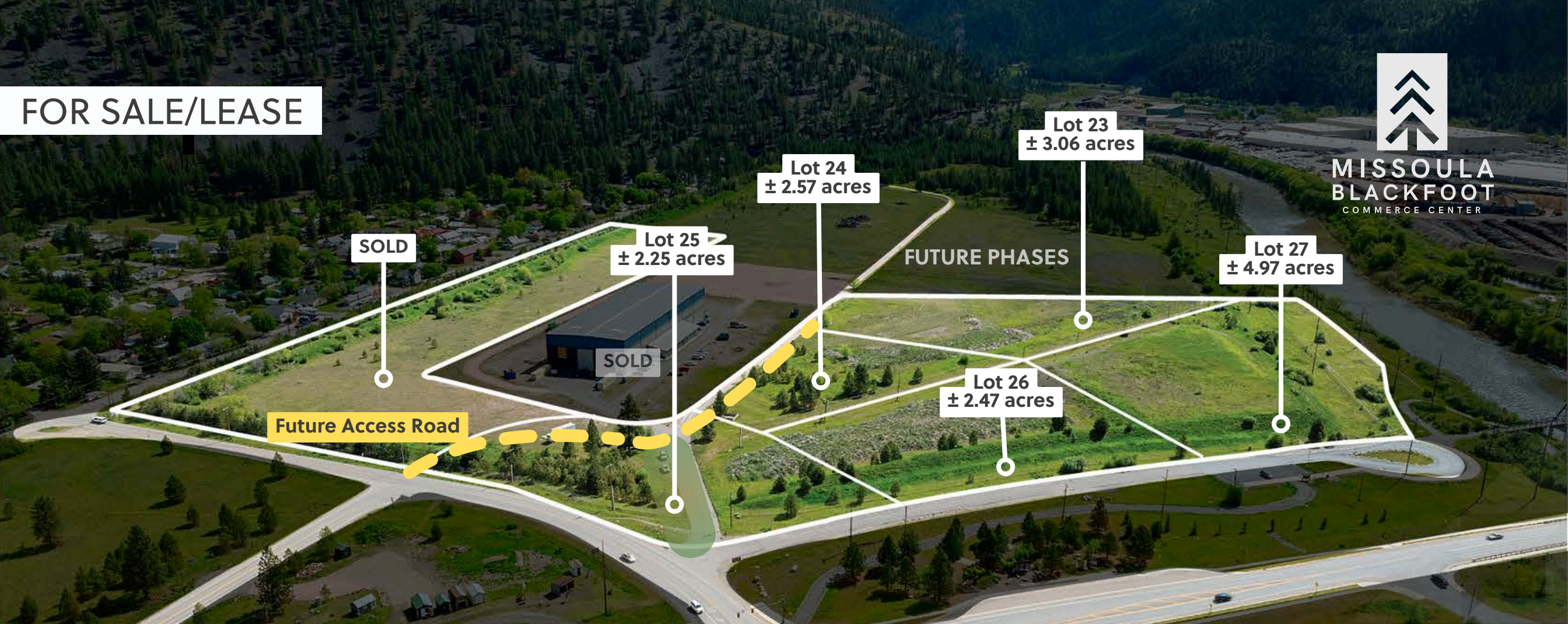


FOR SALE/LEASE



COMMERCIAL LAND | BUILD TO SUIT | RETAIL | MULTI-FAMILY | MIXED-USE | LIVE-WORK UNITS

Boundaries are approximate, please see plat map with listing to verify easements and boundaries.

