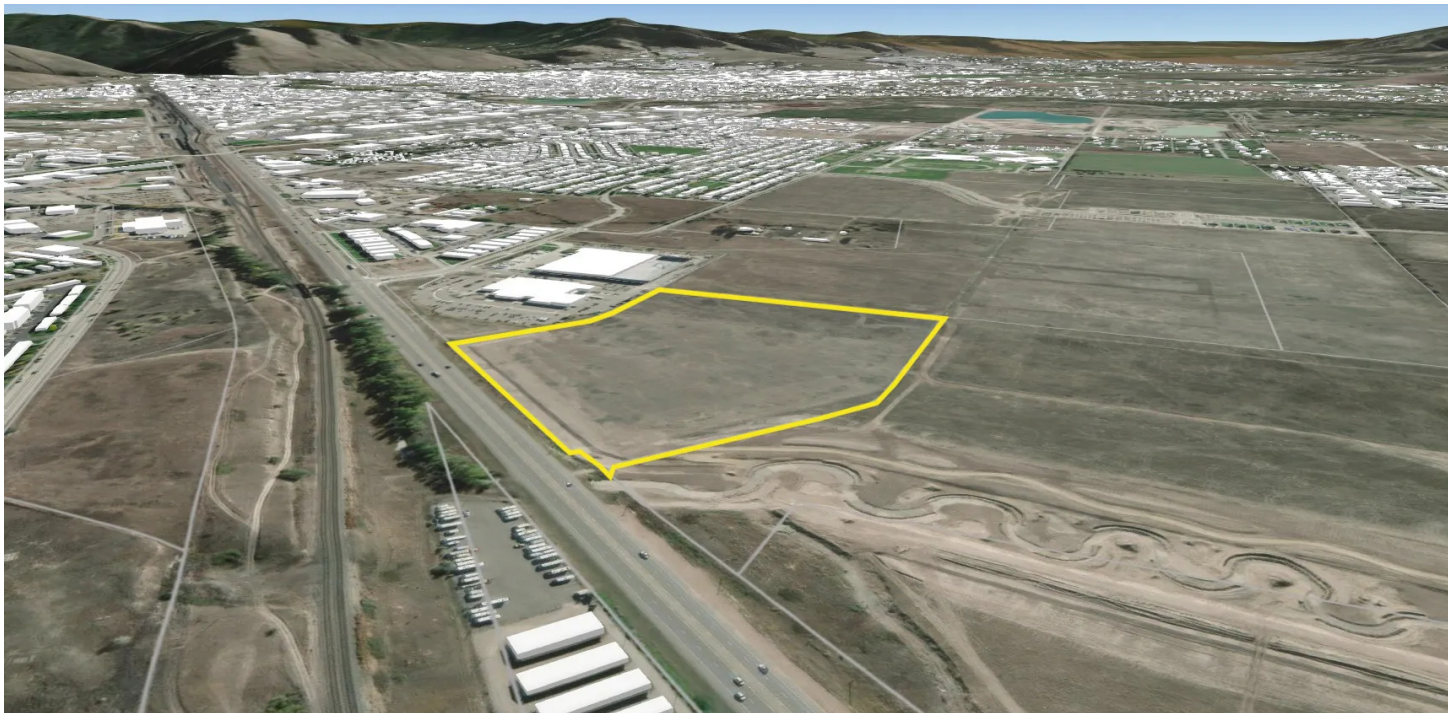


SALE

Parcel 4-1

West Broadway Missoula, MT 59808



Sale Price **\$10,541,520**

OFFERING SUMMARY

Lot Size:	22.41 Acres
Price / Acre:	\$470,394
Tax ID:	0000541508
Property Taxes:	\$70.17 (2025)*
Sewer:	Public Available
Water:	Public Available
Electricity:	Available
Natural Gas:	Available
Zoning:	Urban Mixed-Use Low (Place Type)

PROPERTY OVERVIEW

Exceptional West Broadway development opportunity, positioned for a future town center or retail destination in Missoula. Located near Flynn Lane along the West Broadway corridor, the property offers prominent frontage in an area set up for continued west-side growth, aligning with the community vision for Urban Mixed-Use Low development—a mix of housing and moderate-intensity commercial services emphasizing walkability and active street edges.

