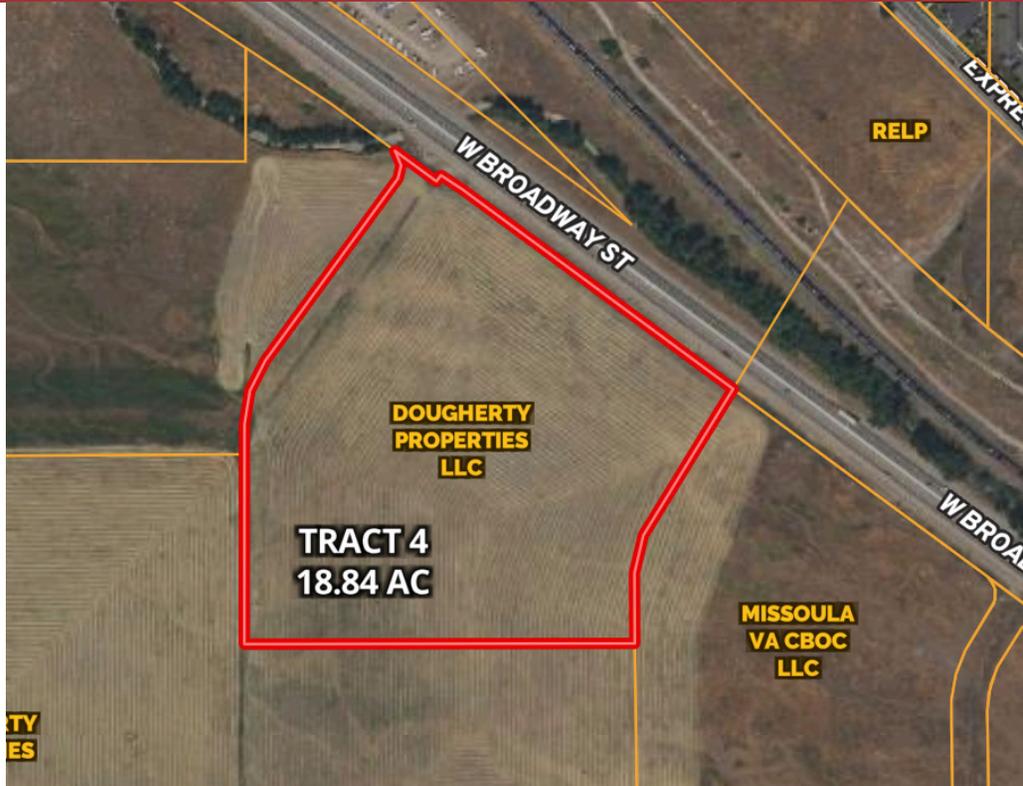


Mixed Use Development Property FOR SALE - 18.84 acres



Dougherty Ranch -Tract 4 / MISSOULA, MT
\$4,924,022.00



Katie L. Ward
Commercial Real Estate Broker
c: (406) 596-4000
Katie@PureWestMT.com





Table of Contents

Transect Zone Map.....	3
City Sewer & Water Map.....	4
Property Overview.....	5
Floodplain Map.....	6
Form Based Code Description.....	7
Certificate of Survey.....	8



