

Preliminary Plat Approved Development Property 44.75 AC



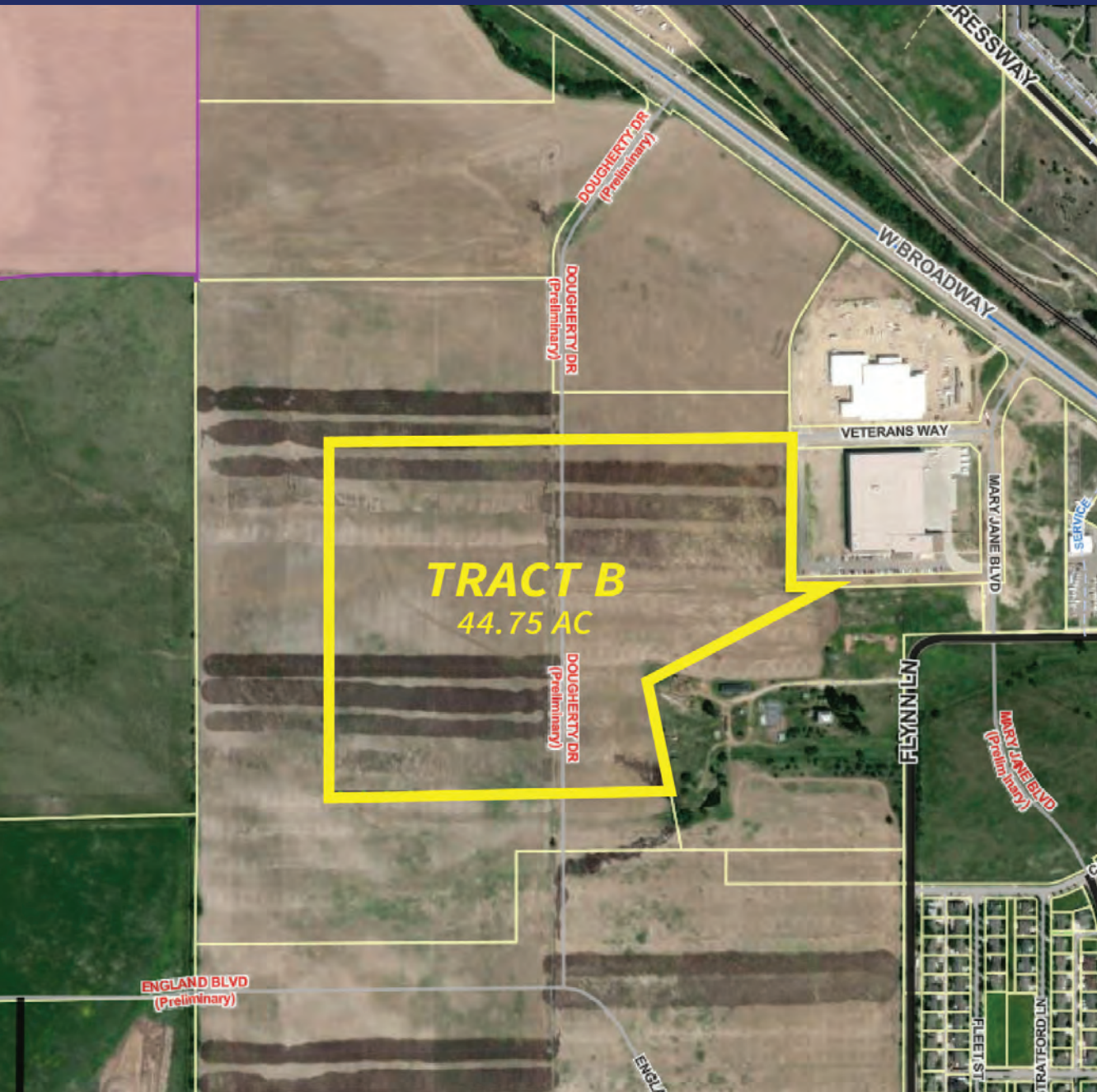
**COLDWELL BANKER
COMMERCIAL**

DREW WARD WARNE
ADVISORY GROUP

Dougherty Ranch • Tract B
Missoula, MT

Offered at \$8,000,000

OFFERING MEMORANDUM



Dougherty Ranch · Tract B Missoula, Montana



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CONCEPTUAL SITE PLAN



Preliminary Plat Approved

NOTE: LOTS CAN BE BUILT OUT WITH OTHER PRODUCTS PER TRANSECT ZONE MAP (PG.5)



