



**For Sale**  
**\$595,000**

Commercial Land  
Linda Vista Blvd,  
Missoula, MT

Presented By:

**JESSIE EAGEN**

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Approximate lot lines



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# Property Information

## Section 1





PROPERTY DESCRIPTION

Prime Commercial Lot in Linda Vista – 1.03 Acres with Restaurant Plans Available

Seize this rare opportunity to own a highly visible 1.03-acre commercial lot at the intersection of Linda Vista Blvd and Miller Creek Rd in Missoula, Montana. Positioned in the heart of the growing Linda Vista neighborhood, this property offers excellent exposure and accessibility in an area with limited existing dining and retail options—perfect for new development.

Key Highlights:

- High-Traffic Location – Corner lot with great visibility and easy access
- Thriving Neighborhood – Surrounded by established homes, schools, and recreation
- Versatile Potential – Ideal for retail, dining, or mixed-use development
- Restaurant Plans Available – Stunning modern restaurant design can be

OFFERING SUMMARY

Sale Price:	\$595,000
Number of Units:	1
Lot Size:	56,143 SF
Building Size:	0 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	885	2,069
Total Population	499	2,412	5,684
Average HH Income	\$187,217	\$175,651	\$168,847





## LOCATION DESCRIPTION

Missoula, Montana: A Growing City with Culture, Commerce, and Opportunity

Missoula is Montana's vibrant cultural and economic center, blending small-town charm with a dynamic, forward-thinking community. As home to the University of Montana, the city benefits from a steady influx of students, professionals, and entrepreneurs who contribute to its innovative spirit. Missoula's strong local economy is fueled by a diverse mix of industries, including education, healthcare, technology, and outdoor recreation, making it a resilient and attractive market for investment.

Surrounded by breathtaking natural landscapes, Missoula offers an unmatched quality of life with access to world-class outdoor recreation, a thriving arts and music scene, and a strong sense of community. The city's commitment to sustainable growth, walkable neighborhoods, and local businesses has positioned it as one of the most desirable places to live, work, and invest in the Pacific Northwest.

Miller Creek Neighborhood: Suburban Tranquility with Natural Charm

Located in Missoula's southwestern corner, the Miller Creek neighborhood offers a peaceful suburban setting with convenient access to the city's core. Surrounded by rolling hills and bordered by the Bitterroot River, the area is known for its scenic beauty, quiet streets, and family-friendly environment. With close proximity to parks, schools, and walking trails, Miller Creek attracts residents seeking a balance of comfort, nature, and community connection.

The neighborhood features expansive green spaces like Marilyn Park and Maloney Ranch Park, offering playgrounds, walking trails, and recreational amenities. A strong network of walking and biking paths connects residents to the outdoors, with frequent wildlife sightings adding to the area's charm. With quality schools such as Jeannette Rankin Elementary and easy access to Missoula's broader commercial and cultural offerings, Miller Creek continues to grow as one of the city's most desirable residential areas—and a promising option for long-term

