

Boundary lines are approximate



SterlingCRE
ADVISORS

Missoula Development Opportunity | 13+ Acres
5065 Expressway
Missoula, Montana

**Missoula Development
Opportunity | 13+ Acres**
5065 Expressway
Missoula, Montana

Presented by

Claire Matten, CCIM/SIOR

Claire@SterlingCREadvisors.com
406-360-3102

Kara Hogan

Kara.Hogan@SterlingCREadvisors.com
406-396-1176



SterlingCRE
ADVISORS



SterlingCRE Advisors is pleased to present a commercial land acquisition opportunity at 5065 Expressway in Missoula, Montana. Located in the path of growth, the property offers a wide variety of commercial uses on the site, including light industrial, distribution, and multifamily.

At 5065 Expressway, expansive new residential development meets a thriving industrial corridor. The area is home to several hotels and a popular brewery.

Expressway feeds directly into the bustling Reserve Street corridor, occupied by dozens of retailers, professional service providers, and restaurants. The Missoula International Airport lies 1.5 miles to the west.

Both Interstate 90 and Highway 10 West are within a five-minute drive of 5065 Expressway, which can accommodate a mixed-use community or industrial development.

Significant development work has been completed, including preliminary subdivision plans, a feasibility study, a geotechnical report, a plan for a condominium project on a portion of the site, and a completed and approved fill plan.

Several large developments are ongoing near the site, ultimately poised to bring expanded amenities to the community. Area demographics show 3,000+ employed professionals within one mile of the site, with an average household income of \$103,720 and a median home value of \$377,616.

The land includes a capped and buried fill area that could be used as a park, activity area, or green space. Some development restrictions exist for the fill area. Reference page 10 for fill map.

Offering Price \$6,250,000 (\$10.47/SF)

Parcel Size ±13.7 acres

Zoning M1 R-2; City of Missoula

GeoCode 04-2199-01-1-01-03-0000

Utilities City water and sewer



Located in an area experiencing rapid growth



Traffic count: ±8,356 average vehicles per day



Permissive zoning allows industrial, medical and multifamily uses



Shovel-ready site



Larger land parcels suitable for commercial development are rare in Missoula



Flexible M1 R-2 zoning allows for industrial, medical or multifamily uses



Access to Missoula water and sewer



Access to all utilities with three-phase power potential viable with an easement



Flat site requires limited grading to accommodate development



Convenient access to Interstate 90 and retail amenities



Desirable Hellgate Elementary School District location





1. Providence St Patrick Hospital
Medical campus including a hospital, emergency room and offices for a variety of specialists



2. Southgate Mall
Destination retail serving western Montana



3. University of Montana
Home to 10,000+ students



4. North Reserve Retail Corridor
Missoula's concentration of major retailers including Costco, Target, WalMart, Lowes and Home Depot



5. Downtown Missoula
A popular destination for residents and visitors alike with popular shops, restaurants, bars and hotels



6. Missoula International Airport
Nonstop service to 16 major U.S. cities, with service expansion ongoing

Tax Map



The material displayed on this page is informational and should be used for reference only. No reliance should be placed thereon without verification by the user. Missoula County does not warrant that the information is either complete or accurate. No representation, warranties or covenants of any kind are made by Missoula County. Before acting on the information contained on this page the user should consult original documents.



5065 EXPRESSWAY MISSOULA, MT 59808-5513

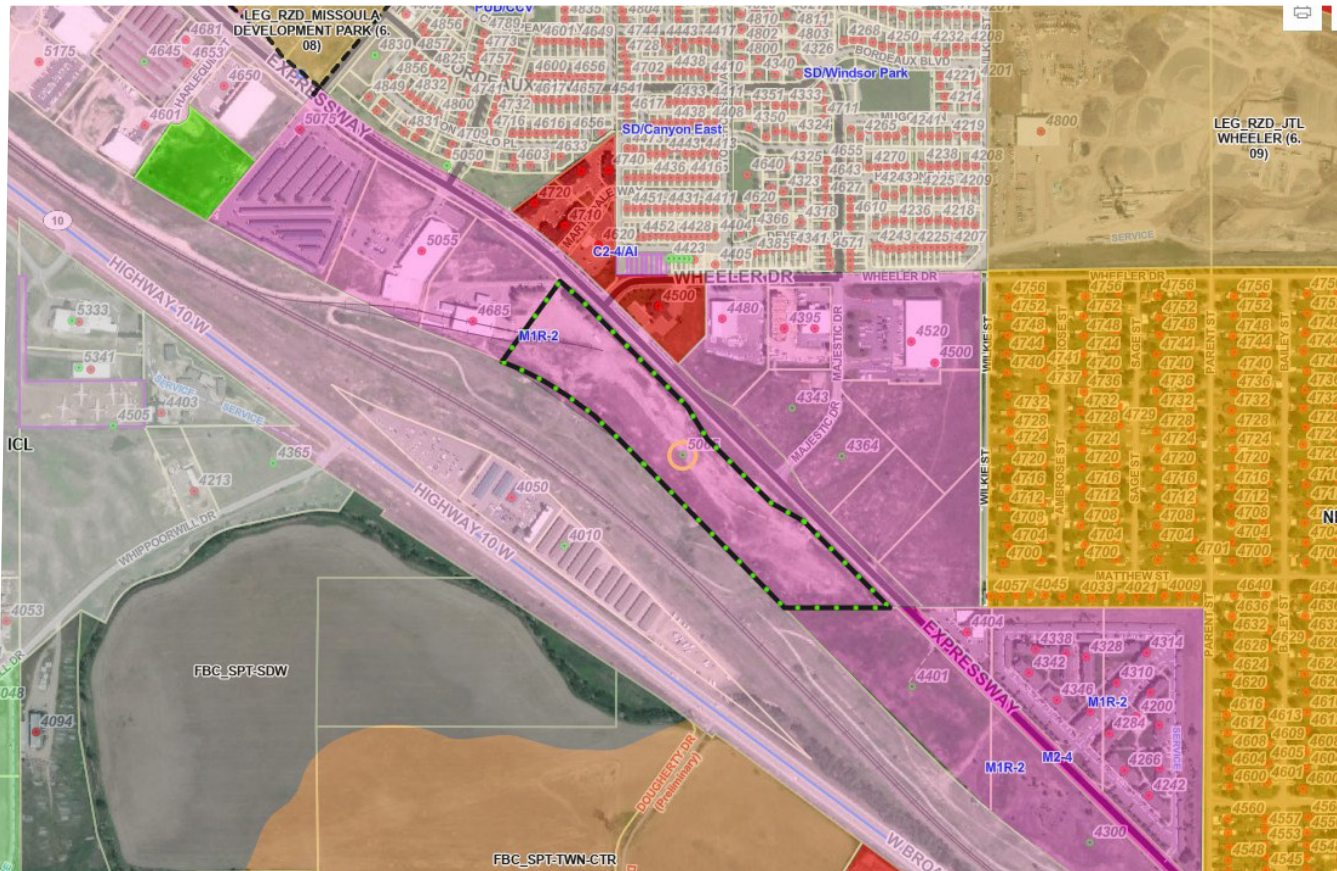
LOCATION ACCURACY: Excellent

Flood Zone Determination Report

Flood Zone Determination: **OUT**

COMMUNITY	30049	FIREL	1195E
FIREL DATE	July 06, 2019	MAP NUMBER	30063C1195E





About Missoula



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

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.



SterlingCRE
A D V I S O R S

Commercial Real Estate Services

SterlingCREadvisors.com

main: +1 406 203 4547 | email: info@sterlingcreadvisors.com