

# Walmart Outparcel For Sale

**Polson, MT**  
Store #2607  
36318 Memory Lane



For more information  
about this site, contact:

Isaac Hawkings  
Hawkings & Edwards  
P. 425-449-9483  
ihawkings@me.com

Other sites available at  
[www.walmartrealty.com](http://www.walmartrealty.com)



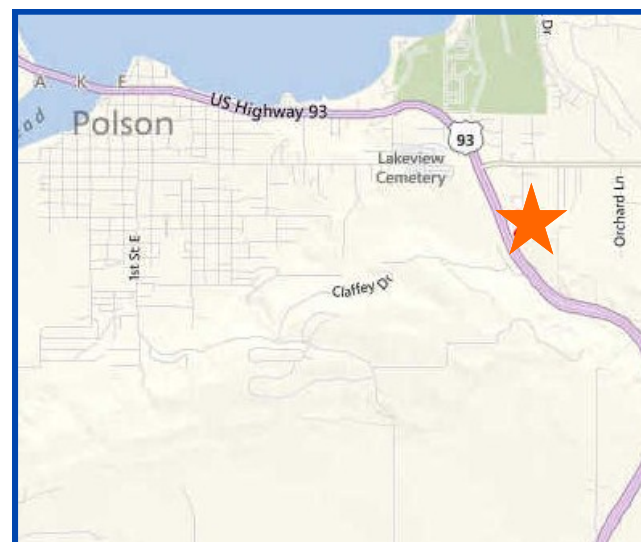
**Lot 2: ±9.24 Acres - \$850,000**  
(Low Density Residential Zoning)

### Demographic Summary

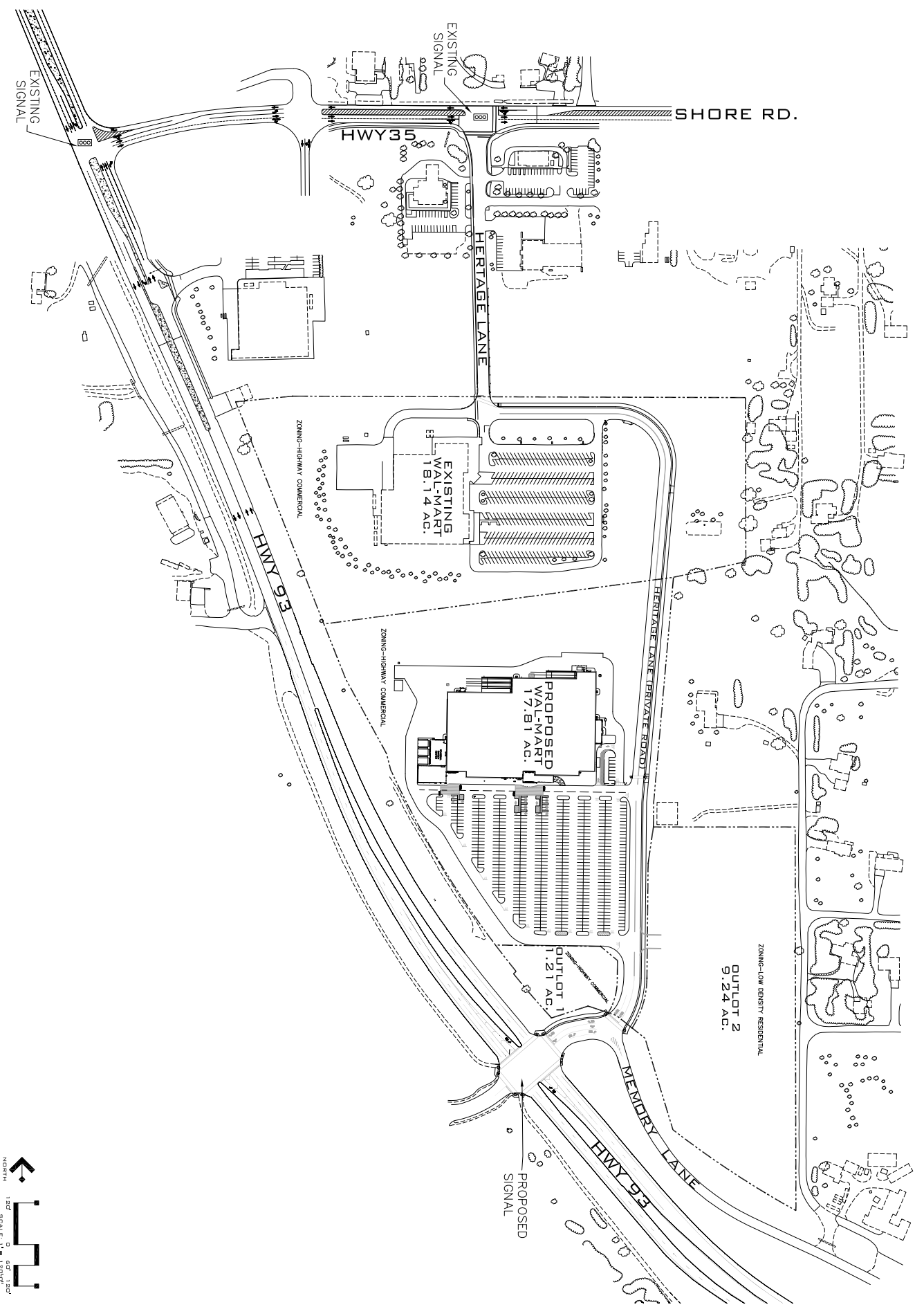
**1 Mile:**  
Population: 400  
Median HH Income: \$32,300

