

Boundary lines are approximate

## High-Profile Mixed-Use Development / JV Opportunity



**Old Sawmill District**  
Missoula, Montana

±4.48 Net Acres | Residential & Commercial Land



Exclusively listed by:

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**SterlingCRE**  
ADVISORS

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# Opportunity Overview

SterlingCRE Advisors is pleased to present a one-of-a-kind opportunity for large-scale development in Old Sawmill District (OSD), an urban neighborhood with a historic heart near Missoula’s Downtown. Development sites of this quality and scale simply do not exist elsewhere in Missoula.

Multiple phases and lots of Old Sawmill District are now available for purchase as a package. Seller will also consider joint venture opportunities with qualified developers.

Numerous lots and phases are platted and ready for construction. Additional phases provide a development runway for the future.

Old Sawmill District has been a resounding success in creating living, working, dining, and recreating opportunities. This offering provides an opportunity to continue this tradition by developing new residential, multi-family, and commercial spaces in the same district.

Old Sawmill District is a two minute walk from Ogren Park at Allegiance Field, Silver Park and paved trails that extend for miles. Downtown Missoula, with its numerous restaurants, galleries, and business life, is also a short walk or bike ride away.

OSD lots are suitable for single-family, townhome, multi-family, hospitality, office and/or retail development.



Boundary lines are approximate

**Package Price**  
**\$5,180,000**

**Net Acreage:**     **±4.48 AC**

**Net Square Feet:** **±195,148 SF**

**Total Lot Count:**   **37 + utility lot**

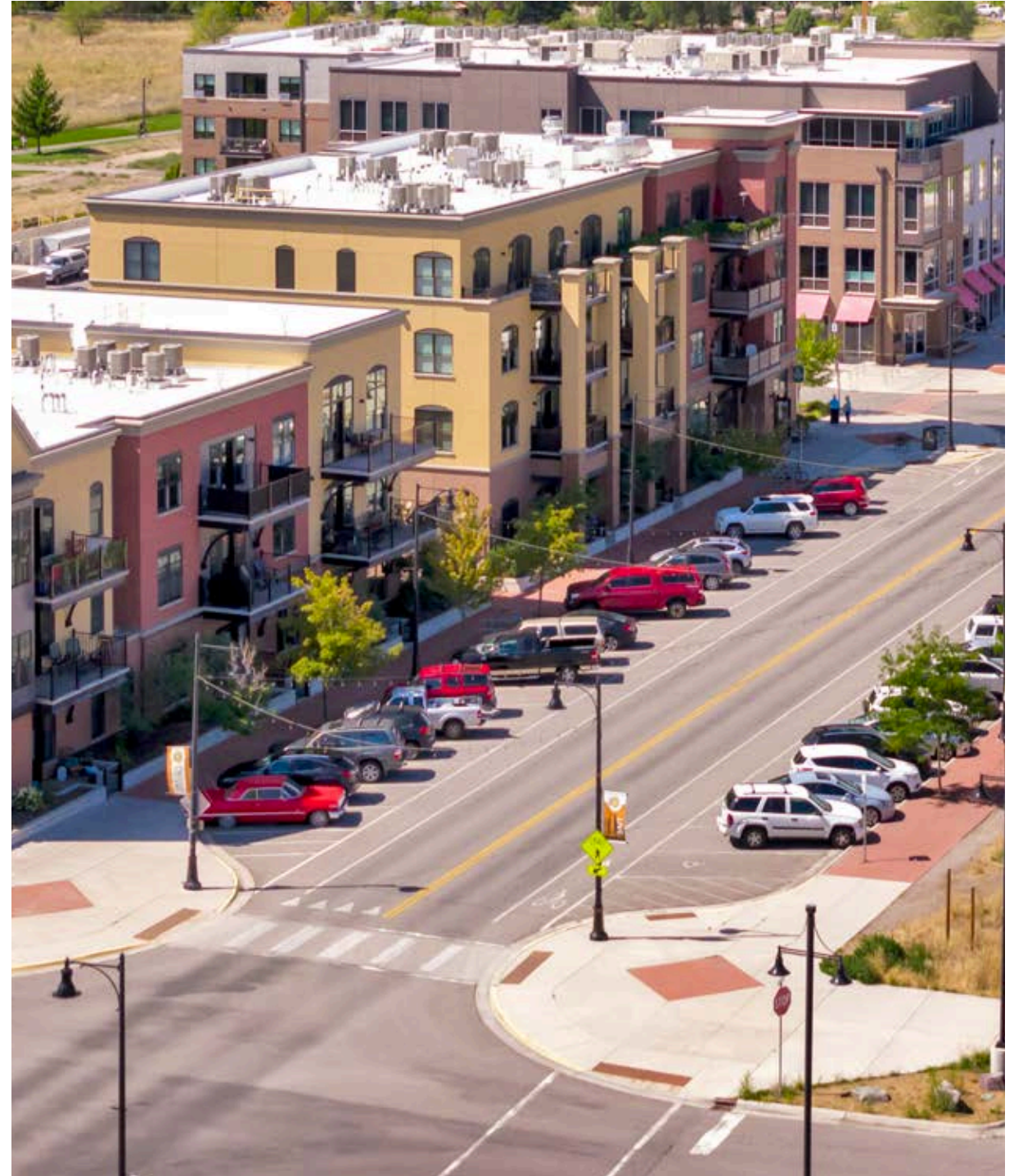
# Interactive Links

 [Link to Listing](#)

 [Street View](#)

