



**E EAGEN**  
**REAL ESTATE**  
COMMERCIAL | RESIDENTIAL | INVESTMENT

**\$4,250,000**  
**Prime**  
**Restaurant**  
**Property**

Missoula, MT

Presented By:

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# Property Information

## Section 1





## PROPERTY DESCRIPTION

Prime Commercial Property for Sale: Property currently operates an Applebee's at this location. This exceptional commercial property, operating as an Applebee's restaurant, presents a unique investment opportunity in Missoula, Montana. The sale includes the building, land, and a coveted City of Missoula All Beverage License with a Gaming Endorsement. (Applebee's business is not for sale). Situated in a high-traffic area, this property benefits from excellent visibility and accessibility. It is located in close proximity to the Miller Creek neighborhood, Walmart, Albertson's, South Gate Mall, Cabella's, and a variety of consumer retail businesses. This vibrant commercial hub ensures a steady flow of potential customers, making it an ideal location for a restaurant or other retail ventures. High Traffic Volume: The property experiences a daily traffic count of 34,381, offering significant exposure. Strong Demographics: Located near well-established residential and commercial areas, including the Miller Creek neighborhood. Established Area: Surrounded by major retailers and a mix of local businesses, ensuring a constant stream of visitors. The property comes with a valuable liquor license and gaming endorsement, enhancing its revenue potential. MLS #30028502

REPRESENTATIVE

## OFFERING SUMMARY

Sale Price:	\$4,250,000
Lot Size:	1.598 Acres
Building Size:	6,129 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	2.5 MILES
Total Households	241	1,950	14,760
Total Population	621	4,851	35,174
Average HH Income	\$128,223	\$114,177	\$112,007



## LOCATION DESCRIPTION

Missoula is Montana's vibrant cultural and economic center, blending small-town charm with a dynamic, forward-thinking community. As home to the University of Montana, the city benefits from a steady influx of students, professionals, and entrepreneurs who contribute to its innovative spirit. Missoula's strong local economy is fueled by a diverse mix of industries, including education, healthcare, technology, and outdoor recreation, making it a resilient and attractive market for investment.

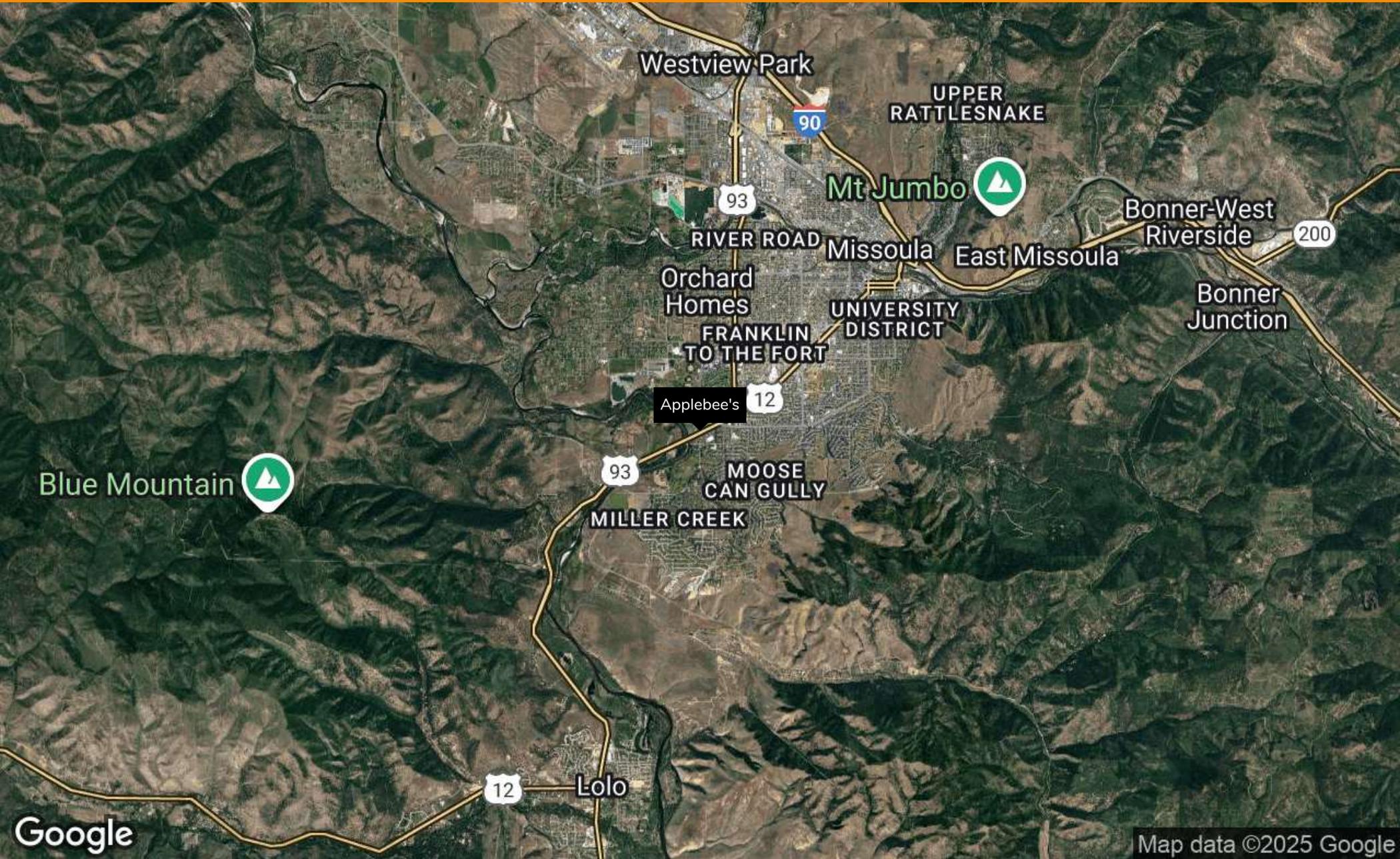
Surrounded by breathtaking natural landscapes, Missoula offers an unmatched quality of life with access to world-class outdoor recreation, a thriving arts and music scene, and a strong sense of community. The city's commitment to sustainable growth, walkable neighborhoods, and local businesses has positioned it as one of the most desirable places to live, work, and invest in the Northwest.