**3 Mile:**  
Population: 5,800  
Median HH Income: \$30,300

**5 Mile:**  
Population: 8,000  
Median HH Income: \$30,700



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.



DATE	DESCRIPTION
10/24/12	ORIGINAL PREPARATION

PROJECT #: 99-0198  
 DESIGNED BY: DMK  
 CHECKED BY: NTK

OVERALL PLAN

**Walmart**  
**WAL-MART SUPERCENTER**  
**STORE #2607-01**  
 HIGHWAY 93 AND MEMORY LANE  
 POLSON, MONTANA

12300 S. HUNTER ROAD, SUITE 100  
 WESTLAND, MONTANA 59103  
 (406) 585-1234  
 WWW.WALMART.COM  
 © 2012 WALMART STORES INC.  
 ALL RIGHTS RESERVED





# CLC Associates, Inc.

12730 E. Mirabeau Parkway, Ste. #100  
Spokane Valley, WA 99216

**Dean M. Logsdon, ASLA**

**(509) 458-6840**

**(509) 458-6844**

**dlogsdon@clcassoc.com**

Location of Project:	<b>Polson, Montana</b>		
Store Type:	<b>Supercenter</b>		
Size of the Store:	<b>114,747</b>	Store #:	<b>2607-01</b>
Date of this Report:	<b>Thursday, November 08, 2012</b>		

<u>OUTLOT/EXCESS LAND</u>			<u>SETBACKS</u>				<u>ZONING</u>
			Minimum building setbacks for each property				Current zoning
Lot #	Size (in Acres)	Square footage	Front	Left Side	Right Side	Back	Zoning
<b>Lot 1</b>	<b>1.21 AC</b>	<b>52,708</b>	<b>12'</b>	<b>50'</b>	<b>0'</b>	<b>50'</b>	<b>Highway Commercial (HCZD)</b>
<b>Lot 2</b>	<b>9.24 AC</b>	<b>402,669</b>	<b>30'</b>	<b>5'</b>	<b>50'</b>	<b>15'</b>	<b>Low Density Residential (LRZD)</b>

## ZONING

1. Is there an Overlay District, PUD, etc. that impacts the development of the outlot/excess land?

**Yes**

2. If yes, please describe:

**Outlot 2 (Subdivision Lot 3) is zoned residential. Commercial uses may require a rezone or other land use approval through the City of Polson.**

