

45.090 AC
FOR SALE



BUTTE SILVER BOW RAIL SERVED INDUSTRIAL LAND

*German Gulch Road
Butte, Montana*

CBRE

PROPERTY HIGHLIGHTS

GERMAN GULCH ROAD

Rail-Served Site

Situated at the intersection of the BNSF and Union Pacific mainlines, the site is adjacent to the Port of Montana, a public corporation that provides railcar handling and rail consolidation services. The property benefits from four permanent rail easements, which enhance shipping efficiency and support streamlined operations.

Economic Development Incentives

Located within the Montana Connections Targeted Economic Development District (MCTEDD), the property may qualify for locally administered development funding and incentive programs. Existing infrastructure investments and available financing opportunities can help reduce development costs and accelerate project timelines.

<https://www.co.silverbow.mt.us/444/Montana-Connections-Targeted-Economic-De>



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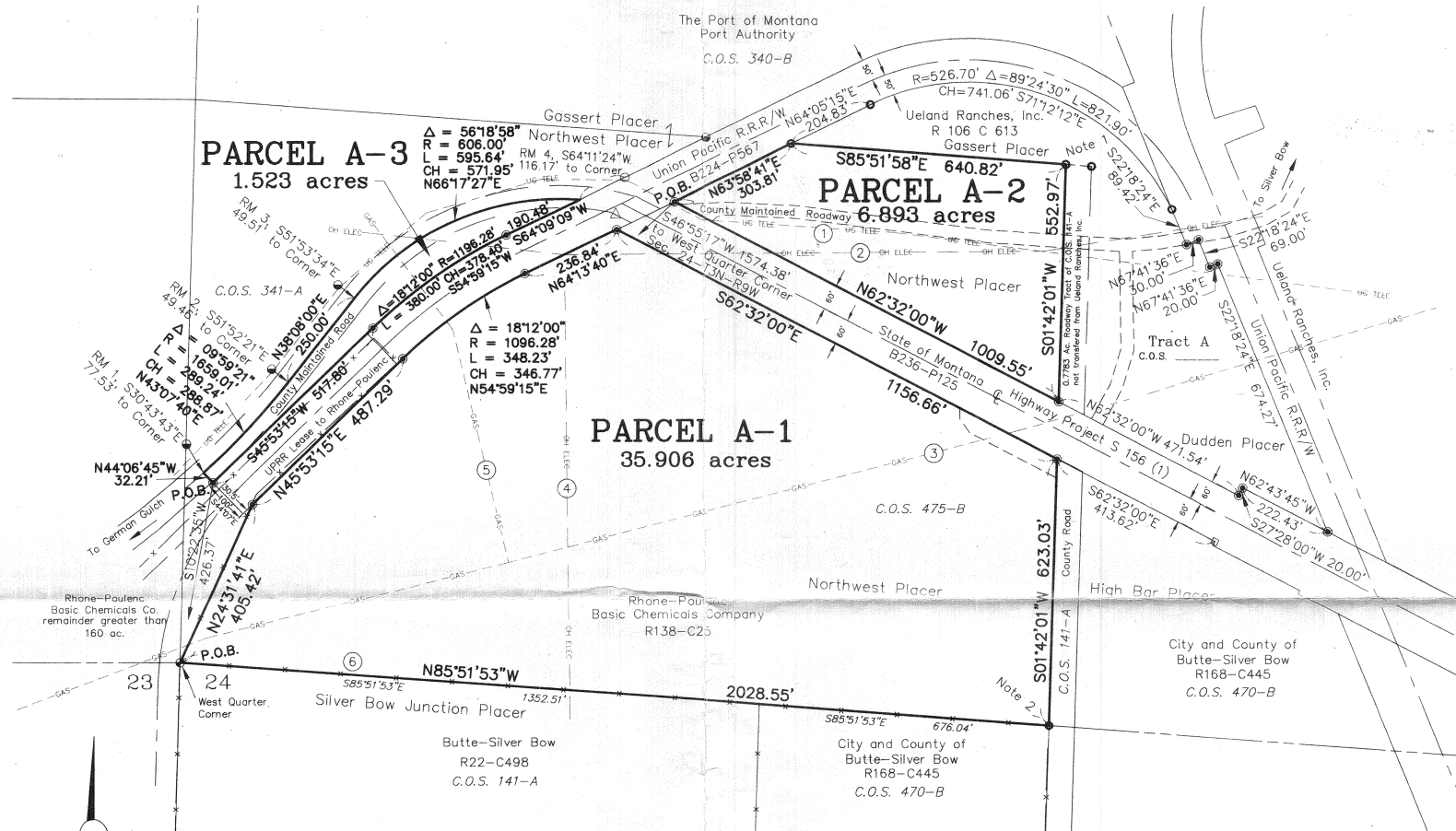
Land Size

\$1.5M

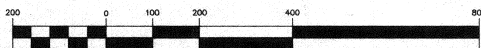
Land Price

CERTIFICATE OF SURVEY

Located in the NW 1/4 Section 24-T3N-R9W, P.M.M.