PHASE 1

Missoula Blackfoot Crossing Subdivision

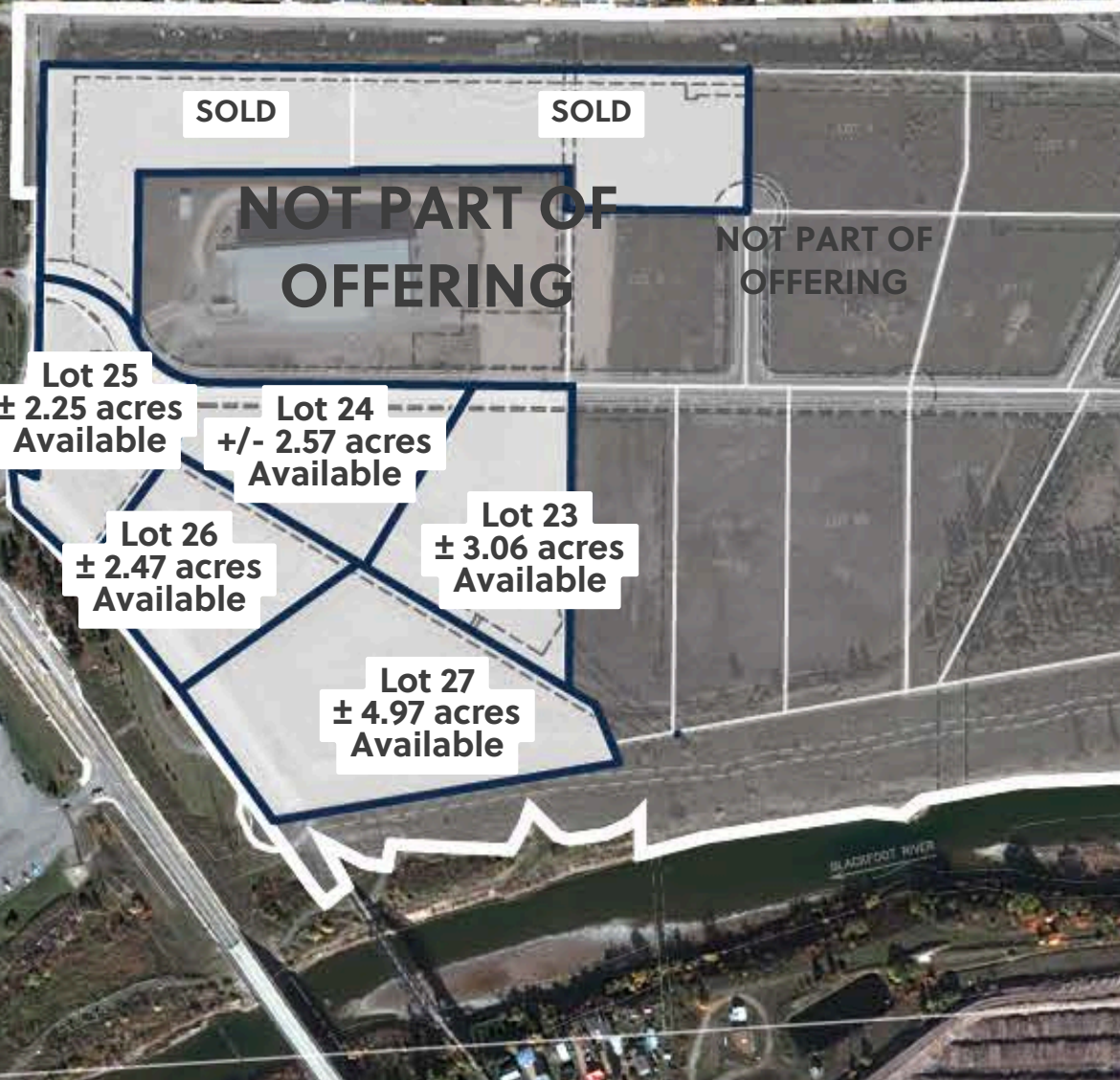
Missoula County, Montana



Exclusively listed by:
Claire Matten, CCIM | SIOR
Claire@SterlingCREadvisors.com
406.360.3102



**MISSOULA
BLACKFOOT**
COMMERCE CENTER



Boundaries are approximate, please see plat map with listing to verify easements and boundaries



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Location](#)

[Demographics](#)

[Property Details](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present opportunities in the new Missoula Blackfoot Commerce Center. Strategically located just off I-90 and Highway 200, Phase 1 of this dynamic new development is now available and offers build-to-suit opportunities, large-scale single and multi-tenant commercial sale/lease options, and shovel-ready land acquisition opportunities. A community water and wastewater system is planned to service Blackfoot Crossing and Blackfoot Riverfront Crossing Subdivisions.

Whether you're a visionary entrepreneur seeking a flagship location or an established business looking to expand, Missoula Blackfoot Commerce Center is the premier location for forward-thinking enterprises in the greater Missoula Valley.

Commercial uses will benefit from a location less than 1/4 mile from Interstate 90 and directly off Highway 200. Retail uses can thrive from the eastern sprawl of Downtown Missoula and expanding surrounding demographics. Office or institutional users can expand on the presence of the University of Montana and Montana College, located just five (5) miles west.

Join a commercial community along the picturesque Blackfoot River with surrounding mountain views near Missoula's urban core and the I-90 corridor.



Interactive Links

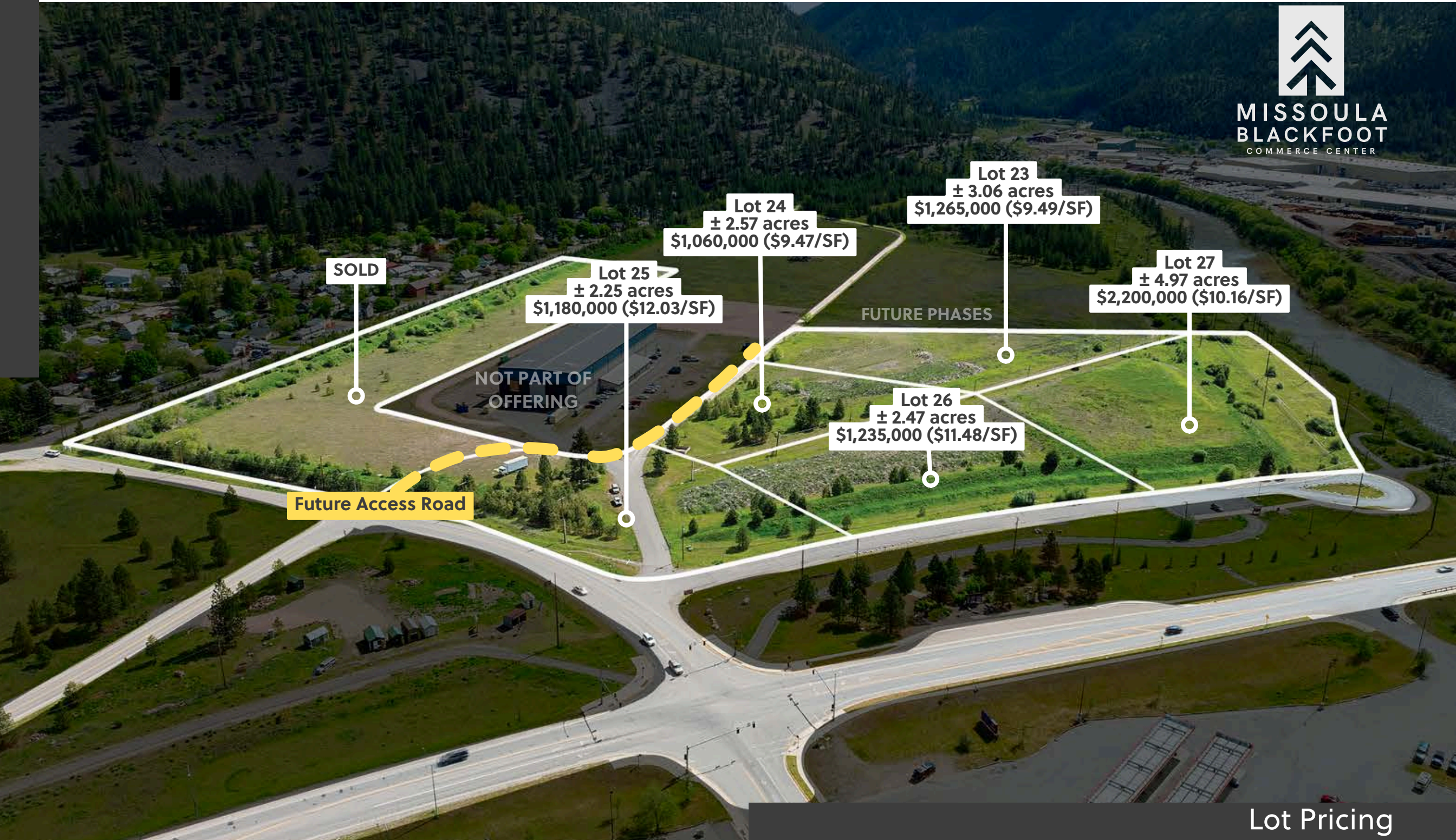
 [Listing](#)