3. What Jurisdiction is the property in?

**City of Polson, Montana**

4. Is a restaurant permitted?

**Yes**

5. Is patio seating permitted?

**Yes**

6. Is there a restriction prohibiting a drive thru (restaurant, bank, etc.)?

**No**

7. Please add any additional information/comments that impact the outlot/excess land regarding zoning:

**Per the City of Polson Zoning Code, all uses within the HCZD zone requires approval of a Special Use Permit (SUP) by the Polson City-County Planning Board. Conditions may be placed on the SUP. Lot 2 is zoned residential, development of this lot may require a rezone.**

## PARKING REQUIREMENTS:

1. Wal-Mart's required parking ratio:

Restaurant	15 / 1,000
Retail	5 / 1,000

2. Is the City or County's parking requirement greater than Wal-Mart's

No

If Yes, what is the requirement?

Restaurant	
Retail	

**SIGNAGE:**

1. What type of signage is allowed for the outlots per local codes and/or ordinances?

Pylon

2. If other, please define:

3. What is the maximum height allowed for the signage?

**Maximum freestanding sign height is 20'.  
Outlot 2 (Subdivision Lot 3) is allowed one subdivision sign 4' tall.**

4. What is the maximum square footage allowed for the signage?

**Maximum square footage for freestanding signs less than 14' tall is 210 square feet; maximum square footage for freestanding signs 14'- 20' tall is 150 square feet.  
Outlot 2 (Subdivision Lot 3) sign allowed up to 32 square feet.**

5. Explain how the square footage is calculated:

**Lot 1 - Maximum freestanding sign area is an average of 1) 1% of the floor area of the building, 2) linear feet of street frontage, and 3) the maximum sign area (14'-210SF, 20'-150SF). Maximum building signage square feet is 35% of the visible building surface area.**

6. If Other or No signage is permitted explain why and give options to change the signage regulations:

**Outlot 2 (Subdivision Lot 3) is zoned residential. Future development may require a rezone. A rezone to a commercial zoning designation will take approximately 6-months to complete.**

7. Is roof signage permitted?

Yes

8. What is the maximum size?

**Sign shall not extend above the roof line on a pitched roof. On flat roof, maximum sign height is 6'.  
Maximum sign area is 35% of the visible surface area.**

9. Are wall logo's and/or signs permitted?

Yes

10. Is Neon signage permitted?

Yes

11. How long is the variance process for outlot signage and what is required?

**A variance is not possible. A zoning code amendment is possible, which can take as long as 6-12 months to complete.**

12. Describe all reviews, hearings, variances and general requirements known at this time:

**A sign permit is reviewed administratively. A decision is required within 14-days of submittal of a complete sign application.**

**PLATTING**

1. Is the property (including the outlots/excess land) required to be platted?

1a. If no please explain:  
*A final plat must be submitted. It is anticipated that the final plat will be approved and recorded in March 2013.*

1b. If yes, has the plat been recorded?

1c. What is the book, page or volume?

1d. What was the date it was recorded?

2. If the property has not been platted, please describe the process including who is responsible for the platting and timeframe for completion.  
*A preliminary plat has been approved by the City of Polson. A final plat will be submitted for approval and recording in March 2013 by the CEC.*

**\*\*Note: If platting is not required, a metes and bounds legal description for each parcel should be forwarded to the respective Wal-Mart Land Development Manager as soon as possible.**

**STREET/HIGHWAY ACCESS AND TRAFFIC STUDY:**

1. Who has Jurisdiction on this site?

2. Will the Jurisdiction allow direct access and/or curbcuts to the main street or highway?

3. If there is a concrete median in front of the property, will the Jurisdiction allow it to be cut?

**\*\*Note: Wal-Mart does not typically allow purchaser's direct access and/or curbcuts to the main street or highway. Access to the outlot/excess land is granted through the Wal-Mart access drive!**

4. Are there any future highway/street improvements anticipated that would impact the outlot/excess land?

4a. If yes, please describe along with the timeframe and location:  
*N/A*

5. Are sidewalks required on the outlot/excess land?

5a. If yes, what type and size:  
*N/A*

6. Was a traffic study performed for the overall project?

6a. If yes, was the outlot(s)/excess land included?

