Creek is sure to turn heads with its prime visibility from the highway and easy access from the bustling Reserve Street. Businesses in hospitality, medical, and retail will thrive in this area.

### HIGHLIGHTS

- Prime location along Grant Creek with visibility from Interstate 90
- Located next to an expanding residential area
- Building pads available up to 80,000 square feet
- Water/sewer nearby
- Flat site
- New access roads constructed 2022
- Gravel soils

### SUITABLE USES

- Medical office
- Hospitality
- Professional office
- Retail
- Automotive services
- Mixed-use commercial (high density)



Presented by

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**Opportunity Overview 3**



**Highly visible location to I-90 and North Reserve Street interchange**



**Combined daily traffic volumes of ±48,400 vehicles per day**



**Located near commercial corridor with shopping and healthcare**



**Signage opportunity visible to I-90**



**Site offers diverse commercial development opportunities**

Asking Price	Negotiable
Property Type:	Commercial
Zoning	Community Commercial
Total Acreage:	±19.26 acres
Access:	Michael Road



GLACIER NATIONAL PARK

FLATHEAD LAKE

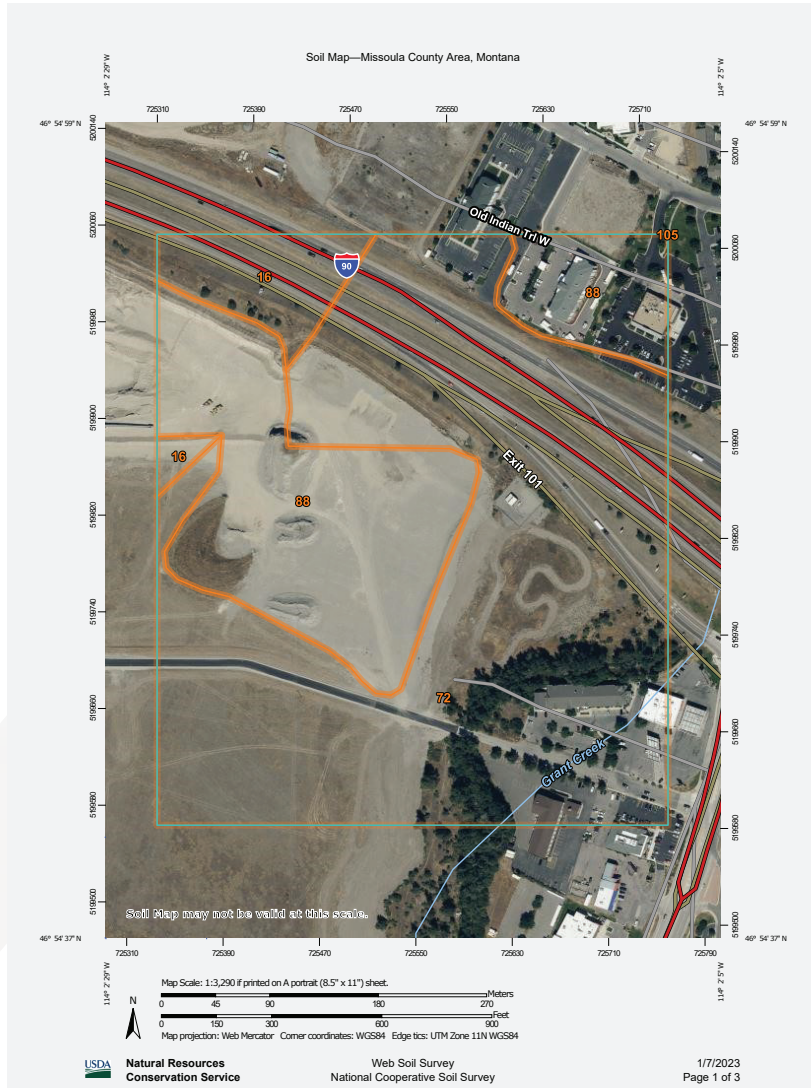
BITTERROOT VALLEY

BOZEMAN









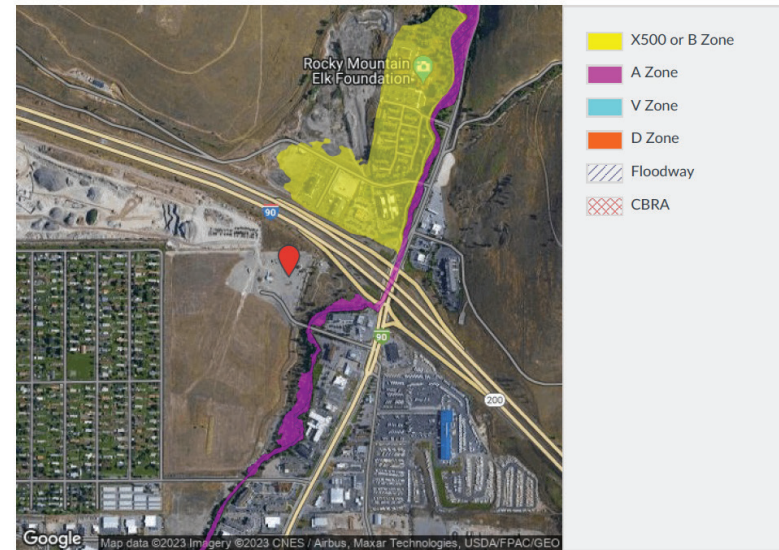
## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Bigam gravelly loam, 0 to 4 percent slopes	3.1	6.0%
72	Moiese gravelly loam, 0 to 2 percent slopes	33.8	65.6%
88	Pits, gravel	14.6	28.4%
105	Totelake gravelly loam, 2 to 8 percent slopes	0.0	0.0%
