

# SALE

## RESIDENTIAL INFILL DEVELOPMENT LAND

112 N Grove St Missoula, MT 59804



Sale Price

**\$397,000**

### OFFERING SUMMARY

Lot Size:	29,926 SF / 0.687 Acres
Price / Acre:	\$577,869
MLS #:	30065334
Tax ID:	546709
Property Taxes:	\$1,666.23 (2025)
Sewer:	Private Septic (Public Available through Annex)
Water:	Private Well (Public Available through Annex)
Electricity:	Connected
Natural Gas:	Connected

### PROPERTY OVERVIEW

A strategically located infill site offering immediate development potential under existing county zoning, with a clear and achievable pathway to higher density through annexation and adoption of the City's modernized zoning standards. This 0.687-acre infill parcel is well-positioned for near-term residential development. Under current county zoning (Residential Medium, 5–11 units per acre), the site supports a conceptual yield of up to 7 single-family residential units, subject to final design and approvals within transition 'grace' period (by approx. early July), allowing developers to select whether their project is reviewed under the old or new code.

The primary opportunity to enhance density and overall project returns lies in annexation into the City of Missoula, typically triggered upon connection to public water/sewer located in the street. Upon annexation, the property aligns with the City's 2045 Land Use Plan and Growth Policy, designated Urban Residential Low. Under the City's updated zoning framework, annexation would place the property within U-R1 or U-R2 districts, which no longer impose a strict maximum unit cap. This zoning reform allows for increased density potential, subject to site design, infrastructure capacity, and City approval—creating meaningful upside for developers who can deliver a well-planned, code-compliant residential layout.

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# ZONING

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### CURRENT COUNTY ZONING LAND USE:

Residential Medium (5-11 units/acre) - Conceptual yield of up to 7 single-family units subject to design and approval. A compelling infill opportunity, to develop plan and submit or review (by approx. July) under existing county zoning or higher-density residential concept under the city's modernized land use regulations.

### ANNEXATION UPSIDE

- Connection to public city ware/sewer in the street typically triggers annexation into the City of Missoula
- Annexation unlocks access to the City's updated zoning framework.

### NEW ZONING - CITY GROWTH POLICY

#### • MISSOULA 2045 LAND USE PLAN ALIGNMENT:

- Designated Urban Residential Low Place Type
- Upon annexation, zoning anticipated to be U-R1 / U-R2

### ZONING REFORM ADVANTAGE

- No fixed maximum unit cap under U-R1 / U-R2 zoning
- Density driven by site design, infrastructure capacity, and city planner approval
- Opportunity to increase unit count and enhance returns.