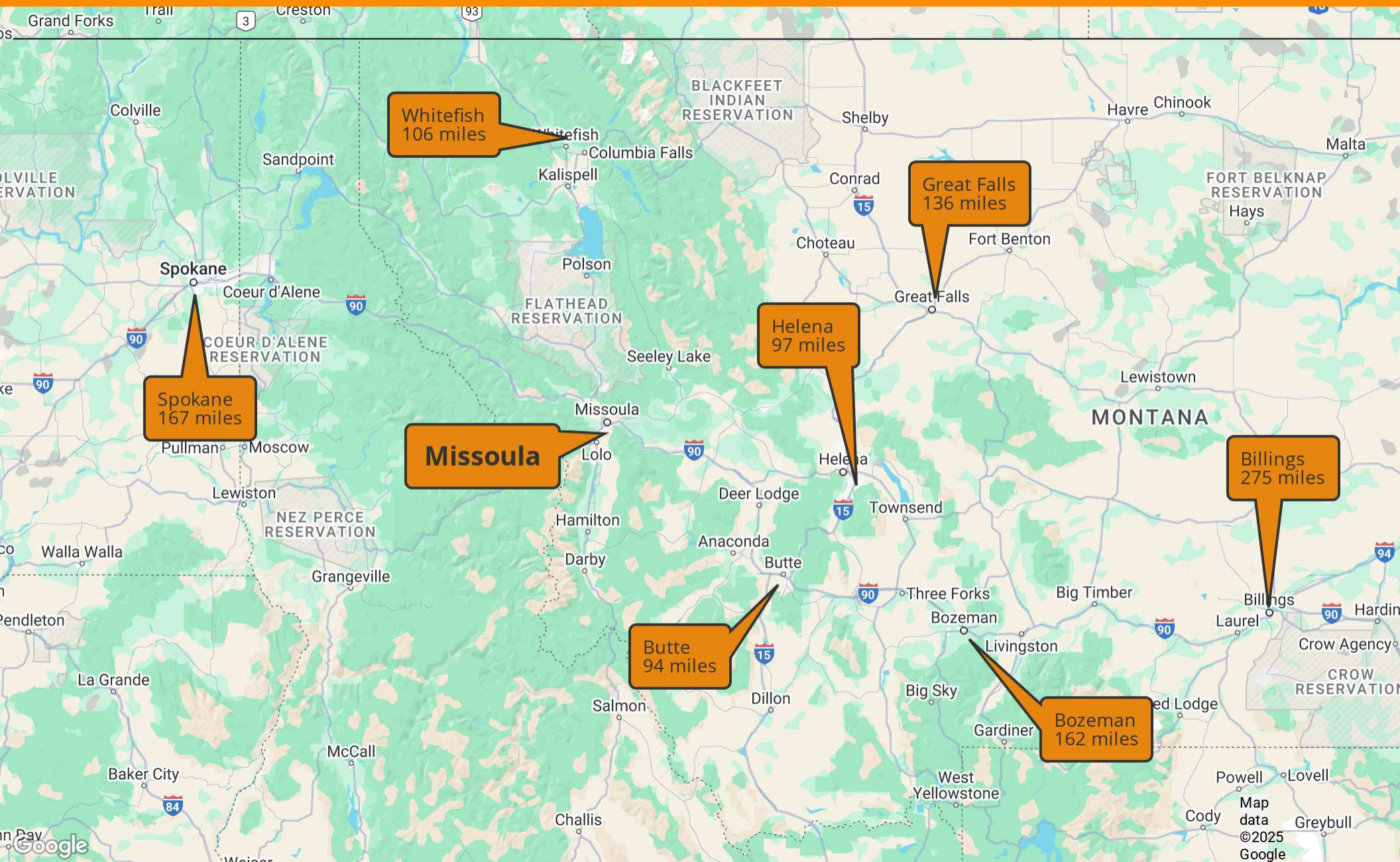
# Location Information

## Section 2





# MT CITIES



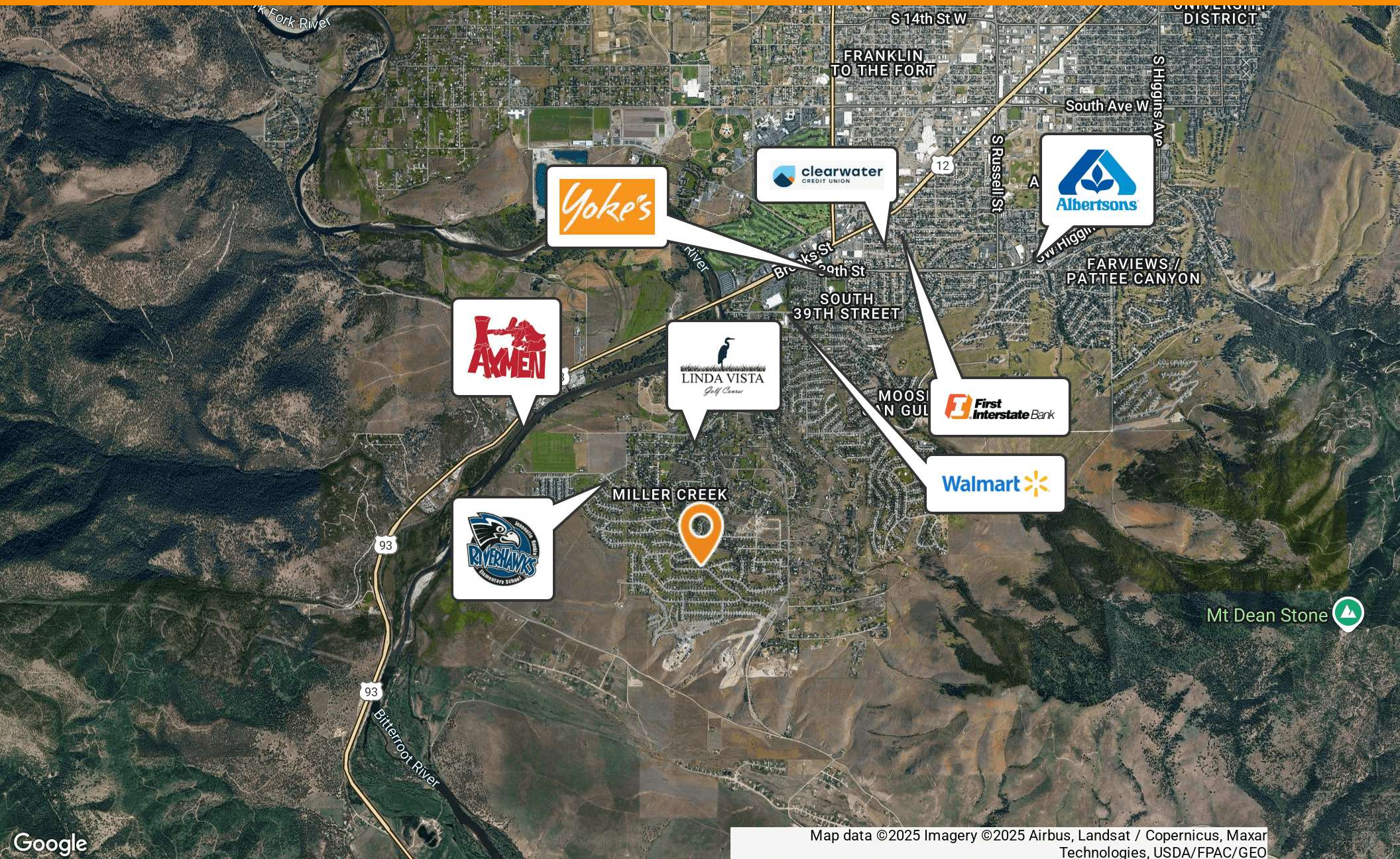


# MISSOULA EMPLOYERS





# REGIONAL MAP



Map data ©2025 Imagery ©2025 Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO



# Demographics

## Section 3





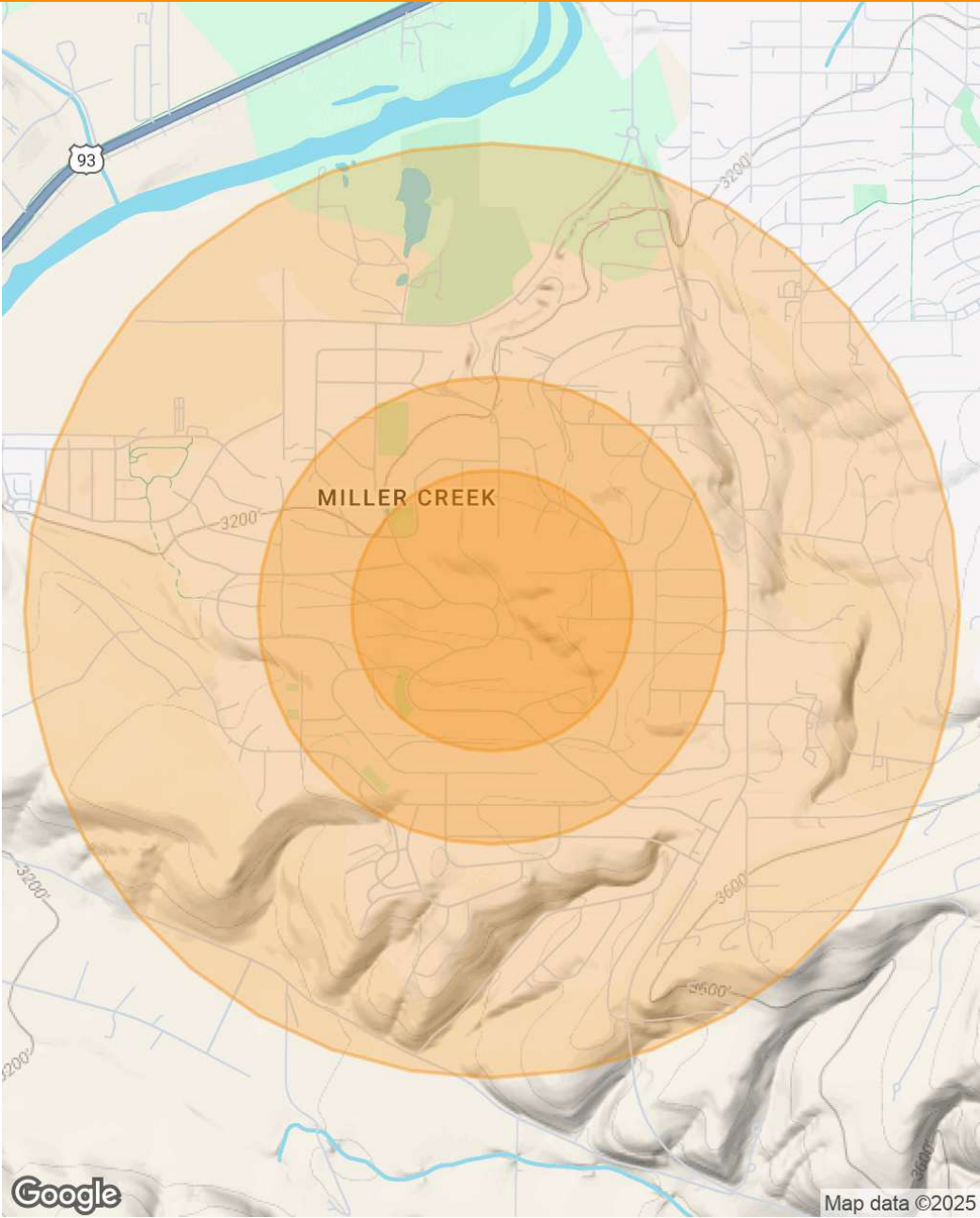
# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	499	2,412	5,684
Average Age	42	40	40
Average Age (Male)	41	40	40
Average Age (Female)	42	41	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	184	885	2,069
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$187,217	\$175,651	\$168,847
Average House Value	\$540,692	\$550,703	\$583,734

Demographics data derived from AlphaMap





# Advisor Bios

## Section 4







## JESSIE EAGEN

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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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