The site offers developers the chance to create a master-planned town center, retail, mixed-use, dining, or neighborhood commercial destination serving surrounding residential areas while capturing visibility along West Broadway. Its scale and location provide flexibility to integrate complementary uses and establish a strong commercial focal point for northwest Missoula.

Development concepts, permitted uses, zoning, access, utilities, and required approvals should be independently verified with the City of Missoula.

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**Drew Ward
Warne**

LOCATION

Parcel 4-1

West Broadway Missoula, MT 59808



HIGHLIGHTS

- 22.41 Acres of Development Opportunity
- West Broadway Frontage & Prominent Exposure
- Strategic West Missoula Location
- Urban Mixed-Use Low Place Type
- Ideal Town Center / Retail Potential
- Opportunity for Mixed-Use, Retail, Dining & Services
- Potential Neighborhood Commercial Destination
- Large-Scale, Master-Planned Development Opportunity
- Positioned to Serve Growing West-Side Neighborhoods
- Highly Visible Commercial Corridor
- Walkable, Active-Street Development Vision
- Flexible Development Potential – Subject to City Approvals

LOCATION OVERVIEW

Strategically located along West Broadway near Flynn Lane, this site occupies a prominent position within Missoula's growing west side. The location offers convenient connectivity to established residential neighborhoods, major transportation routes, and surrounding commercial services, creating strong potential for a future retail or town center destination. Its West Broadway position provides an opportunity to serve both nearby neighborhoods and broader west-side traffic, making this a compelling location for developers seeking to establish a visible commercial node in Missoula.