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PROPERTY OVERVIEW

This is an incredible opportunity to step into a property with a preliminary plat approved subdivision. This Dougherty Ranch 44.75 acre tract in the path of development is approved for up to 614 units. Actual unit quantity and product type can vary per zoning exhibit on page 5 of this brochure and supporting documents showing transect standards. Complete approval documents available in pdf form for review. For an additional \$300k, full engineering CAD files available from the original developer.

BRING YOUR PRODUCT OR RE-SELL BLOCK BY BLOCK!

See supporting docs for permitted uses in Form Based Code and other pertinent information.

Zoom or in-person meeting recommended for overview of property.

PROPERTY DETAILS

GEOCODE:	04-2200-07-3-02-01-0000
ZONING:	See Transect Zone Map and Standards (pg 3)
LEGAL DESCRIPTION:	S07, T13 N, R19 W, C.O.S. 6850, ACRES 44.75, TRACT B
LOT SIZE:	44.75 acres
TAX ID:	514002
PROPERTY TAXES:	\$1,544.34
SEWER:	Public Sewer Available
WATER:	Public Water Available
UTILITIES:	Cable Available, Electricity Available, Natural Gas Available, Internet Available.
FLOODPLAIN:	Zone-X out of designated floodplain

High Traffic location -
Just off West Broadway



High Visibility & Easy Access to:
5 minutes to Missoula Airport
10 minutes to Downtown Missoula
10 minutes to Saint Patrick Hospital



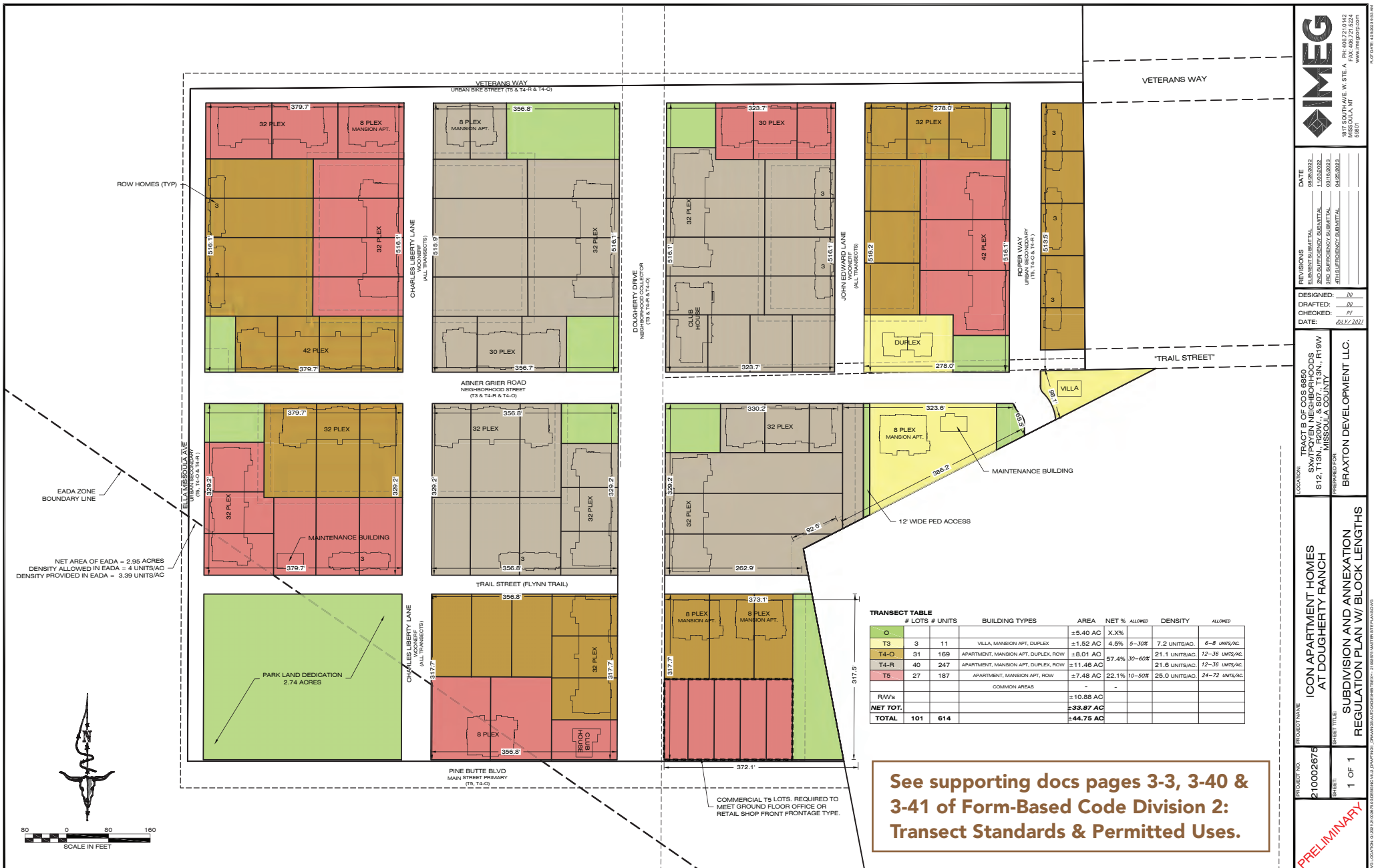
Dougherty Drive a commuter road
will run down the center of the
property and Veterans Way will
border on the North (see COS pg.8)