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# SITE

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# MAPS

## RESIDENTIAL INFILL DEVELOPMENT LAND

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AERIAL MAP



PUBLIC CITY SEWER/WATER MAP - CONNECTION IN GROVE STREET

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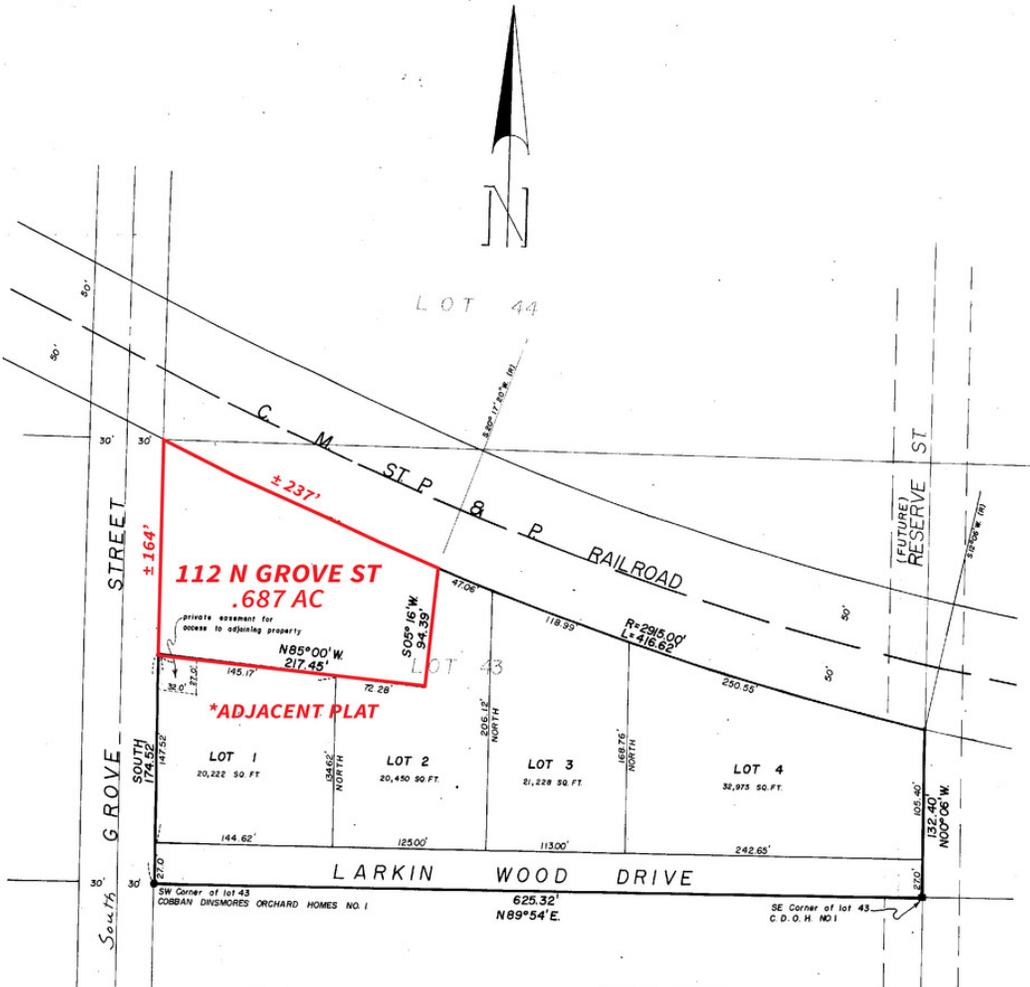
# SURVEY

## RESIDENTIAL INFILL DEVELOPMENT LAND

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### LARKIN WOOD ADDITION

A SUPPLEMENT OF LOT 43 IN  
COBBAN AND DINSMORE'S ORCHARD HOMES NO. 1  
MISSOULA, MONTANA



No. Larkin Wood  
we have caused to be surveyed, and accompanying plat and certificate is  
A tract of land located in Lot  
County, Montana, and more parts  
Beginning at the Southeast Corner  
along the east boundary of said  
and road and a point on a north  
Northwesterly along said railroad  
a radius of 225.00 ft., a distance  
S. 27° 17' 30" W. 111.00 ft.; thence S. 05  
thence South 17° 30' E. to the  
Int. 1), a distance of 62.32 ft.  
Contains 2.56 acres more or less  
Further that the above named is  
property, and professional charge  
In witness whereof, we have here

STATE OF MONTANA  
COUNTY OF MISSOULA  
I, the undersigned, Paul J. Ward,  
on the accompanying plat in Lot 43 of C  
No. 112 as LARKIN WOOD ADDITION, and if  
reminders of Chapter 6, Title 11, of t  
DATE OF RECORDING  
COUNTY OF MISSOULA  
Subscribed and sworn to before me this  
DATE  
COUNTY OF MISSOULA

STATE OF MONTANA  
COUNTY OF MISSOULA  
I, the undersigned, Paul J. Ward,  
on the accompanying plat in Lot 43 of C  
No. 112 as LARKIN WOOD ADDITION, and if  
reminders of Chapter 6, Title 11, of t  
DATE OF RECORDING  
COUNTY OF MISSOULA  
Subscribed and sworn to before me this  
DATE  
COUNTY OF MISSOULA

Recorded this 12th day of July  
being the 12th day of July 1965  
that it is in the public interest that  
that the same be incorporated into the  
addition on this date.  
DATE July 12, 1965

LEGEND  
IRON PIN IN CONCRETE (FOUND)  
IRON PIPE (FOUND)  
Iron pins set at all lot corners  
SCALE 1" = 50'

