

Parcel B

Parcel A

Boundaries are approximate



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ADVISORS

Infill Development Site Entitled for 144 Units

225 N 8th Street
Hamilton, Montana
±4.62 acres | Commercial Land

Exclusively listed by:
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Opportunity Overview

SterlingCRE Advisors is pleased to present a fully entitled residential development opportunity in Hamilton, Montana. The property is zoned PS – Professional Services, which allows residential development at a base density of approximately 15 dwelling units per acre. Importantly, the site is further entitled under an approved Conditional Use Permit (CUP #2022-04) that authorizes development of up to 144 multifamily units, providing a meaningful density increase beyond the underlying zoning.

This existing CUP positions the property as a highly compelling opportunity for multifamily or senior housing developers seeking a clear entitlement path and the ability to maximize unit count. With water and sewer available at the property line, the site offers reduced development risk and an accelerated timeline to construction.

Located in a growing community with consistent residential demand, this shovel-ready parcel allows developers to capitalize on approved high-density entitlements without the uncertainty of a new CUP process. The combination of established zoning, approved multifamily density, and immediate infrastructure access creates a rare opportunity in the Hamilton market.

With proximity to schools, healthcare, retail, and outdoor recreation, the site is well positioned to support a successful multifamily project serving a broad tenant base. The approved 144-unit entitlement, coupled with strong local fundamentals, makes this one of the most attractive multifamily development opportunities currently available in the Bitterroot Valley.

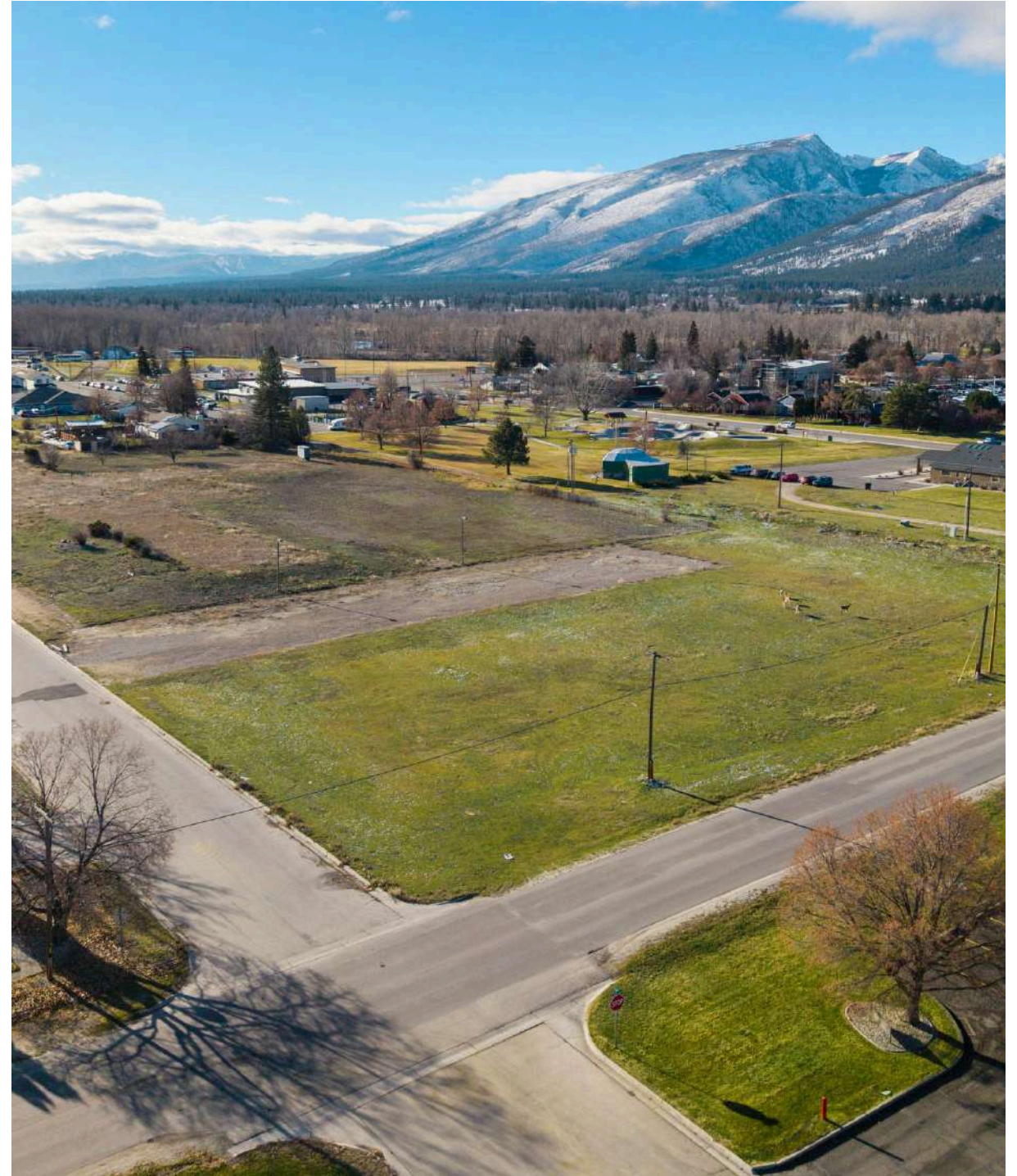
Address	225 North 8th Street Hamilton, Montana
Purchase Price	\$2,400,000
Property Type	Commercial Land
Total Acreage (per CAMA)	Parcel A: 1.38 Acres <u>Parcel B: 3.24 Acres</u> Total: 4.62 Acres
Square Footage (per CAMA)	Parcel A: 60,113 Square Feet <u>Parcel B: 141,134 Square Feet</u> Total: 201,247 Square Feet
Price Per Square Foot	\$11.92/SF

