



SterlingCRE

Offering Brochure

# Hotel & Retail Land Near N Reserve

Missoula, MT | 5.13ac | Zoned C2-4

Presented by  
Matt Mellott, CCIM/SIOR  
Matt@SterlingCREadvisors.com



5.13 Acres

N Reserve St

Expressway



SterlingCRE  
ADVISORS

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# Executive Summary

SterlingCRE is pleased to present a rare land development opportunity along “Hotel Alley” in Missoula -- North Reserve St. This ±5.13 acre (±3.00 usable) site is ready for hotel, retail, medical office or multifamily developments that benefit from its close proximity to Missoula’s Big Box stores, hospitality operations, restaurants and breweries. This parcel is located less than 0.5 miles from the North Reserve and I-90 Interchange. Access to the site is via an easement to Expressway and direct access to Schramm Street. Additionally, the property has frontage along Grant Creek.

The site has permissive commercial zoning (City of Missoula, C2-4) and access to all utilities.

**Offered At:**  
**\$2,850,000**

## Interactive Links



[Link to Listing](#)



[Street View](#)

<b>Address</b>	TBD Schramm Street, Missoula, MT
<b>Purchase Price</b>	\$2,850,000
<b>Property Type</b>	Commercial Land
<b>Total Acreage</b>	±5.13 Acres / ±3.00 usable (±223,463 SF) / (130,680 SF)
<b>Price per Square Foot</b>	\$12.75 Total / \$21.81 usable