LOT	STREET	NUMBER
1	GROVE ST	104
1	LARKIN WOOD DR	2530
2	"	2520
3	"	2510
4	"	2504
4	RESERVE ST	105

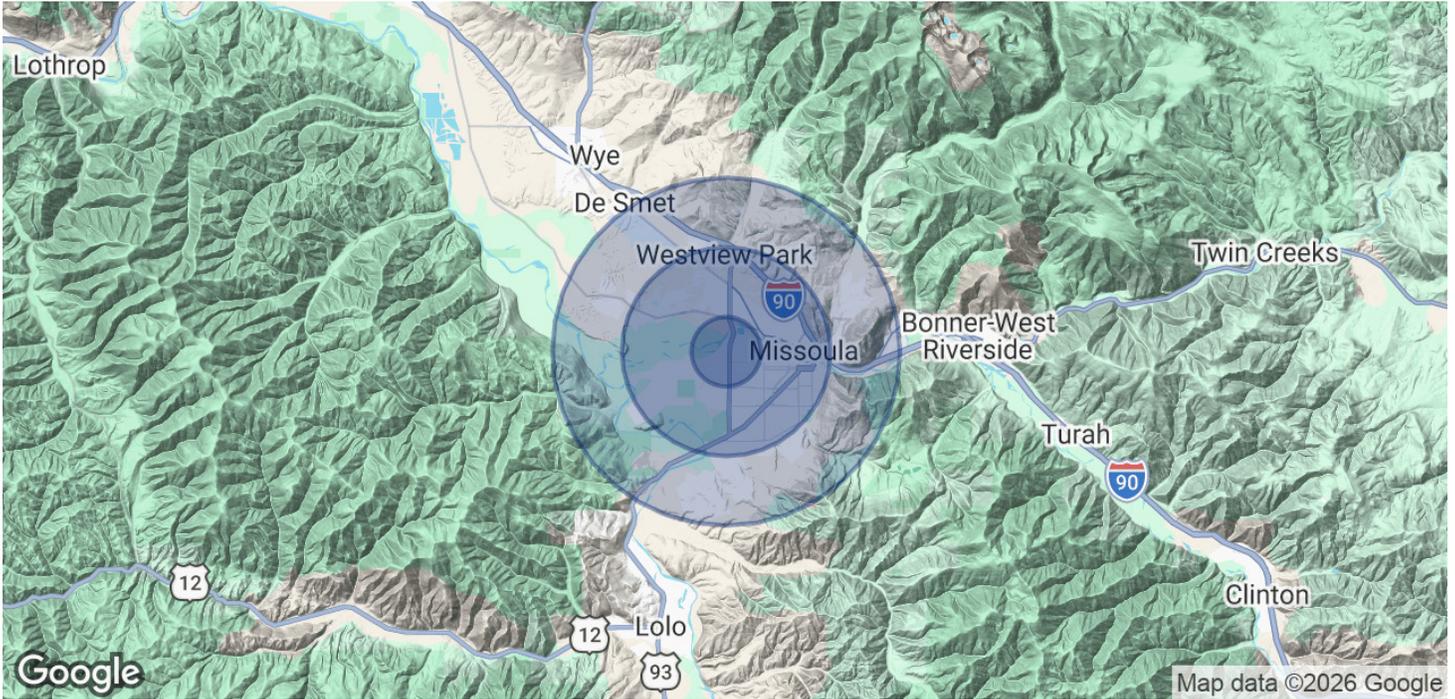
I received and filed this instrument for  
record on the 12th day of July 1965  
at 12:00 o'clock P.M. before me  
of Missoula County, State of Montana  
Witness my hand  
Vernon E. Cryan, County Register  
By *[Signature]* Deputy  
Per *[Signature]* Clerk

This Plat filed with  
Sanitary Restr. 4 m.  
According to Chap 6, 98  
Montana Statute Book 1931  
made of filing July 12, 1965

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### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,046	62,026	88,173
Average Age	40	39	40
Average Age (Male)	39	38	39
Average Age (Female)	41	40	41

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,149	28,644	38,974
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$82,476	\$89,968	\$105,649
Average House Value	\$414,057	\$453,688	\$493,596

*Demographics data derived from AlphaMap*

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# TEAM

## RESIDENTIAL INFILL DEVELOPMENT LAND

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### KELSEY WARD

Sales Associate

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MT #RRE-RBS-LIC-127781



### KATIE WARD

Broker / Owner

**Direct:** (406) 596-4000  
katieward@cbcmt.com

MT #RRE-BRO-LIC-10522

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