Interactive Links

 [Link to Listing](#)

 [Street View](#)

Note: If there are issues with video launch, you may need to update your PDF software or use the links above



Interactive Links

225 North 8th Street

\$2,400,000

Property Type	Commercial Land
Square Footage (per CAMA)	Parcel A: 60,113 Square Feet Parcel B: <u>141,134 Square Feet</u> Total: 201,247 Square Feet
Total Acreage (per CAMA)	Parcel A: 1.38 Acres Parcel B: <u>3.24 Acres</u> Total: 4.62 Acres
Services	Electricity & Natural Gas Available Water & Sewer to Property Line
Access	8 th Street; Pine Street
Zoning	PS-Professional Services Business CUP #2022-04
Geocode	Parcel A: 13-1467-25-2-05-10-0000 Parcel B: 13-1467-25-2-05-09-0000
Property Taxes (2025)	Parcel A: \$1,445.13 Parcel B: <u>\$7,434.25</u> Total: ±\$8,879.38





Located near downtown Hamilton and Marcus Daly Hospital



Entitled for up to 144 Units



Zoning & CUP allows senior living, multifamily, or build-to-rent townhomes.



Rare Large-Scale, Shovel-Ready Parcel



City of Hamilton Water & Sewer at Property Line

Opportunity Highlights



LOCATION



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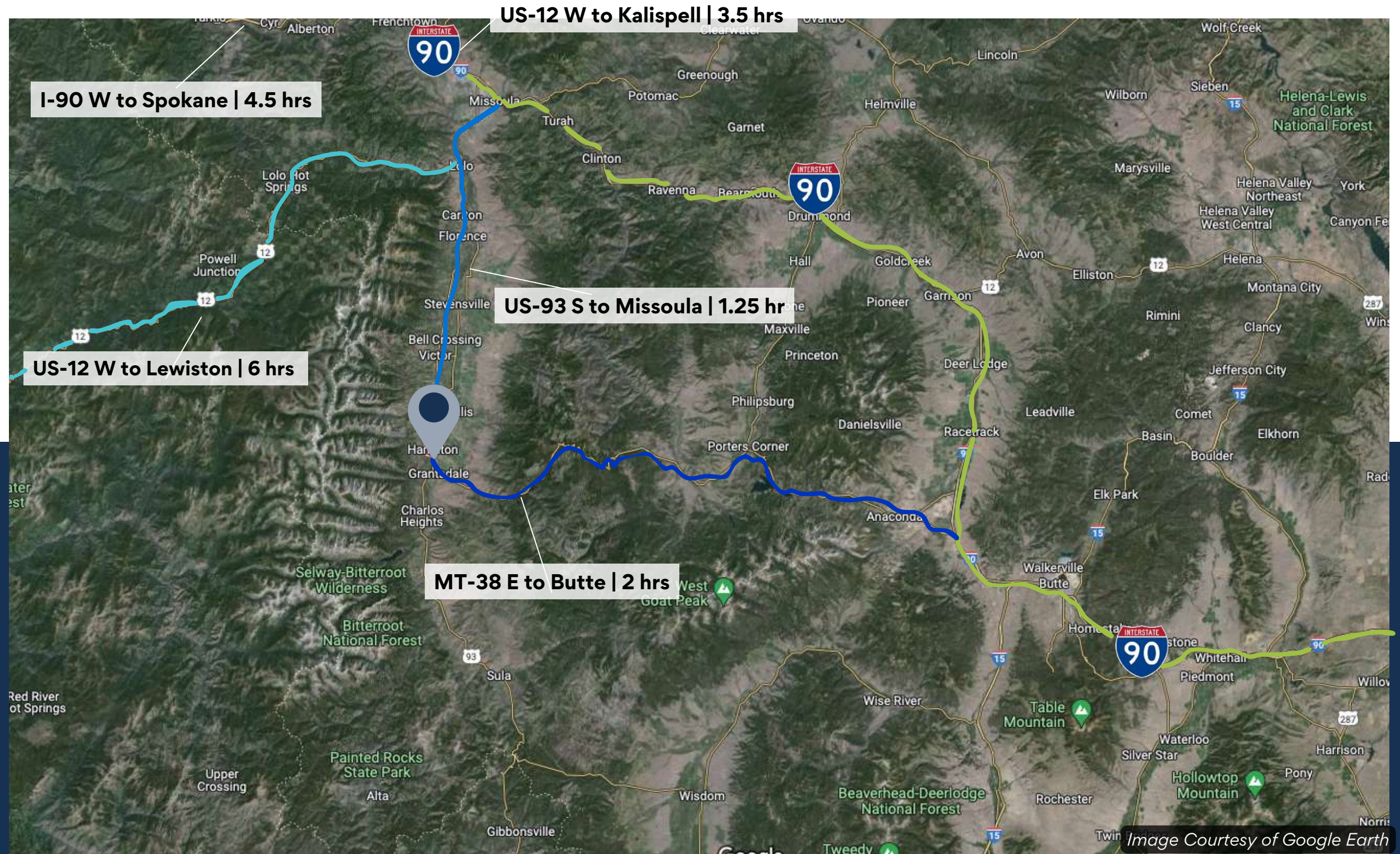