Part of the historical
Dougherty Ranch



APPROVED TRANSECT ZONE MAP



REVISIONS

DATE	REVISION
05/20/2022	REVISION 1: SUBMITTAL
03/16/2023	REVISION 2: SUBMITTAL
05/02/2023	REVISION 3: SUBMITTAL

DESIGNED: [Signature]
DRAFTED: [Signature]
CHECKED: [Signature]
DATE: 05/17/2023

LOCATION: TRACT B OF COS 6850
 SMTOWN NEIGHBORHOODS
 S12, T15, R19W
 MISSOULA COUNTY
 MONTANA

PREPARED FOR: BRAXTON DEVELOPMENT LLC

PROJECT NAME: ICON APARTMENT HOMES
 AT DOUGHERTY RANCH

**SUBDIVISION AND ANNEXATION
 REGULATION PLAN W/ BLOCK LENGTHS**

PROJECT NO: 210002675
SHEET: 1 OF 1
PRELIMINARY

CONCEPTUAL RENDERING



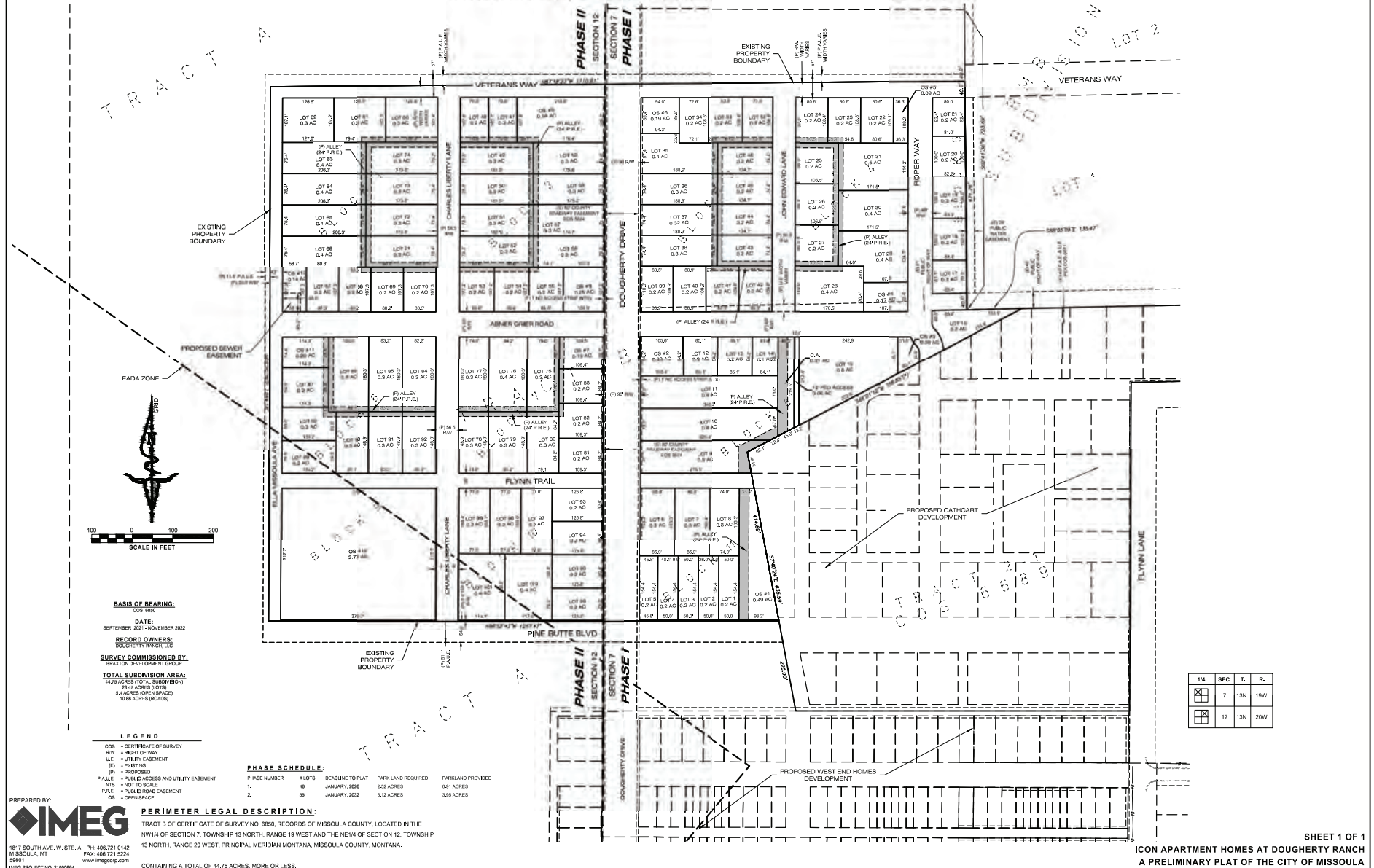
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PRELIMINARY PLAT OF ICON APARTMENT HOMES AT DOUGHERTY RANCH

LOCATED IN THE NW1/4 OF SECTION 7, T.13N., R.19W., AND THE NE1/4 OF SECTION 12, T.13N., R.20W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