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

CORNER MARKERS & LEGEND:

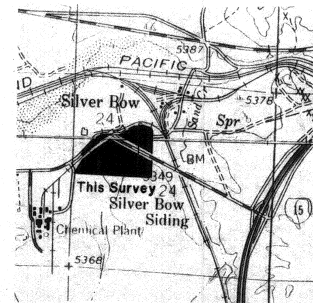
BRG/DIST - FOUND or SET THIS SURVEY
(BRG/DIST) - PREVIOUS RECORD (From Deeds or Survey)

- 5/8" Rebar & Plastic Cap: Set this Survey
Marked "R. Everly 9754ES"
- 5/8" Rebar & Plastic Cap: Found
Marked "1442ES"
- 5/8" Rebar & Plastic Cap: Found
Marked "Hendricks 1273ES"
- △ 3 1/2" Brass Cap on 8"x8" Concrete
Monument (Found)
- 4" x 4" Concrete Highway Right-of-Way
Monument (Found)
- ◆ 2 1/2" Brass Cap - Found
- 5/8" Rebar - no Cap: Found

- OH ELEC — Overhead Electrical Lines
- GAS — Underground Natural Gas Line
- AG TELE — Underground Telephone Easement

BASIS OF BEARING

South Line of Parcel A of C.O.S. 475-B, as N89°51'53"W.



VICINITY MAP

PRELIMINARY

EVERLY & ASSOCIATES Consulting Engineers & Land Surveyors P.O. BOX 603 - 122 W. GRANITE - BUTTE, MONTANA 59703 - (406)782-1738			
SCALE: 1"=200'	DATE: 10/28/96		
DRAWN BY: Jim Goebel	DWG NO: rhone-ps.dwg	XREF NO: rhone2.dwg	
QUARTER SECTION TOWNSHIP	RANGE MERIDIAN COUNTY	STATE	
NW 1/4 24 T3N	R9W P.M.M.	SILVER BOW MONTANA	
RHONE-POULENC BASIC CHEMICALS, INC. 3 Parcels of Land in the Northwest Placer			
CERTIFICATE OF SURVEY NUMBER			

Sheet 1 of 2

AREA OVERVIEW

BUTTE, MONTANA

PROPERTY TYPE: Vacant Land

LOCATION OF PROPERTY: WEST OF THE I-15/SILVER BOW EXIT IN SILVER BOW COUNTY, SECTION 24, TOWNSHIP 3 NORTH, RANGE 9 WEST, NORTHWEST PLACER #6114, SILVER BOW COUNTY, MONTANA.

SITE: Two irregular shaped parcels consisting of 38.22 acres (Parcel A-1) & 6.87 acres (Parcel A-2)

IMPROVEMENTS: None

PROPERTY RIGHTS APPRAISED: Fee Simple

ZONING: RM-2 (RURAL INDUSTRIAL)

Butte is the county seat of Silver Bow County, one of 56 counties in the State of Montana. Butte is located on the western slope of the Continental Divide in southwestern Montana. Butte is located just a few miles east of the intersection of Interstate 90 and Interstate 15. Butte is located 225 miles west of Billings, 82 miles west of Bozeman, Butte is 153 miles south of Great Falls, 60 miles south of Helena, and 120 miles southeast of Missoula. Butte-Silver Bow has operated as a consolidated city-county government since 1977 and a city/county zoning ordinance is in effect. The specific Title 17 zoning district classification, permitted and conditional uses, setback and bulk requirements, height limitations, and any applicable overlay or development standards should be confirmed directly with the Butte-Silver Bow Planning Department prior to final valuation. For purposes of this appraisal, the property is presumed to be zoned for industrial use consistent with the surrounding park development pattern, and the highest and best use analysis is predicated on that presumption.