Image Courtesy of Google Earth

Regional Locator Map



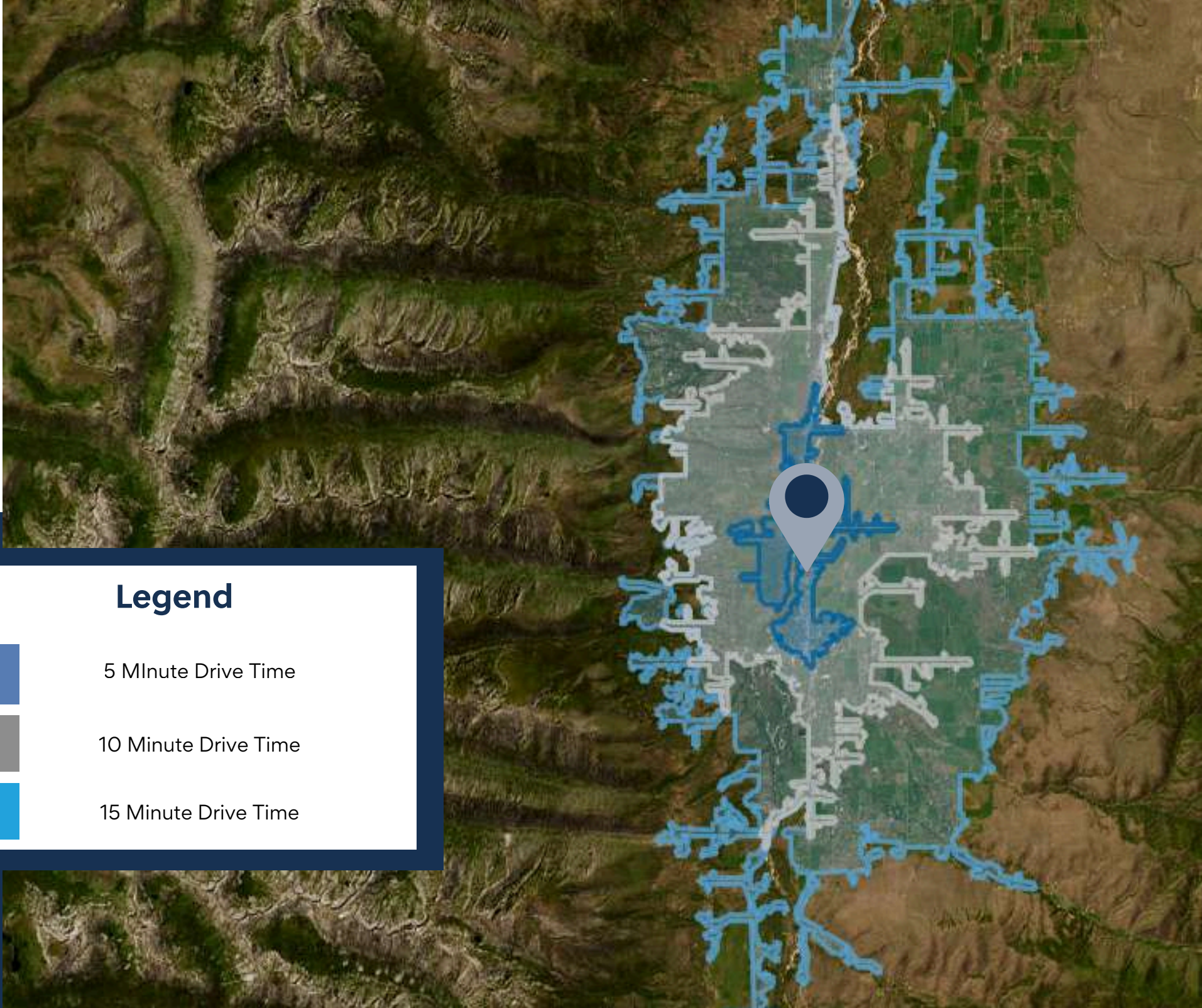
Marcus Daly Hospital

Parcel B

Parcel A

North 8th Street

Pine Street