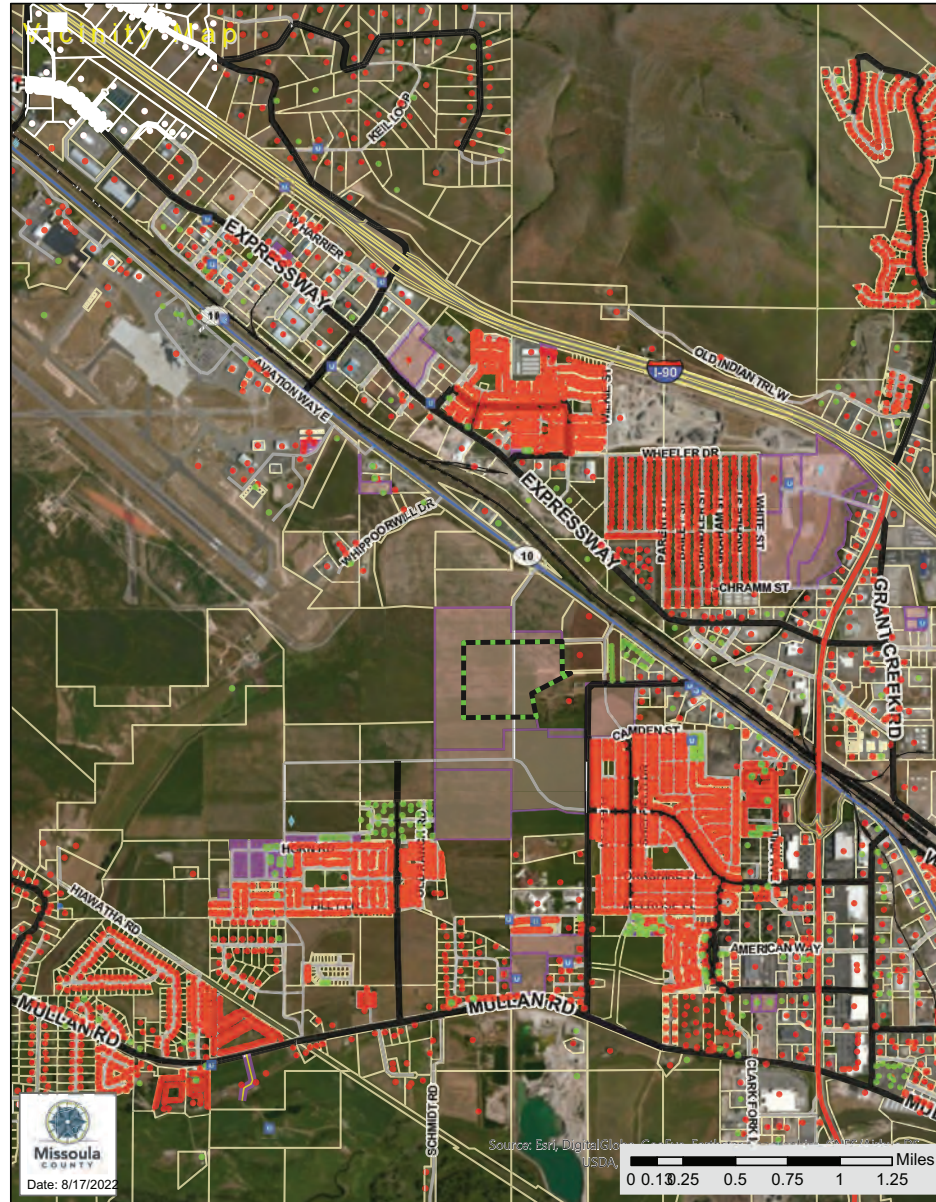
SHEET 1 OF 1
ICON APARTMENT HOMES AT DOUGHERTY RANCH
A PRELIMINARY PLAT OF THE CITY OF MISSOULA



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PUBLIC CITY SEWER & WATER MAP



City Limits	Stormwater Flow Direction Arrows
Utility Service Area	Storm Gravity Main Direction Arrows
Parcel Data	Storm Open Channel Direction Arrows
Connection Records	Stormwater
Sanitary Sewer Flow Direction Arrows	Storm Gravity Main
Sanitary Gravity Main Flow Direction	Owned By
Sanitary Pressurized Main Flow Direction	City
	Other
	Storm Open Channel
	Owned By
	City
	Other
Sanitary Sewer	Water
Sanitary Gravity Main	Water Hydrant
Owned By	Owned By
City	City
Other	Other
Sanitary Pressurized Main	Water Main
Owned By	Owned By
City	City
Other	Other



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TABLE 3-1: TRANSECT STANDARDS SUMMARY