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AERIAL MAP

Parcel 4-1

West Broadway Missoula, MT 59808

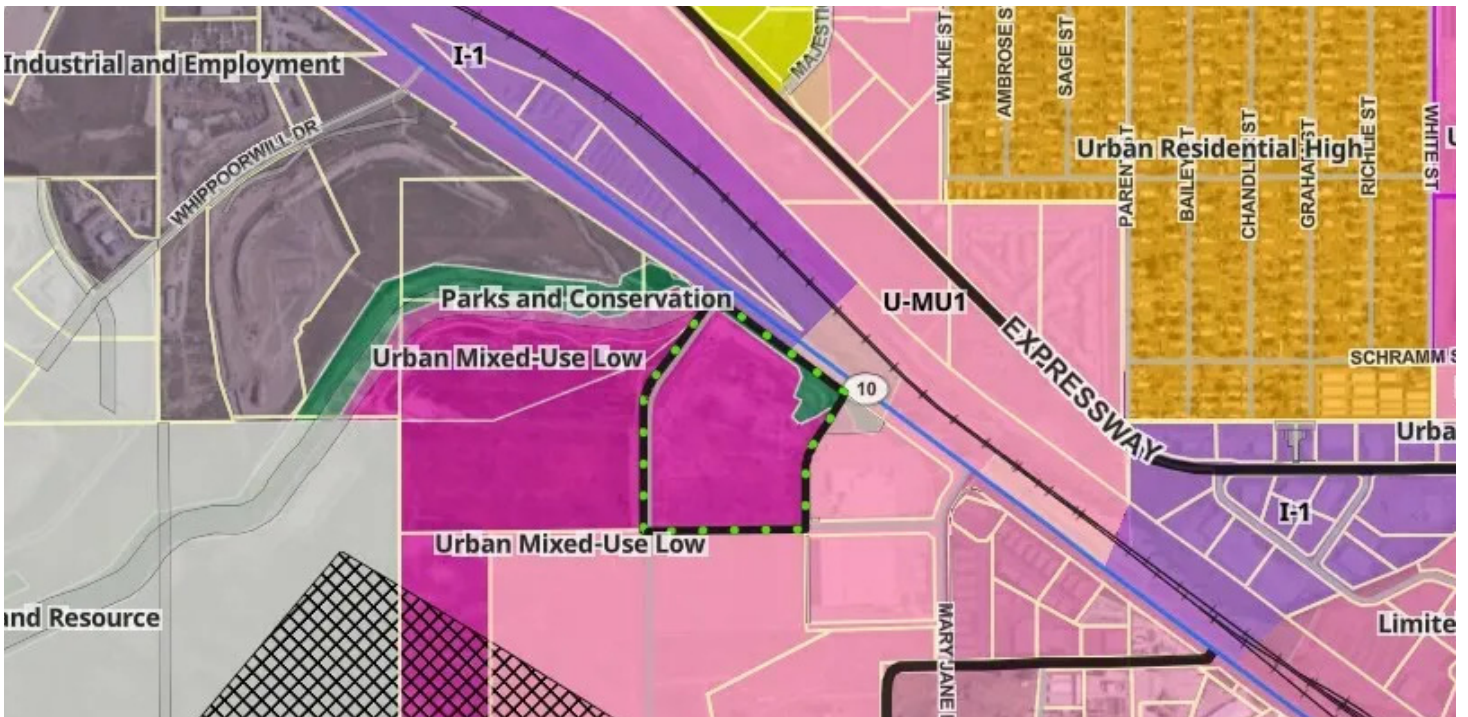


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ZONING FLEXIBILITY

Located in one of Missoula's growing mixed-use corridors, this property offers flexible zoning that supports a wide range of residential and commercial possibilities. The site is positioned within an evolving urban growth area developed with strong automobile influence, serving as a hub for neighborhood and community-serving businesses, commercial services, and emerging residential uses. Future land use designations encourage mixed-use development, higher-density residential, neighborhood services, and commercial activity, making this a highly adaptable opportunity within the greater Missoula market.

Upon annexation to the City, triggered by connection to public water/sewer, the property aligns with the City's 2045 Land Use Plan and Growth Policy and designated place type of Limited Urban Mixed-Use (LUM). Under the City's updated zoning framework, the parcel would likely be zoned Limited Urban Mixed Use (LU-MU), which no longer imposes a strict maximum unit cap and supports a broad range of uses including multifamily or townhome development, mixed-use residential/commercial projects, and live/work or neighborhood business concepts. Primarily commercial in nature, this place type allows residential uses, though does not prioritize them, offering flexibility for a buyer to pursue the highest and best use aligned with market demand. Zoning would be ultimately decided through a scoping meeting with the City, this is not a guarantee. Buyer to confirm all zoning, permitted uses, development standards, and future land use regulations with the City of Missoula and/or Missoula County.

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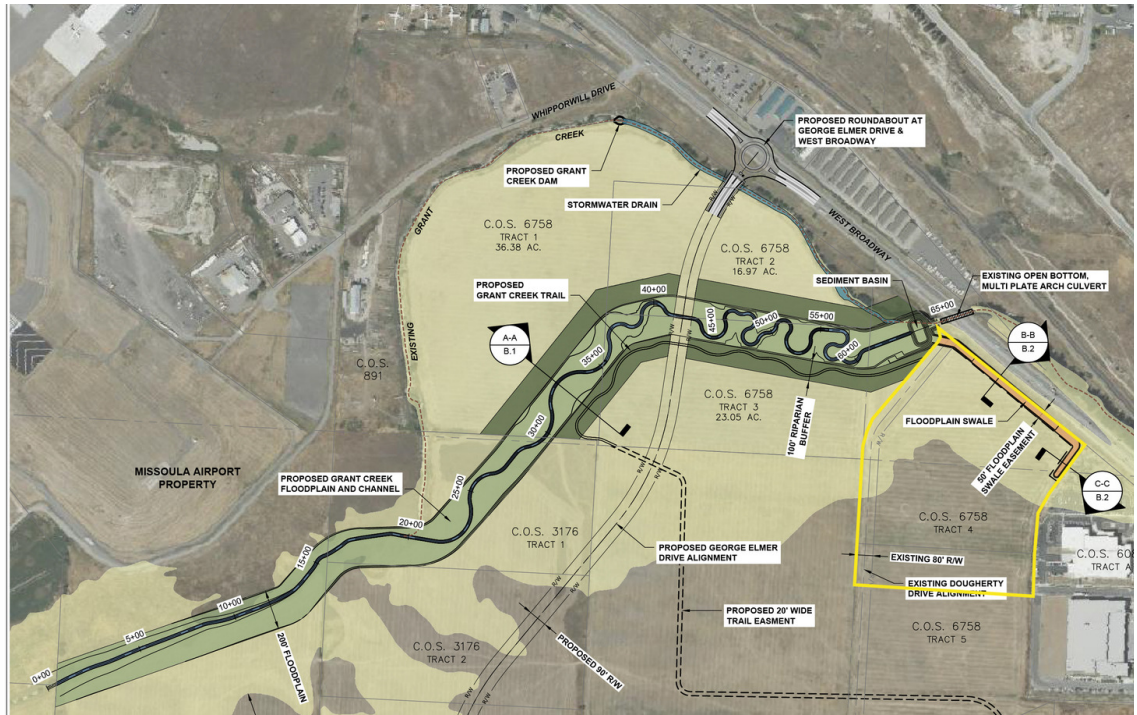
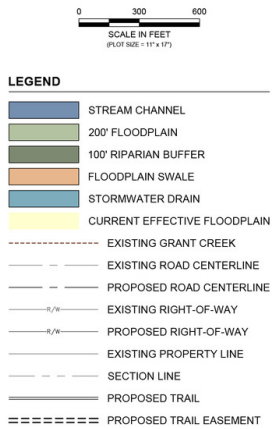
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FLOODPLAIN