Legend



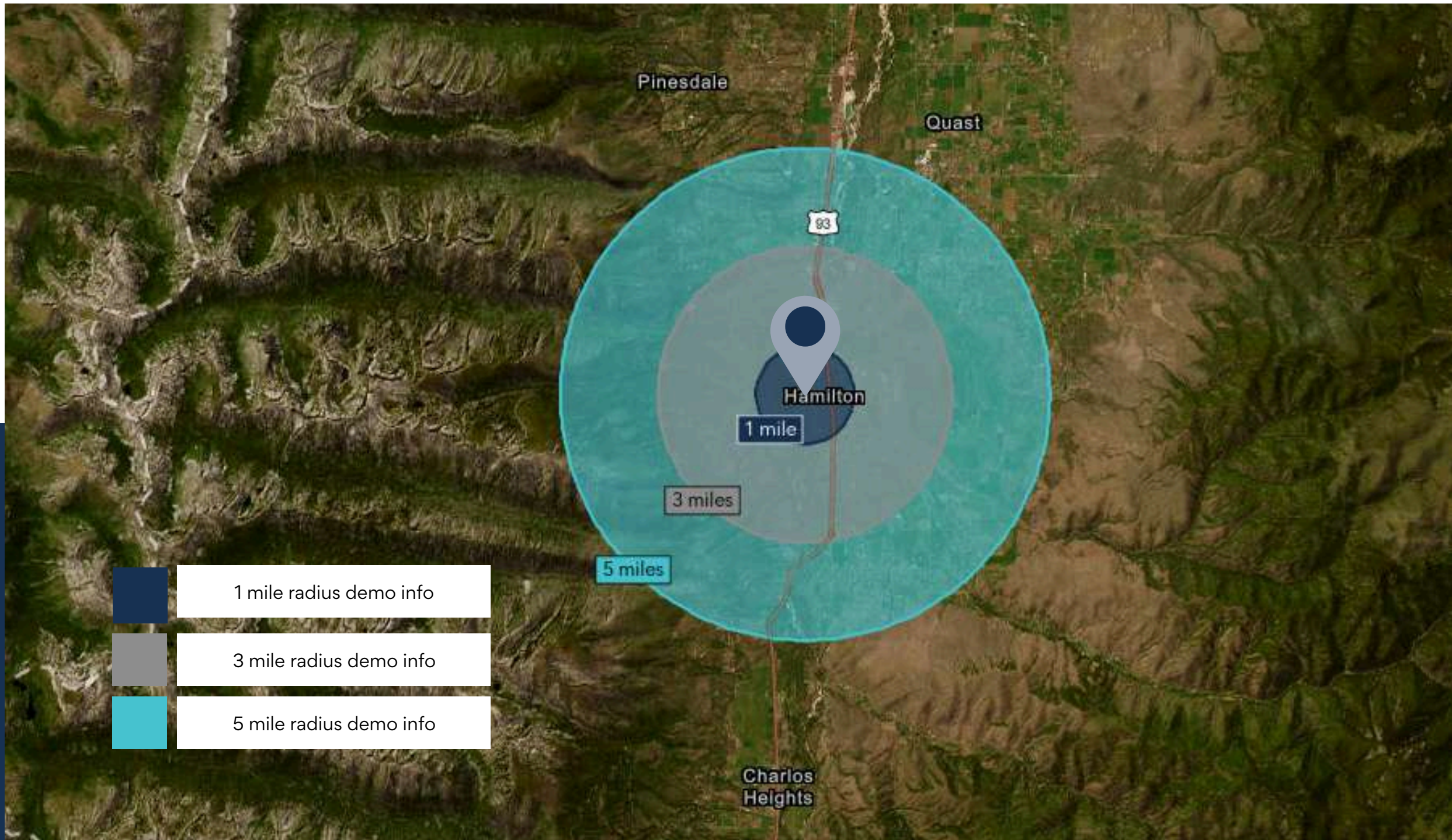
5 Minute Drive Time



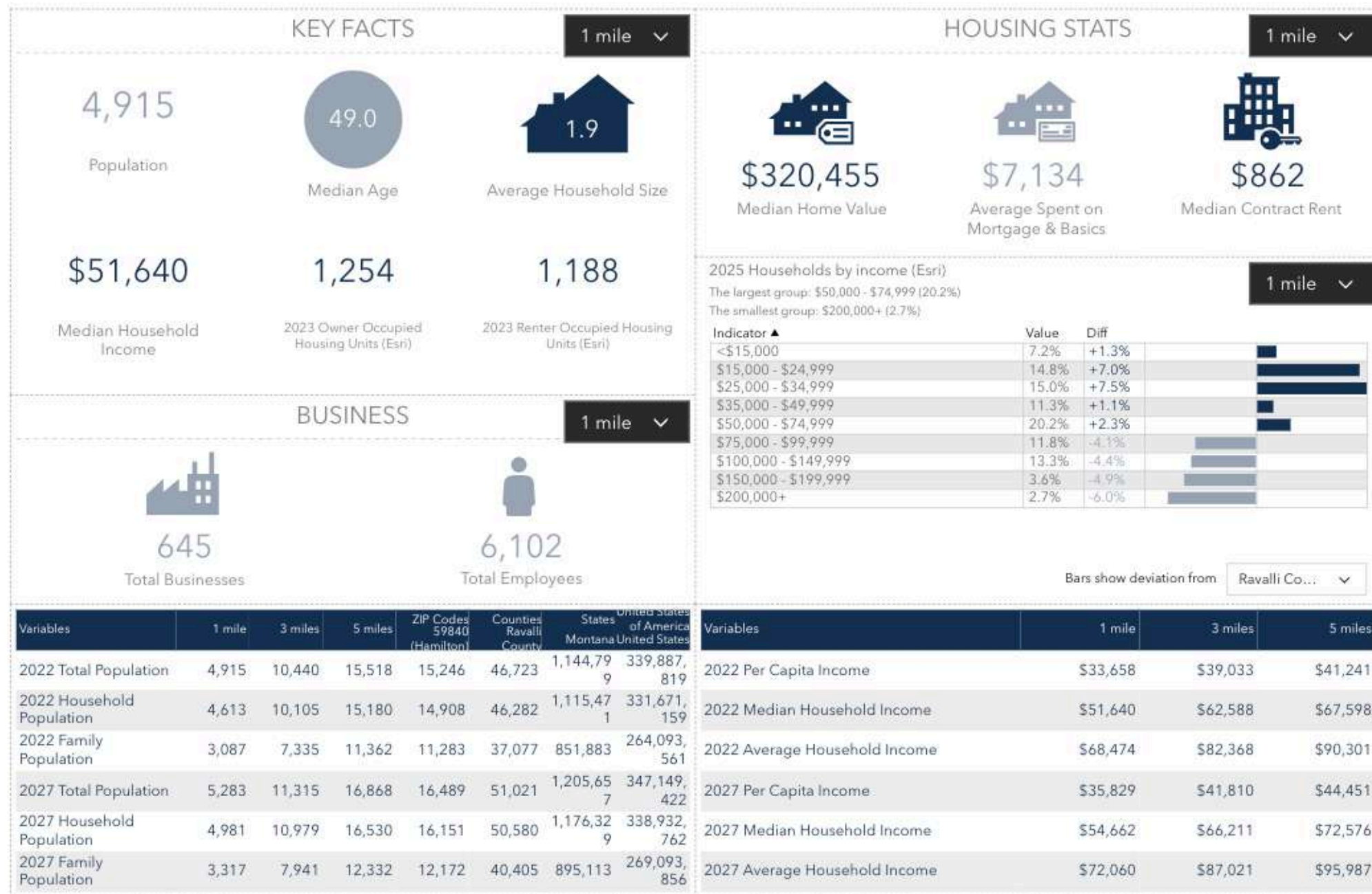
10 Minute Drive Time



15 Minute Drive Time