# PROPERTY DETAILS



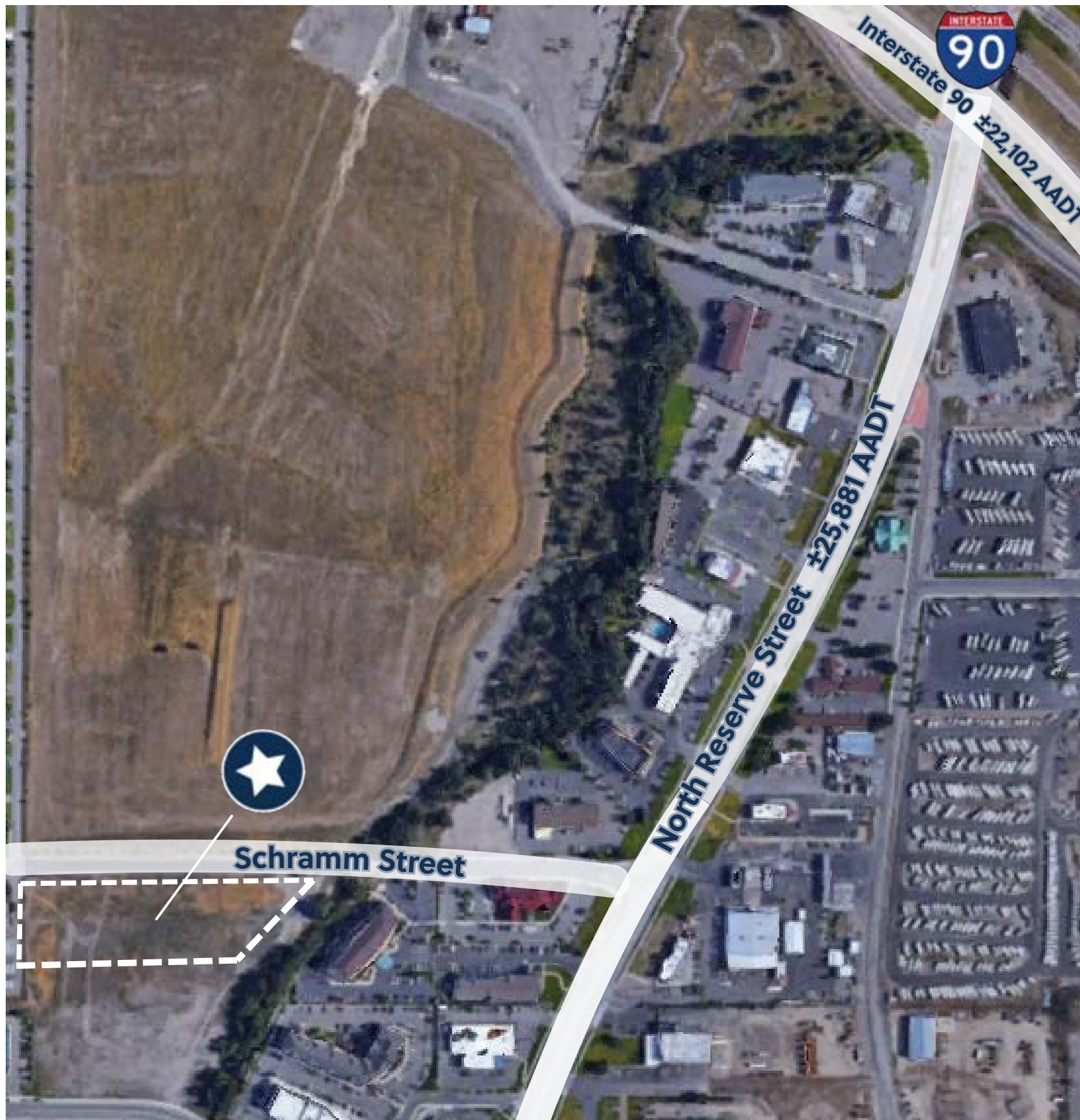
SterlingCRE

# TBD SCHRAMM STREET

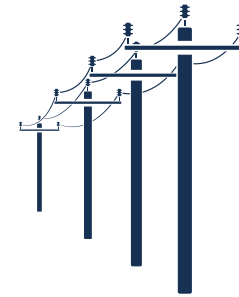
\$2,850,000

<b>Property Type</b>	Land
<b>Type</b>	Commercial / Retail / Hospitality / Multifamily
<b>Total Acreage</b>	±5.13 acres / ±3.00 usable (±223,463 SF)
<b>Utilities</b>	City of Missoula Water; Sewer; Broadband
<b>Access</b>	Via Expressway or Schramm St
<b>Zoning</b>	Community Commercial (C2-4) - City Zoning
<b>Geocode</b>	04-2200-06-1-01-13-0000
<b>Traffic Count</b>	±25,881 (AADT 2022) North Reserve Street
<b>Interstate Proximity</b>	±0.50 miles to I-90 Interchange
<b>Visibility</b>	Elevated signage likely visible to N Reserve





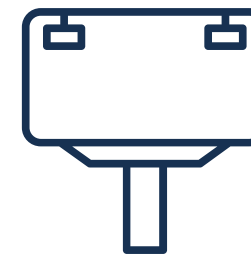
±0.25 miles from I-90 / N Reserve St interchange; 6 minutes from downtown Missoula via I-90