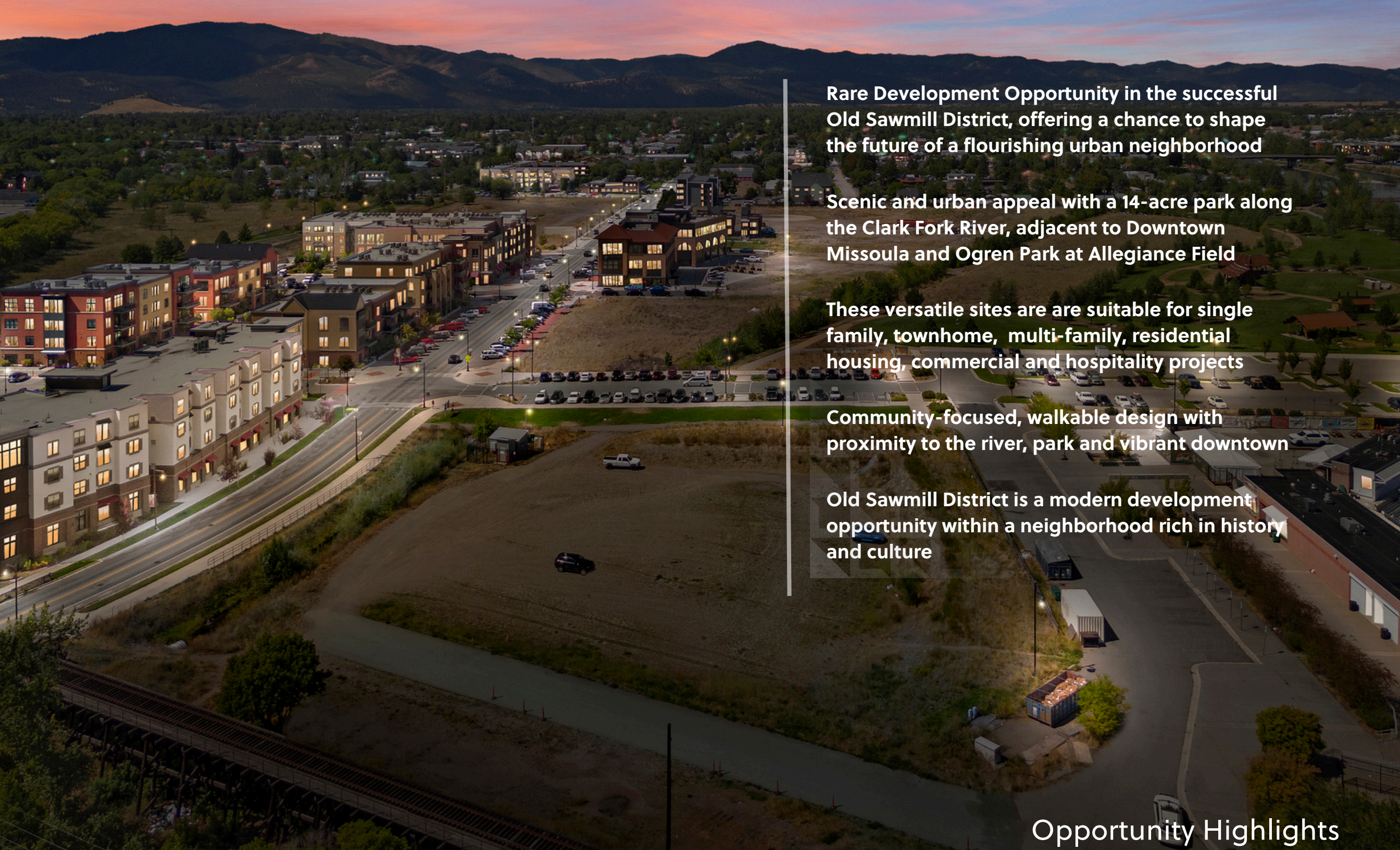
 [Old Sawmill District Site](#)

 [Video](#)



Interactive Links





**Rare Development Opportunity in the successful Old Sawmill District, offering a chance to shape the future of a flourishing urban neighborhood**

**Scenic and urban appeal with a 14-acre park along the Clark Fork River, adjacent to Downtown Missoula and Ogren Park at Allegiance Field**

**These versatile sites are suitable for single family, townhome, multi-family, residential housing, commercial and hospitality projects**

**Community-focused, walkable design with proximity to the river, park and vibrant downtown**

**Old Sawmill District is a modern development opportunity within a neighborhood rich in history and culture**

**Opportunity Highlights**



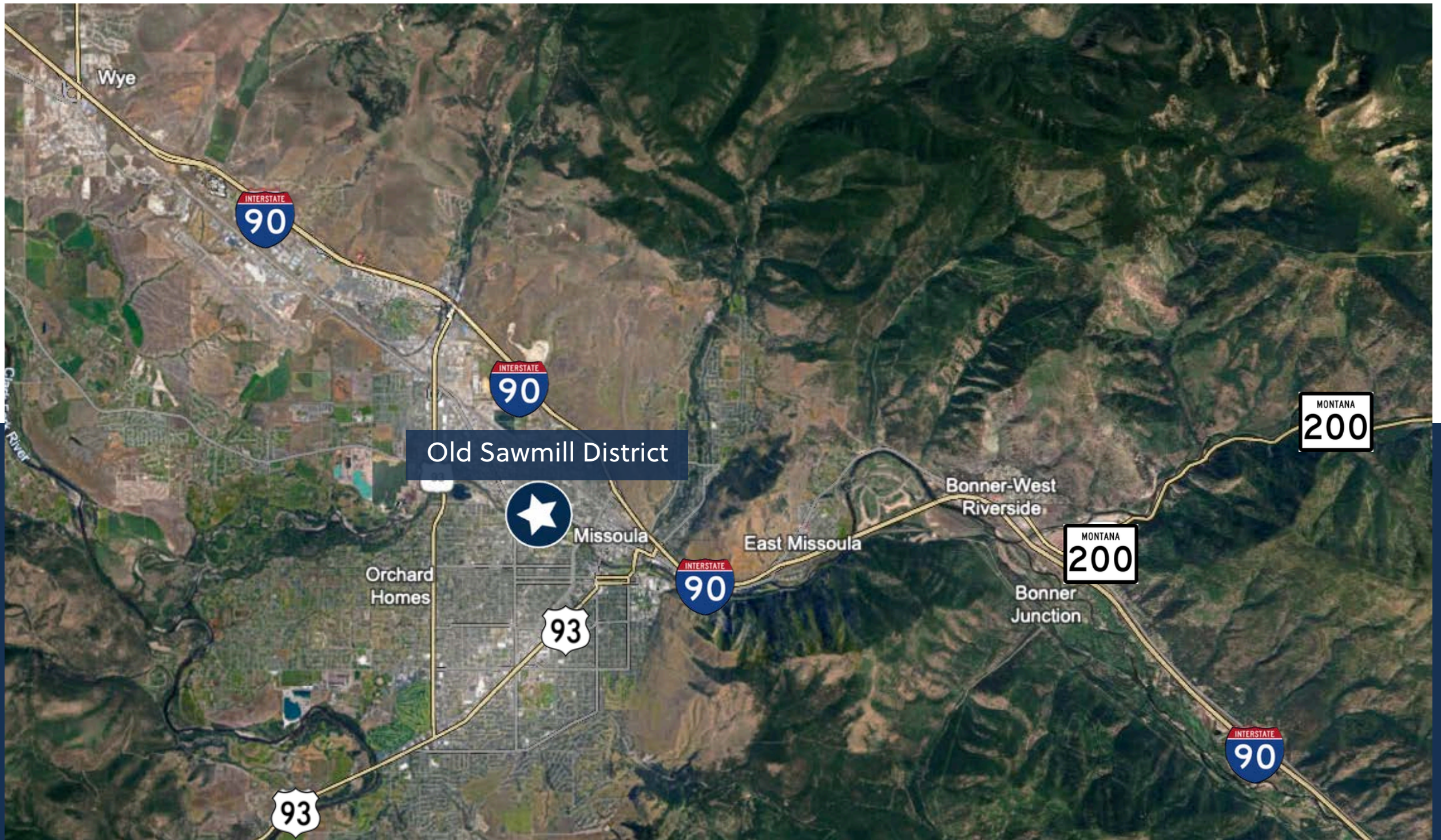
An aerial photograph of a city nestled in a valley. A wide river flows along the left side of the frame. The city features a mix of green spaces, including a large park with a winding path and several baseball fields. Buildings of various sizes are scattered throughout the urban area. In the background, large, rugged mountains rise under a clear blue sky. A dark blue rectangular box is superimposed over the center of the image, containing the word "LOCATION" in white capital letters.

# LOCATION



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**15-Minute walk to the heart of Downtown Missoula**

**Legend:**

- Food & Drink
- Shops
- Beauty Salons & Fitness
- Hotel

**Walkable Distances:**

- 10-Minute Walk
- 15-Minute Walk
- 20-Minute Walk



# Easy walk to many of Missoula's biggest employers







# SITE OVERVIEW



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An aerial photograph of a city landscape. In the background, a large, dry, brown mountain rises against a clear blue sky. The city below is filled with green trees and various buildings. In the foreground, there is a large, dry, brown field, a green baseball field, and a parking lot filled with cars. A semi-transparent blue banner with the text "PARCEL DETAILS" in white capital letters is overlaid across the center of the image.