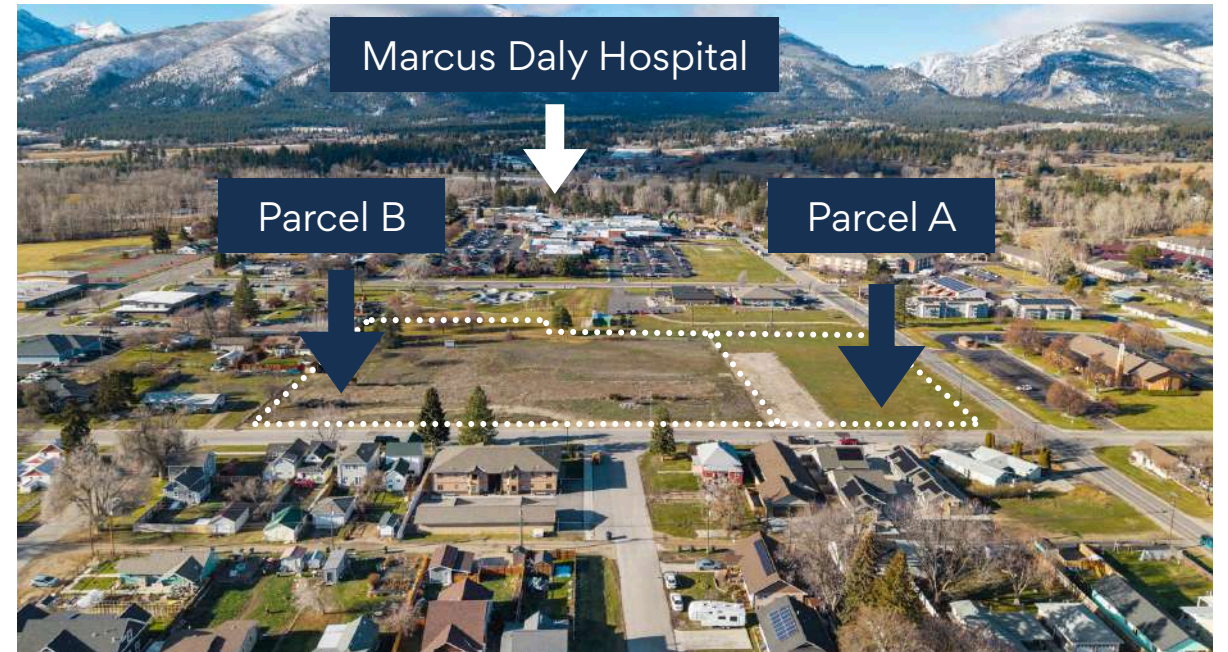
Key Facts



PROPERTY DETAILS

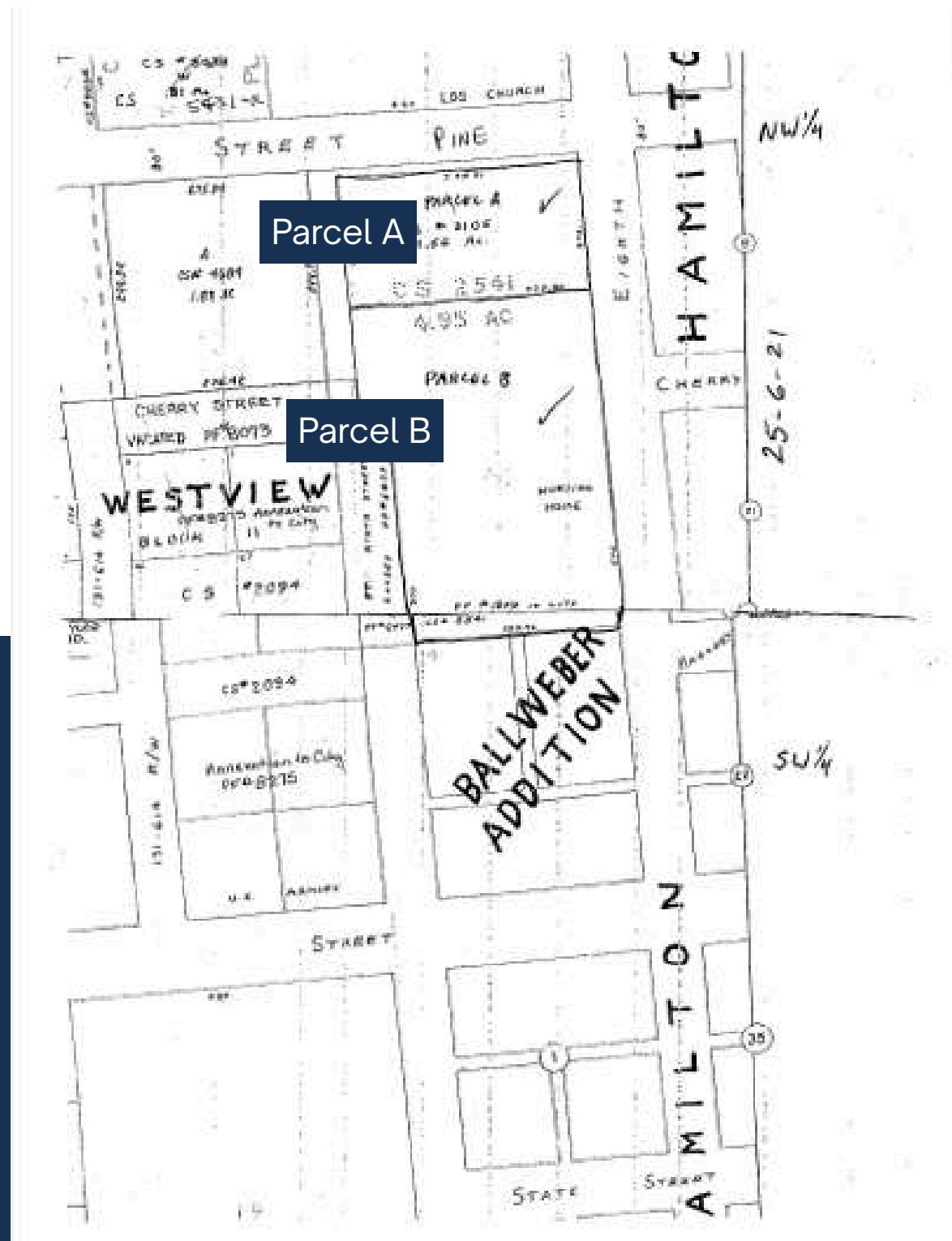


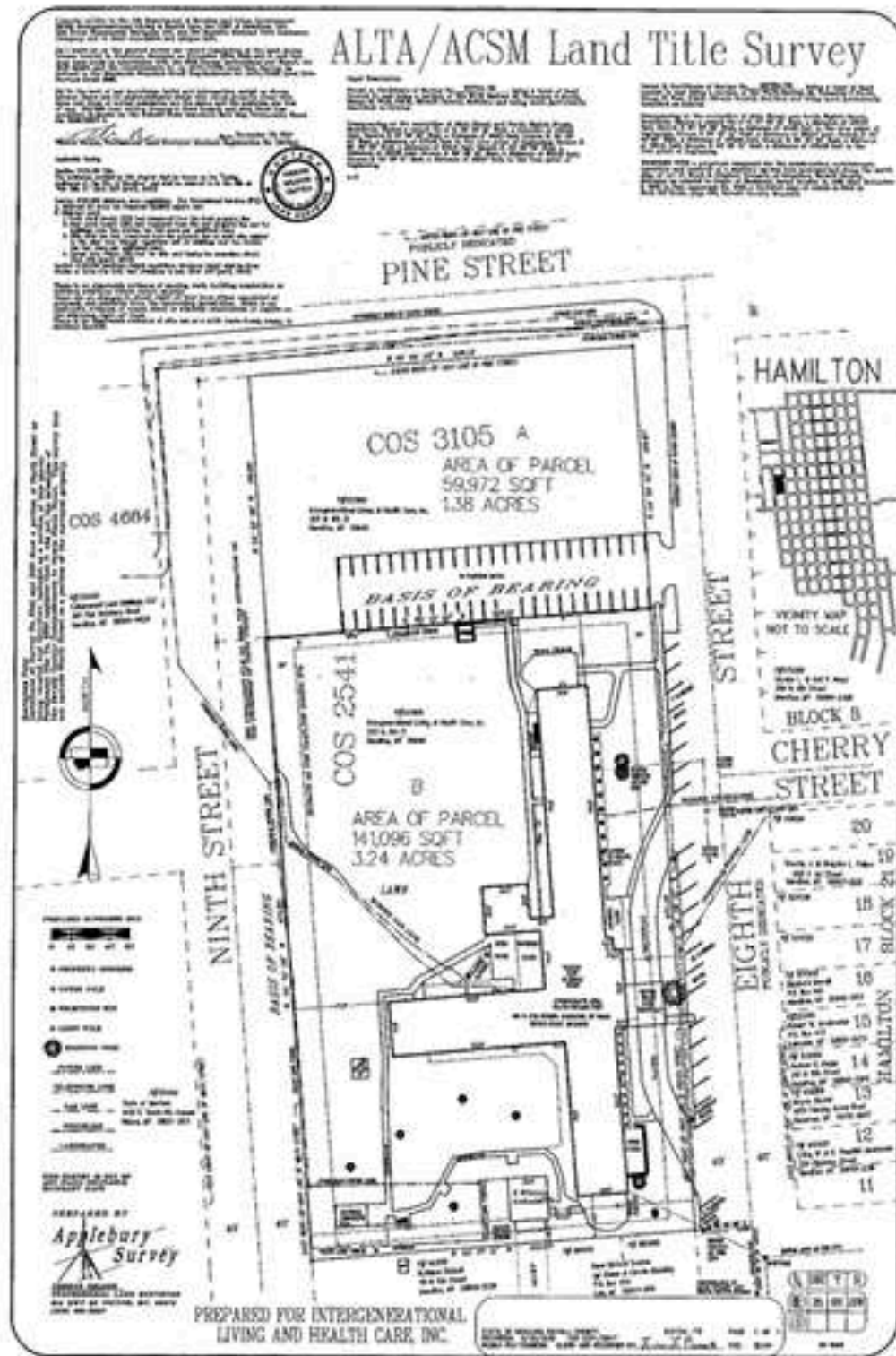
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Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
120B	Holloron loam, 0 to 4 percent slopes	2.9	16.5%
123B	Overwhich-Tiechute complex, 0 to 4 percent slopes	14.7	83.2%
158B	Tiechute gravelly sandy loam, 1 to 4 percent slopes	0.1	0.3%
Totals for Area of Interest		17.7	100.0%

