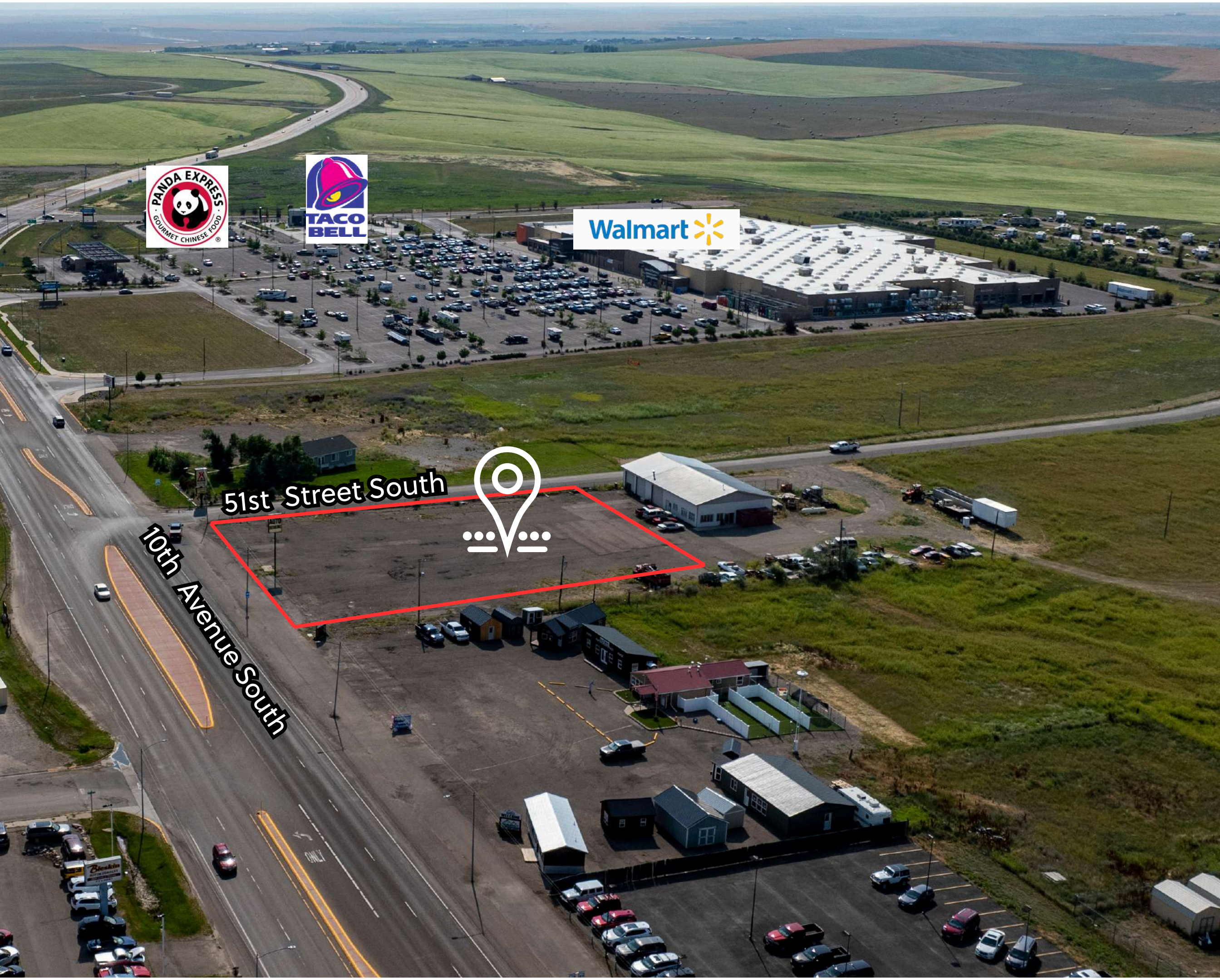




Prime 1-Acre Parcel Available Along 10th Avenue South

Lot 1 Blackwell Tracts
Great Falls, Montana
±1.00 acre | Commercial Land

Exclusively listed by:
Connor McMahon
Connor@SterlingCREadvisors.com
406.370.6424



SterlingCRE
ADVISORS

Contents

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[Property Details](#)

[Demographics](#)

[Market Overview](#)

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[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present the opportunity to acquire a prime retail parcel on the east end of 10th Avenue South.

Situated on a high-traffic road with excellent visibility and proximity to Walmart, several national quick-service restaurants, and other retail businesses, this location provides a steady vehicle traffic flow.

This one-acre lot provides multiple ingress/egress access points, with room for ample parking or a drive-thru. The subject property offers the ideal foundation for your business and a rare opportunity to secure a high-visibility site located directly in the Great Falls path of growth.

City water and sewer are located directly adjacent to the subject property if needed. The parcel is currently in Cascade County jurisdiction and will be required to be annexed into the City of Great Falls for municipal infrastructure connections. The estimated time for annexation completion is approximately 90-120 days.

