



COMMERCIAL | RESIDENTIAL | INVESTMENT

For Sale
NNN
Investment
\$1,725,000

Lolo, MT

Presented By:

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Property Information

Section 1



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Explore an enticing investment opportunity at 11400 US-93, Lolo, Montana! This property offers a prime commercial space housing two successful service businesses: a Dairy Queen Grill & Chill and Bamboo Garden. Priced at \$1,725,000, this sale includes the building and land only, providing a valuable investment opportunity in the heart of Lolo. Built in 1982 & remodeled in 2020 the property spans a total of 4612 square feet and features a convenient drive-thru for the Dairy Queen. Its strategic location along the bustling US-93 highway ensures high visibility and accessibility, making it an attractive choice for businesses. Investors can capitalize on the stability and income potential provided by two well-established tenants. With a combined lease agreement in place, this investment promises steady returns and growth potential. *Business's are not for sale. Sale is for land & building. Lease is a NNN lease. See documents for Offering Memorandum. Don't miss this unique opportunity to own a commercial property with established tenants in a prime location along US-93! MLS #30023123

OFFERING SUMMARY:

Sale Price:	\$1,725,000
Number of Units:	2
Annual Income:	\$116,641
Cap Rate:	6.8%
Lot Size:	0.791 Acres

DEMOGRAPHICS	0.5 MILES	1 MILE	2.5 MILES
Total Households	691	1,271	2,256
Total Population	1,749	3,195	5,744
Average HH Income	\$88,454	\$88,355	\$94,767

PROPERTY DESCRIPTION



LOCATION DESCRIPTION

Located just south of Missoula along U.S. Highway 93, Lolo, Montana, offers a perfect balance of small-town living, outdoor recreation, and convenient access to urban amenities. Known for its scenic beauty and strong sense of community, Lolo attracts residents and investors seeking a high quality of life with proximity to Missoula's economic and cultural opportunities.

Lolo's appeal is enhanced by its rich history and outdoor attractions. The area is home to Travelers' Rest State Park, a significant site on the Lewis and Clark Trail, and serves as a gateway to the stunning Bitterroot Valley. With easy access to the Bitterroot River, Lolo National Forest, and year-round recreation—including hiking, fishing, and skiing—Lolo is a haven for outdoor enthusiasts.

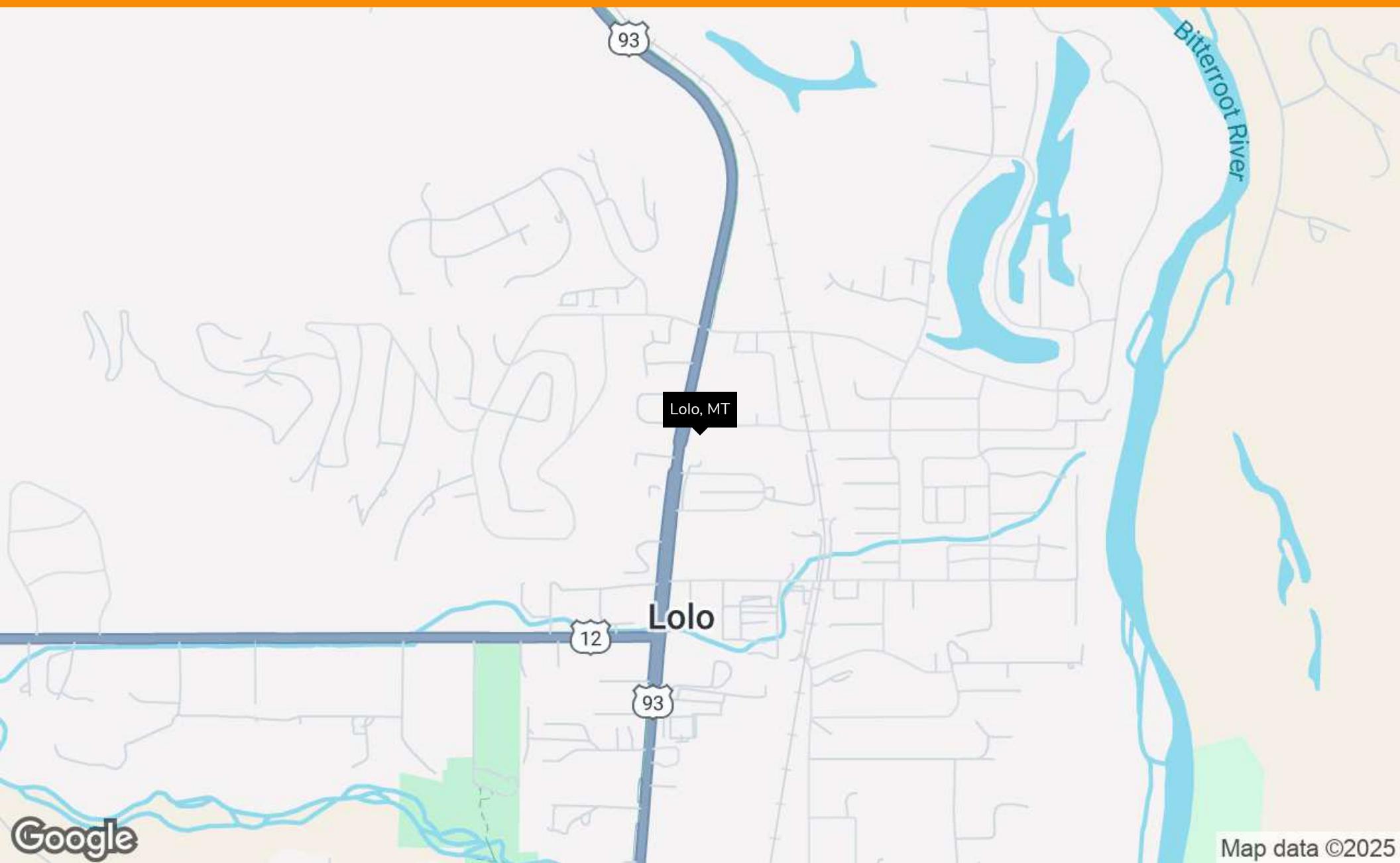
As Missoula continues to grow, Lolo has seen increasing demand for residential and commercial development. Its strong local schools, expanding infrastructure, and desirable location make it an attractive choice for families, businesses, and investors looking for long-term potential in western Montana.