6b. What was the estimated traffic count, peak hour trips, total trips, proposed use, etc. for each parcel?  
*N/A*

6c. Will an additional traffic study be required for each purchaser?

Yes

6d. If yes, please explain why and any requirements including applicable timeframes:

**Outlots were not included in the original traffic study. Each lot may be required to provide a traffic impact analysis to the City of Polson and the Montana Dept. of Transportation. Review process will vary depending on the complexity of the proposed use.**

6e. Does the traffic study, trips, etc. have an expiration date?

No

6f. If yes, please provide the expiration date and any other important information:

**N/A - TIA was not completed for the outlots.**

**UTILITIES:**

**Water**

1. Is water stubbed to the outlot(s)?
  - 1a. If not, where is it located?
2. Is water stubbed to the excess land?
  - 2a. If not, where is it located?
3. Who has Jurisdiction of the water line?
4. What is the size of the water main?
5. What is the normal pressure?
6. Is there a Tap Fee?
7. Is there a Meter Fee?
8. Can the hose bibs & irrigation be on a separate meter?
9. What is the size of the line required?
10. Are backflow preventer valves required for fire sprinkler lines?
11. Is the water line located in an existing easement?
12. Is there a current moratorium or a chance for one in the future?
13. Please add any additional information/comments regarding water:

Yes
N/A
N/A
N/A
City of Polson for Outlots 1 and 2
12"
Approx. 70 psi
Yes
Yes
Yes
Yes
Depends on the use
Yes
Yes
No

**N/A**

**Sanitary Sewer**

1. Is sanitary sewer stubbed to the outlot(s)?
  - 1a. If not, where is it located?
2. Is sanitary sewer stubbed to the excess land?
  - 2a. If not, where is it located?
3. What is the size of the sewer line?
4. Who has the Jurisdiction of the sanitary sewer line?
5. Nearest manhole:

Yes
N/A
N/A
N/A
8"
Wal-Mart

Lot 1	Rim El.	3123.99	Inv.El.Out	3109.97
Lot 2	Rim El.	3123.99	Inv.El.Out	3109.97

- 6. Is a grease trap required for a restaurant? Yes
- 7. Is there a Tap Fee? No
- 8. Are tap fees based on water useage? No
- 9. Is the tap to be made by the city or a local plumber? *Local Contractor*
- 10. Are there any special assessments? No
- 11. Is there a current moratorium or a chance for one in the future? No
- 12. Is the sanitary sewer line located in an existing easement? Yes
- 13. If sanitary sewer is not available, can a septic system be used? N/A

13a. What type?

N/A

13b. Additional Comments:

N/A

14. Can the septic field be paved over? N/A

15. Has a percolation test been performed? N/A

15a. When? N/A

15b. What were the results? (1' in 30 minutes is required for a restaurant)

N/A

15c. If the test did not meet the above requirements, what are the alternative solutions?

N/A

**\*\*Note: Purchaser is responsible to perform their own percolation test on the outlot/excess land if a septic system is required.**

16. Please add any additional information/comments regarding sanitary sewer:

N/A

**Storm Sewer:**

1. Is storm sewer stubbed to the outlot? No

2. Is storm sewer stubbed to the excess land? N/A

3. If not, please explain how the storm sewer drainage will be addressed for each outlot/excess land:

***Each outlot is reponsible for its own storm sewer collection, treatment and on-site disposal.***

4. Has Wal-Mart's detention facility been sized to accept the drainage?	No
5. Is the Wal-Mart detention pond encroaching on or included within the outlot/excess land property line?	Yes
6. Who has the Jurisdiction of the storm sewer?	City of Polson
7. What is the size of the storm sewer?	None installed
8. What is the depth?	N/A
9. What is the tap fee?	N/A
10. Are catch basins required?	No
11. Is the storm sewer located in an existing easement?	No