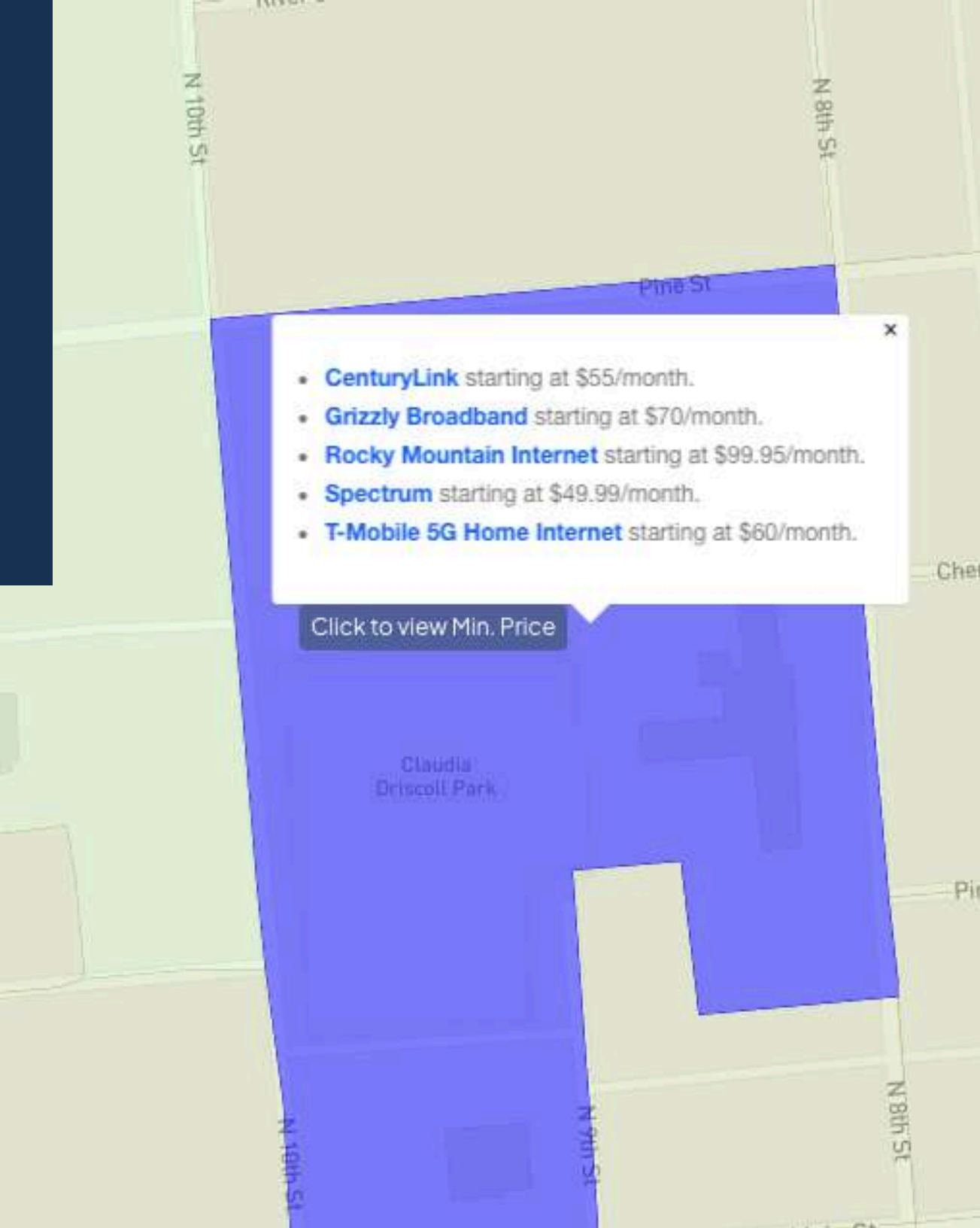


Zoning

PS-Professional Services Business

Conditional Use Permit: #2022-04
Residential High Density District





- **CenturyLink** starting at \$55/month.
- **Grizzly Broadband** starting at \$70/month.
- **Rocky Mountain Internet** starting at \$99.95/month.
- **Spectrum** starting at \$49.99/month.
- **T-Mobile 5G Home Internet** starting at \$60/month.

Click to view Min. Price

Claudia
Driscoll Park

Utilities

City Water	To Property Line
City Sewer	To Property Line
Broadband	CenturyLink; Grizzly Broadband; Rocky Mountain Internet; Spectrum; T-Mobile 5G



MARKET OVERVIEW



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Quality of Life

A Scenic Setting

Nestled in the heart of the Bitterroot Valley, Hamilton offers access to prime outdoor activities such as fly fishing in the Bitterroot River, hiking in the Sapphire & Bitterroot Mountains, and wildlife watching.

Cultural Engagement

Rich in local culture, Hamilton hosts the annual Ravalli County Fair, which features rodeos, craft shows, and musical performances, drawing both residents and tourists. The community also offers regular theater, events at the Daly Mansion and regular festivals in the downtown.

Community Amenities

Despite its small size, Hamilton boasts a variety of local cafes, artisan shops, and a vibrant farmers market that emphasize its community-oriented spirit.



Economy

Diverse Industries

Hamilton's economy is driven by a blend of traditional agriculture, advanced medical research at facilities like Rocky Mountain Laboratories, and a dynamic tourism sector that capitalizes on both winter and summer seasons.

Entrepreneurial Spirit

Home to a long list of local businesses including Big Creek Coffee, Ford's Department Store, and Chapter One Bookstore, the community is known for fostering an economy that supports independent and creative ventures.

Job Opportunities

Notable growth in high-paying sectors like biotechnology and a consistent demand in the service industry due to tourism.



Growth

Real Estate Development

Recent development has focused on residential construction. Hamilton has attracted a variety of new communities including those with a focus on offering more modest townhomes.

Infrastructure Enhancements

Upgrades to local roads and public utilities to support the increasing population and commercial activities, with improvements aimed at sustaining growth over the long term. Additionally, the community has taken a proactive approach to planning.

Cultural Investments

Investment in local arts and education, including enhancements to the Bitterroot Public Library and the establishment of new art studios and galleries, enrich Hamilton's cultural landscape.



Population

Growth Trends

Steady increase in population, attracted by the area's high quality of life and natural beauty, with a significant number of new residents involved in either telecommuting or local entrepreneurship.

Community Profile

Diverse mix of residents including families, retirees, and second-home owners from areas like Silicon Valley, drawn by Hamilton's charm and lower cost of living compared to major metropolitan areas.

Accessibility and Connectivity

While maintaining its small-town feel, Hamilton is just a short drive from Missoula, providing additional urban amenities and services which include shopping centers, medical facilities, and the University of Montana.





Brokerage Advisor & 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.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.