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Address	Lot 1 Blackwell Tracts Great Falls, Montana
Sale Price:	\$875,000
Property Type	Commercial Land
Lot Size	±1.00 acre (±43,560 SF)
Geocode:	02-3016-16-1-01-16-0000
Parcel Number	0002632805
Legal Description	Blackwell Tracts, S16, T20 N, R04 E, Lot001, PL39-2012
Zoning	Commercial-1; Cascade County

Lot 1 Blackwell Tracts

\$875,000 (\$20.08/SF)

Land SF	±43,560 SF (1 Acre)
Utilities	Connection to City Water and Sewer on 10th Ave South
Access	10th Avenue South/51st Street
Services	City water and sewer; electrical
Taxes	\$11,556.38 (2023)
Parking	Vacant Lot
Traffic Count	±22,770 VPD (2024 BTS)
Interstate Proximity	±5.0 miles to Interstate-15





±5.0 miles from Interstate-15, ±3.5 miles to Malstrom Airforce Base, ±0.2 miles to Walmart



Flat Topography with soils optimal for construction. City water and sewer in 10th Avenue



Access off of 10th Ave South



High visibility along 10th Ave South with a daily traffic count of ±22,770 (2024 BTS)



Surrounded by restaurants, businesses and other retail uses

LOCATION



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Retailer Map



Legend

	5 minute drive time
	10 minute drive time
	15 min drive time

Drive Time Map

KEY FACTS

3 miles

33,561

Population



Median Age



Average Household Size

\$57,343

Median Household Income

7,767

2023 Owner Occupied Housing Units (Esri)

6,184

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles



1,002

Total Businesses



20,452

Total Employees

HOUSING STATS

3 miles



\$234,504

Median Home Value



\$8,795

Average Spent on Mortgage & Basics



\$836

Median Contract Rent

2024 Households by income (Esri)

3 miles

The largest group: \$50,000 - \$74,999 (21.8%)

The smallest group: \$200,000+ (4.7%)

Indicator ▲	Value	Diff
<\$15,000	8.6%	+0.7%
\$15,000 - \$24,999	7.0%	+0.4%
\$25,000 - \$34,999	10.0%	+1.2%
\$35,000 - \$49,999	15.8%	+1.9%
\$50,000 - \$74,999	21.8%	+1.1%
\$75,000 - \$99,999	15.4%	+1.1%
\$100,000 - \$149,999	11.7%	-0.8%
\$150,000 - \$199,999	4.9%	-3.0%
\$200,000+	4.7%	-2.7%

Bars show deviation from Cascade County

Variables	1 mile	3 miles	5 miles
2022 Total Population	4,835	33,561	57,311
2022 Household Population	4,768	31,778	55,033
2022 Family Population	3,690	24,431	41,128
2027 Total Population	4,850	34,149	58,475
2027 Household Population	4,783	32,366	56,197
2027 Family Population	3,699	24,763	41,828

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$37,481	\$33,124	\$34,548
2022 Median Household Income	\$67,799	\$57,343	\$57,433
2022 Average Household Income	\$88,747	\$78,691	\$80,373
2027 Per Capita Income	\$43,611	\$39,750	\$41,654
2027 Median Household Income	\$77,789	\$67,475	\$67,273
2027 Average Household Income	\$103,160	\$93,799	\$96,495