 [Street View](#)

Address	Missoula Blackfoot Commerce Center Bonner, Montana
Price Range	Varies
Current Zoning	Missoula County NC
Property Type	Retail, Office, Multi-Family, Mixed-Use
Lots Available	Lot 1 Sold Lot 23 ±3.06 Acres \$1,265,000 (\$9.49/SF) Lot 24 ±2.57 Acres \$1,060,000 (\$9.47/SF) Lot 25 ±2.25 Acres \$1,180,000 (\$12.03/SF) Lot 26 ±2.47 Acres \$1,235,000 (\$11.48/SF) Lot 27 ±4.97 Acres \$2,200,000 (\$10.16/SF)
Road Frontage Lots	MT Highway 200, Anaconda Street, 1st Street
Traffic Counts	MT Highway 200 ±8,302 (2023 AADT) Interstate 90 ±12,431 (2023 AADT)
Proximity to I-90	±0.22 Miles
Access	Cowboy Trail via Highway 200



**MISSOULA
BLACKFOOT**
COMMERCE CENTER



SOLD

Lot 25
± 2.25 acres
\$1,180,000 (\$12.03/SF)

Lot 24
± 2.57 acres
\$1,060,000 (\$9.47/SF)

Lot 23
± 3.06 acres
\$1,265,000 (\$9.49/SF)

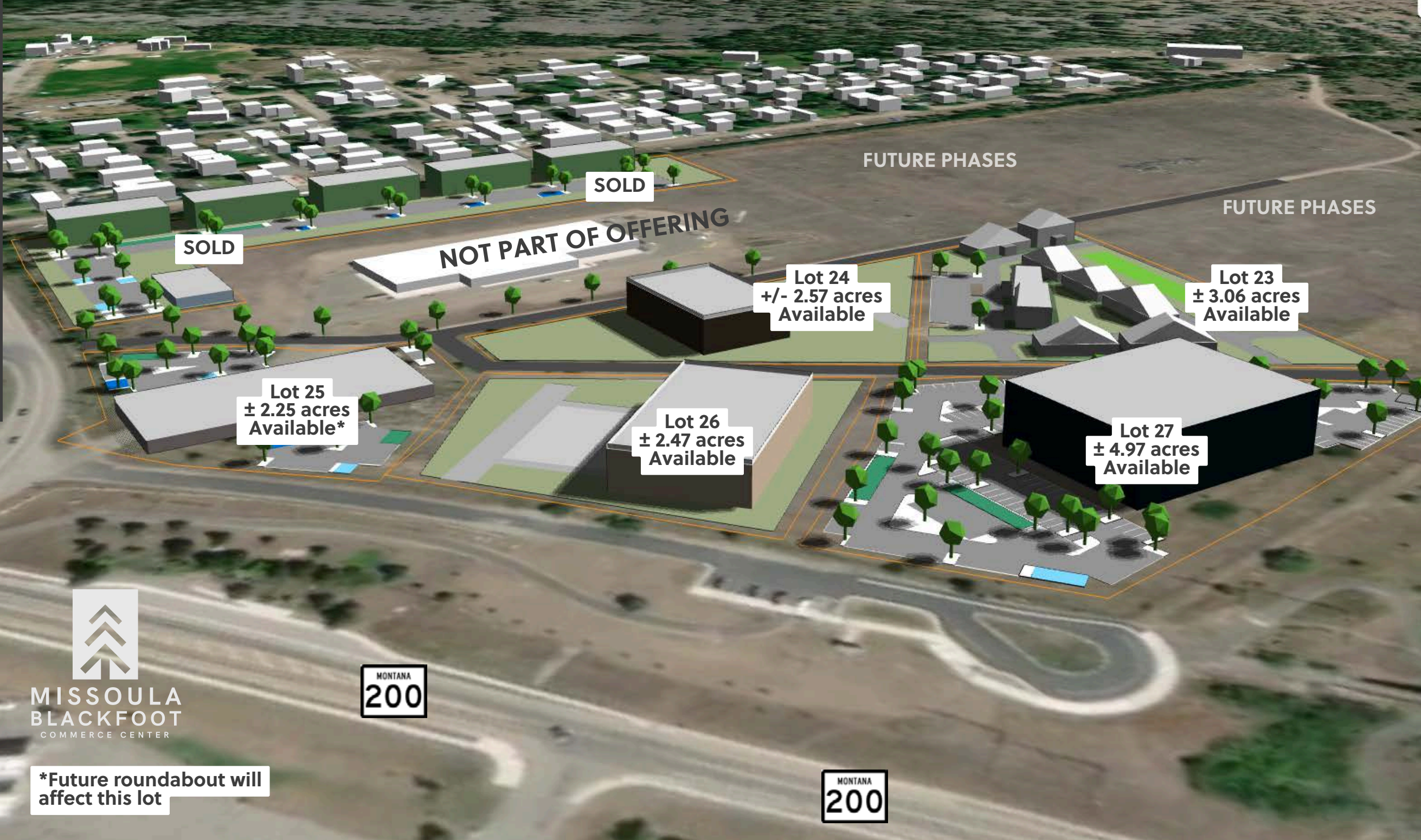
Lot 27
± 4.97 acres
\$2,200,000 (\$10.16/SF)