# PARCEL DETAILS



# Wyoming North Site

## Approved Final Plat

Total Acreage	±0.61 acres
Square Footage	±41,124
Lots	14
Zoning	SD/Mill Site - Sub B/C
Access	Wyoming Street

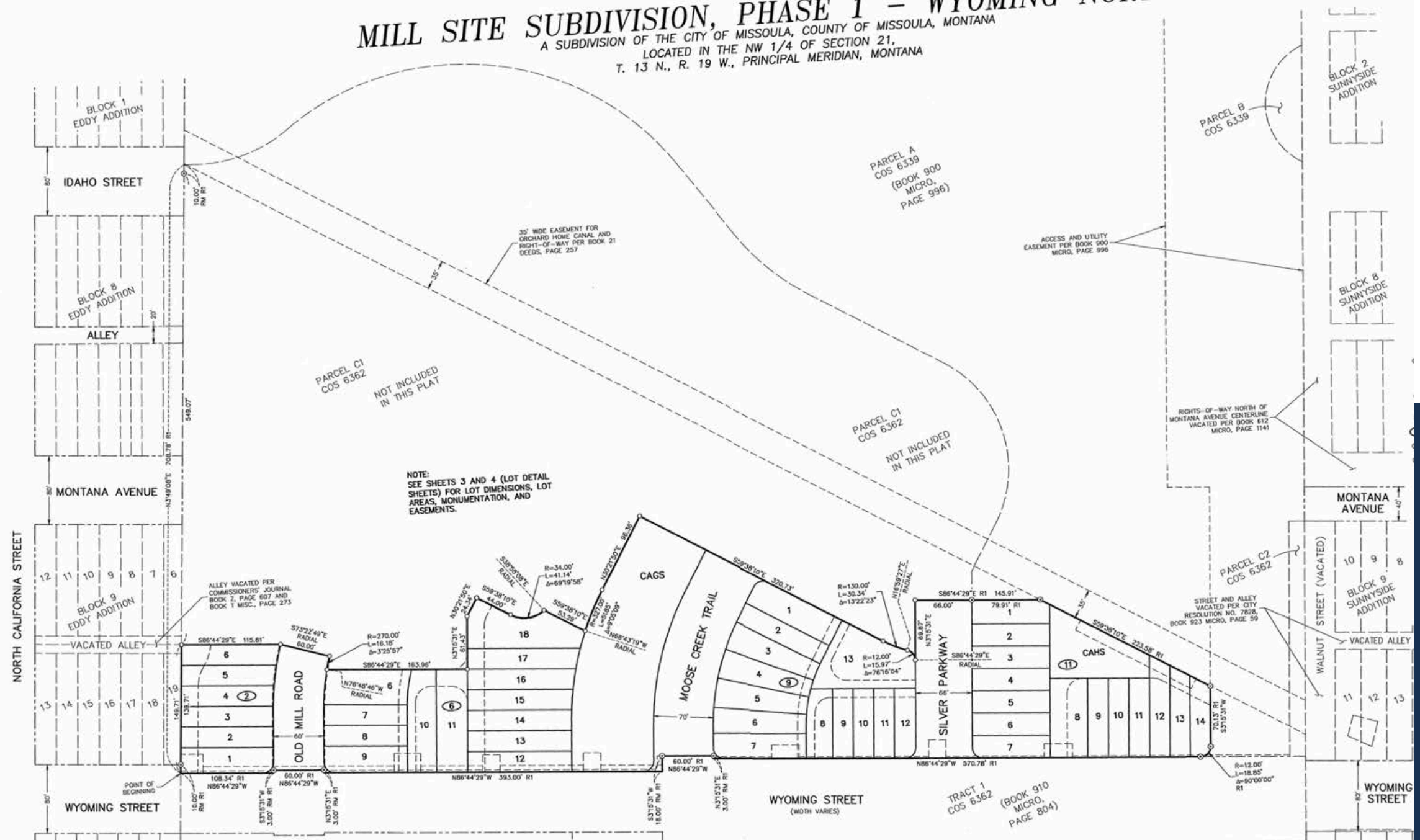
Services                      City water and sewer



Wyoming North Site Details



MILL SITE SUBDIVISION, <sup>PLAT OF</sup> PHASE 1 - WYOMING NORTH  
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA  
LOCATED IN THE NW 1/4 OF SECTION 21,  
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA











Wyoming North Site

Boundary lines are approximate



# Wyoming NE Site

## Approved Final Plat

Total Acreage	±1.90 acres
Square Footage	±82,725
Lot Count	19 + utility
Zoning	SD/Mill Site - Sub A
Access	Old Mill Road via Wyoming Street
Services	City water and sewer
Notes	A parking structure will be required on some portion of this site. Inquire with the brokerage team for more information.