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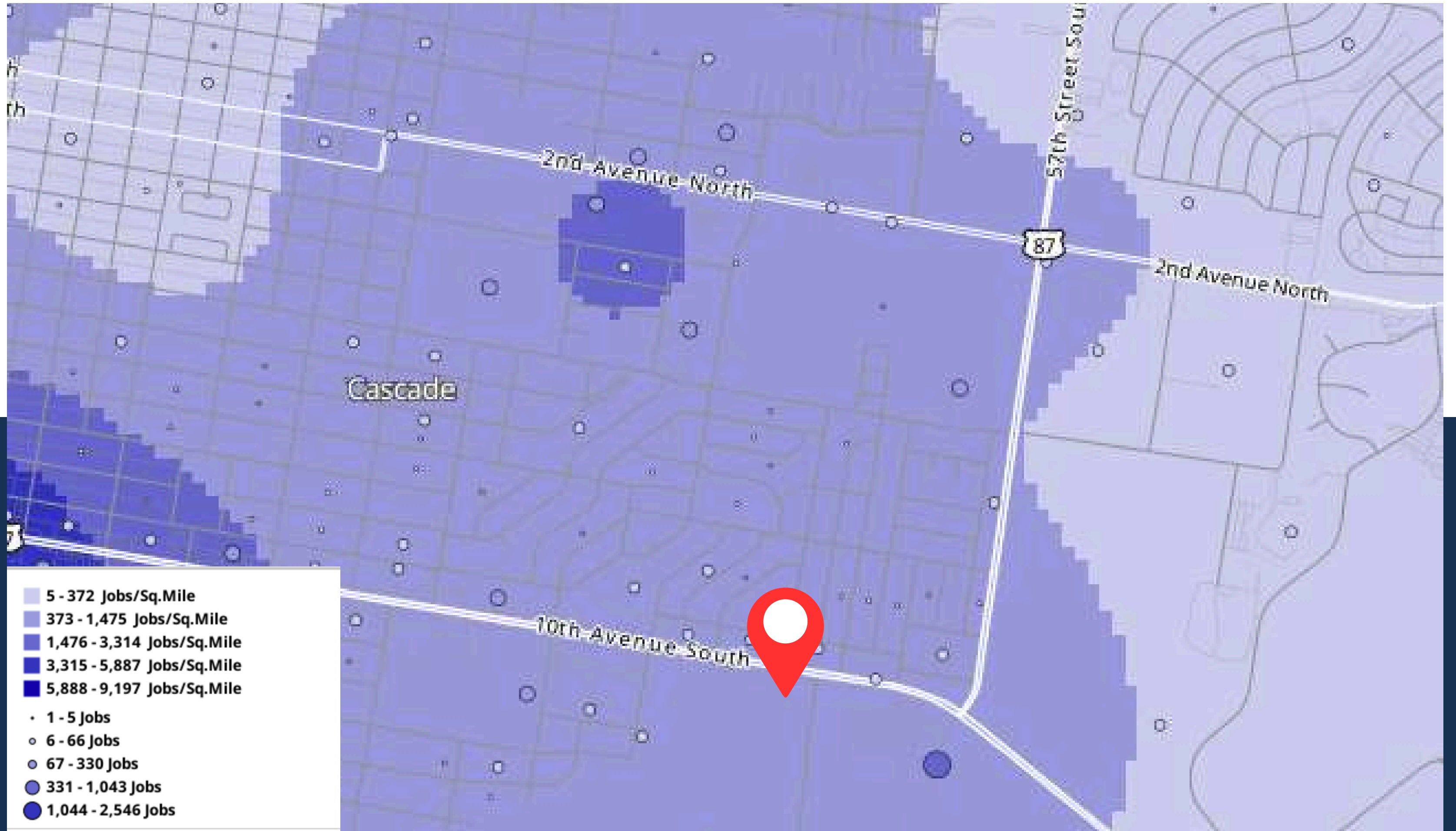
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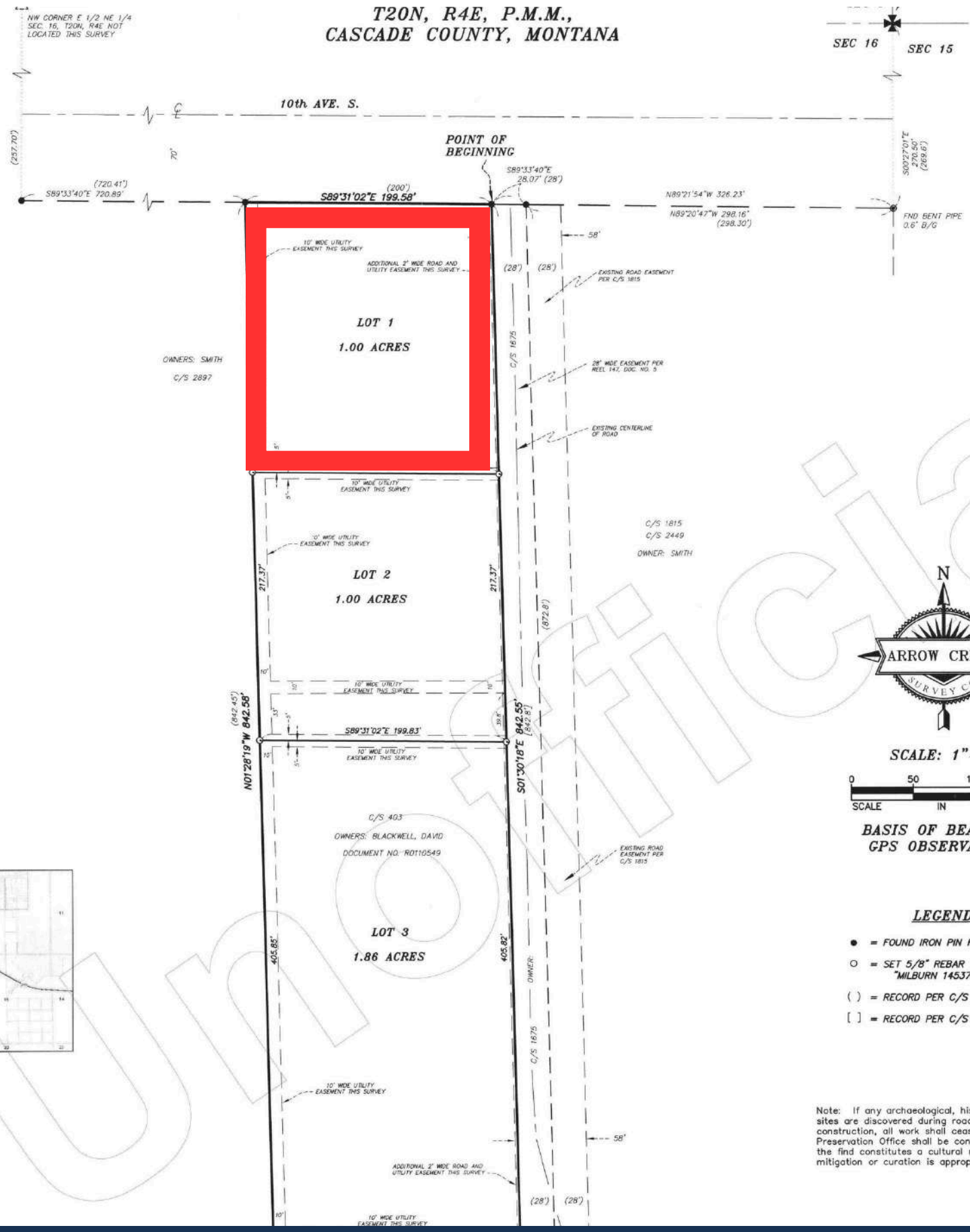
Area Employment Heat Map