Lot 26
± 2.47 acres
\$1,235,000 (\$11.48/SF)

Future Access Road

**NOT PART OF
OFFERING**

FUTURE PHASES



SOLD

SOLD

NOT PART OF OFFERING

FUTURE PHASES

FUTURE PHASES

Lot 25
± 2.25 acres
Available*

Lot 24
+/- 2.57 acres
Available

Lot 26
± 2.47 acres
Available

Lot 23
± 3.06 acres
Available

Lot 27
± 4.97 acres
Available



MISSOULA
BLACKFOOT
COMMERCE CENTER

*Future roundabout will
affect this lot



Opportunity Highlights



**MISSOULA
BLACKFOOT**
COMMERCE CENTER



Fire flow capacity provided per Missoula County standards



Large capacity wastewater system to accommodate most commercial uses with expansion capability



Northwestern Energy substation on-site provides for adequate power supply



10g Fiber Internet Available



Flexible zoning options provide for a wide range of commercial uses

Opportunity Highlights



MISSOULA
BLACKFOOT
COMMERCE CENTER

LOCATION

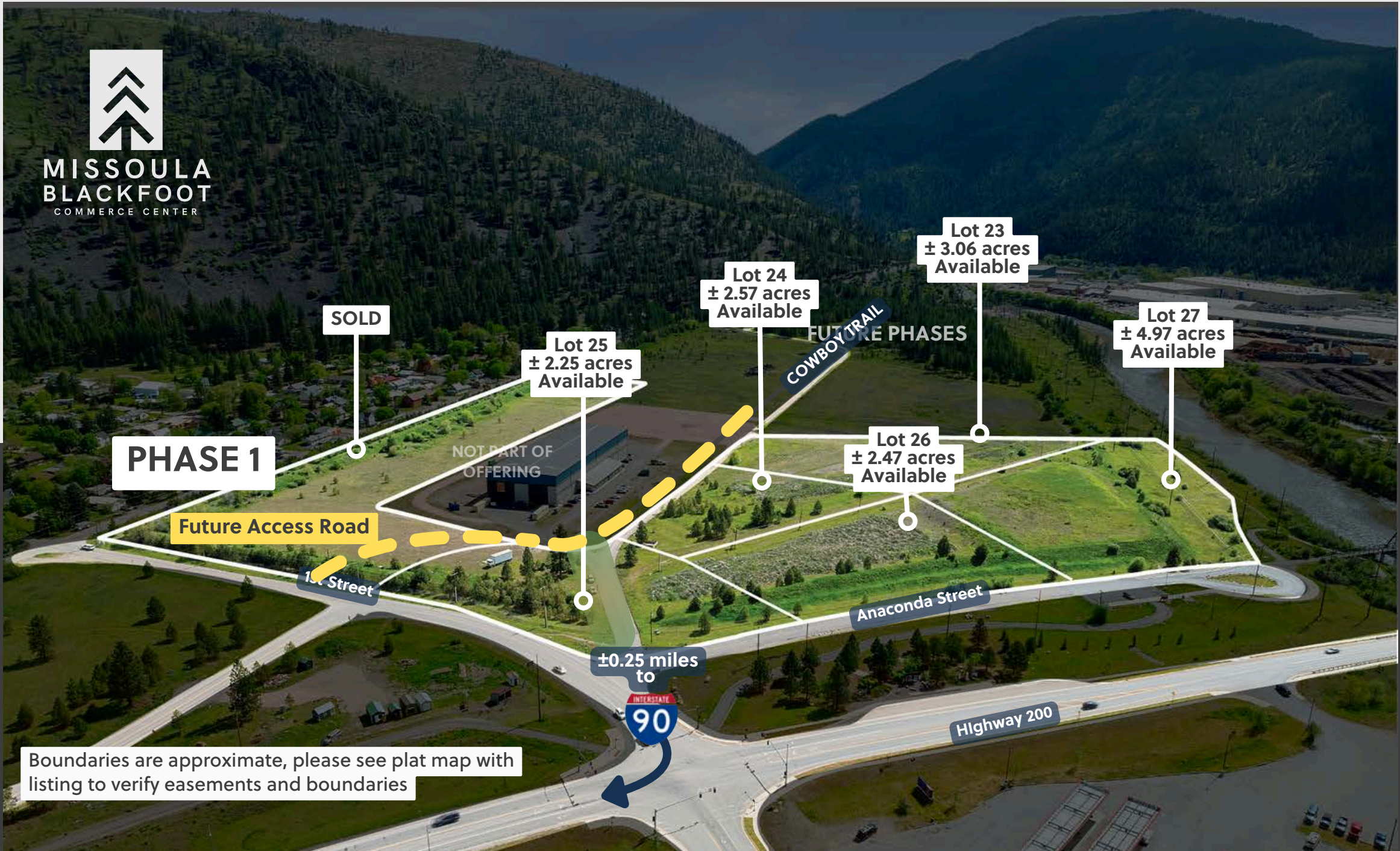
MILLTOWN



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ADVISORS



**MISSOULA
BLACKFOOT**
COMMERCE CENTER



Boundaries are approximate, please see plat map with listing to verify easements and boundaries