12. Please add any additional information/comments regarding storm sewer:  
***There is no municipal storm sewer system available to the outlots. Each outlot is responsible for its own storm sewer collection, treatment and on-site disposal.***

**\*\*Note: Purchaser will have to comply fully with any federal, state or local laws, regulations, ordinances, permits or other authorizations or approvals or other requirements relating to storm water discharges or the control or erosion or sediment discharges from construction projects, including but not limited to the Clean Water Act, 33 U.S.C.-1251 et seq., and the Storm Water General Permit for Discharges associated with Construction Activities (collectively the "Storm Water Requirements") including without limitation preparing a Storm Water Pollution Prevention Plan (if applicable) to avoid negatively impacting any erosion or sediment controls during earth-disturbing activities, if any.**

**Electric**

1. Is electric stubbed to the outlot?	Yes
1a. If not, where is it located?	N/A
2. Is electric stubbed to the excess land?	N/A
2a. If not, where is it located?	N/A
3. Is it overhead or underground?	Underground
4. What is the voltage?	Unknown
5. What is the phase?	Unknown
6. What is the wire?	Unknown
7. Who has Jurisdiction of the electricity?	Mission Valley Power
8. Is underground service required?	No
8a. If yes, will the power company bring conduit and wire to the transformer and/or building?	Yes

[Empty yellow box for additional information]

8b. Is there a standard cost per LF for the installation?	Yes
8c. Transformer location:	None installed
8d. Can the outlot/excess land be serviced with either a pole mounted or pad mounted transformer?	Pad Mounted
9. Is the primary service connected to the existing transformer?	N/A
9a. Are there any service charges or connection fees?	Yes
9b. What is the cost?	Based upon engineered design

10. Is the electric located in an existing easement?

11. Please add any additional information/comments regarding electric:

**Electric lines are located along Highway 93. Service is not stubbed to each lot. Electricity will be the responsibility of each outlot owner.**

**Gas**

- 1. Is gas stubbed to the outlot? 
  - 1a. If not, where is it located?
- 2. Is gas stubbed to the excess land? 
  - 2a. If not, where is it located?
- 3. What is the maximum amount available?
- 4. Who has Jurisdiction of the gas line?
- 5. What type of commitment will the gas company give?
- 6. Will the gas company bring the line to the building? 
  - 6a. What is the estimated cost to do so?
  - 6b. What is the size of the gas line?
  - 6c. What is the pressure of the gas line?
  - 6d. What is the BTU/CF rating?
  - 6e. What is the specific gravity?
  - 6f. Is a meter fee required?
- 7. Is the gas located in an existing easement?

8. Please add any additional information/comments regarding gas:

**Gas is not available to the outlots. Propane is available by private contractor/business.**

**Telephone**

- 1. Is telephone stubbed to the outlot? 
  - 1a. If not, where is it located?
- 2. Is telephone stubbed to the excess land? 
  - 2a. If not, where is it located?
- 3. Is under ground service required?
- 4. Who is responsible for bringing telephone lines to the building?
- 5. Is the telephone located in an existing easement?

6. Please add any additional information/comments regarding telephone:

**FEES:**

1. Are there any unusually expensive fees or assessments relating to the future development of this property?

Yes
-----

2. If yes, please describe in detail and attach a schedule if available:

*Impact fees may be required for the development of the outlots. Fees are based upon the size and type of the proposed use.*

**BUILDING CODES:**

1. What are the building codes by which the architectural plans must comply with on the outlot/excess land?

*2009 IBC and 2008 National Electrical Code*

1a. What is the date they were adopted:

2009
------

2. What is the building permit fee schedule?

*Varies depending on the structure*

3. Is the outlot/excess land located in a fire zone or district?

Yes
-----

4. Are there any special fire department requirements in addition to standard plans?

No
----

**SITE / LANDSCAPING:**

1. Is there a landscaping ordinance in place?

Yes
-----

2. Is there any special lighting requirements?

Yes
-----

2a. If yes, please describe:

*Shielded fixtures to prevent excessive light off-site.*

3. What type of solid waste disposal is permitted?

3a. Compaction:

Yes
-----

3b. Bulk pick up:

Yes
-----

3c. Front loader:

Yes
-----

3d. Side loader:

Yes
-----

3e. Rear loader:

Yes
-----

3f. Who has the Jurisdiction of solid waste:

Private
---------

3g. Is this adequate for Jurisdiction?