PROPERTY DETAILS



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Part of the E 1/2 NE 1/4 of Section 16, T20N, R4E, P.M.M., Cascade County, Montana, more fully described as follows:

Beginning at the northeast corner of Section 16; thence S00°27'01"E, 270.50 feet; thence N89°21'54"W, 326.23 feet along the south right-of-way line of 10th Avenue South to the POINT OF BEGINNING; thence S01°30'18"E, 842.55 feet; thence N89°31'48"W, 200.06 feet, thence N01°28'19"W, 842.55 feet; thence S89°31'02"E, 199.58 feet, the last four described courses being along the east, south, west and north lines of C/S 403, to the POINT OF BEGINNING, containing total platted area of 3.86 acres.

FURTHERMORE; Lot 2 is the remainder and is 1 acre or larger and has an individual sewage system that was constructed prior to April 28, 1993, and, if required when installed, was approved pursuant to local regulations or this chapter, therefore Lot 2 is exempt from review by the Department of Environmental Quality pursuant to 76-4-125(2)(e)(ii), MCA.

The above described tract of land is to be known and designated as the PLAT OF BLACKWELL TRACTS.

Dated this 17 day of December 2012

DAVID BLACKWELL

STATE OF MONTANA)
County of CASCADE)

This instrument was acknowledged before me on this 17 day of December, 2012 by David Blackwell.

Signature: *Debbie P. Gault*
Print Name: Debbie P. Gault
Notary Public, State of Montana
Residing at Great Falls
My Comm. Expires February 06, 2015

CERTIFICATE OF COUNTY COMMISSIONERS

The County Commission of Cascade County, Montana, does hereby certify that it has examined this plat and having found the same to conform to law, approves it.

Dated this 4 day of September, 2012

John Wilson
Cascade County Commission

ATTEST: *Rina St. Marie*
Clerk & Recorder, Cascade County, MT

CERTIFICATE OF COUNTY TREASURER

I, *Janice A. Sain*, County Treasurer of Cascade County, Montana, do hereby certify that I have examined the records covering the areas included in the accompanying plat, and find that taxes on same have been paid up to date.

Dated this 17 day of December 2012

Janice A. Sain
Cascade County, Montana

ATTEST: *Janice A. Sain*
Seal of County Treasurer, Cascade County, Montana

CERTIFICATE OF PLANNING BOARD

We, the undersigned *Pete Fontana & Timon Colwell* of the Cascade County Planning Department, Cascade County, Montana, do hereby certify that the accompanying plat has been examined by them and found by them to conform to law and was approved at a meeting held on the 4 day of September, 2012.

Pete Fontana
Cascade County Planning Board

ATTEST: *Pete Fontana*
Cascade County Planning Board

CERTIFICATE DISPENSING WITH PARKLAND

Whereas, since the accompanying plat is exempt from park or playground requirements as referenced in Section 76-3-621(3)(a), MCA, the County Commission of Cascade County, Montana, during its regular meeting held on the 4 day of September, 2012, dispenses with any park or playground requirements.

John Wilson
Cascade County Commission

ATTEST: *Rina St. Marie*
Clerk & Recorder, Cascade County, MT

CERTIFICATE OF SURVEYOR

I, Jeremy T. Milburn, Professional Land Surveyor, do hereby certify that I performed the survey as shown on this plat, and that said survey is true and complete as shown.