TRANSECT ZONE MAP



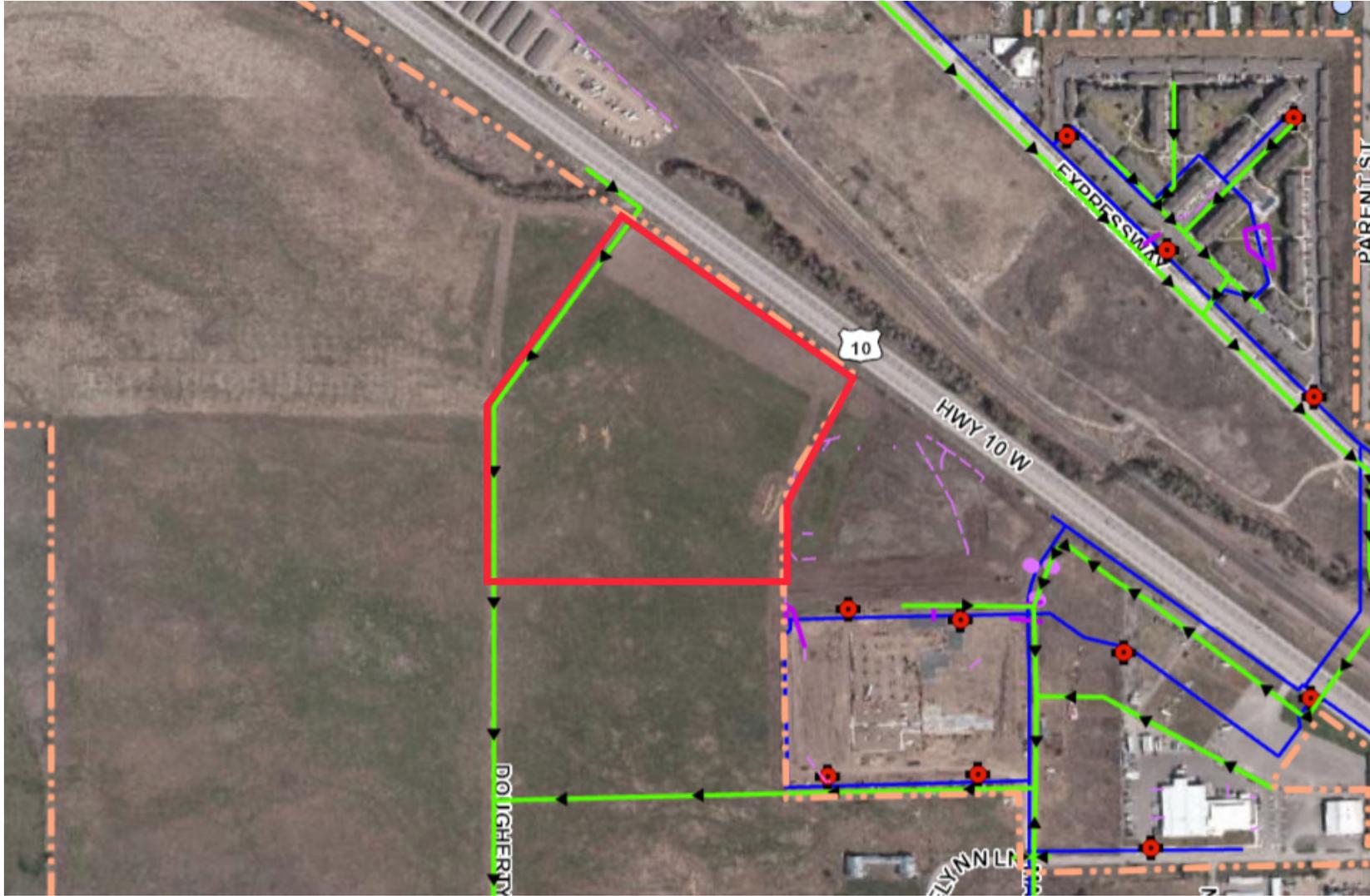
LEGEND

ZONING HATCH LEGEND

- T5 Mixed Use Core
- T4-O Neighborhood Center - Open
- T4-R Neighborhood Center - Restricted
- T3 Neighborhood Edge
- T2 Rural
- T1 Natural
- Civic - Open Space
- Civic - Building
- SD - Special District Industrial



CITY SEWER & WATER MAP



GREEN LINES ARE
EXISTING SEWER

BLUE LINES ARE
EXISTING WATER

PEACH DOTTED
LINES ARE CITY
LIMITS



OVERVIEW:

Dougherty Ranch 18.84 Ac Tract in the path of development. See docs for permitted uses in Form Based Code and other pertinent information.

George Elmer, a 90' +/- wide main commuter road will pass through property similar to page three map. Zoom or in-person meeting recommended for overview of property.