Eastbound
Ingress/Egress

Westbound
Ingress/Egress



PHASE 1

FUTURE PHASES

FUTURE PHASES



MISSOULA
BLACKFOOT
COMMERCE CENTER

Ingress/Egress



**MISSOULA
BLACKFOOT**
COMMERCE CENTER



PHASE 1

SOLD

SOLD

NOT PART OF OFFERING

FUTURE PHASES

Lot 25
± 2.25 acres
Available

Lot 24
+/- 2.57 acres
Available

Lot 23
± 3.06 acres
Available

Lot 26
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Available

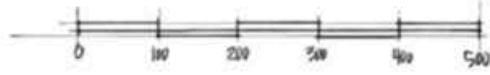
Lot 27
± 4.97 acres
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FUTURE PHASES

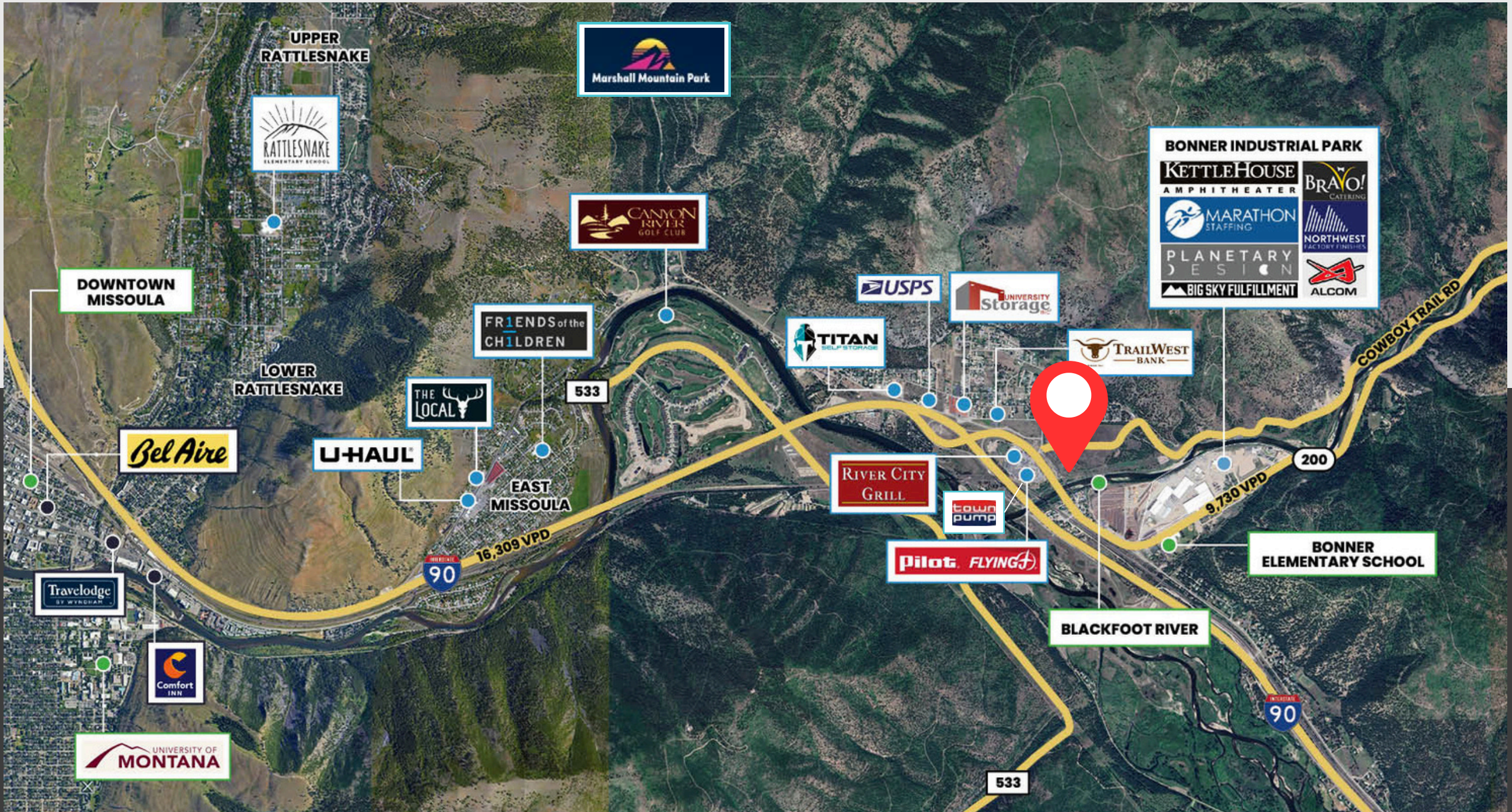
Boundaries are approximate, please see plat map with listing to verify easements and boundaries