Dated this 10th day of DECEMBER, 2012


Jeremy T. Milburn
Montana License No. 14537 LS

ATTEST: *Jeremy T. Milburn*
Montana License No. 14537 LS

RISK OVERLAYS

FLOOD ZONES

 X500 or B Zone

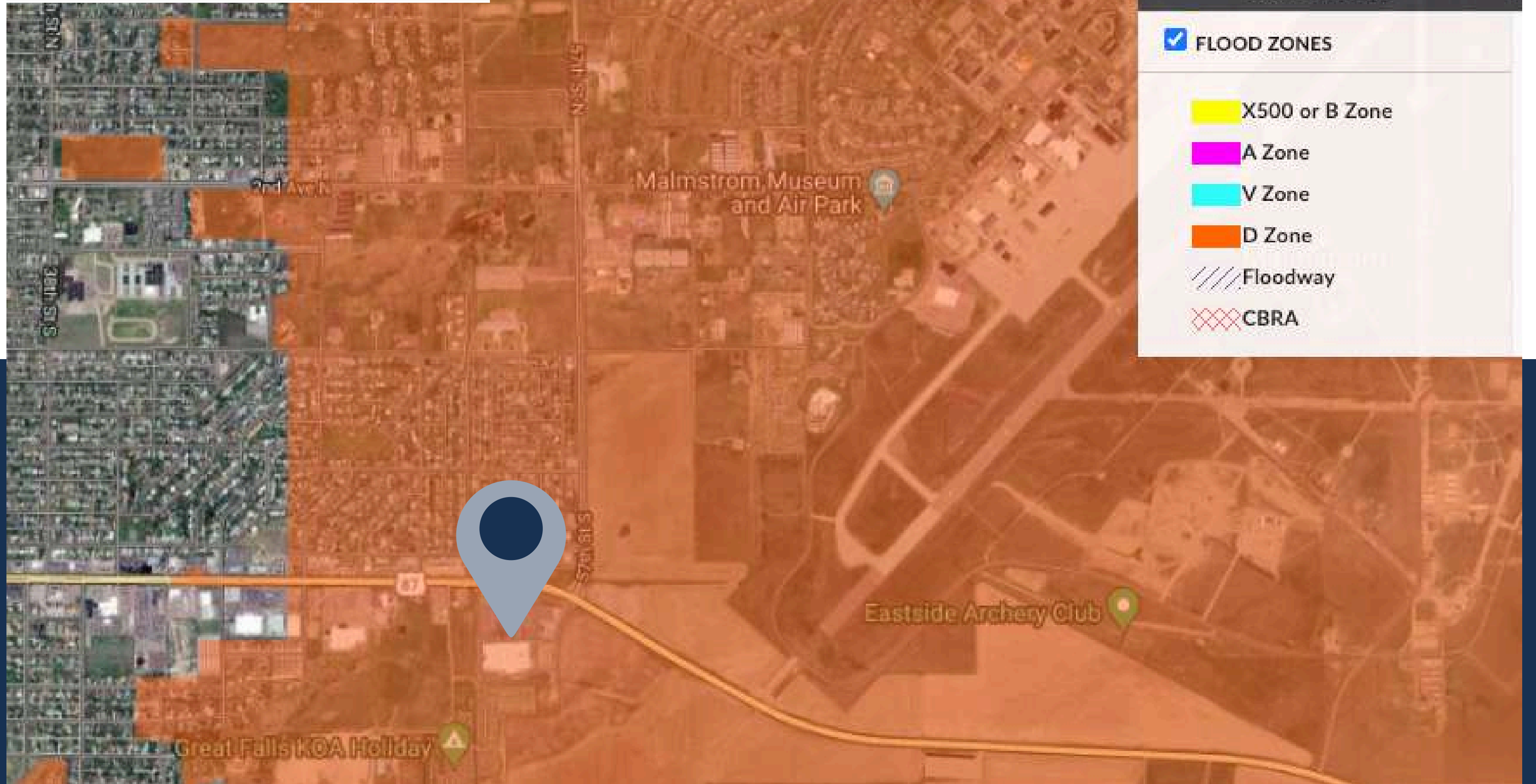
 A Zone

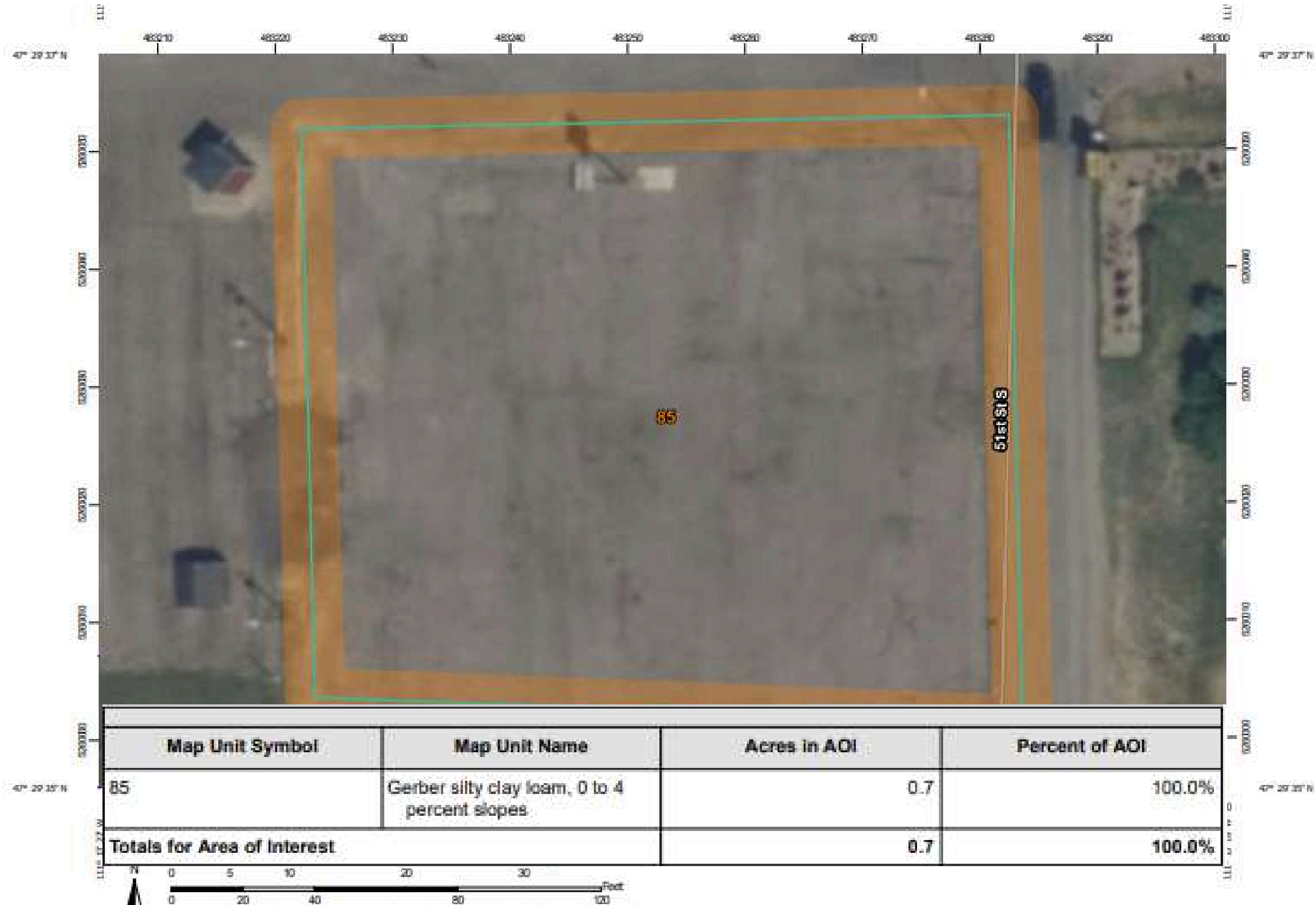
 V Zone

 D Zone

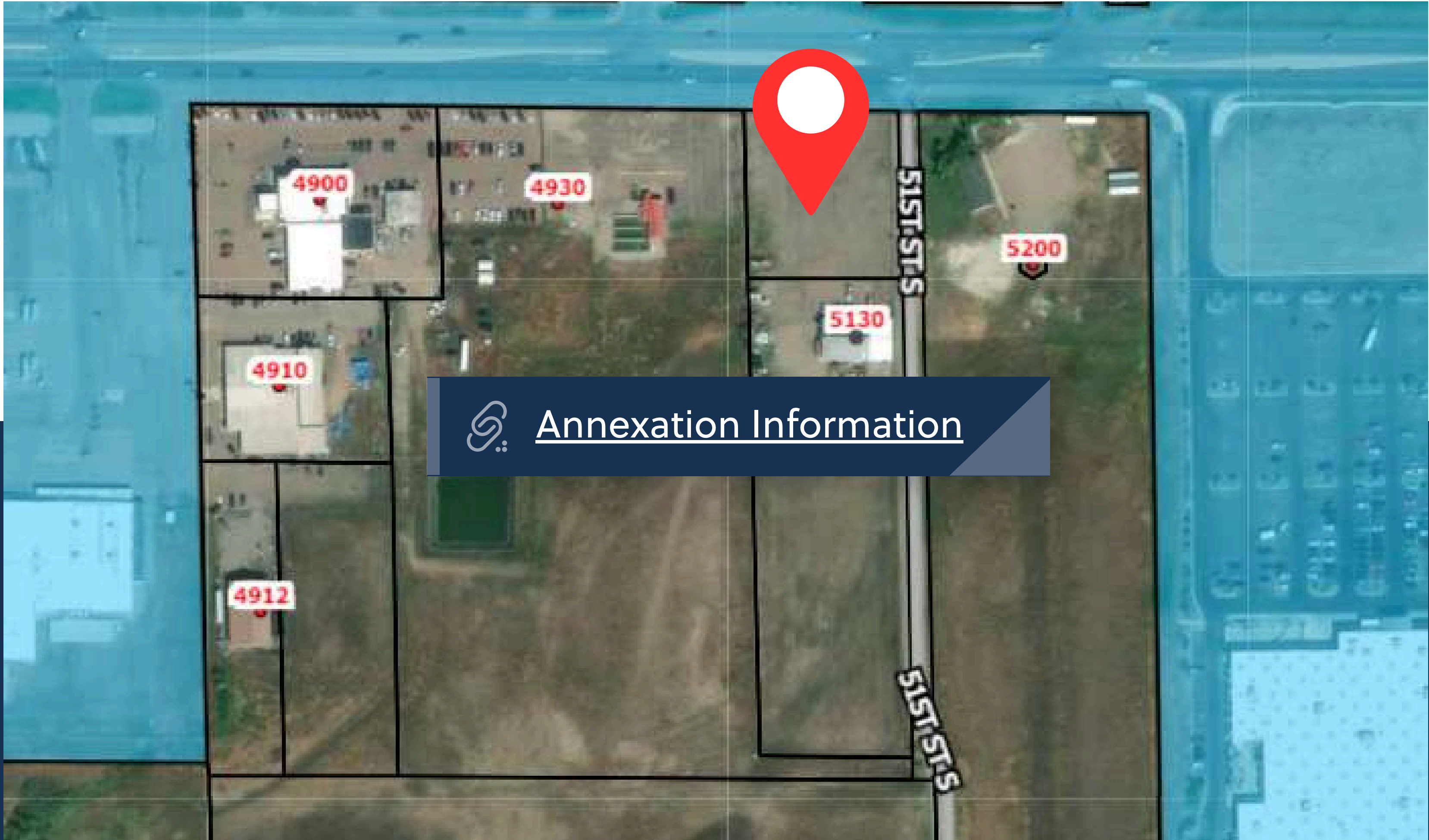
 Floodway

 CBRA

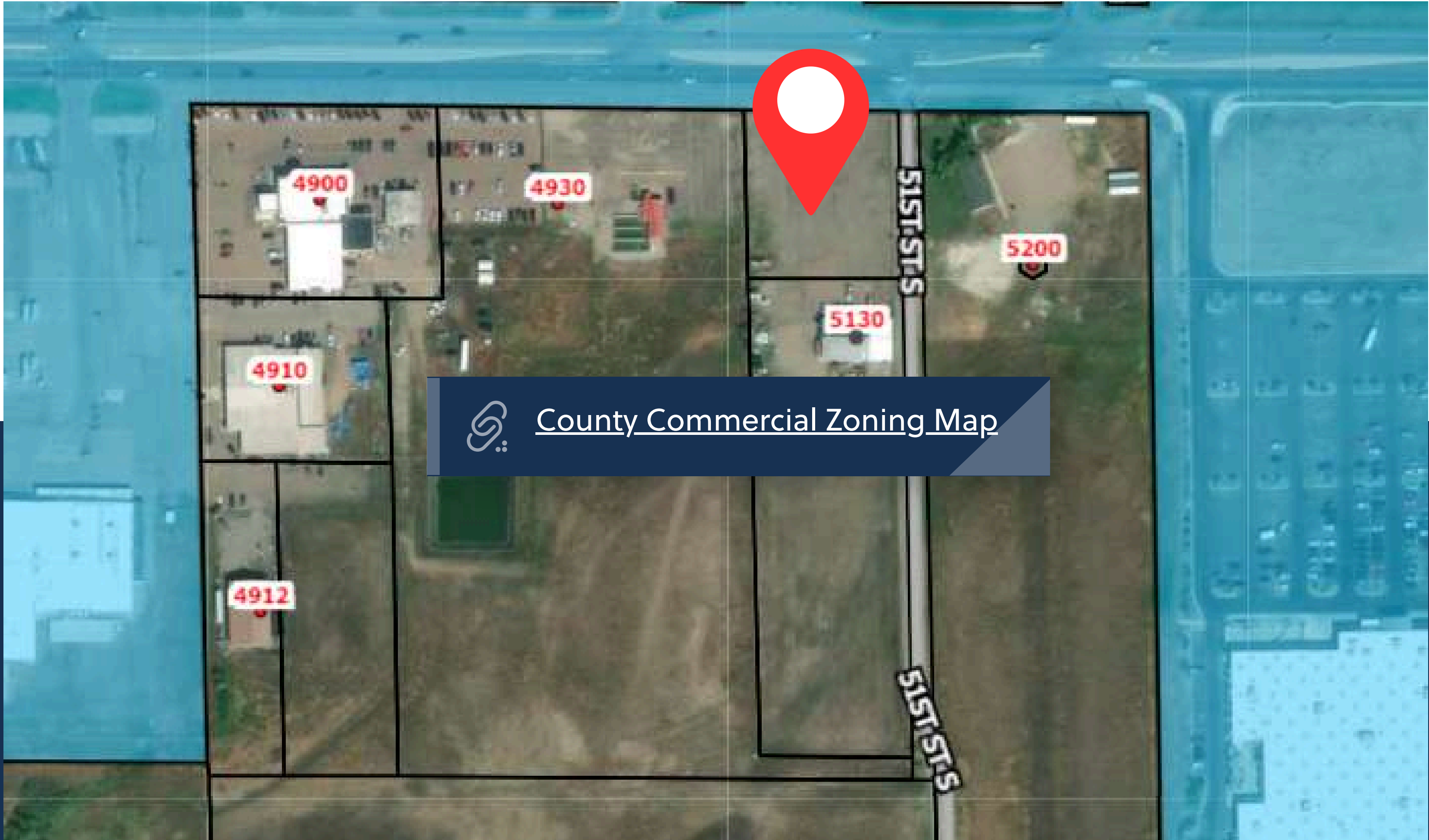




Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
85	Gerber silty clay loam, 0 to 4 percent slopes	0.7	100.0%
Totals for Area of Interest		0.7	100.0%



 Annexation Information



[County Commercial Zoning Map](#)

MARKET OVERVIEW



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Key Employers

Benefis Healthcare

Healthcare

DA Davidson Companies

Financial Services

Malmstrom Airforce Base

Military, Federal Government

ADF International

Manufacturing

Montana State University

Great Falls College of

Technology

Education

Aageson Farm

Agribusiness



AMENITIES

Affordable Cost of Living:

Great Falls boasts a cost of living that is nearly 20% lower than the national average, making it an attractive place for families and individuals looking to stretch their dollar further.