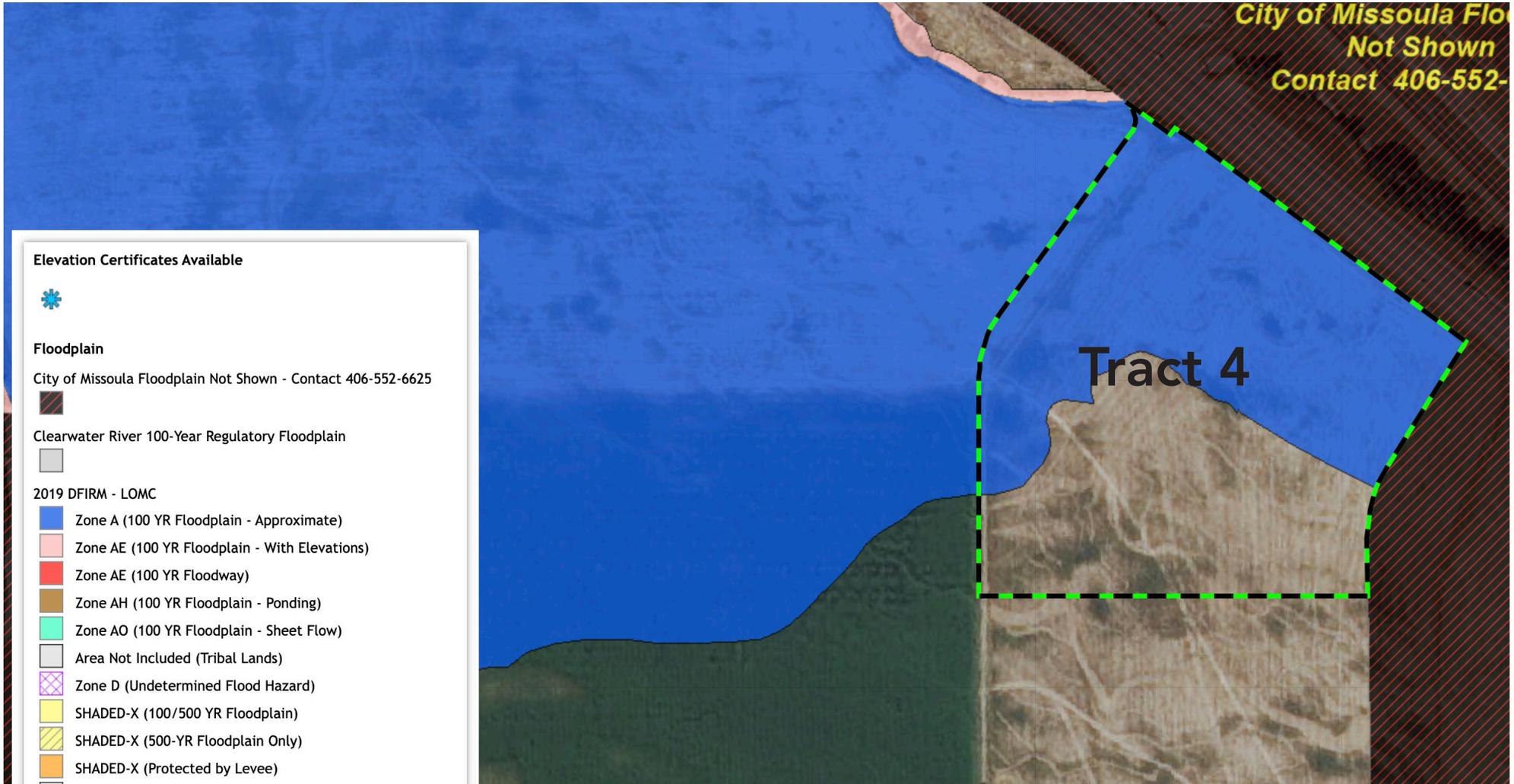
HIGHLIGHTS:

GEOCODE:	04-2200-06-3-01-02-0000
ZONING:	TWN-CTR
LEGAL DESCRIPTION:	S06, T13 N, R19 W, C.O.S. 6758, PARCEL 4, ACRES 18.84
TAX ID:	514508
PROPERTY TAXES:	\$2,636.16

EASY ACCESS TO:

5 minutes to Missoula Airport

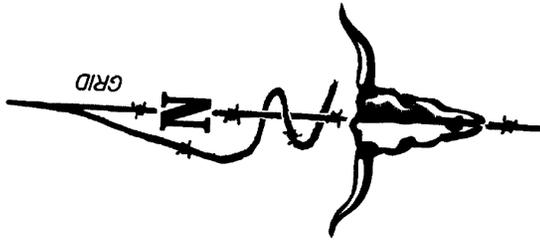
10 minutes to Downtown Missoula



ARPA Grant and coordination in process to remove floodplain designation. Estimated completion fall 2025.