	OS	T2	T3	T4-R T4-O	T5	SD-W	C
Residential Density							
Minimum, By Right ^{1, 2}	n/a	1 unit / 20 ac.	6 units / ac.	12 units / ac.	24 units / ac.	n/a	n/a
Maximum, By Right ^{1, 2}	n/a	1 unit / 20 ac.	8 units / ac.	36 units / ac. (R)	72 units / ac.	n/a	n/a
Building Placement							
Front Build-to-Zone, or Setback	by warrant	20' min.	20' min., 48' max.	6' min., 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Front Street Frontage Buildout	by warrant	n/a	40% min.	60% min.	80% min.	25% min.	by warrant
Side Street Frontage Buildout	by warrant	n/a	n/a	30% min.	40% min.	20% min.	by warrant
Side Street Build-to-Zone	by warrant	20' min.	12' min.	6' min. to 18' max.	0' min., 10' max.	6' min., 40' max.	0' min.
Interior Side Property Line Setback	by warrant	30' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	15' min.	0' min.
Rear Setback (Lot or Alley)	by warrant	30' min.	12' min.	5' min.	5' min.	15' min.	0' min.
Lot and Block Standards							
Maximum Block Perimeter	n/a	by warrant	2,400 linear ft	2,000 linear ft	2,000 linear ft ³	3,000 linear ft	n/a
Lot Width	n/a	by warrant	50' min.	18' min., 100' max.	18' min., 180' max.	None	n/a
Lot Depth	n/a	by warrant	110' min.	80' min.	30' min.	None	n/a
Lot Coverage	by warrant	by warrant	60% max.	70% max.	90% max.	60% max.	by warrant
Building Heights							
Principal Building	by warrant	2 Stories max.	2 Stories max.	3 Stories max.	5 Stories max.	3 Stories max.	by warrant
Ground Floor Elev. Above Sidewalk ⁴	by warrant	0' min.	24" min.	6" max. (Non-Res.) 24" min. (Res.)	6" max. (Non-Res.) 24" min. (Res.)	n/a	by warrant
Ground Floor Ceiling Height	by warrant	9' min.	9' min.	12' min. (Non-Res.) 9' min. (Res.)	14' min. (Non-Res.) 9' min. (Res.)	14' min.	by warrant
Upper Floor(s) Ceiling Height	by warrant	9' min.	9' min.	9' min.	9' min.	14' min.	by warrant
Parking Location⁵							
Front Setback	by warrant	12' min.	30' min.	30' min.	30' min.	40' min.	by warrant
Side Street Setback	by warrant	12' min.	12' min.	6' min.	5' min.	20' min.	by warrant
Interior Side Property Line Setback	by warrant	5' min.	8' min.	0' (Attached) 5' (Detached)	0' min.	5' min.	by warrant
Rear Setback	by warrant	5' min.	5' min.	5' min.	5' min. 0' min. (When Adjacent to Alley)	5' min.	by warrant
Allowed Frontages & Encroachments							
Allowed Frontage Types	n/a	n/a	Common Yard, Porch	Shopfront (only in T4-R), Forecourt, Gallery, Porch, Stoop	Shopfront, Forecourt, Gallery, Stoop	n/a	n/a
Other Allowed Encroachments	n/a	n/a	Balconies, Bay Windows, Awnings, and Other Frontage Elements			n/a	n/a
Front Setback	n/a	n/a	12' max.	3' T4-O / 6' T4-R	12' max.	n/a	n/a
Side Street Setback	n/a	n/a	8' max.	3' max.	8' max.	n/a	n/a
Rear Setback	n/a	n/a	3' max.	3' max.	0' max.	n/a	n/a

Notes:

1. See Section 3.1.D for more information about density requirements.
2. Residential Density within the EADA Zone is 4 Dwelling Units per Acre.
3. 3,000 linear ft max. with parking structure
4. Lobbies for multi-family residential buildings shall have a 6" max. ground floor elevation above sidewalk or finished grade.
5. Parking Location applies to location of garage, surface parking lot, and parking structure.

DIVISION 3

TRANSECT STANDARDS

SECTION 3.12 PERMITTED USES

The Permitted Uses Table, Table 3-2, lists the various types of uses and identifies whether or not a use is permitted By Right, or By Warrant.

- = By Right
- = By Warrant

A. Listed Uses

1. **Permitted Use:** A Land Use that is allowed by right in a Transect Zone because it is considered to be consistent with the vision and goals established for that Transect Zone.
2. **By Warrant:** A Land Use that is allowed By Warrant shall seek special approval as described in Division 7.