Boundary lines are approximate

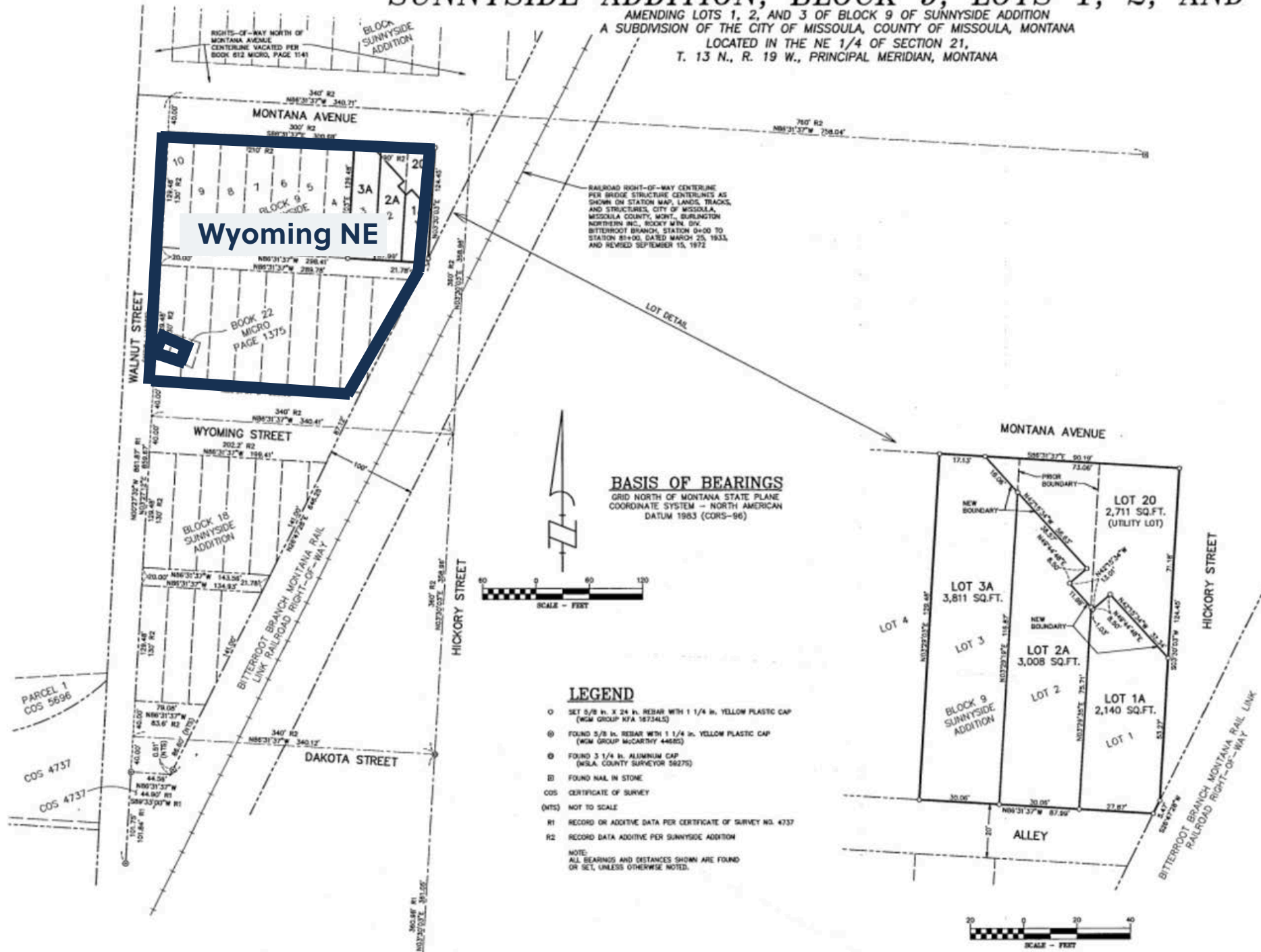


Wyoming NE Site Details



# AMENDED PLAT OF SUNNYSIDE ADDITION, BLOCK 9, LOTS 1, 2, AND 3

AMENDING LOTS 1, 2, AND 3 OF BLOCK 9 OF SUNNYSIDE ADDITION  
A SUBDIVISION OF THE CITY OF MISSOULA, COUNTY OF MISSOULA, MONTANA  
LOCATED IN THE NE 1/4 OF SECTION 21,  
T. 13 N., R. 19 W., PRINCIPAL MERIDIAN, MONTANA







Wyoming NE

Phase 2 Wyoming NE Site Aerial



# Moose Creek Site

## Approved Preliminary Plat

Total Acreage	±1.87 acres*
Square Footage	±81,457*
Lot Count	3
Zoning	SD/Mill Site - Sub B-C
Access	Old Mill Road via Wyoming Street
Services	City water and sewer
Note	*Final lot acreage subject to the completion of a boundary line relocation with the City