Parcel 4-1
Missoula, MT 59808



GRANT CREEK RESTORATION PROJECT

Parcel 4-1 currently sits within Grant Creek's mapped FEMA floodplain (shown in solid yellow area on map labeled "CURRENT EFFECTIVE FLOODPLAIN"), though the creek channel affecting this area has already been filled and rerouted, with floodplain swale (shown in solid orange area on map).

The parcel's formal removal from the floodplain designation is tied to construction of the George Elmer bridge crossing Grant Creek. That bridge was already included in the design package submitted to FEMA, a deliberate move so the project sponsor wouldn't need to resubmit once George Elmer is built. Until construction is complete, the adjusted floodplain remains in conditional status with FEMA, meaning the official flood maps still reflect the old channel even though it no longer exists on the ground.



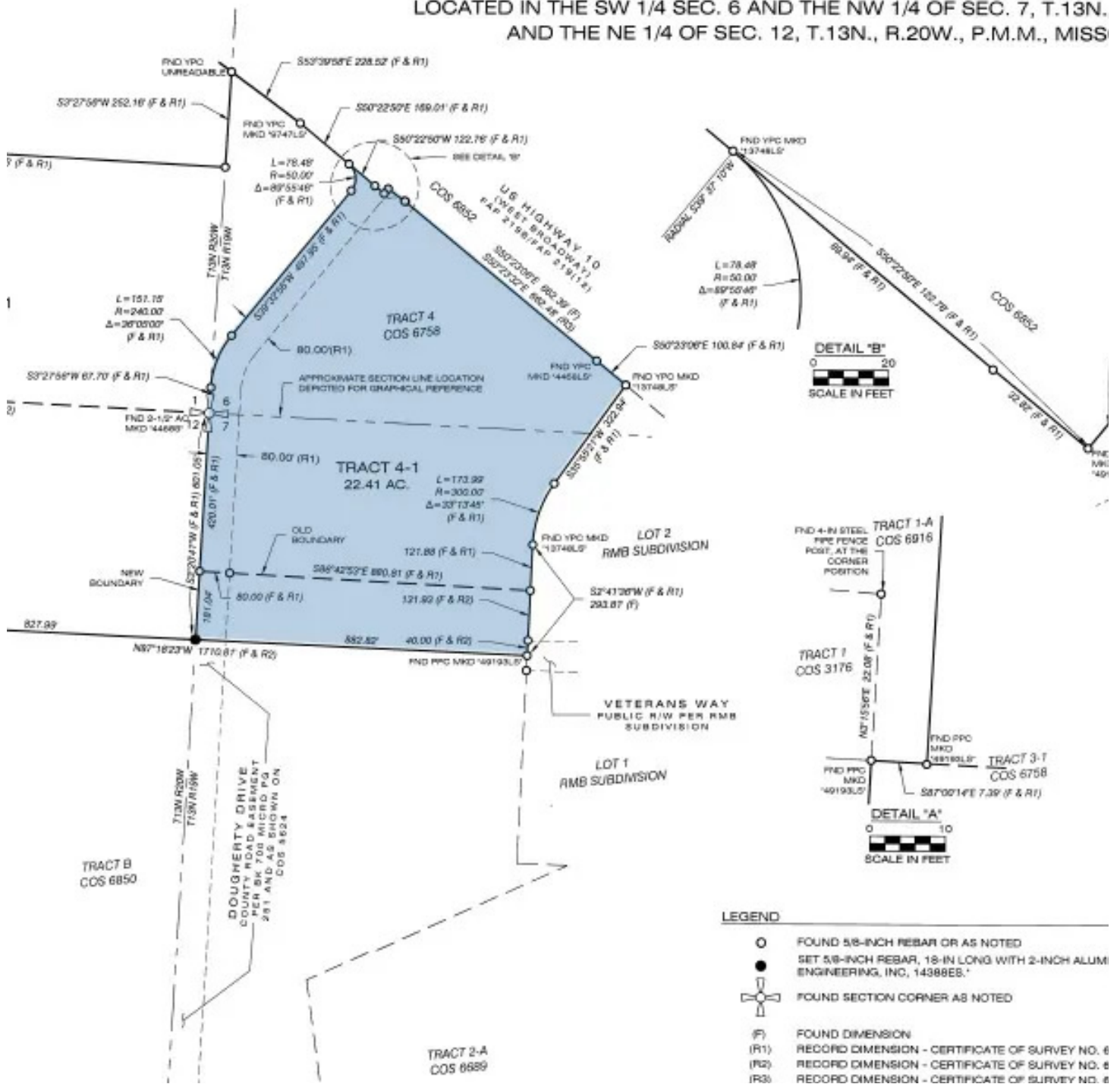
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CERTIFICATE OF SURVEY LOCATED IN THE SW 1/4 SEC. 6 AND THE NW 1/4 OF SEC. 7, T.13N. AND THE NE 1/4 OF SEC. 12, T.13N., R.20W., P.M.M., MISS