B. Use Not Listed:

If a proposed use is not listed in Table 3-2, the applicant may seek approval by Warrant/Exception, as described in Division 7.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
RESIDENTIAL TYPES								
Mixed Use Building/Block					■	■	■	
Apartment Building				■	■	■	■	
Mansion Apartment			■	■	■	■		
Live/Work Unit					■	■		
Live/Make Unit					■	■		
Townhouse				■	■	■		
Duplex House			■	■	■	■		
Courtyard House				■	■	■		
Sideyard House			■	■	■	■		
Cottage			■	■	■			
House		■	■	■	■			
Villa		■	■					
Accessory Dwelling Unit			■	■	■	■		
Residential Convertible to Retail					■	■	■	
Nursing Home				■	■	■	■	
Assisted Living Facility				■	■	■	■	
Group Living (Under 12)			■	■	■	■		
School Dormitory				■	■	■	■	■

Notes:

1. Tourist Homes shall be permitted within the Sx*tpqyen FBC area where lawfully established dwelling units are permitted. Tourist Homes shall meet all standards and requirements of Title 20.40.135 - Tourist Homes.
2. Mini-Storage/Self-Storage shall be permitted within the T4-O and T5 Transect Zones only within the EADA Zone.

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
LODGING								
Hotel (no room limit)						■	■	
Inn (up to 12 rooms)		□			■	■		
Bed & Breakfast		□	□	□	■	■		
Hostel					□	□		
COMMERCIAL								
Office					■	■	■	
Medical Office					□	■	■	
Live/Work Unit					■	■	■	
Home Occupation			■	■	■	■	■	
Animal Services: Sales and Grooming / Veterinary		■			□	■	■	
Open-Market Building (Farm Markets)	■	■			■	■	■	■
Retail					■	■	■	
Food and Beverage Retail Sales					■	■	■	
Personal Improvement Service					■	■	■	
Financial Services					■	■	■	
Repair or Laundry Service, Consumer					■	■	■	
Restaurant					■	■	■	
Kiosk					■	■	□	
Push Cart						■	□	
Food Truck	□	□	□	□	□	■	□	□
Tavern or Nightclub						■	□	
Movie Theater						■		

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
CIVIC								
Bus Shelter	■	■	■	■	■	■	■	■
Convention Center		□				□	□	□
Conference Center		□				□	□	□
Exhibition Center							□	□
Fountain or Public Art	■	■	■	■	■	■	■	■
Library								■
Live Theater						■		
Museum						■		■
Amphitheater/Outdoor Auditorium	■	■						■
Parking Structure						■	■	
Playground	■							
Sports Stadium	□						□	□
Surface Parking Lot	■	■		■	■	■	■	■
Religious Assembly			■	■	■	■	■	
Government Building & Use								■
Trailhead	■	■						
Open Space	■							
Other: CIVIL SUPPORT								
Fire Station								■
Police Station								■
Hospital						■	■	■
Other: EDUCATION								
College							□	■
High School								■
Trade School							□	■
Middle School								■
Elementary School								■
Adult Day Care Center			■	■	■	■		
Child Day Care Center			■	■	■	■	■	

**TABLE 3-2:
PERMITTED USES**

	OS	T2	T3	T4-R	T4-O	T5	SD-W	C
Other: INDUSTRIAL / MANUFACTURING								
Artisan Manufacturing, Production and Industrial						■	■	
Limited Manufacturing, Production and Industrial							■	
Distribution Center							■	
Research Service							■	
Water Supply Facility							□	
Sewer and Waste Facility							□	
Electric Substation		□	□	□	□	□	■	
Wireless Transmitter		□					■	
Warehouse							■	
Produce Storage		□					■	
Mini-Storage/Self-Storage ²					■	■	■	
Live/Make Unit					■	■	■	
Cottage Food		■	■	■	■	■		
Microbrewery/Microdistillery						■	■	
Utility-Scale Renewable Energy Generation		■	■				■	
Other: AGRICULTURE								
Agricultural Uses, Animals		□						
Agricultural Uses, Crops		■					■	
Community Garden	■	■	■	■	■	■	■	■
Agritourism		■						
Grain Storage		■					■	
Livestock Pen		□						
Greenhouse	■	■					■	
Stable		■						
Shelter or Boarding Kennel		■			□	■	□	
Other: Automotive								
Gasoline							□	
Automobile Service							□	
Truck Maintenance							□	
Drive-Through Facility						□	□	
Rest Stop								
Roadside Stand		■						
Billboard							□	