Boundary lines are approximate









Moose Creek Site

Boundary lines are approximate

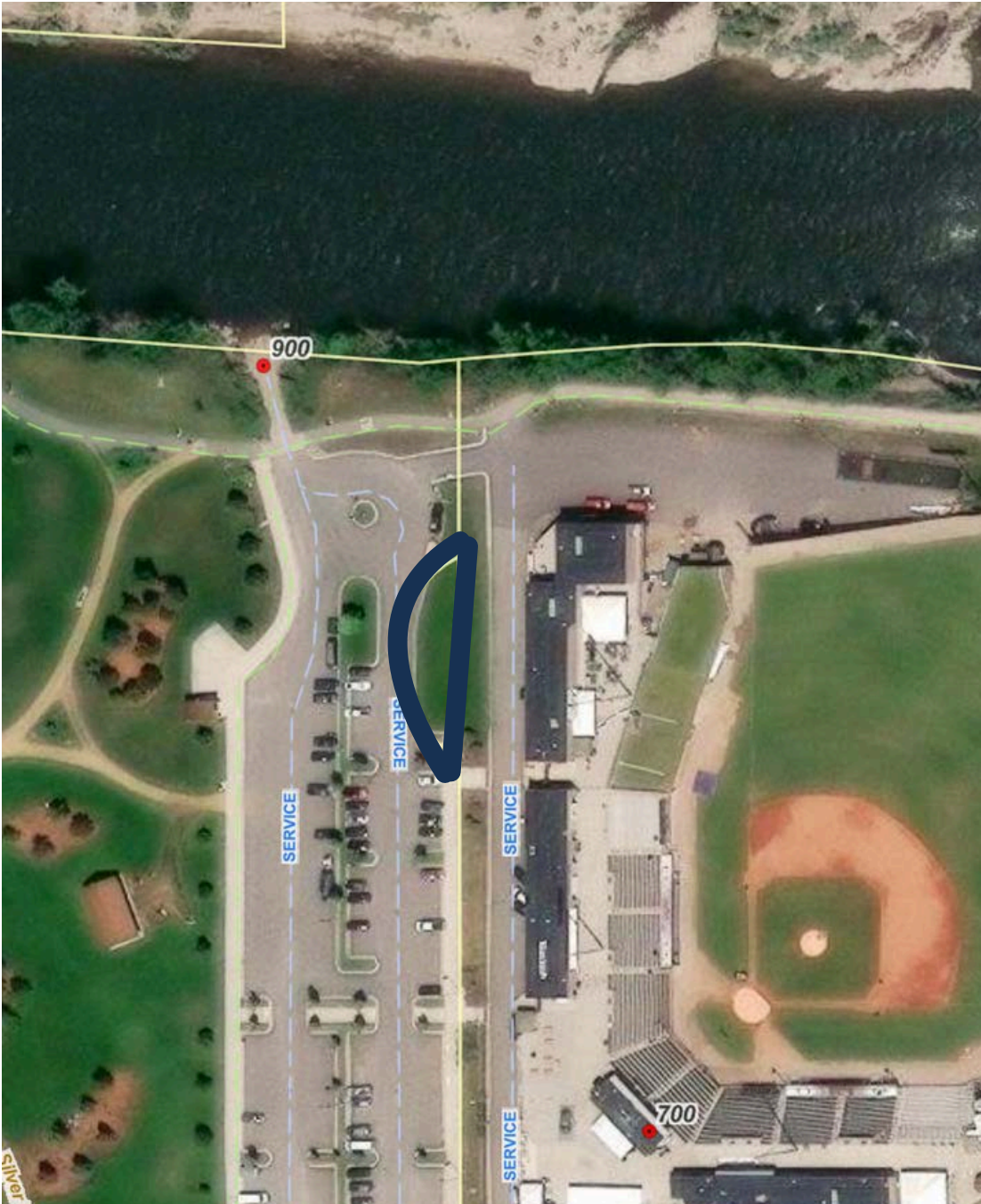


# Osprey Site

## Approved COS

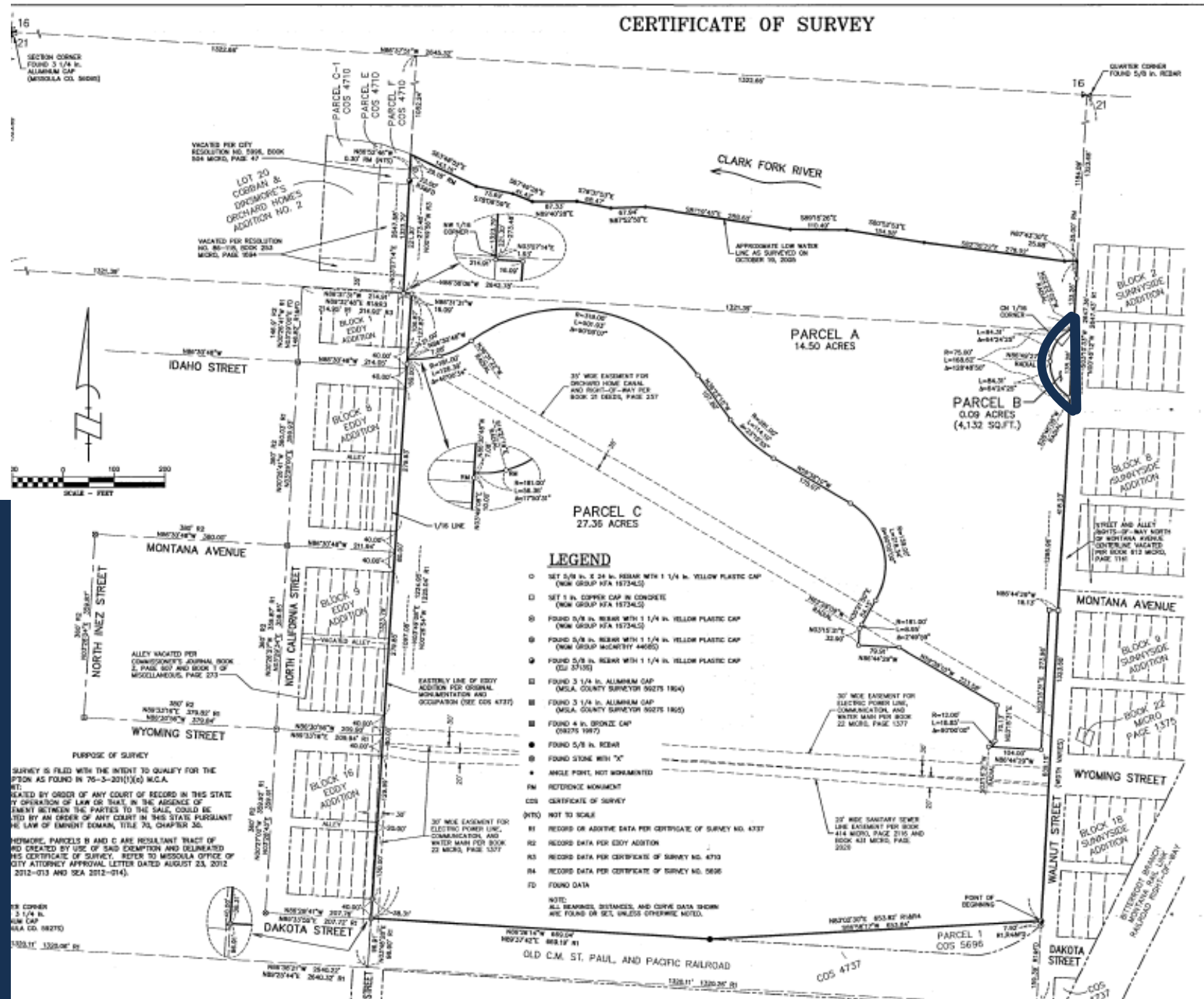
Total Acreage	±0.095 acres
Square Footage	±4,132 square feet
Lot Count	1
Zoning	SD/Mill Site - Sub G
Access	Service Road

Services City water and sewer



Boundary lines are approximate









Osprey

Osprey Site Aerial



An aerial photograph of a city, likely in the Pacific Northwest, showing a mix of residential and commercial buildings. In the foreground, a baseball field with a red infield and green outfield is visible, surrounded by parking lots and some industrial buildings. A river flows along the right side of the field. In the background, a range of mountains is visible under a clear blue sky with some light clouds.

# ADDITIONAL PHOTOS



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Old Sawmill District





Old Sawmill District





Old Sawmill District





Osprey

Wyoming NE

Wyoming North

Moose Creek

Silver

Welcome Creek

Old Sawmill District

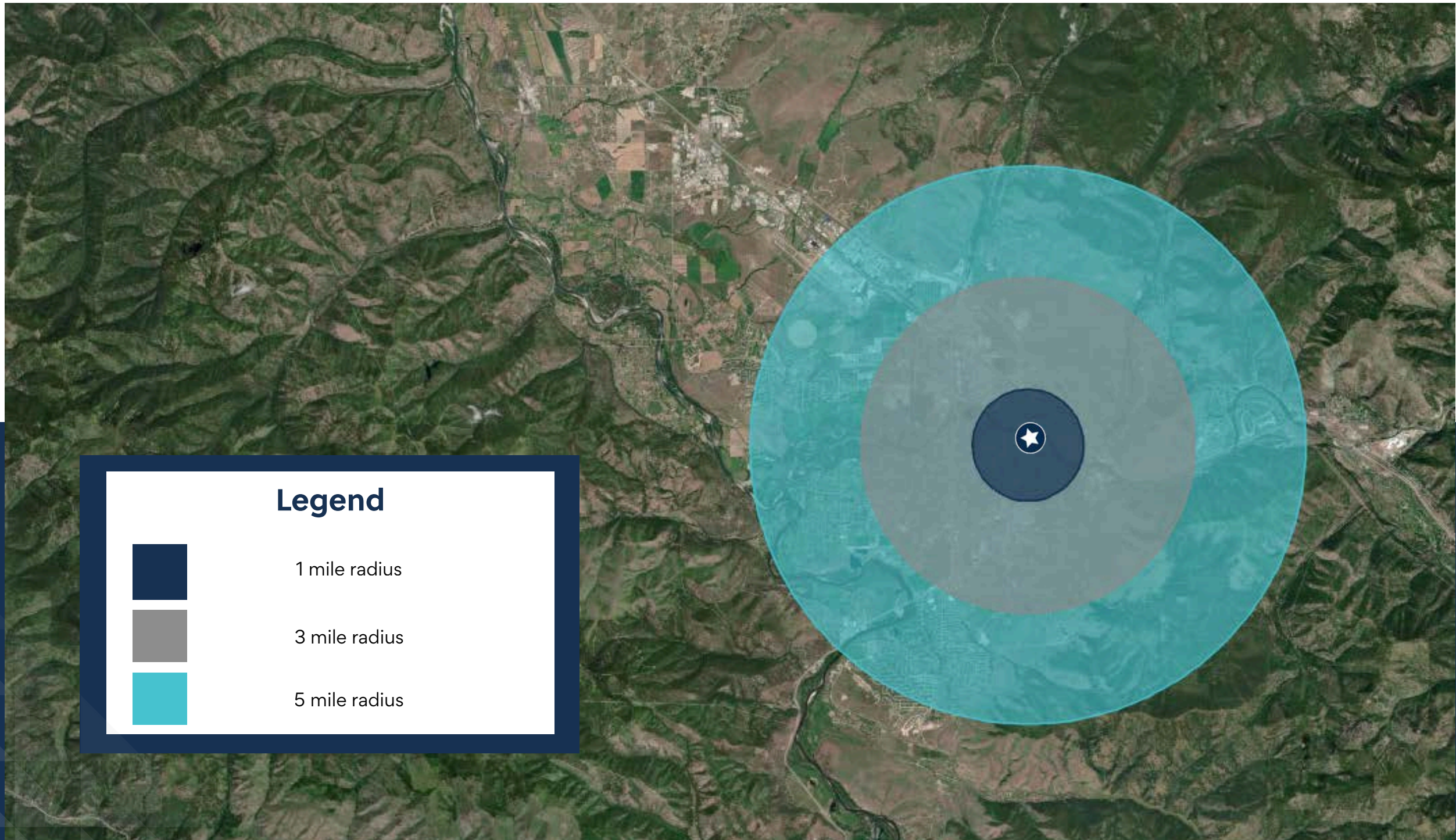


# PROPERTY DETAILS



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**Legend**



1 mile radius



3 mile radius



5 mile radius



KEY FACTS

3 miles

62,603

Population

34.9

Median Age

2.1

Average Household Size

\$57,164

Median Household  
Income

12,234

2023 Owner Occupied  
Housing Units (Esri)

16,901

2023 Renter Occupied Housing  
Units (Esri)

BUSINESS

3 miles



4,851

Total Businesses



58,663

Total Employees

HOUSING STATS

3 miles



\$455,538

Median Home Value



\$8,367

Average Spent on  
Mortgage & Basics



\$943

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (17.4%)