BLACKFOOT RIVER

BLACKFOOT CROSSING MISSOULA, MONTANA



Conceptual Design for Phase 2 & 3
Blackfoot Riverfront Crossing
Subdivision



Retailer Map

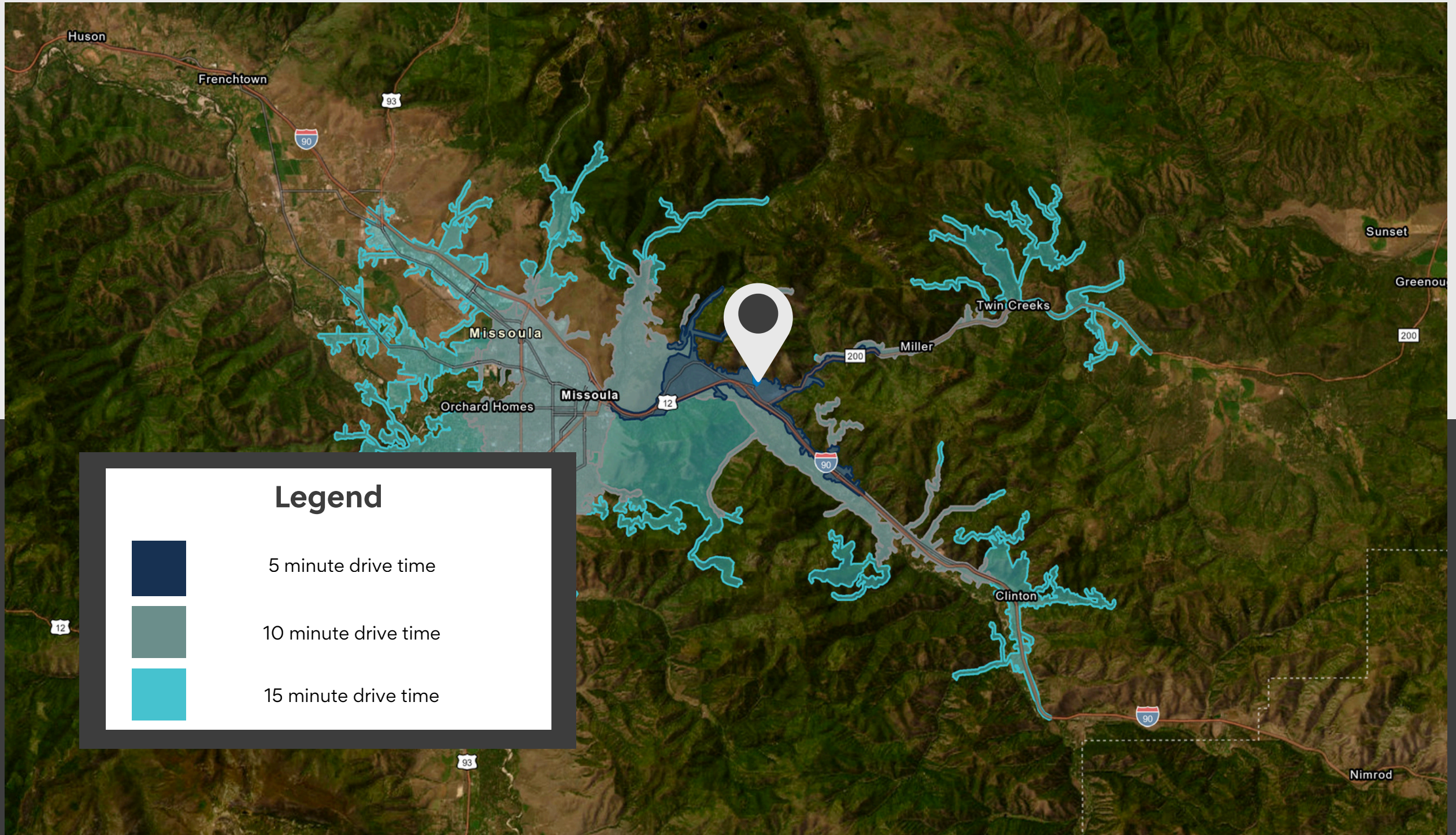


MISSOULA
BLACKFOOT
COMMERCE CENTER

DEMOGRAPHICS



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Legend



5 minute drive time



10 minute drive time



15 minute drive time

KEY FACTS

5 miles

6,512

Population



Median Age



Average Household Size

\$61,598

Median Household Income

1,635

2023 Owner Occupied Housing Units (Esri)

1,201

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



166

Total Businesses



1,590

Total Employees

HOUSING STATS

5 miles



\$383,533

Median Home Value



\$10,113

Average Spent on Mortgage & Basics



\$962

Median Contract Rent

2024 Households by income (Esri)

5 miles

The largest group: \$50,000 - \$74,999 (19.8%)

The smallest group: \$150,000 - \$199,999 (4.2%)

Indicator ▲	Value	Diff	
<\$15,000	8.9%	+1.7%	
\$15,000 - \$24,999	9.2%	+2.3%	
\$25,000 - \$34,999	6.6%	0	
\$35,000 - \$49,999	14.1%	-1.0%	
\$50,000 - \$74,999	19.8%	+4.3%	
\$75,000 - \$99,999	19.3%	+2.5%	
\$100,000 - \$149,999	9.1%	-7.0%	
\$150,000 - \$199,999	4.2%	-2.6%	
\$200,000+	8.7%	-0.3%	

Bars show deviation from Missoula County

Variables	5 miles	10 miles	15 miles	Variables	5 miles	10 miles	15 miles
2022 Total Population	6,512	73,290	96,293	2022 Per Capita Income	\$38,401	\$39,457	\$41,387
2022 Household Population	6,424	70,583	93,281	2022 Median Household Income	\$61,598	\$59,861	\$67,585
2022 Family Population	4,335	43,910	62,727	2022 Average Household Income	\$89,802	\$85,896	\$93,651
2027 Total Population	6,691	75,223	99,897	2027 Per Capita Income	\$46,419	\$47,150	\$49,506
2027 Household Population	6,603	72,516	96,885	2027 Median Household Income	\$73,080	\$75,001	\$80,535