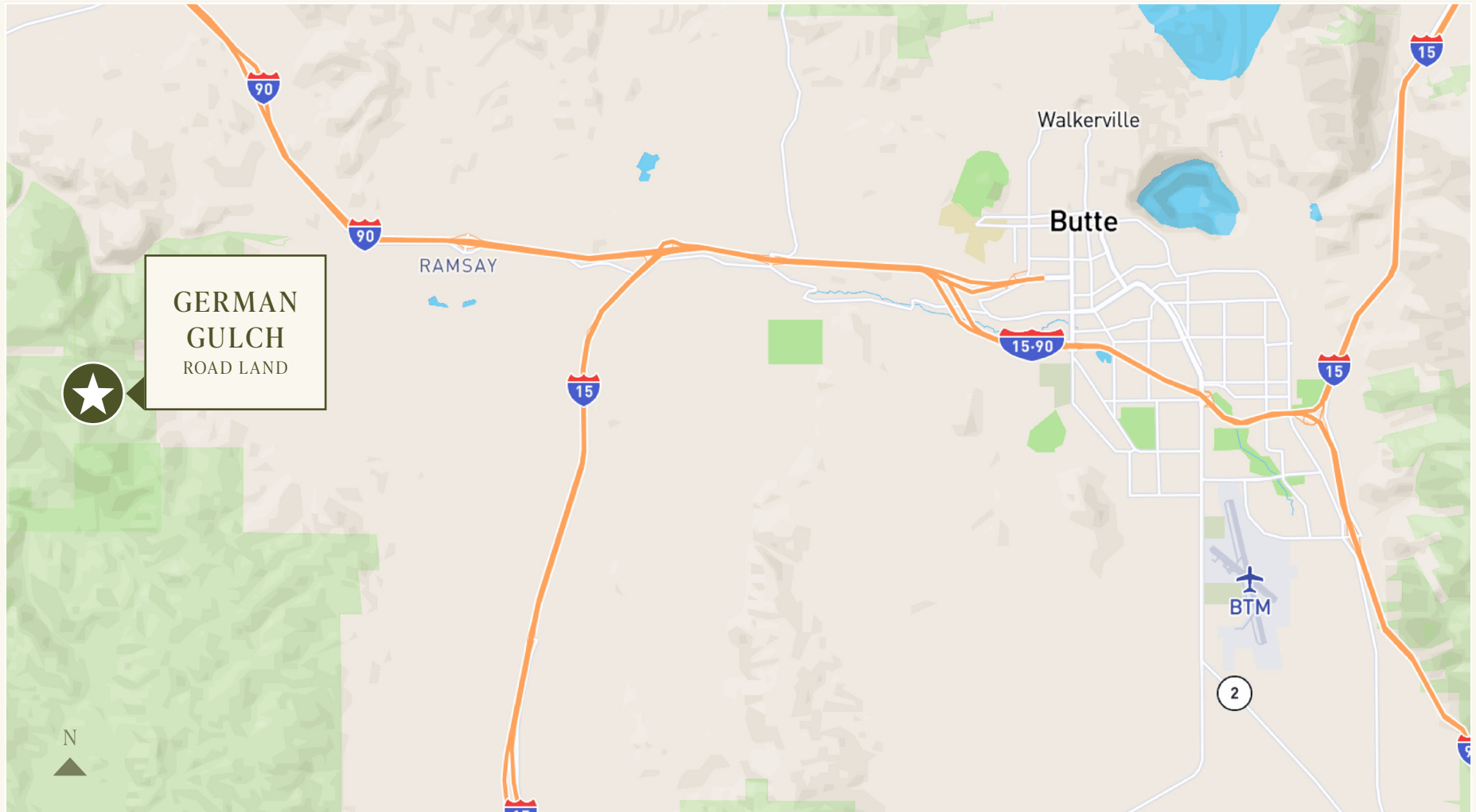
Butte has enjoyed a colorful history with many of the buildings from its early development stages still standing. This community was born with the discovery of gold in Silver Bow Creek in 1864. During the 1880's area mines became some of the world's greatest copper producers and Butte earned the reputation as "the richest hill on earth" Butte was a world leader in copper smelting technology and three of Montana's richest individuals, Andrew Clark, Marcus Daly, and Augustus Heinz were copper barons. These three men were influential in establishing Helena as State Capitol.

By 1955, high grade copper ore was almost gone and excavation began on the Berkeley Open Pit Mine to extract low grade ore. This mine was one of the largest truck operated pit mines in the world. The mine ceased operation in 1980 and limited mining started up again in 1985 by Montana Resources Inc. Residents of Butte have endured harsh economic times over the past two decades. A once powerful manufacturing and utility center for Montana, has seen many of these employment opportunities leave the area in recent years.

A key advantage of this area is its strategic location at the junction of Interstate 15 and Interstate 90, two major transportation corridors, along with excellent rail access. The efficient connectivity to both rail service and these major freeway crossroads makes the property an ideal location for transloading operations and regional distribution centers. Butte has long been recognized as one of Montana's most aggressive pro-development and pro-growth communities. The Butte-Silver Bow economic development organization has actively attracted new industry through tax incentives and innovative financing programs. A notable example is the silicon manufacturing plant constructed in 1998, which produces materials for silicon chip manufacturers throughout the United States.

LOCATION OVERVIEW

BUTTE, MONTANA



32,895

2025 Population

\$67,783

Average Household Income



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