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UTILITIES

Parcel 4-1

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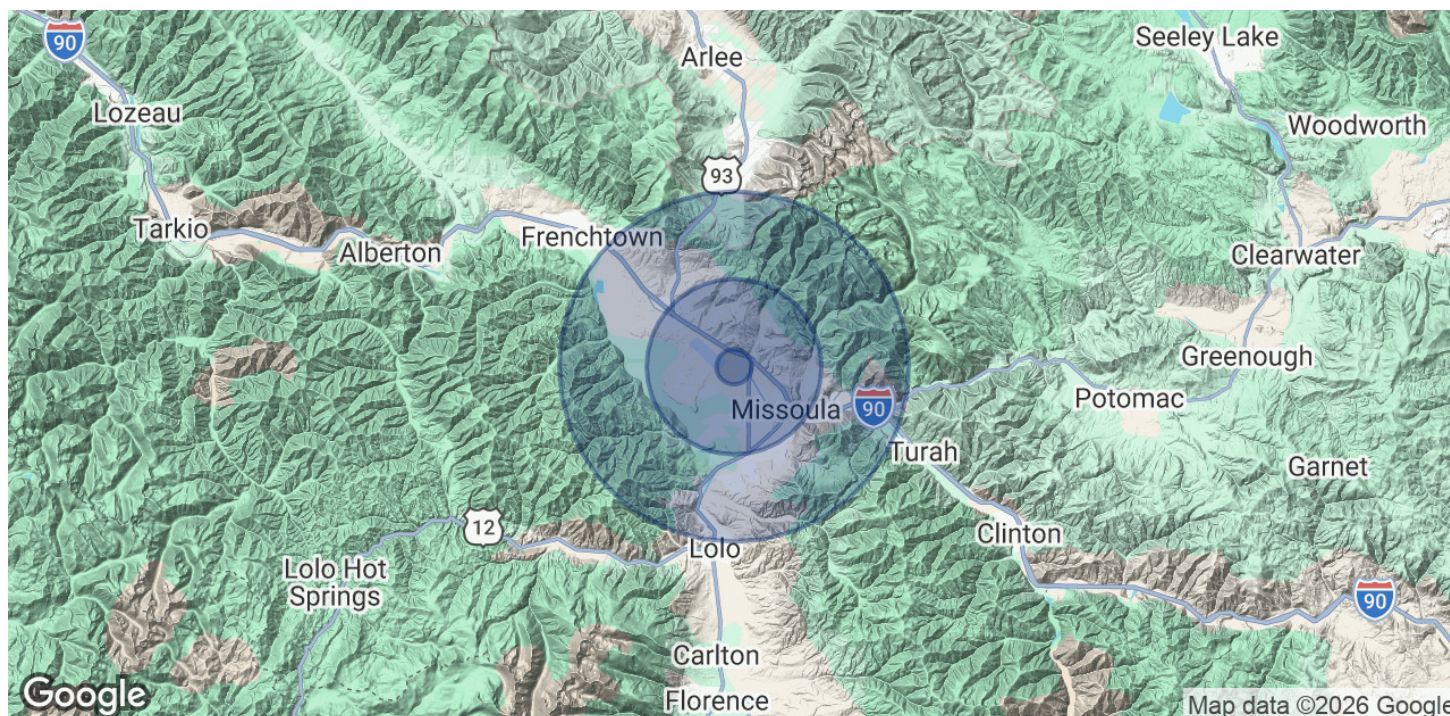
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Parcel 4-1