<b>Totals for Area of Interest</b>		<b>51.5</b>	<b>100.0%</b>

## Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	300048	PANEL	1195E
PANEL DATE	July 06, 2015	MAP NUMBER	30063C1195E

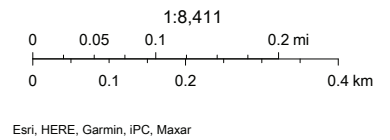


### Montana Lidar Viewer



1/13/2023, 1:10:15 PM

- Counties
- Quads with Downloadable Lidar
- 1 foot contours (Lidar)
- High : 2
- Low : 1





**a. Lot Dimensions and Net Density**

Building Type	Lot Dimensions			Homes per acre		
	Min. Area (sq. ft.)	Min. Width	Min. Depth	Max. Coverage	Min.	Max.
Tri- and quadplex, multi-plex small	No min.	n/a	n/a	80%	8 homes/ac	n/a
Multi-plex large, apartment		n/a	n/a	80%		
All shopfront types		70'	n/a	70%		
General stand-alone		150'	n/a	70%	n/a	n/a
Drive-through		70'	n/a	60%		
Civic		n/a	n/a	80%		
All other types as permitted		n/a	n/a	80%	8 homes/ac	n/a
Diagram Key	<b>G</b>	<b>H</b>	<b>J</b>	<b>K</b>		

**b. Building Placement**

Building Setbacks	Principal	Accessory	Diagram Key	
Front	20'	20'	<b>L</b>	
Side (interior)	0'	3'	<b>M</b>	
Side (street)	10'	10'	<b>N</b>	
Rear	0'	3'	<b>P</b>	
Build-to Zone (BTZ)	Build-to Zone	Diagram Key	BTZ Percentage	Diagram Key
Front	n/a	<b>R</b>	n/a	<b>T</b>
Side (street)	n/a	<b>S</b>	n/a	<b>U</b>
Building Elements*	Min. (%) Transparency	Diagram Key		
First Story	20%	<b>R, S</b>		
Upper Story	n/a	<b>R, S</b>		
Blank Wall Articulation*	Min. (%)	Diagram Key		
Front	50%	<b>R</b>		
Side (street)	40%	<b>S</b>		

\*See Table 5 in Section 3.4. for transparency and blank wall articulation applicability per building type.