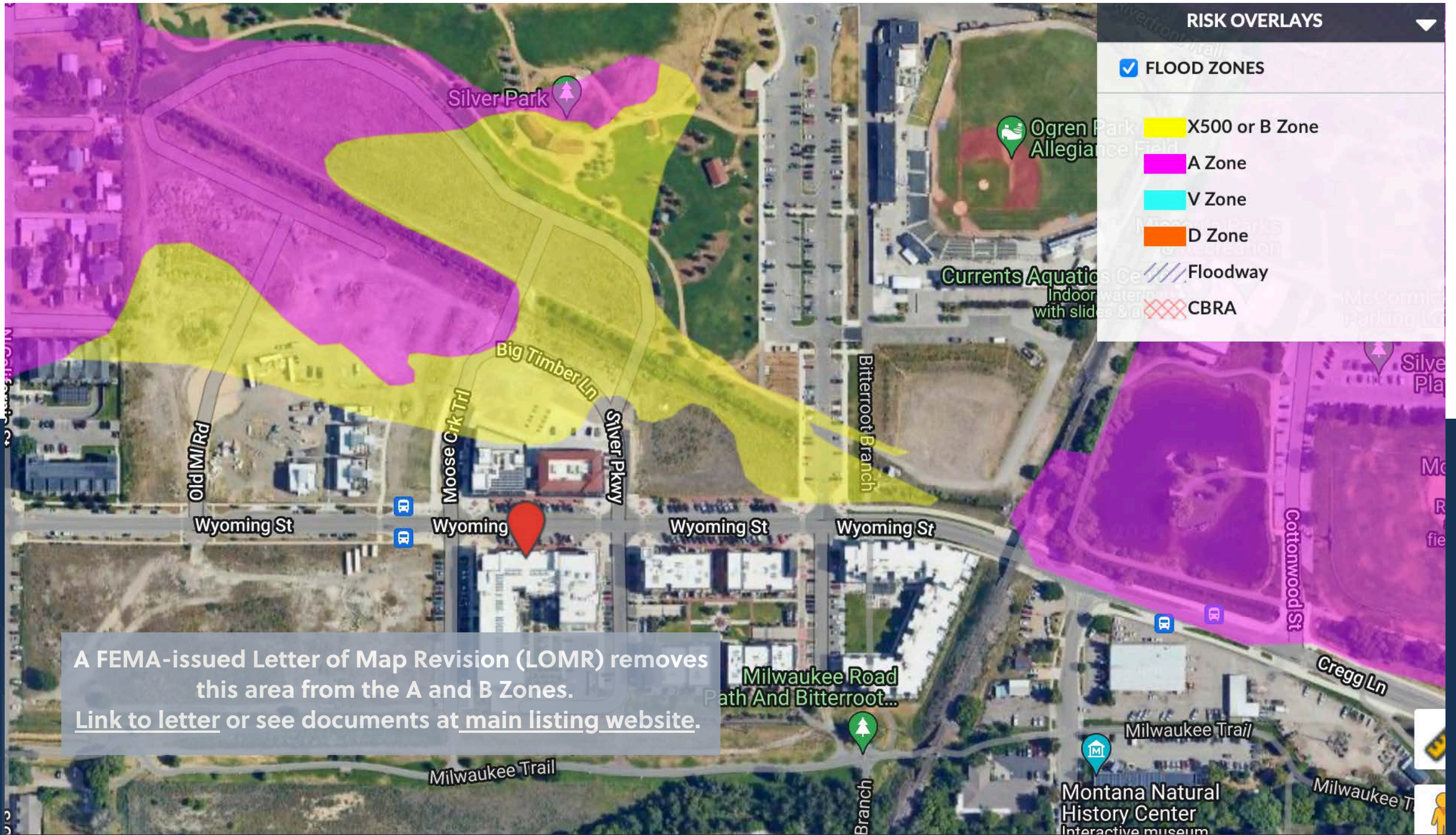
The smallest group: \$150,000 - \$199,999 (5.1%)

Indicator ▲	Value	Diff		
<\$15,000	9.9%	+2.7%		
\$15,000 - \$24,999	8.3%	+1.4%		
\$25,000 - \$34,999	8.5%	+1.9%		
\$35,000 - \$49,999	17.4%	+2.3%		
\$50,000 - \$74,999	15.8%	+0.3%		
\$75,000 - \$99,999	15.3%	-1.5%		
\$100,000 - \$149,999	13.4%	-2.7%		
\$150,000 - \$199,999	5.1%	-1.7%		
\$200,000+	6.2%	-2.8%		

