

# DEVELOPMENT LAND 8.53 ACRES RESIDENTIAL - MIXED USE



ukn Flynn Lane & Mullan Rd • MISSOULA, MT  
**\$3,600,000**

*Katie L Ward*  
REAL ESTATE

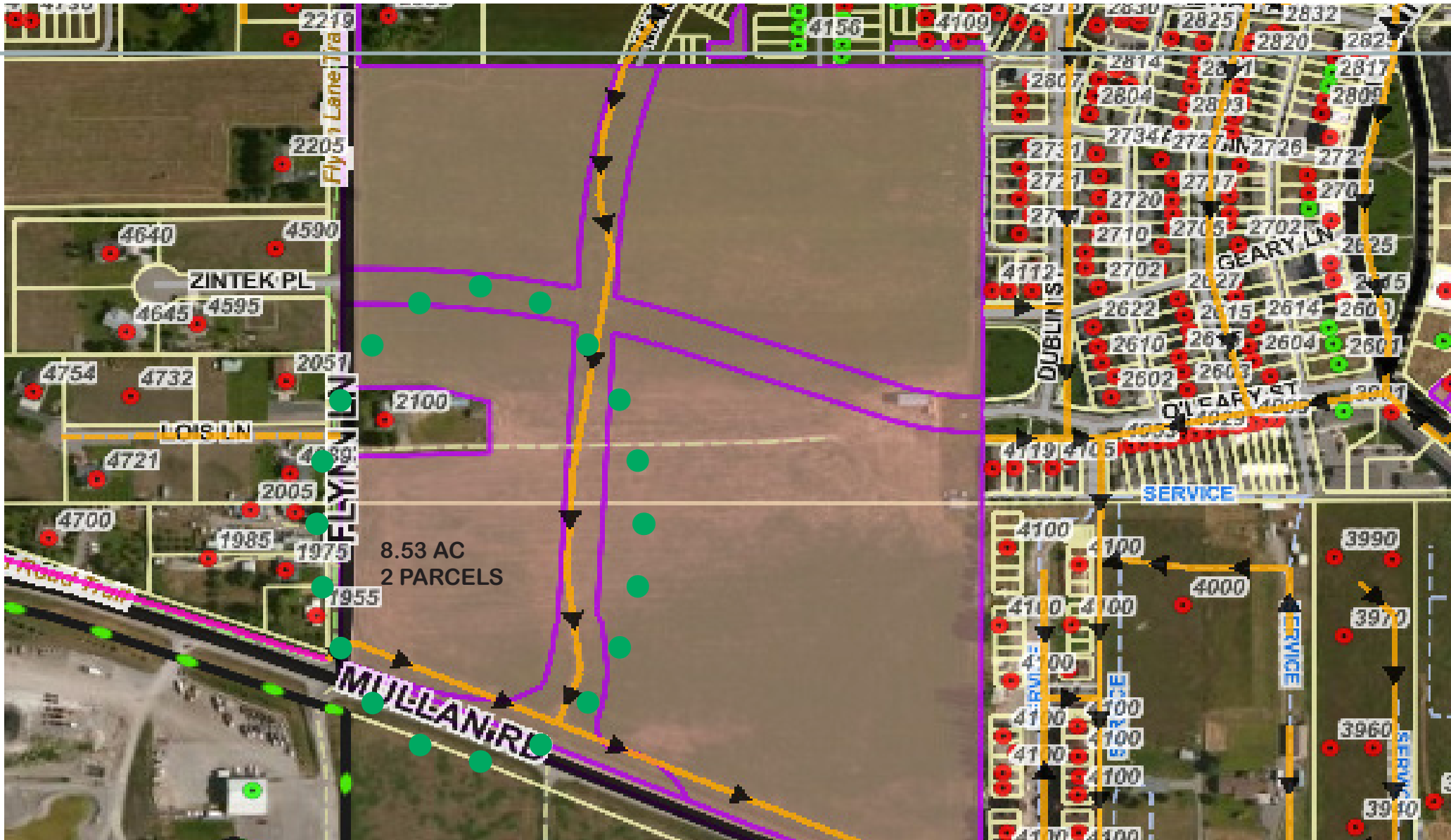
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# LOCATION MAP



# SITE MAP



8.53 acres

City Lot, Corner Lot, Few Trees, Level, Split Possible



Electricity Available, Electricity Connected, Natural Gas Available, Natural Gas Connected, Phone Available, Phone Connected, Sewer Available, Water Available, Internet Available

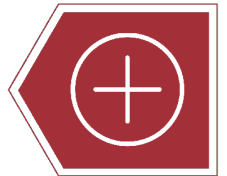


Zoning: B2/City of Missoula



6 minutes to Missoula Airport

12 minutes to Downtown Missoula



Located near Hellgate Elementary School



## OVERVIEW

Excellent development property allowing 14-21 units per acre and neighborhood businesses. Development agreement in place and available for review. City services to site. Parkland agreement in place. This is part of the historic Flynn Ranch. See associated docs for more info or call listing Brokers. Land is open and easy to show with maps. Home will be moved and is not included.

### HIGHLIGHTS:

**GEOCODE:** 04-2200-18-2-08-03-0000  
04-2200-18-2-02-03-0000

**ZONING:** B2/City of Missoula  
Community Business

### LEGAL DESCRIPTION:

Tr 1 of COS 5023 and Tr 4 of COS 6817 located in the NW4 S18 T13N R19W

**TAX ID:** 421187002 & 652303

**PROPERTY TAXES:** \$4,692.69

**Sale Price:** \$3,600,000.00

# CITY ZONING / COUNTY ZONING



Link to Zoning Regulations:

[https://library.municode.com/mt/missoula/codes/municipal\\_code](https://library.municode.com/mt/missoula/codes/municipal_code)

Link to City of Missoula website:

<http://ci.missoula.mt.us/>



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