City of Missoula water & sewer;  
Power & broadband available



Community Commercial Zoning C2-4  
City of Missoula



Elevated Sign on site likely visible to  
N Reserve St and its 25,881 AADT



Flat topography with soils optimal for  
construction



Boundary Lines Approximate



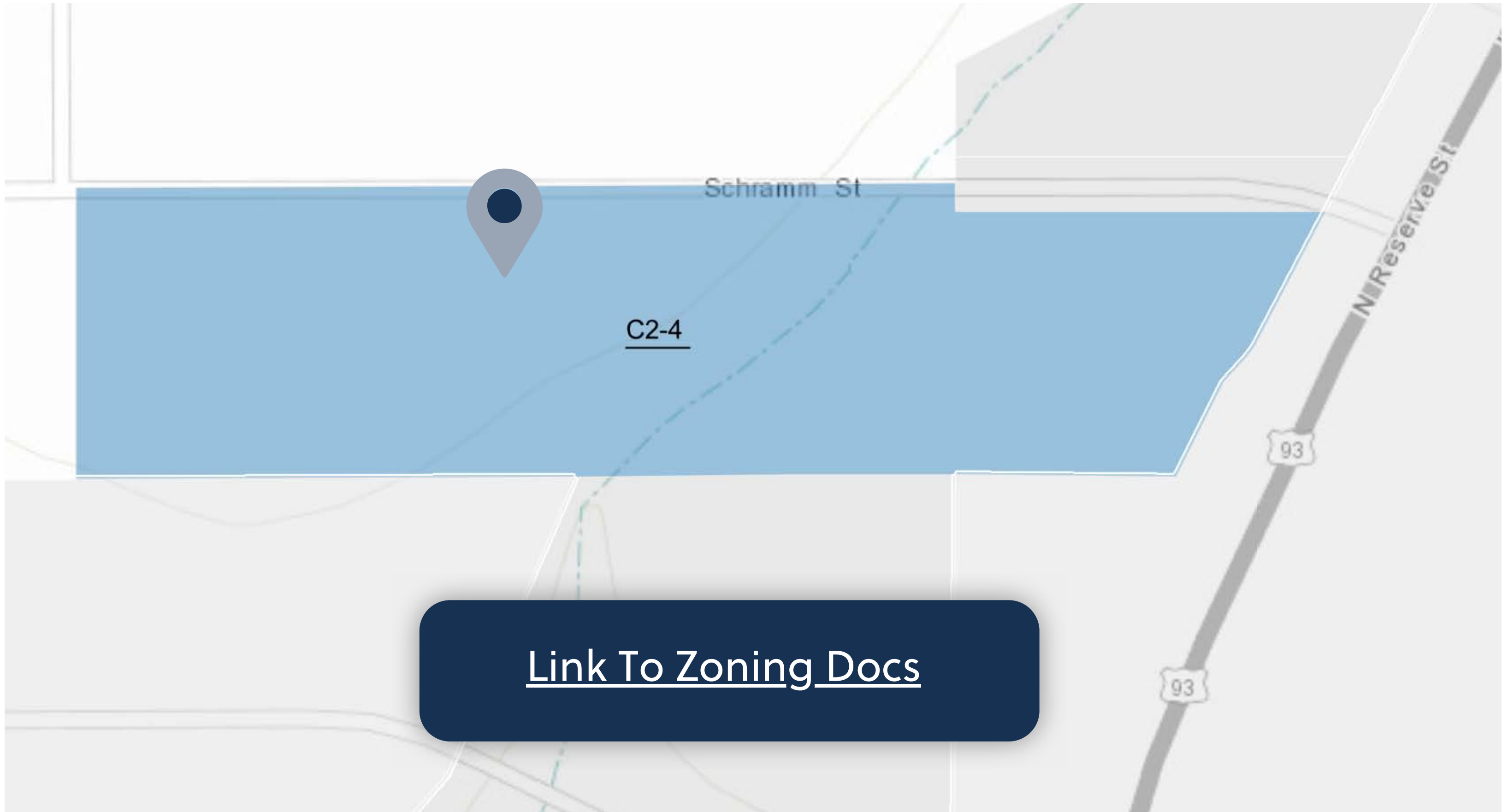
Retailer Map



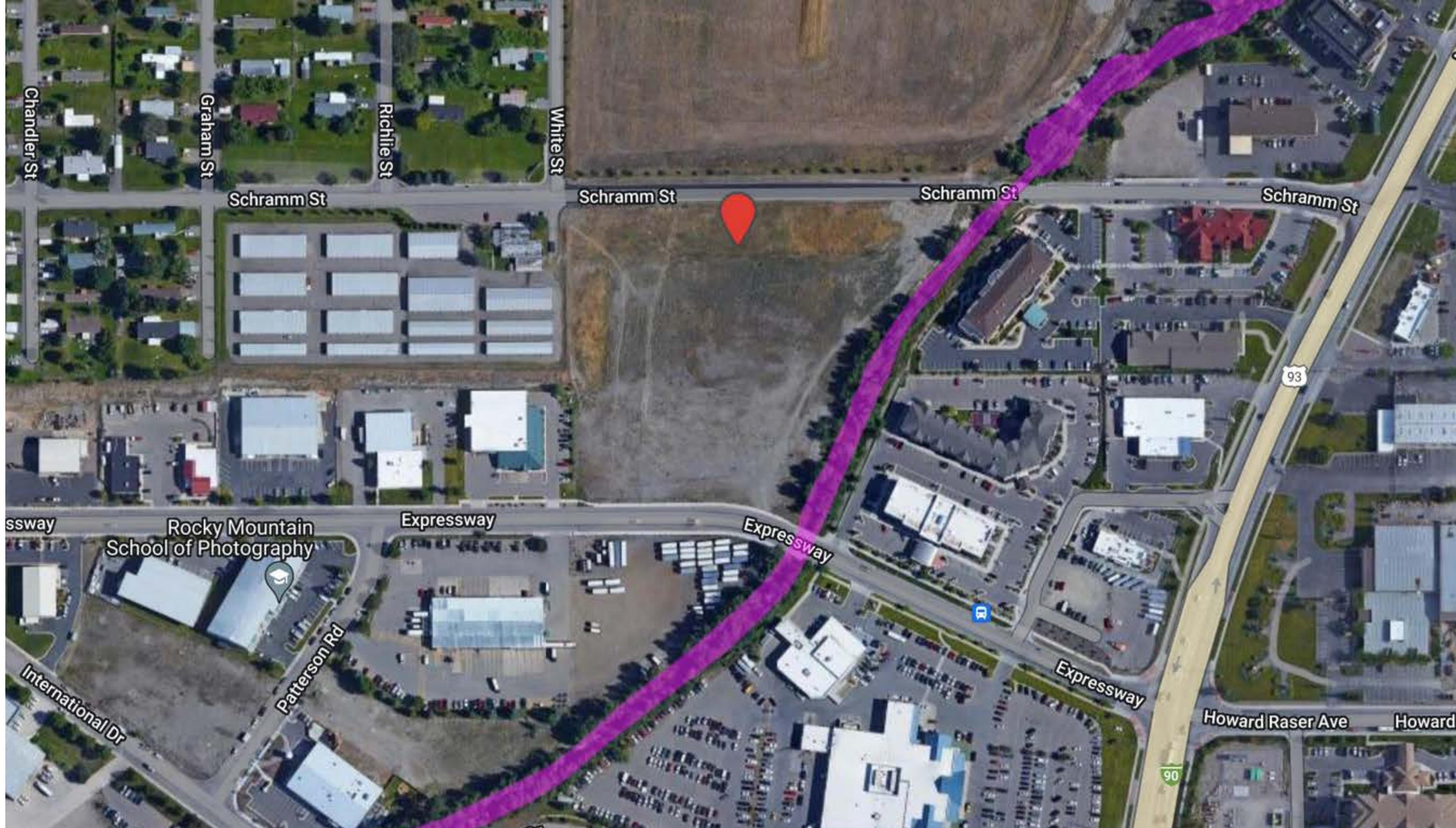


Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
72	Moiese gravelly loam, 0 to 2 percent slopes	16.6	94.4%
88	Pits, gravel	1.0	5.6%
<b>Totals for Area of Interest</b>		<b>17.5</b>	<b>100.0%</b>