# Location Information

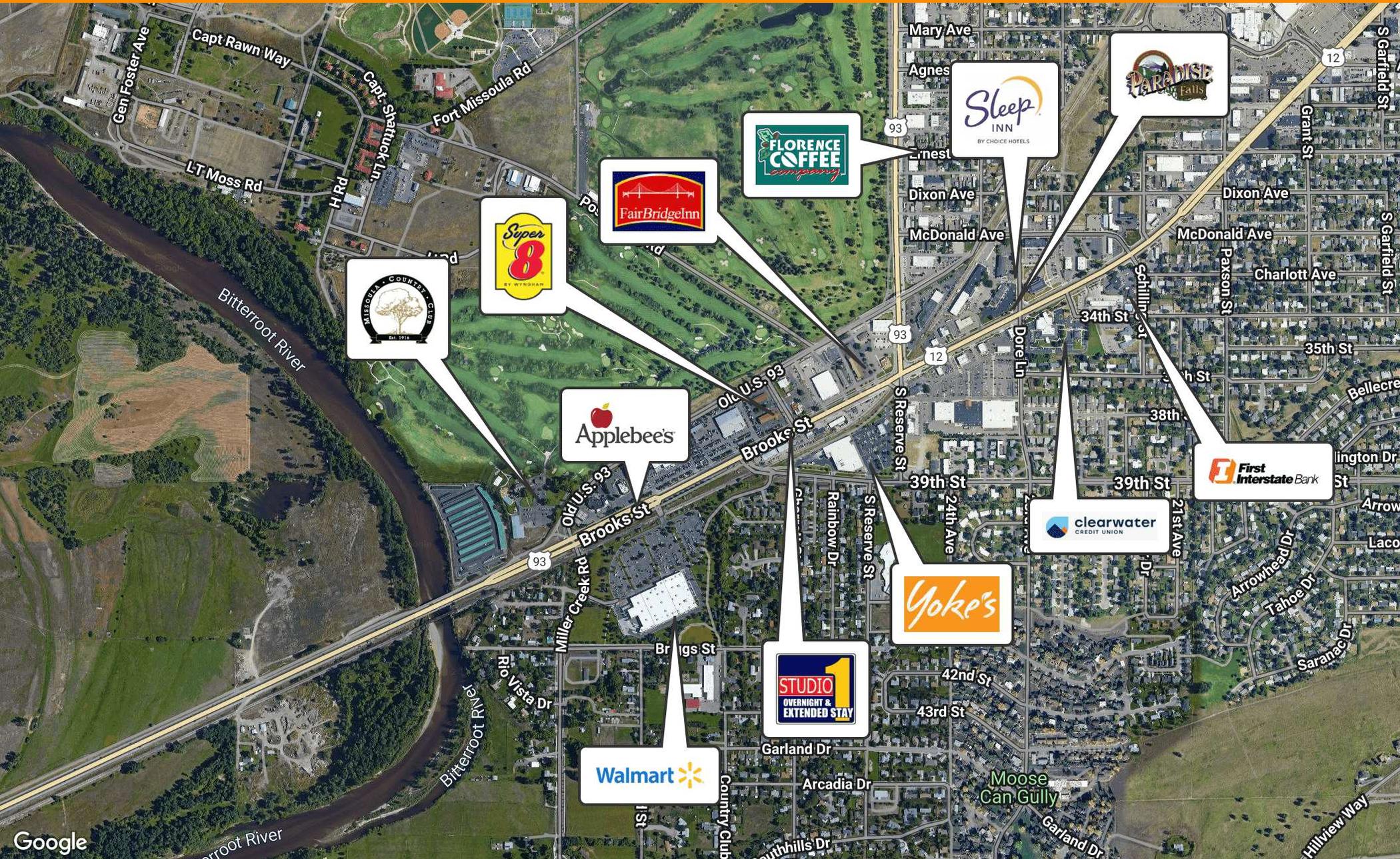
## Section 2



# REGIONAL MAP



# AERIAL MAP





# AREA ANALYTICS

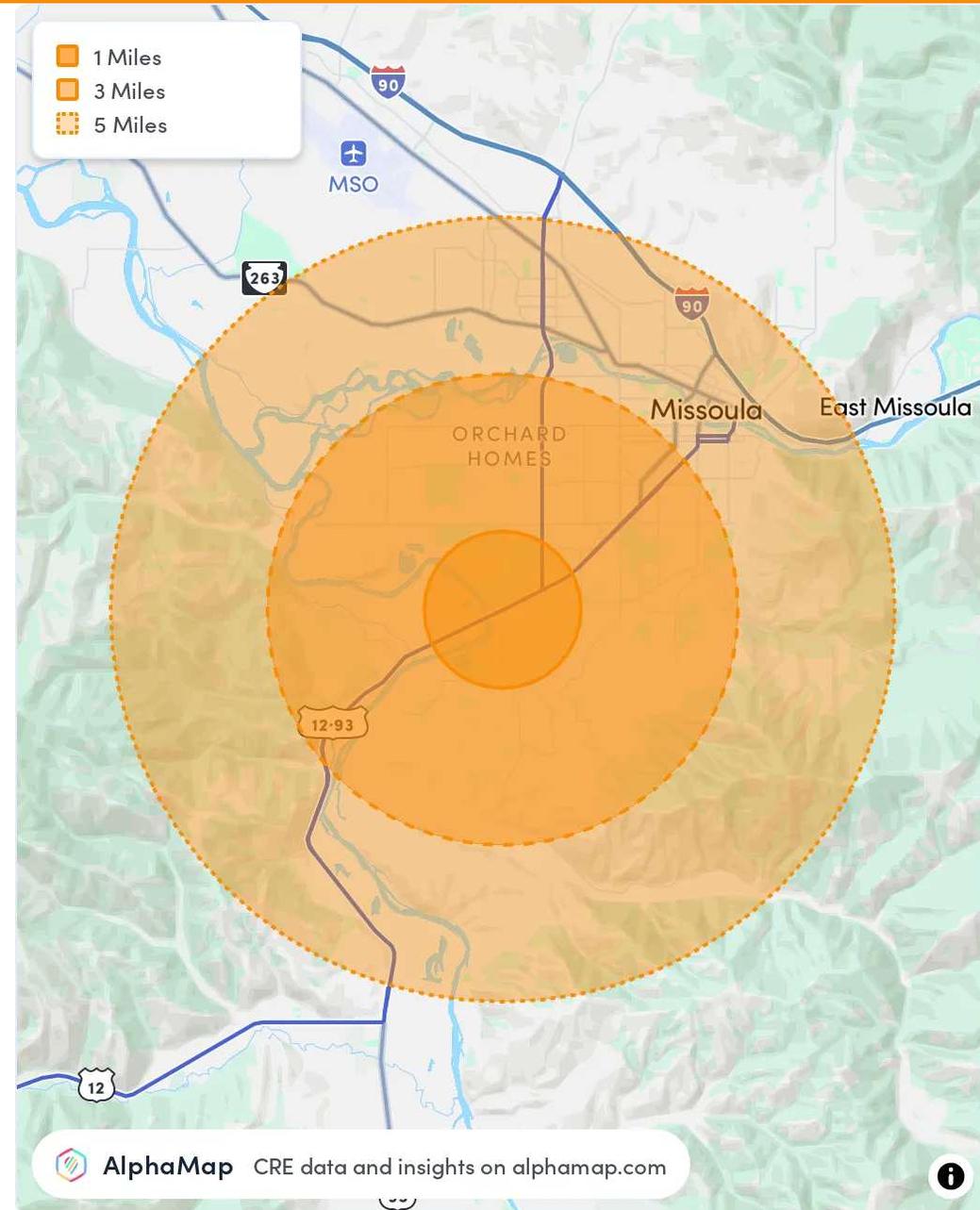
## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,851	47,827	81,790
Average Age	42	40	40
Average Age (Male)	41	39	39
Average Age (Female)	44	41	40