Demographics

Section 2



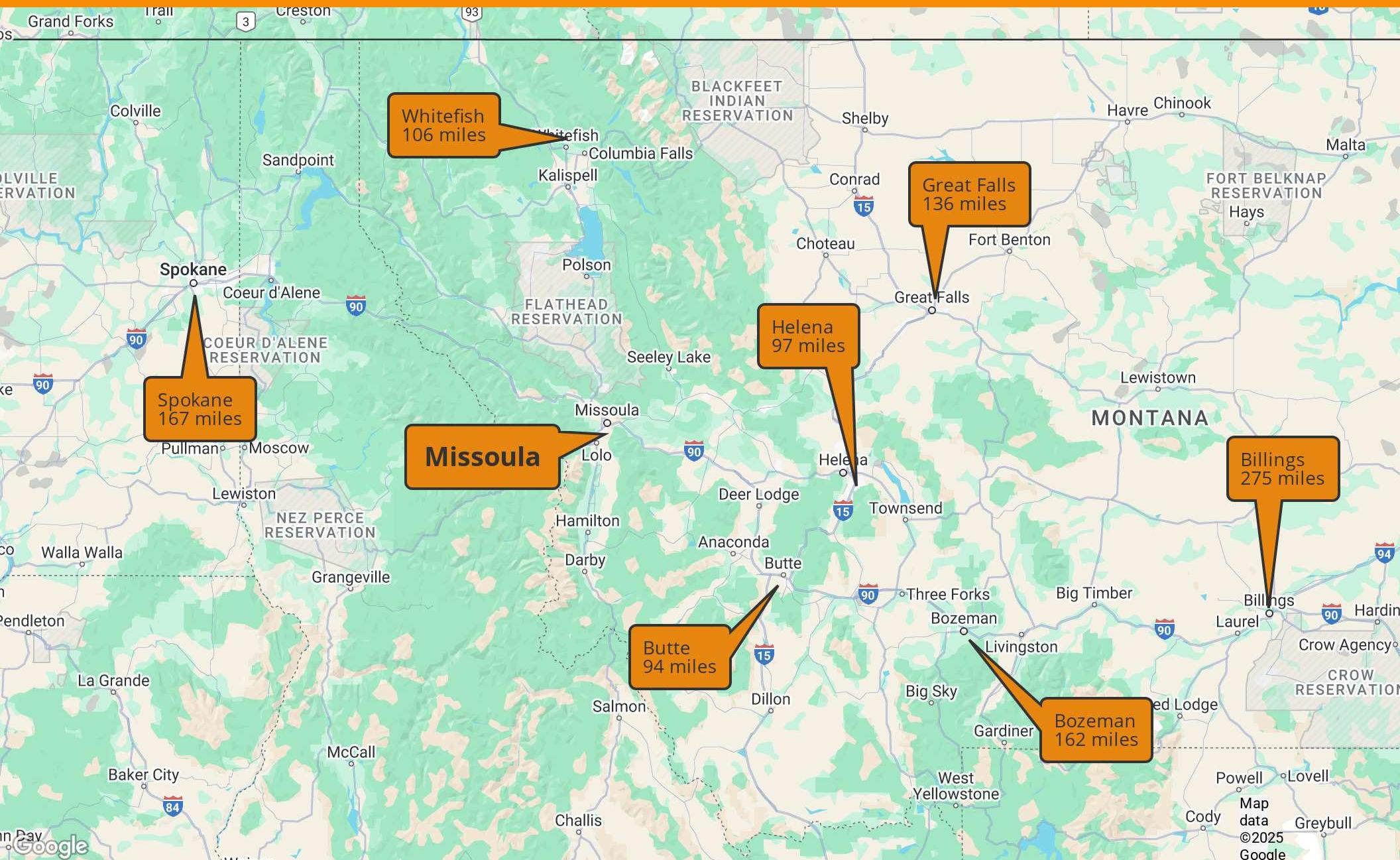
REGIONAL MAP



AERIAL MAP



MT CITIES

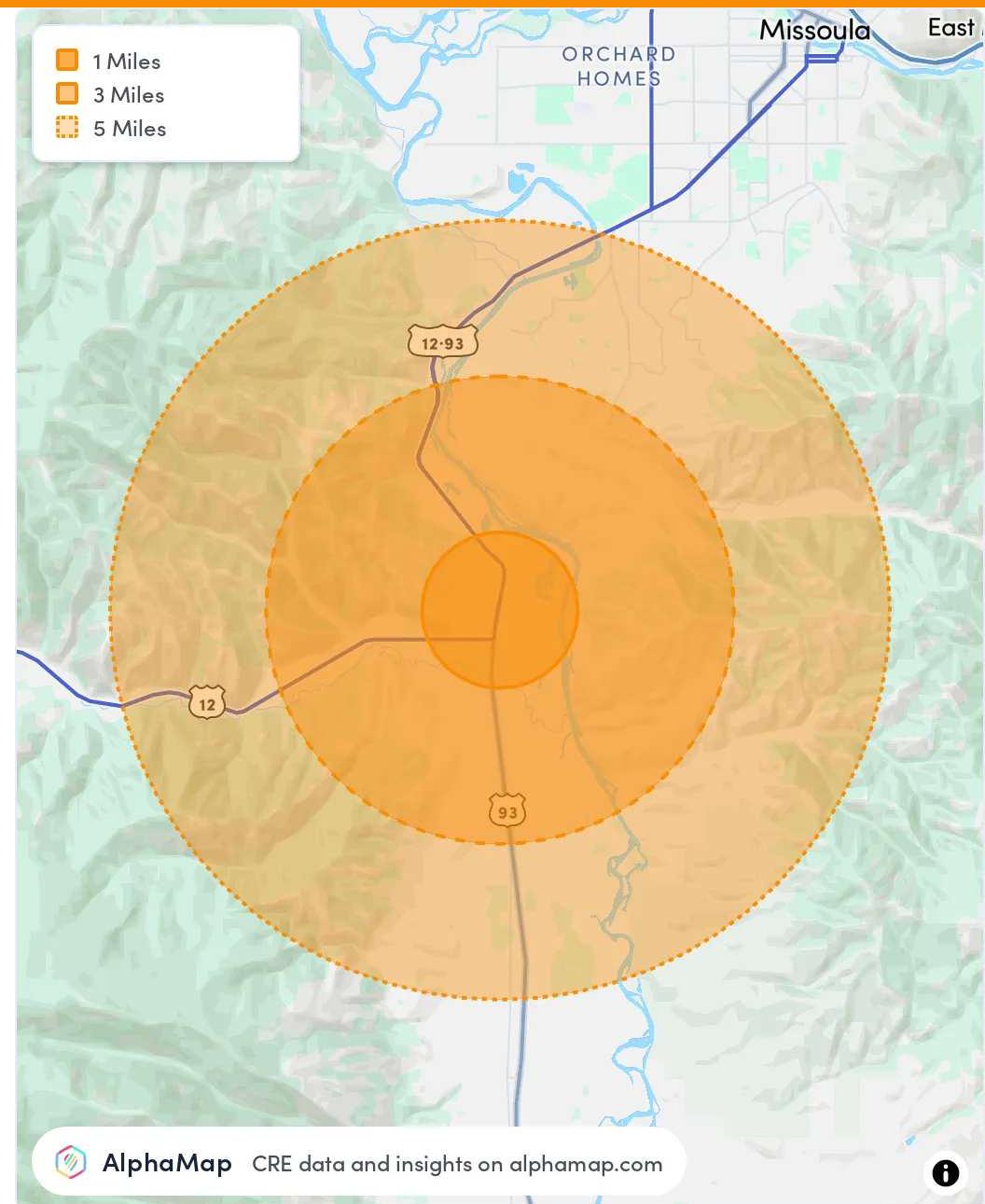


AREA ANALYTICS

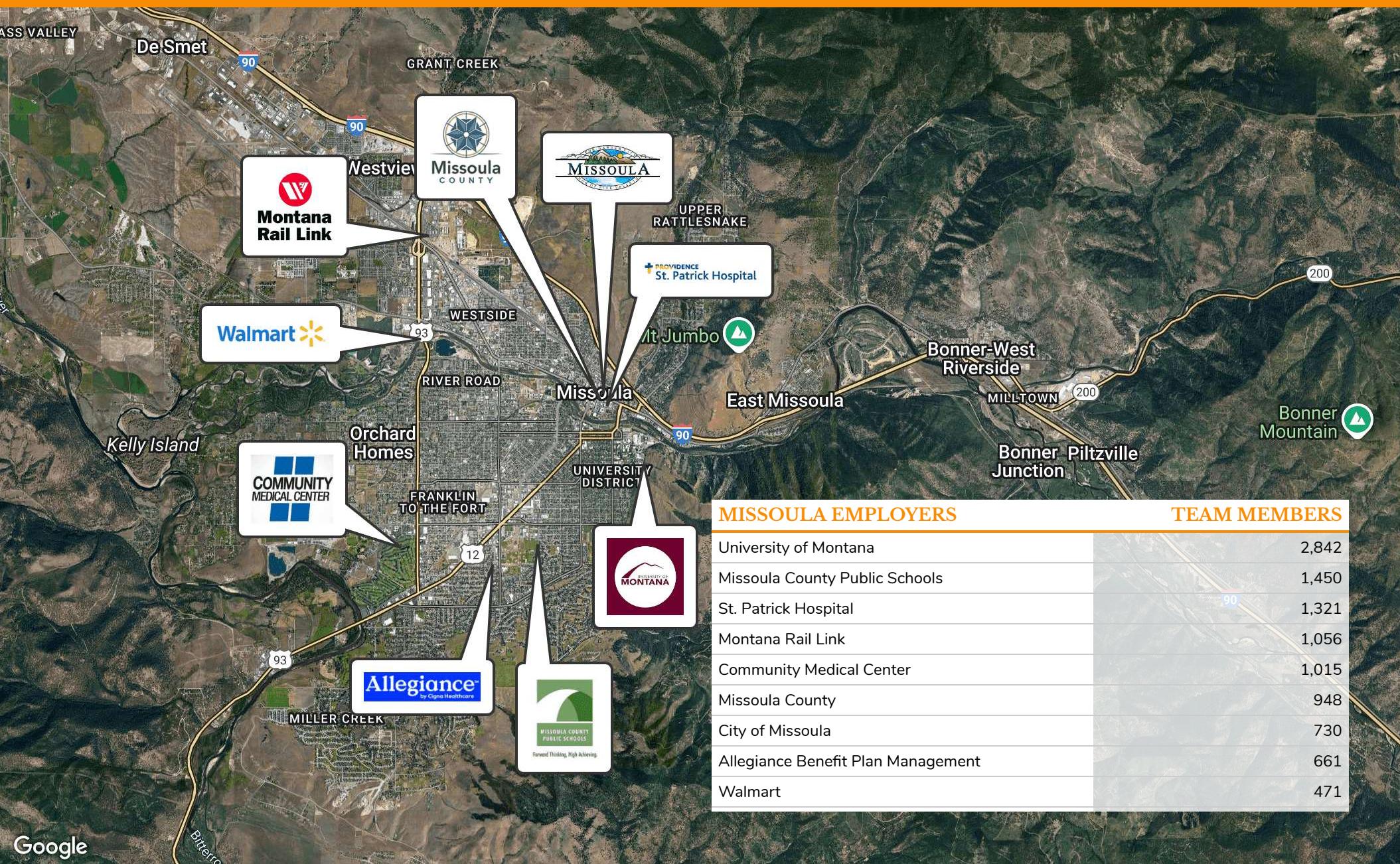
POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,195	7,141	15,563
Average Age	40	40	41
Average Age (Male)	39	40	40
Average Age (Female)	40	41	41

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,271	2,769	5,890
Persons per HH	2.5	2.6	2.6
Average HH Income	\$88,355	\$105,203	\$131,797
Average House Value	\$393,249	\$447,809	\$514,085
Per Capita Income	\$35,342	\$40,462	\$50,691

Map and demographics data derived from AlphaMap



MISSOULA EMPLOYERS



Google

Advisor Bios

Section 3



ADVISOR BIO 1



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PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 32+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first house sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 32 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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