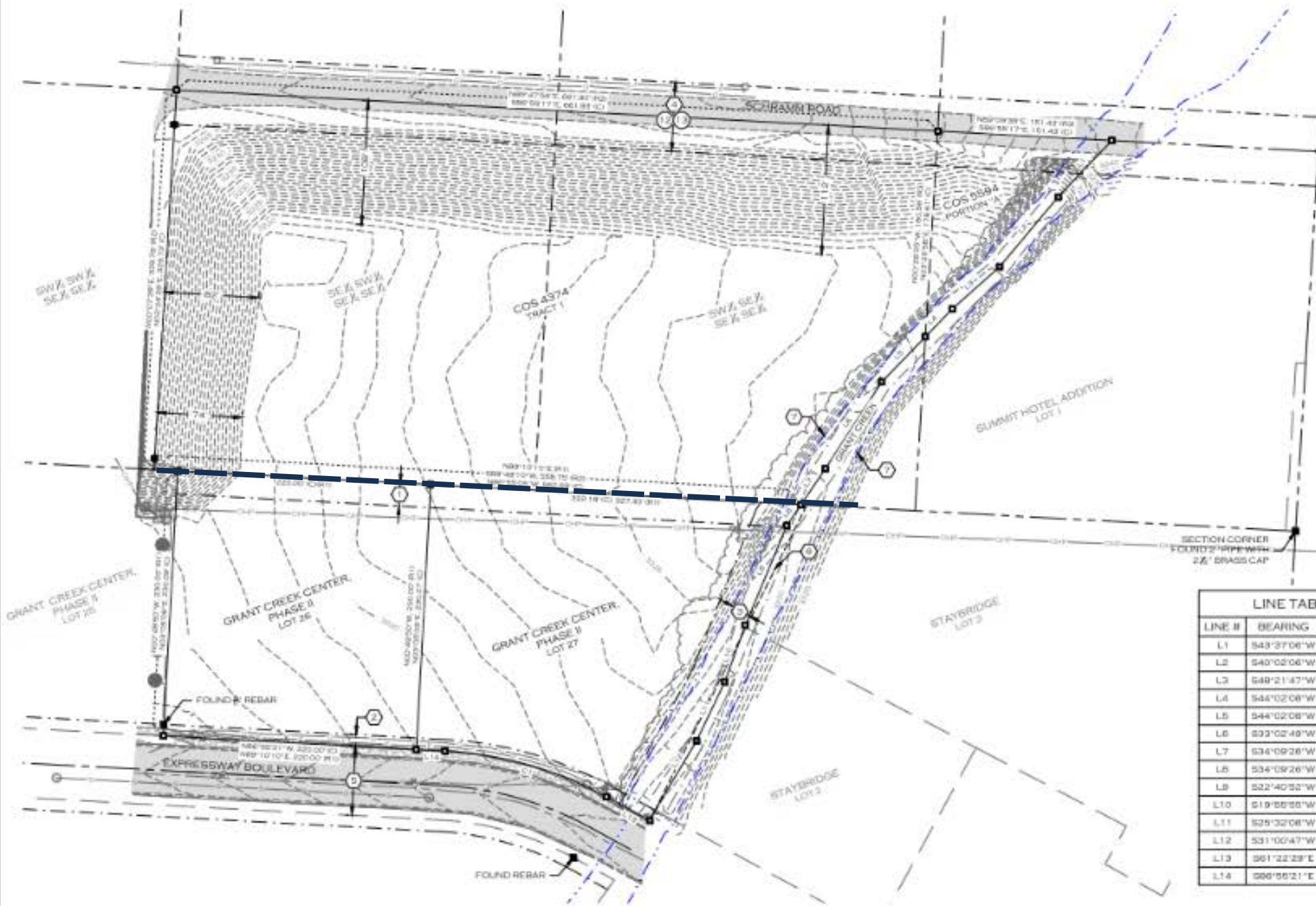
[Link To Zoning Docs](#)



Flood Plain

# ALTA/NSPS LAND TITLE SURVEY

TRACT 1 AND PORTION "A" LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 6 AND LOTS 26 AND 27 LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 13 NORTH, RANGE 19 WEST, P.M.M., MISSOULA COUNTY, MONTANA