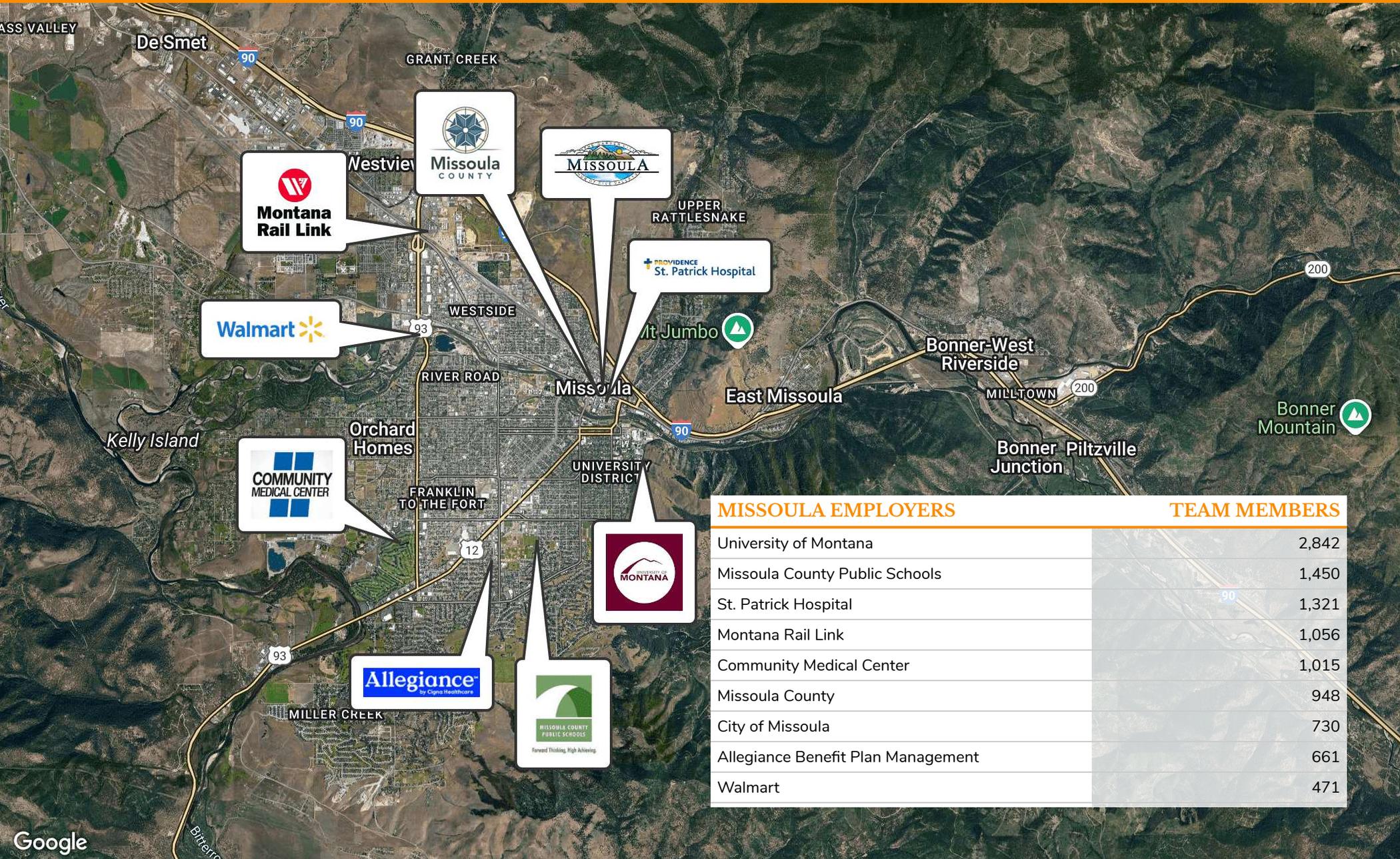
## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,950	20,479	36,292
Persons per HH	2.5	2.3	2.3
Average HH Income	\$114,177	\$106,006	\$100,344
Average House Value	\$481,196	\$482,728	\$481,875
Per Capita Income	\$45,670	\$46,089	\$43,627

Map and demographics data derived from AlphaMap



# MISSOULA EMPLOYERS



MISSOULA EMPLOYERS	TEAM MEMBERS
University of Montana	2,842
Missoula County Public Schools	1,450
St. Patrick Hospital	1,321
Montana Rail Link	1,056
Community Medical Center	1,015
Missoula County	948
City of Missoula	730
Allegiance Benefit Plan Management	661
Walmart	471

# Advisor Bios

Section 3





## JESSIE EAGEN

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### PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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