**c. Building Scale**

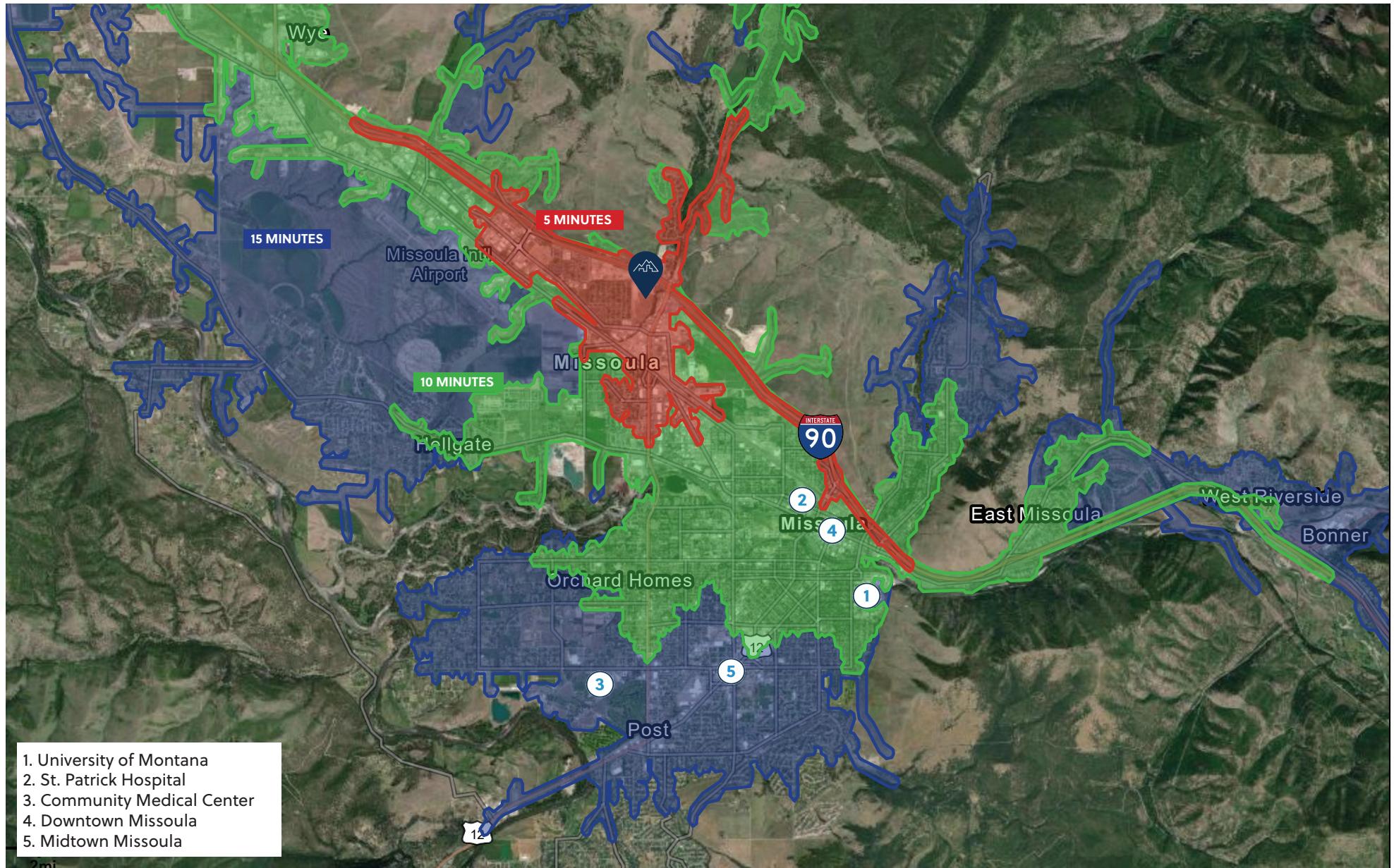
Building / Structure	Max. Bldg. Footprint (sq. ft.)	Max. Height*	Key	Max. Stories	First Story Min. Height	Key
Principal building	80,000**	60'	<b>V</b>	6	n/a	<b>V</b>
Accessory structure, detached	n/a	24'	<b>W</b>	2		n/a

The purpose of this district is to provide opportunities for retail, services, and employment in auto-orientated patterns transitioning to walkable mixed-use patterns over time. District character is almost exclusively commercial but may support higher intensity residential development both in a horizontal as well as vertical mixed-use development pattern. Site design and structure placement is required to support a walkable built environment with greater connectivity through and between uses and properties. While typically located along arterial roads, mobility and access in this district are not limited to the automobile, and site design requirements support multiple transportation modes including transit.