VICINITY MAP  
NOT TO SCALE

**LEGEND**

- FOUND YPC MKD. "FLEMING ST/7LS"
- FOUND YPC, ILLEGIBLE
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POINT - NOTHING FOUND OR SET
- SECTION LINE
- EXTERIOR LEGAL BOUNDARY
- INTERIOR PARCEL BOUNDARY
- ADJOINING PARCEL BOUNDARY
- CENTERLINE PER GRANT CREEK CENTER, PHASE II
- EASEMENT AS DESCRIBED
- EXISTING ASPHALT ROAD
- EXISTING CONCRETE/SIDEWALK
- EXISTING CURB
- EXISTING ROAD CENTERLINE
- EXISTING QUADRANT
- EXISTING WATER MAIN
- EXISTING CURB STOP
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING SANITARY SEWER
- EXISTING MAN-HOLE - SANITARY SEWER
- EXISTING OVER-HEAD POWER
- EXISTING BURIED POWER
- EXISTING JUNCTION BOX
- EXISTING POWER POLE
- EXISTING LIGHT POLE
- EXISTING GUY ANCHOR
- EXISTING TELEPHONE PEDESTAL
- EXISTING BURIED FIBER
- EXISTING BURIED TELEVISION
- EXISTING CABLE VAULT
- EXISTING TELEPHONE VAULT
- EXISTING BURIED GAS
- EXISTING EDGE OF WATER
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- MAJOR CONTOUR
- MINOR CONTOUR

**KEY NOTE**

- (1) SCHEDULE B PART II EXCEPTIONS LOTS 26 & 27 OF GRANT CREEK CENTER, PHASE II
- (2) SCHEDULE B PART II EXCEPTIONS TRACT 1 OF COS 4374 & PORTION "A" OF COS 5594
- (3) FOUND
- (4) CALCULATED
- (5) RECORDED - GRANT CREEK CENTER, PHASE II (1981)
- (6) RECORDED - CERTIFICATE OF SURVEY 4374 (1994)
- (7) RECORDED - CERTIFICATE OF SURVEY 5594 (2004)
- YPC YELLOW PLASTIC CAP
- MKD MARKED

**LINE TABLE**

LINE #	BEARING	DISTANCE
L1	S43°27'06"W	67.69
L2	S40°02'04"W	79.04
L3	S49°21'47"W	54.72
L4	S44°02'08"W	33.77
L5	S44°02'08"W	54.69
L6	S22°02'49"W	69.94
L7	S34°09'26"W	37.40
L8	S34°09'26"W	22.00
L9	S22°40'52"W	93.42
L10	S19°55'55"W	52.46
L11	S29°32'08"W	56.83
L12	S31°00'47"W	63.29
L13	S61°22'29"E	42.74
L14	S66°55'21"E	24.90

**CURVE TABLE**

CURVE #	RADIUS	LENGTH	DELTA
C1	330.00	147.14	029°32'47"

- KEY NOTES:**
1. 20' UTILITY EASEMENT PER PLAT OF GRANT CREEK CENTER, PHASE II
  2. 30' UTILITY EASEMENT PER PLAT OF GRANT CREEK CENTER, PHASE II
  3. 30' DRAINAGE EASEMENT PER PLAT OF GRANT CREEK CENTER, PHASE II
  4. 60' WIDE PUBLIC ROAD EASEMENT PER BOOK 42 MICRO, PAGE 1389
  5. 60' WIDE PUBLIC RIGHT-OF-WAY PER PLAT OF GRANT CREEK CENTER, PHASE II
  6. THREAD OF GRANT CREEK, A NON-NAVIGABLE STREAM, & EAST BOUNDARY OF LOT 27 PER PLAT OF GRANT CREEK CENTER, PHASE II: S26°27'42"W, 296.98' (C); S22°32'30"W, 296.98' (R1)
  7. APPROXIMATE LIMITS OF GRANT CREEK FLOOD HAZARD AREA PER MISSOULA COUNTY GIS DATA.

- NOTES:**
1. TOPOGRAPHIC SURVEY PERFORMED NOVEMBER 2020 - JANUARY 2021.
  2. LINE SEGMENTS L1 - L12 ARE THE THREAD OF GRANT CREEK, A NON-NAVIGABLE WATERWAY, AT THE TIME OF SURVEY.
  3. NO BUILDINGS OBSERVED DURING THE COURSE OF THIS SURVEY.