West Broadway Missoula, MT 59808



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,463	66,207	99,762
Average Age	36.9	35.8	37.1
Average Age (Male)	36	34.4	36.2
Average Age (Female)	39.4	37.4	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,358	30,100	43,452
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$84,025	\$83,782	\$95,456
Average House Value	\$307,453	\$430,400	\$458,836

2023 American Community Survey (ACS)

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TYLER WARNE, CCIM

Owner

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Direct: (406) 465-9936

MT #RRE-BRO-LIC-98724

PROFESSIONAL BACKGROUND

Tyler Warne, CCIM is the Broker/Owner of TD Commercial LLC, operating under Coldwell Banker Commercial Green & Green, and the principal of Pinto Property Management LLC and TD Appraisal LLC. A Billings native, Tyler brings twelve years of commercial appraisal experience and an active brokerage practice covering Helena, Great Falls, Missoula, and Bozeman – with deal experience across multifamily, office, industrial, retail, and land; with his deepest knowledge in Land Development and Office.

Tyler's career grew out of a Montana upbringing centered on the outdoors and small-business ownership. From running a ski shop and guiding rafts as a young entrepreneur to earning his Bachelor's degree and launching subsequent businesses, he developed an operator's perspective that sets him apart in the brokerage world: he understands how a deal cash flows, how it gets financed, and how it fits into a client's broader financial picture.

He works with first-time investors and institutional clients alike, with a reputation for creative structuring, clear communication, and disciplined execution. Outside of work, Tyler is a husband, a father of two, a CrossFit athlete, and a youth soccer sideline regular.

EDUCATION

Bachelors of Business from MSU Billings

SRA designation from the Appraisal Institute - (Recently Lapsed)

Education for the completion the Certified General Appraiser License

MEMBERSHIPS

CCIM

Realtor

TSB

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Helena, MT 59601

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KELSEY WARD

Sales Associate

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Direct: (406) 544-7772

MT #RRE-RBS-LIC-127781

PROFESSIONAL BACKGROUND

Kelsey offers a unique blend of expertise in architecture, graphic design, and real estate, making her an invaluable resource for sellers, developers, investors, and homeowners seeking top-tier marketing strategies, compelling content, and maximized investment potential.

Kelsey brings a wealth of expertise in commercial and residential architecture, as well as landscape and graphic design. A graduate of Montana State University with a Master of Architecture (M.Arch, Class of 2012), she has over a decade of experience in design and project management within Big Sky/Bozeman and the Missoula/Flathead regions. Her portfolio includes custom homes, tenant improvements, commercial buildings & remodels, where she served as a lead designer and project manager.

In addition to her architectural background, Kelsey has honed skills in marketing, website design, and content creation—valuable assets she applies to staging homes, crafting marketing materials for listings, and drafting plans for leasing or development opportunities. Kelsey is excited to bring her diverse skill set full circle and contribute to the continued success of Coldwell Banker Commercial.

EDUCATION

Montana State University: MArch - Master of Architecture (2014)

B.A. Bachelor of Arts in Environmental Design (2012)

MEMBERSHIPS

National Association of Realtors

Montana Association of Realtors

Certified Commercial Investment Member (CCIM) Coursework - Currently Pursuing Designation

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