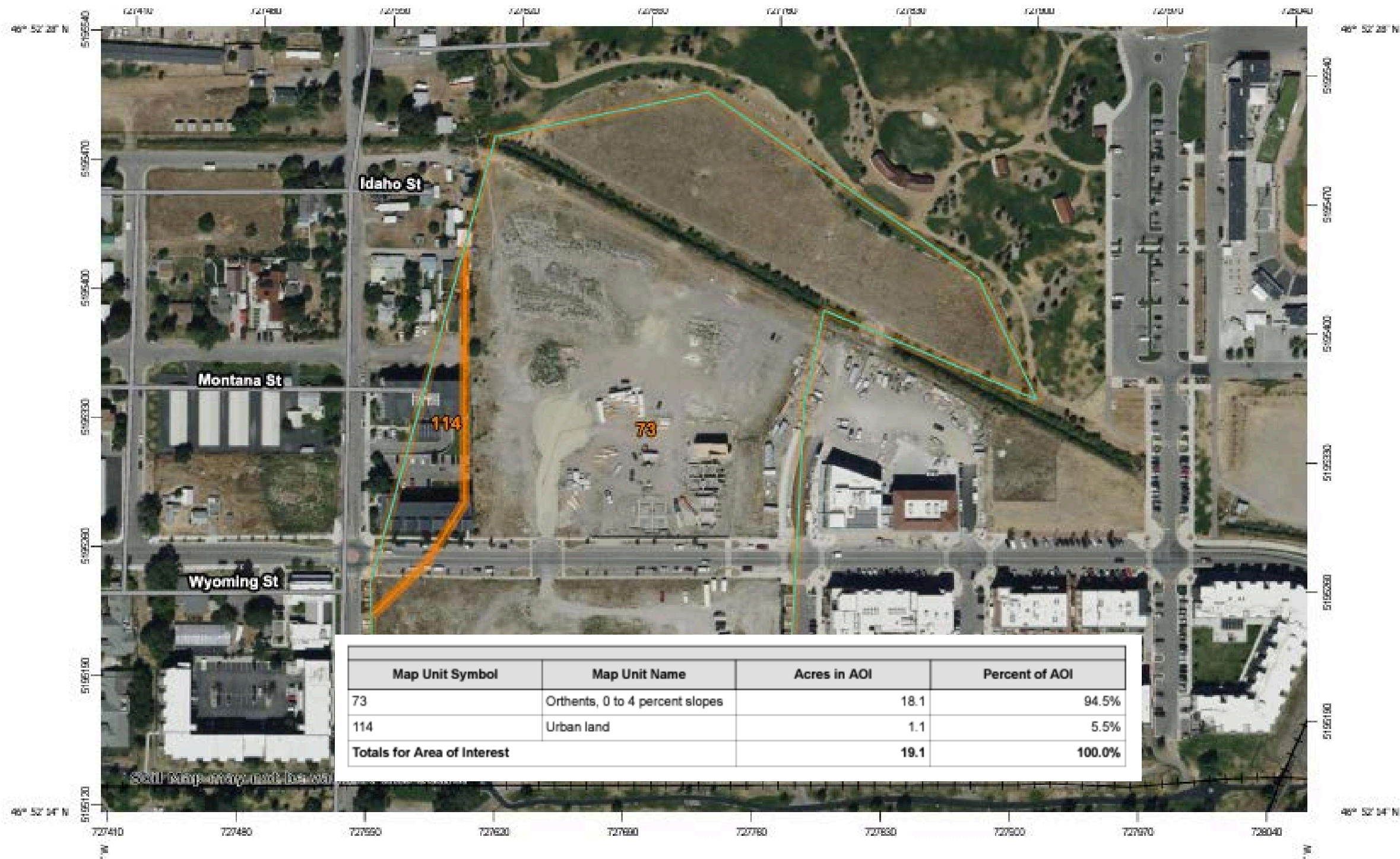
Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	Variables	1 mile	3 miles	5 miles
2022 Total Population	16,507	62,603	88,420	2022 Per Capita Income	\$35,496	\$38,724	\$41,398
2022 Household Population	16,143	59,977	85,379	2022 Median Household Income	\$51,342	\$57,164	\$65,906
2022 Family Population	8,124	35,919	56,339	2022 Average Household Income	\$67,462	\$83,251	\$92,819
2027 Total Population	16,873	64,104	91,820	2027 Per Capita Income	\$41,892	\$46,290	\$49,388
2027 Household Population	16,509	61,478	88,779	2027 Median Household Income	\$60,185	\$71,220	\$79,469
2027 Family Population	8,231	36,491	58,321	2027 Average Household Income	\$79,031	\$98,653	\$109,855