**WORTH ENGINEERING, INC.**  
ENGINEERS & SURVEYORS

4020 STREET NW SUITE 200 - GREAT FALLS, MT 59404-4020  
360 CLARY STREET SUITE 4 - MISSOULA, MT 59802-4800  
WWW.WORTHENGINEERS.COM

1/8	SECTION	TOWNSHIP	RANGE	PRINCIPAL, MISSOULA, MONTANA MISSOULA COUNTY, MONTANA SD JOB# 2048 DRAWN: MDS BY: MDS DATE: FEBRUARY 9, 2021 PLOTNAME: ALTA.DWG SHEET 1 OF 2
	6	19N	19W	

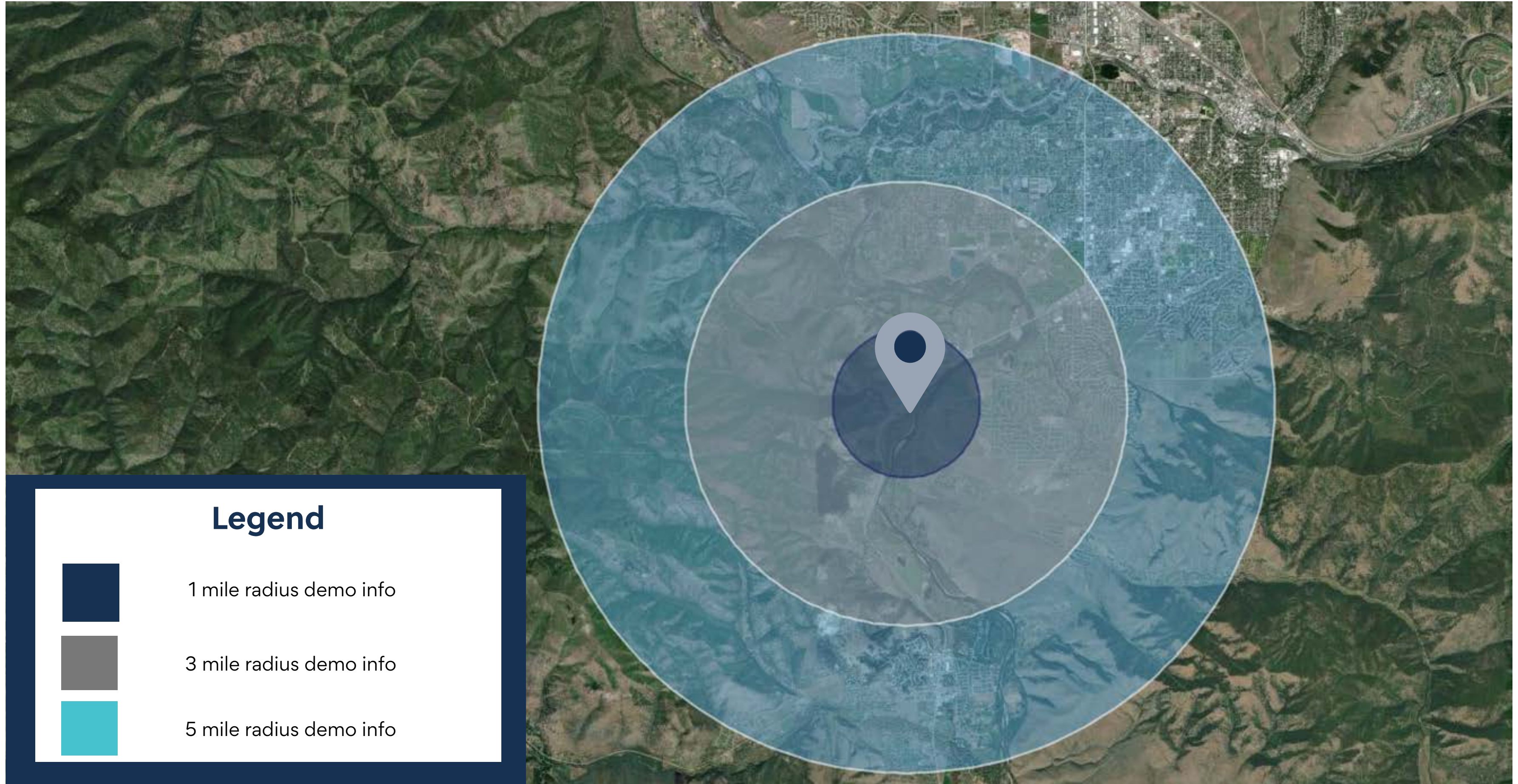


8720 8720  
ALUMINUM  
ROAD

# DEMOGRAPHICS



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### Legend



1 mile radius demo info

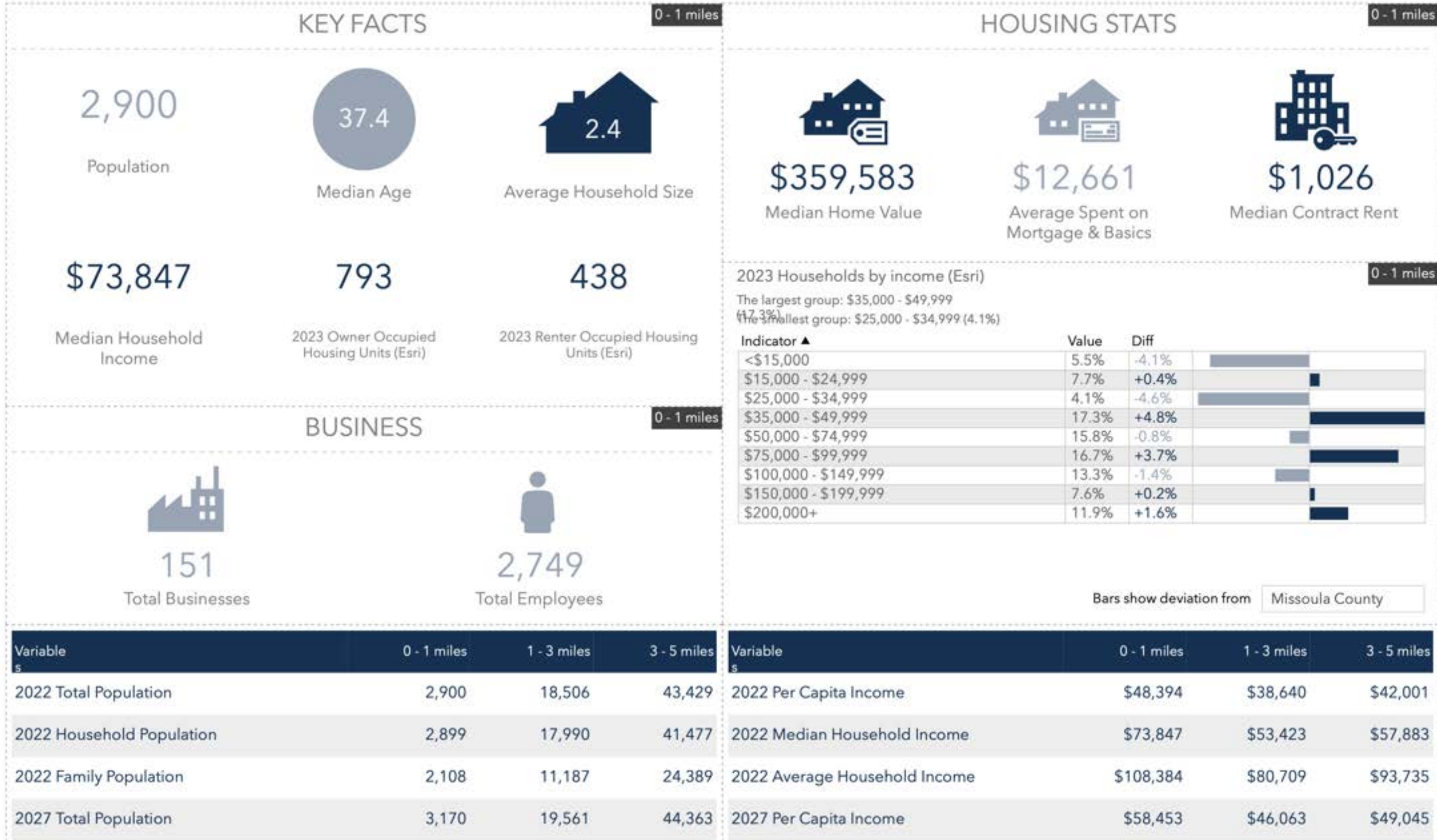


3 mile radius demo info



5 mile radius demo info

# Key Facts





# MARKET OVERVIEW



## #1 Most Fun City for Young People

Smart Assets

## #2 Best Places to Live in the American West

Sunset Magazine

## Top 10 Medium Cities for the Arts

2023 Southern Methodist University

## #4 Best Small Cities in America to Start a Business

Verizon Wireless

## #10 Best Small Metros to Launch a Business

CNN Money

## #6 Best Cities for Fishing

Rent.com

## #1 City for Yoga

Apartment Guide

## Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

## International Public Library of 2022

The International Federation of Library Associations World Congress

## 12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

## Median Age 34 Years Old

The median age in the US is 39

## 58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

## 24.7% High Income Households

Incomes over \$100,000 a year

## 53.4% Renters

## Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

# ACCESS

## **16 Minutes**

Average Commute Time

## **15.6% Multimodal Commuters**

Walk or bike to work

## **81 Hours Saved**

81 hours saved in commute yearly over national average

## **14 Non-Stop Air Destinations**

With a recently upgraded terminal at the Missoula International Airport

## **62 Miles**

Of bike lanes with a Gold rating from the League of American Bicyclists

## **12 Routes**

Provided by a bus network across the City of Missoula

## **11 EV Charge Stations**

Available to the public across Missoula

# ECONOMY

## **Designated as a Tech Hub**

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

## **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)

## **High Labor Participation**

Missoula consistently offers one of the highest labor force participation rates in the country.