MISSOULA
BLACKFOOT
COMMERCE CENTER

PROPERTY DETAILS

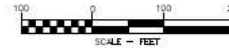


SterlingCRE
ADVISORS

SUBDIVISION PLAT OF
BLACKFOOT CROSSING
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA
 LOCATED IN THE N 1/2 OF SECTION 21,
 T. 13 N., R. 18 W., PRINCIPAL MERIDIAN, MONTANA

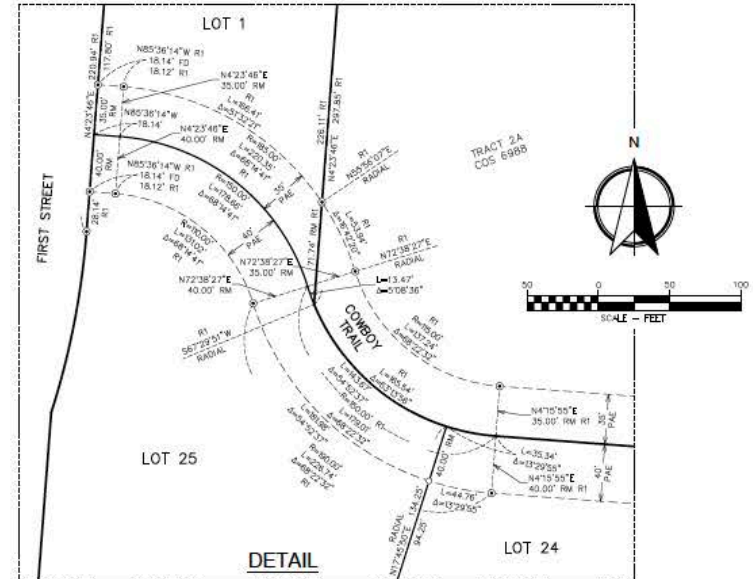
LEGEND

- SET 5/8" x 24" REBAR WITH 1/4" IN. YELLOW PLASTIC CAP (WGM GROUP JAD 19133LS)
 - ⊙ FOUND 1/4" IN. YELLOW PLASTIC CAP (WGM GROUP JAD 19133LS)
 - ⊙ FOUND 1/4" IN. YELLOW PLASTIC CAP (WGM GROUP LIS 14519LS)
 - ⊙ FOUND 1/4" IN. YELLOW PLASTIC CAP (SORENSEN & CO. MCCARTHY 4468S)
 - ⊙ FOUND 1/4" IN. YELLOW PLASTIC CAP (FLORING 874LS)
 - ⊙ FOUND 2" IN. ALUMINUM CAP (2345E)
 - ⊙ FOUND 2" IN. ALUMINUM CAP (WGM GROUP JAD 19133LS)
 - ▲ FOUND 2" IN. ALUMINUM CAP (MOT 1099LS)
 - ⊙ FOUND 5/8" IN. REBAR
 - ANGLE POINT, NOT MONUMENTED
 - RM REFERENCE MONUMENT
 - PAE PUBLIC ACCESS EASEMENT AND UTILITY EASEMENT
 - UE UTILITY EASEMENT
 - UAE PRIVATE UTILITY ADDRESS AND UTILITY EASEMENT
 - NMAE PUBLIC NON-MOTORIZED ACCESS EASEMENT
 - NAS NO ACCESS STRIP (ACCESS CONTROL LINE) (NOT DRAWN TO SCALE FOR CLARITY)
 - NBZP NO BUILD ZONE - BEAM PROTECTION
 - NBZOP NO BUILD ZONE - GAS PHELINE (HIGH-PRESSURE GAS LINE HAZARD AREA)
 - COS CERTIFICATE OF SURVEY
 - (N) NET AREA (EXCLUDES PUBLIC ROAD EASEMENT)
 - (G) GROSS AREA (INCLUDES PUBLIC ROAD EASEMENT)
 - NTS NOT TO SCALE
 - FD FOUND AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 6988
 - FD FOUND DATA
- NOTE:
 ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.



BASIS OF BEARINGS
 CERTIFICATE OF SURVEY NO. 6988

SEE SHEET 3



1/4 SEC. T. R.
 21 13N. 18W.
 SHEET 2 OF 4
 DATE PLOTTED: SEPTEMBER 2025
 DRAFT: CEG
 PROJECT NO.: 21-10-09.6
 FILE NO.: 211009.6_FPLAT.DWG
 LAYOUT TAB: SHT2



PRELIMINARY
 PLOTTED: 9/10/25
 SAVED: 9/10/25

MISSOULA COUNTY TRACKING #25-_____

Approved Preliminary Plat

SUBDIVISION PLAT OF
BLACKFOOT CROSSING
 A SUBDIVISION OF THE COUNTY OF MISSOULA, MONTANA
 LOCATED IN THE N 1/2 OF SECTION 21,
 T. 13 N., R. 18 W., PRINCIPAL MERIDIAN, MONTANA