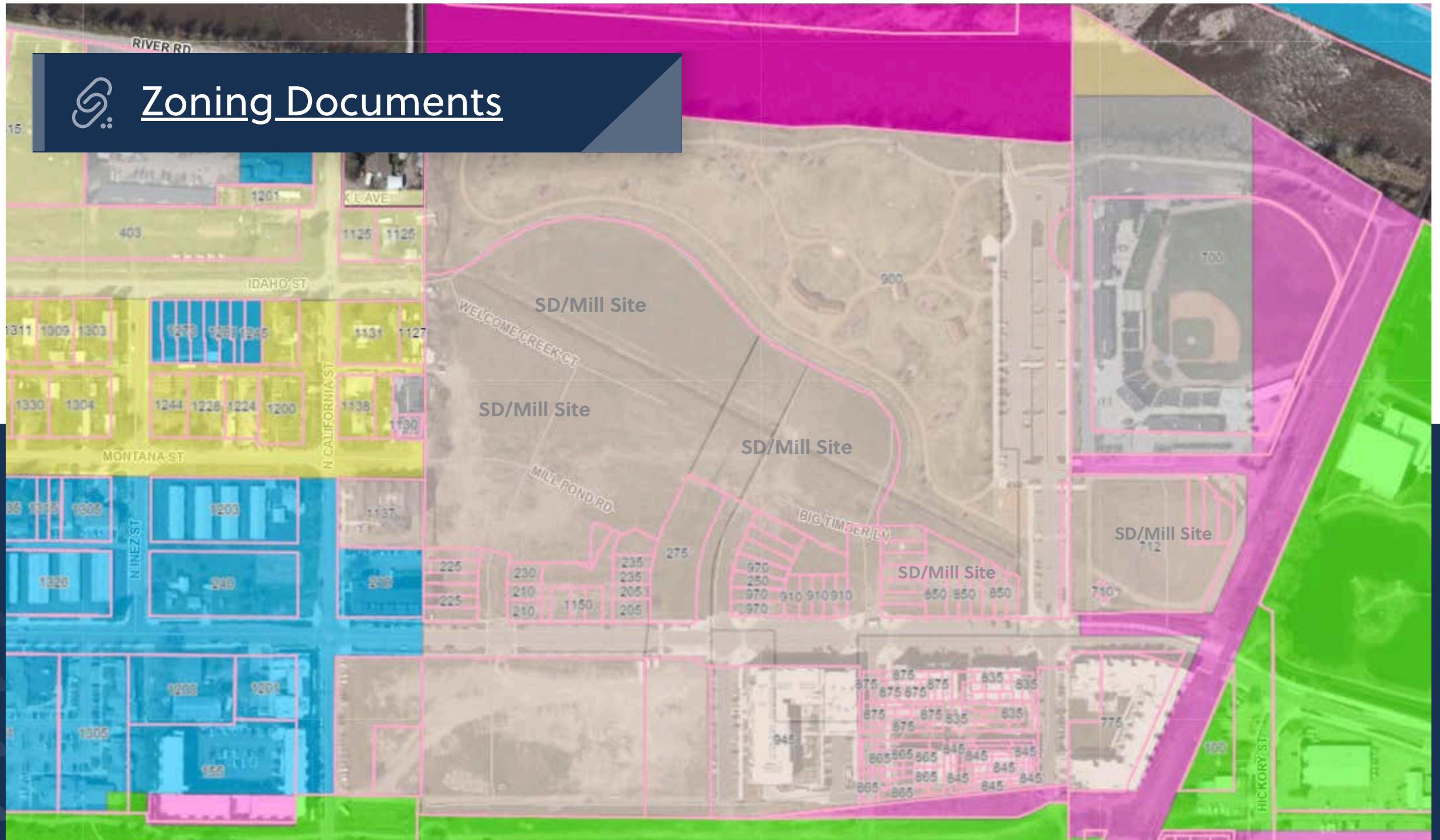




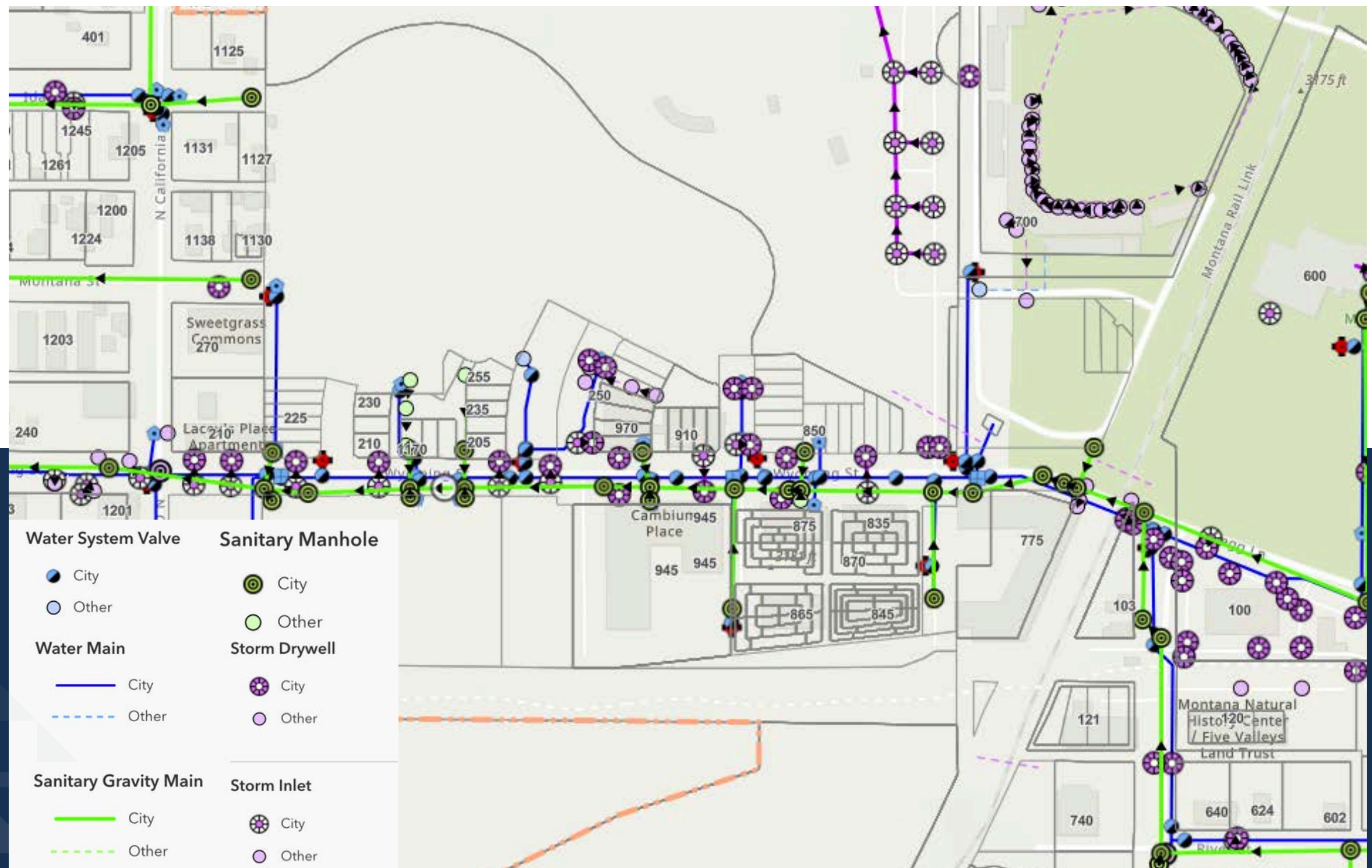




# Zoning Documents







Utilities Map





# MARKET OVERVIEW



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# 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)





# ACCOLADES

## **#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

# PEOPLE

## **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 Air Service

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



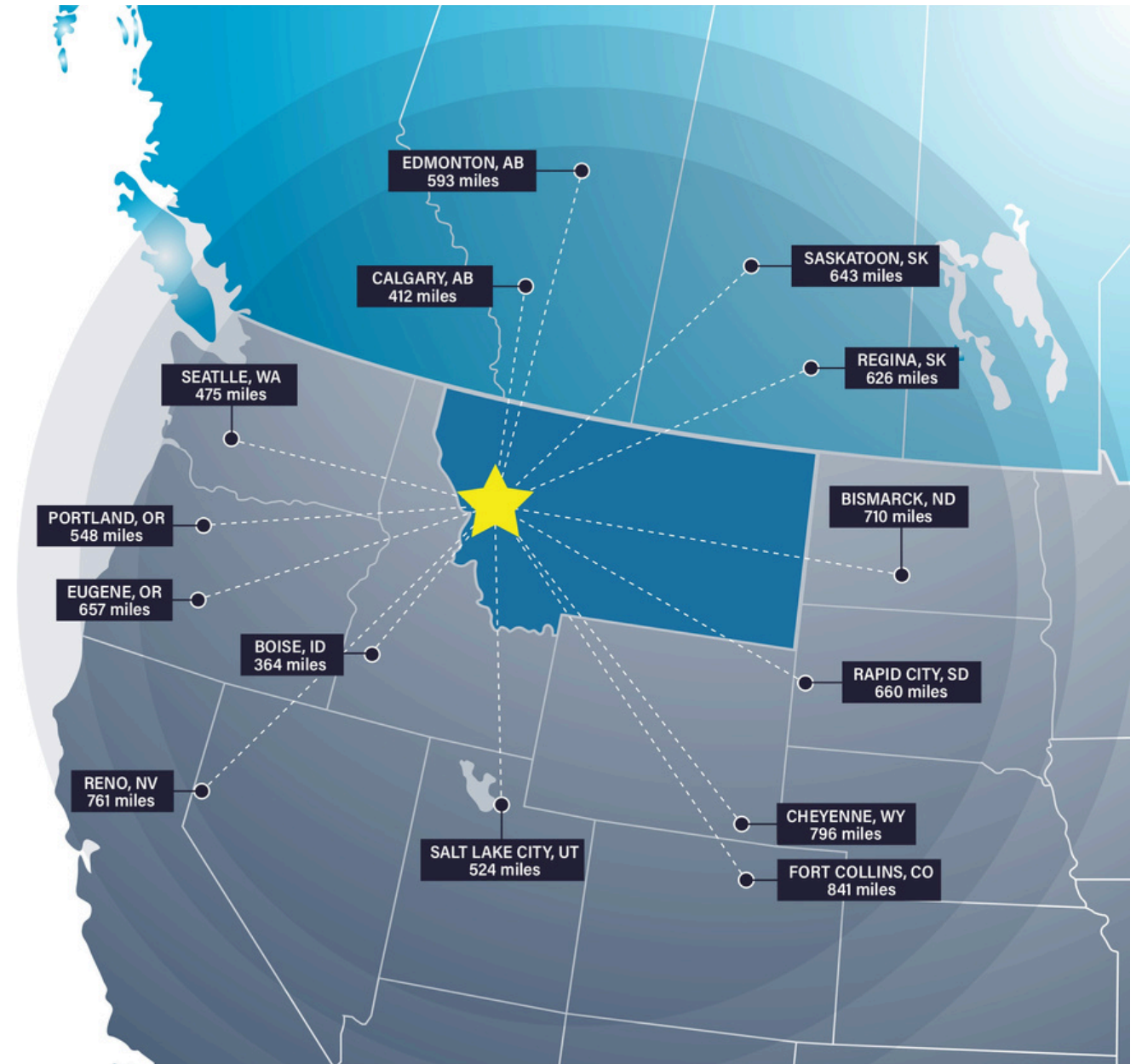


# Missoula Access

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





# Brokerage 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 land development and underwriting for office and industrial properties.



**CHRIS BRISTOL**  
Commercial Real Estate Advisor  
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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