## **Expanding Industries**

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

## **Growing Number of Technology Companies**

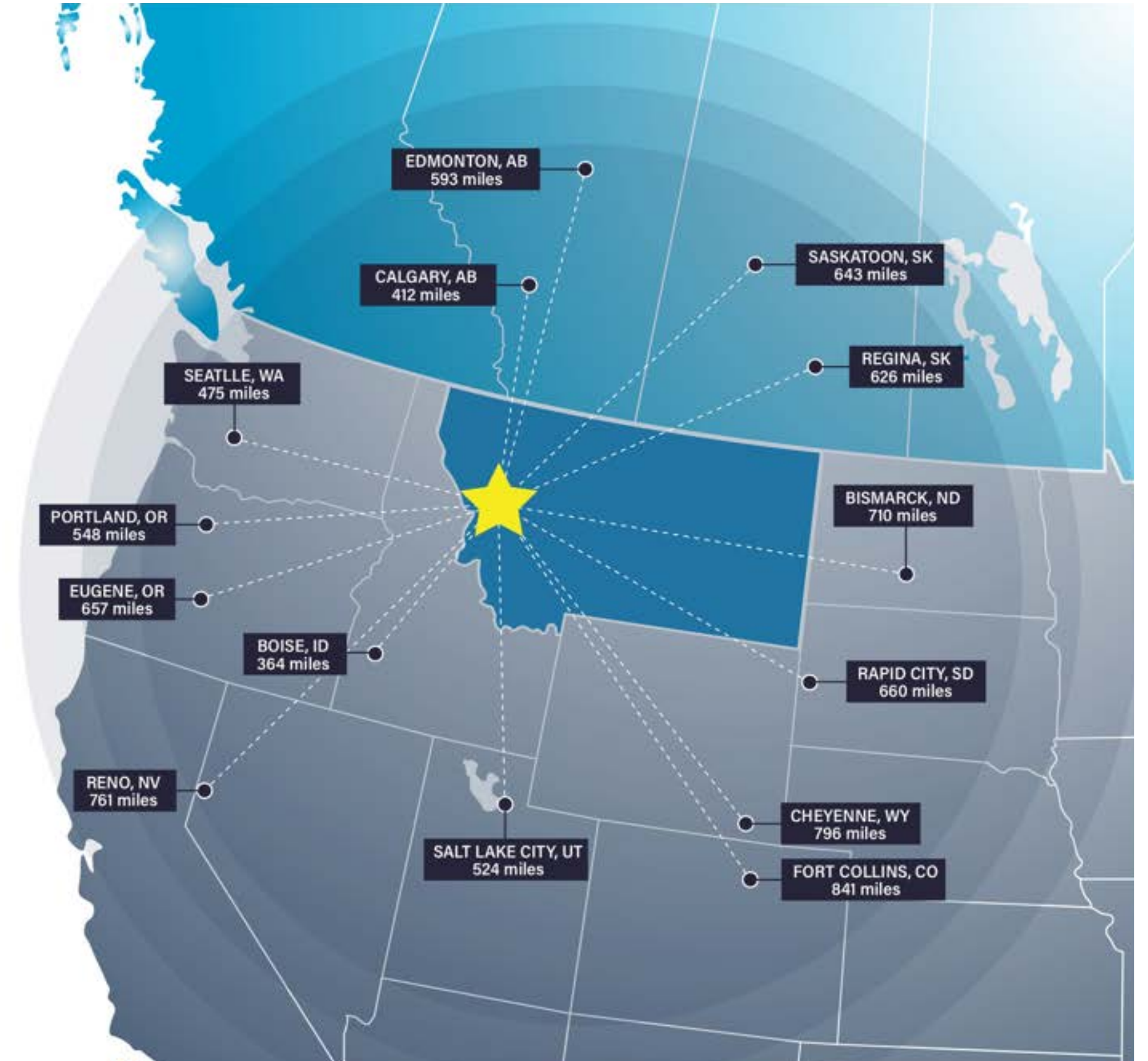
Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula

# Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

# Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.



# Top Employers

## University of Montana

3,000+ employees

## Missoula County Public Schools

3,000+ employees

## St. Patrick Hospital

1000+ employees

## Montana Rail Link

1,000+r employees

## Community Medical Center

1000+ employees

## Missoula County

500+ employees

## City of Missoula

500+ employees

## Allegiance Benefits

500+ employees

## Noteworthy

Submittable 



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | [lmi.mt.gov](http://lmi.mt.gov) & Zippia | [zippia.com](http://zippia.com)



About Missoula

# Listing Team



**MATT MELLOTT, CCIM | SIOR**  
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



**KARA HOGAN, CCIM**  
Commercial Real Estate Advisor  
& Transaction Coordinator

With investor relations, commercial development, and project management experience under her belt, Kara Hogan brings energy and expertise to every deal. Her marketing acumen offers extra creativity across listing types.



**CHRIS BRISTOL**  
Marketing & Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

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