Google

Imagery ©2023, CNES / Airbus, Maxar Technologies, USDA/FPAC/GEO





2400 Michael Rd, Missoula, Montana, 59808  
Drive time band of 0 - 5 minutes

### KEY FACTS

5,472

Population

36.9

Median Age



2.1

Average Household Size

\$60,717

Median Household Income

### EDUCATION

3%

No High School Diploma



21%  
High School Graduate



26%  
Some College



50%  
Bachelor's/Grad/Pr of Degree

### BUSINESS



533

Total Businesses



8,126

Total Employees

### EMPLOYMENT



White Collar

58.9%



Blue Collar

22.4%



Services

18.8%

2.4%

Unemployment Rate

### INCOME



\$60,717

Median Household Income



\$38,009

Per Capita Income



\$98,840

Median Net Worth

### Households By Income

The largest group: \$50,000 - \$74,999 (20.2%)

The smallest group: \$200,000+ (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	7.0%	-1.7%	<div style="width: 7.0%;"></div>
\$15,000 - \$24,999	7.1%	-1.1%	<div style="width: 7.1%;"></div>
\$25,000 - \$34,999	6.0%	-1.0%	<div style="width: 6.0%;"></div>
\$35,000 - \$49,999	19.2%	+3.5%	<div style="width: 19.2%;"></div>
\$50,000 - \$74,999	20.2%	-1.1%	<div style="width: 20.2%;"></div>
\$75,000 - \$99,999	13.1%	-1.3%	<div style="width: 13.1%;"></div>
\$100,000 - \$149,999	18.3%	+5.2%	<div style="width: 18.3%;"></div>
\$150,000 - \$199,999	5.0%	-1.1%	<div style="width: 5.0%;"></div>
\$200,000+	4.1%	-1.3%	<div style="width: 4.1%;"></div>

Bars show deviation from Missoula County

# ACCOLADES

## #2 BEST PLACES TO LIVE IN THE AMERICAN WEST

*Sunset Magazine*

## #10 AMERICA'S MOST CREATIVE SMALL CITIES

*Creative Vitality Index*

## #4 BEST SMALL CITIES IN AMERICA TO START A BUSINESS

*Verizon*

## #10 BEST SMALL METROS TO LAUNCH A BUSINESS

*CNN Money*

## #9 MOST FORWARD THINKING CITIES IN AMERICA

*Trip.com*

## GOLD RANKING FOR BIKE FRIENDLINESS

*One of only 38 cities in America- League of American Bicyclists*

## #6 BEST CITIES FOR FISHING

*Rent.com*

## #1 CITY FOR YOGA

*Apartment Guide*

## TOP 10 CITIES FOR BEER DRINKERS 2015, 2016, 2017, 2019

# PEOPLE

## #3 FASTEST GROWING STATES

*By population*

## 10.1% POPULATION GROWTH SINCE 2010

*Missoula ranks among highest net migration cities in US*

## 54.3% GROWTH

*Growth in the number of residents over age 25 with a bachelors degree or higher from 2010 to 2020*

## 51.0 % DEGREED

*Of the population 25 and up have a bachelors degree or higher vs 32.9% in the US*

## 20.5% HIGH INCOME HOUSEHOLDS

*Of households have incomes over \$100,000 a year, up from 12.4% in 2010*

## 52.6% RENTERS

*Of residents are renters; 2.67% rental vacancy rate vs 5.6% in the US*

# ACCESS

## 16 MINUTES

Average commute time, vs 27 minutes in the US

## 15.6%

Walk or bike to work versus 3.1% in the US overall

## 18 HOURS

Lost in Missoula traffic congestion yearly, vs 99 hours in the US overall

## 16 NON-STOP DESTINATIONS FROM MSO

With an upgraded terminal under construction

## 62 MILES

Of bike lanes with a Gold rating from the League of American Bicyclists

## 14 ROUTES

Provide a bus network across the City of Missoula

# ECONOMY

## 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)

**\$196,600,000** Value of Missoula Residential Building Permits, 2021

## 36% OF NEW JOBS ARE KNOWLEDGE JOBS

Of jobs created in Missoula between 2017-2018 were in knowledge based positions such as tech, advanced manufacturing and bioscience

## 10% UPTICK IN OFFICE BASED JOBS

From 2010 to 2019, with 36% in Professional Services

## GROWING TECH HUB

Cognizant, OnX Maps, Submittable, and Lumen Ad are some examples of tech firms that call Missoula home

## # 5 BEST BUSINESS TAX CLIMATE

The state of Montana, per Business Facilities' 18th Annual State Rankings

## # 6 RECOVERY LEADERS

The state of Montana, per Business Facilities' 18th Annual State Rankings



**SterlingCRE**  
A D V I S O R S



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