Proximity to Nature:

Located near the Missouri River and just a short drive from the stunning scenery of Glacier National Park, Great Falls offers endless outdoor recreational activities including fishing, hiking, and kayaking.

Rich Cultural Scene:

Great Falls is known for its vibrant arts scene, including the C.M. Russell Museum, the Paris Gibson Square Museum of Art, and frequent community events that celebrate the area's rich cultural heritage.

Excellent Educational Opportunities:

Great Falls boasts high-quality educational institutions, from top-rated public schools to higher education facilities like the University of Providence and Great Falls College MSU.

Accessible Healthcare:

The city hosts several well-equipped medical centers, including Benefis Health System, one of the state's largest hospitals, ensuring residents have access to excellent healthcare.

PEOPLE

Population of 60,000

Great Falls ranks as one of Montana's largest cities

Median Age 39 Years Old

The median age in the US is 39 demonstrating a mix of younger and older residents

26.8% Degreed

Bachelor's degree or higher

\$58,272 Median Household Income

Lower than Montana's median

33.8% Renters

13% of the adult population are Veterans

Driven by the nearby Maelstrom Air Force Base

Source: US Census Bureau

ACCESS

Great Falls Transit:

Provides comprehensive bus services within the city, offering convenient routes that cover major areas and attractions, catering to daily commuters and occasional riders alike.

Bicycle-Friendly Community:

Great Falls features several bike paths and lanes, promoting cycling as a viable and eco-friendly transportation option throughout the city.

Air Travel Connectivity:

Great Falls International Airport offers both commercial flights and general aviation services, connecting residents to major cities across the U.S. with multiple daily flights.

Highway Access:

Great Falls is well-connected by major highways, including Interstate 15 and U.S. Highway 87, facilitating easy regional travel and access to neighboring states.

Walkability:

The city's layout and infrastructure support a pedestrian-friendly environment in many areas, particularly downtown, making it convenient to walk for both leisure and commuting purposes.

ECONOMY

Diverse Economic Base:

Great Falls boasts a varied economic landscape, with key industries including healthcare, education, retail, and manufacturing, providing stability and resilience to economic shifts.

Growing Healthcare Sector:

Benefis Health System and the Great Falls Clinic serve as major employers and innovation hubs in healthcare, offering a wide range of services and continually expanding facilities.

Support for Small Businesses:

The Great Falls Development Authority actively supports entrepreneurship with resources for start-ups and expansions, fostering a nurturing environment for small businesses.

Strategic Location for Transportation and Trade:

Situated at the crossroads of several major highways and with access to Canadian markets, Great Falls is a strategic location for manufacturing and distribution industries.

Investment in Infrastructure:

Ongoing investments in infrastructure, including transportation and technology, ensure that Great Falls remains competitive and attractive for new businesses and industries looking to establish or expand their operations.

Brokerage and Marketing Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

Disclaimer

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