CERTIFICATE OF SURVEY

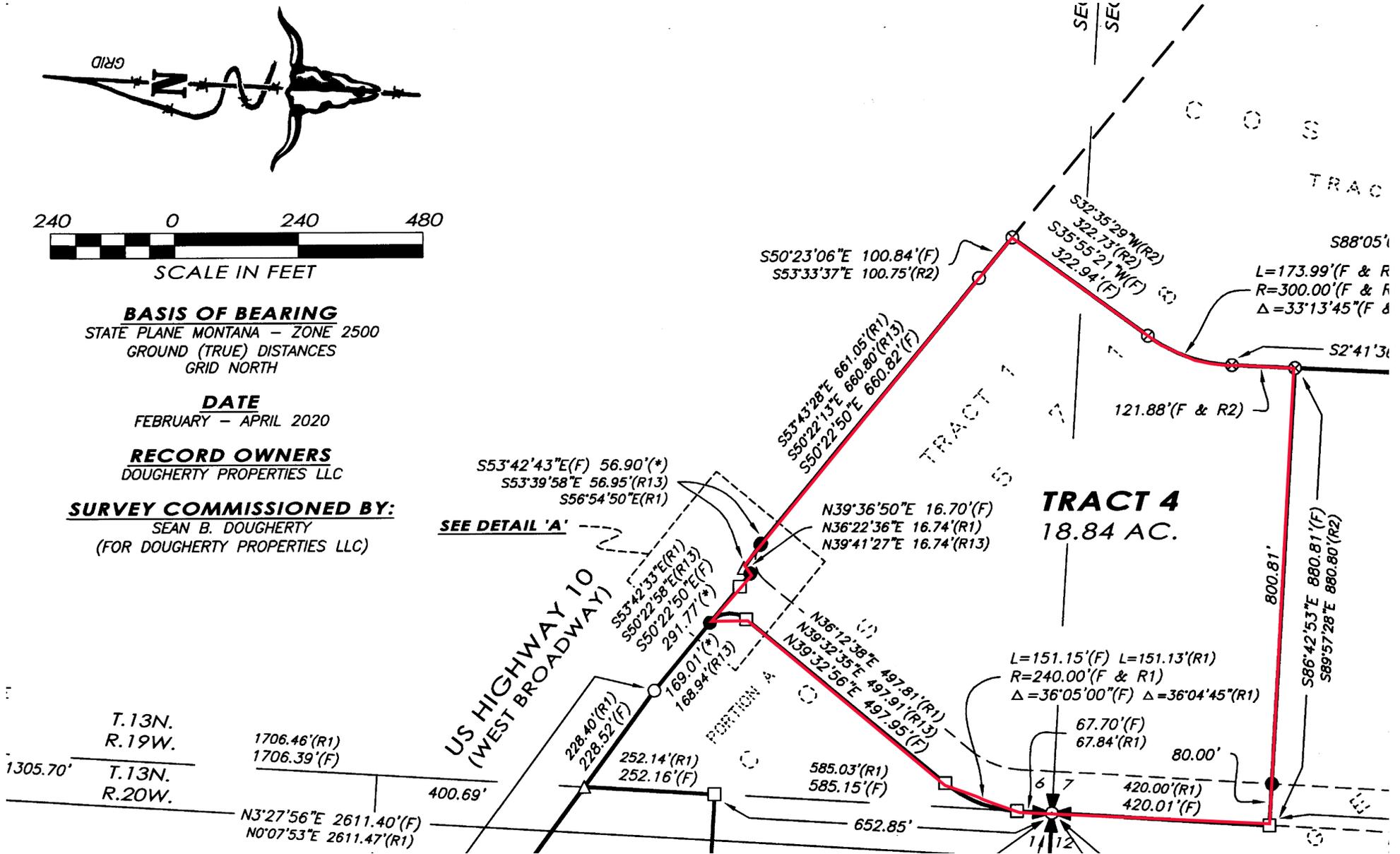


BASIS OF BEARING
STATE PLANE MONTANA - ZONE 2500
GROUND (TRUE) DISTANCES
GRID NORTH

DATE
FEBRUARY - APRIL 2020

RECORD OWNERS
DOUGHERTY PROPERTIES LLC

SURVEY COMMISSIONED BY:
SEAN B. DOUGHERTY
(FOR DOUGHERTY PROPERTIES LLC)





Katie L. Ward

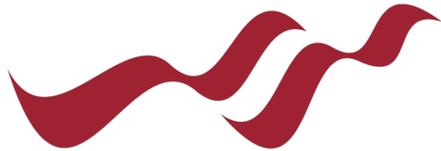
Broker

Commercial & Development Specialist

Direct: 406-596-4000

[mail to: Katie@PurewestMT.com](mailto:Katie@PurewestMT.com)

www.PropertyInMontana.com



PureWest
REAL ESTATE
COMMERCIAL

PureWestRealEstate.com

All information contained herein is derived from sources deemed reliable, however, is not guaranteed by Pure Real Estate, LLC., Managing Brokers, Agents or Sellers. Offering is subject to error, omissions, prior sales, price change or withdrawal without notice and approval of purchase by Seller. We urge independent verification of each and every item submitted, to the satisfaction of any prospective purchaser.

RELATIONSHIPS *for* **LIFE.**