Yes
-----

3h. Is a drain required in the trash area?

No
----

3i. Are hot and cold water hose bibs required in the trash area?

No
----

**\*\*Note: Wal-Mart requires a masonry trash enclosure for compactor, dumpster.**

**SOILS / ENVIRONMENTAL:**

- 1. Was the outlot(s) rough graded?
- 2. Was it compacted to Wal-Mart standard specifications?
- 3. Was the excess land rough graded, if applicable?
- 4. Was it compacted to Wal-Mart's specs?
- 5. Did the Phase 1 Environmental report indicate contamination?

Yes
No
N/A
No
No

3a. Report prepared by:

TetraTech
-----------

3b. Dated:

6-Jun-12
----------

3c. If yes, was the contamination located in close proximity to or within the outlot/excess land?

No
----

3d. If yes, was the contamination remediated as part of the overall project?

No
----

3e. Please provide any additional information/comments regarding the contamination:

N/A
-----

6. Is any portion of the outlot/excess land located in a flood plan and/or wetland area?

No
----

6a. If yes, please describe:

N/A
-----

**TRAFFIC:**

- 1. Average Daily Traffic: 

15,463
15,463
185,556

v.p.d.  
(year)

**Civil Consultant:** Please add any information and/or comments that you can think impact the development and/or title of the outlot/excess land:

<i>Outlot 2 (Subdivision Lot 3) is residentially zoned. Commercial uses may require a rezone or other land use app</i>
--

**The purpose of this "Fact Sheet" is to provide general information regarding the subject property. It is the prospective purchaser's obligation to perform the necessary due diligence to insure that the property is capable of meeting the intended use.**

**CONTACTS:**

The last page should be all local contacts (from your cover sheet)

## **CONTACT LIST**

### **WATER AND SANITATION**

106 FIRST ST. E.  
POLSON, MT 59860  
PHONE: 406-883-8201  
CONTACT: TONY PORRAZZO

### **ELECTRIC**

MISSION VALLEY POWER  
PO BOX 97  
POLSON, MT 59860  
406-883-7905  
CONTACT: RALPH GOODE

### **GAS**

NORTHERN ENERGY  
2027TH AVE. E.  
POLSON, MT 59860  
406-883-2408  
CONTACT: GEORGE GUTH

### **OWNER**

WAL-MART REAL ESTATE BUSINESS TRUST  
2001 SOUTHEAST 10TH STR.  
BENTONVILLE, ARKANSAS 72716  
PHONE: 479-273-4000

### **ENGINEER/PLANNER/ LANDSCAPE-ARCHITECT**

C L C ASSOCIATES, INC.  
8480 E. ORCHARD ROAD, SUITE 2000  
GREENWOOD VILLAGE, CO 80111  
PHONE: 303-770-5800  
CONTACT: BRET EGAN

### **SURVEYOR**

SMITH SURVEYING & CONSULTING  
291 3RD AVENUE EN.  
KALISPELL, MONTANA 59901  
PHONE: 406-257-4323

### **ARCHITECT**

BSW INTERNATIONAL, INC.  
ONE WEST THIRD ST, SUITE 800  
TULSA, OKLAHOMA 74103-3520  
PHONE: 918-295-4583  
CONTACT: MARY KELL

### **CITY OF POLSON**

CITY OF POLSON  
106 1ST ST. E.  
POLSON, MT 59860  
PHONE: 406-883-8215

### **TELEPHONE**

CENTURYTEL  
290 N. MAIN ST.  
KALISPELL, MT 59901  
PHONE: 406-758-1224  
CONTACT: BARBARA DAMS