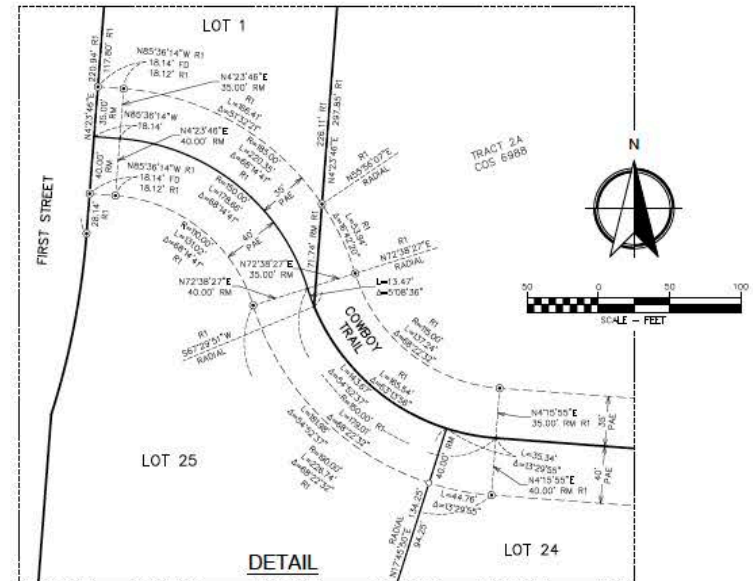
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BASIS OF BEARINGS
 CERTIFICATE OF SURVEY NO. 6988

SEE SHEET 3

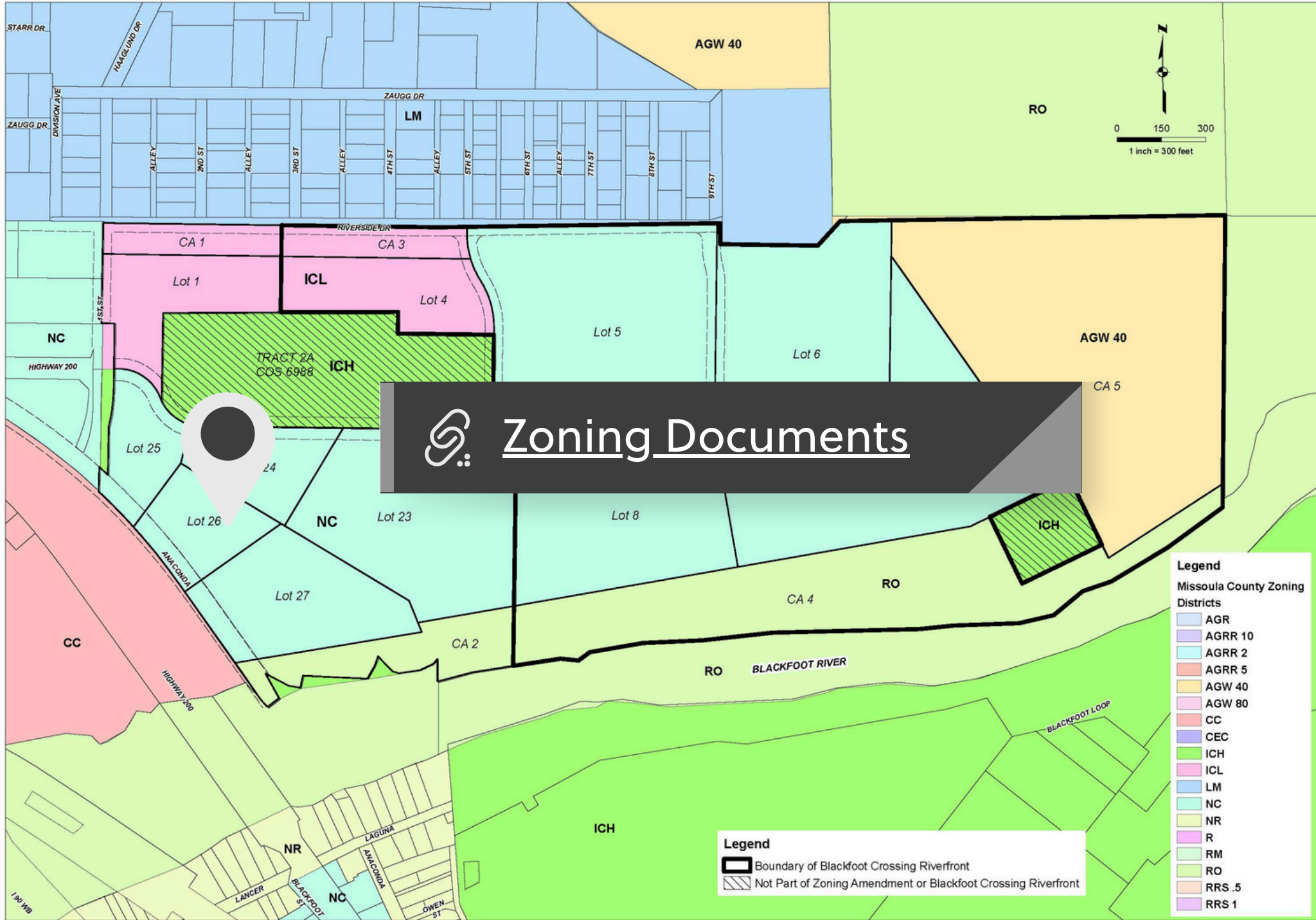


1/4	SEC.	T.	R.
1	21	13N	18W
2			
3			

SHEET 2 OF 4
 DATE PLOTTED: SEPTEMBER 2025
 DRAFT: CEG
 PROJECT NO.: 21-10-09.6
 FILE NO.: 211009.6_FPLAT.DWG
 LAYOUT TAB: SHT2



PRELIMINARY
 PLOTTED: 9/10/25
 SAVED: 9/10/25




 Zoning Documents

Legend

Missoula County Zoning Districts

AGR
AGRR 10
AGRR 2
AGRR 5
AGW 40
AGW 80
CC
CEC
ICH
ICL
LM
NC
NR
R
RM
RO
RRS .5
RRS 1

Legend

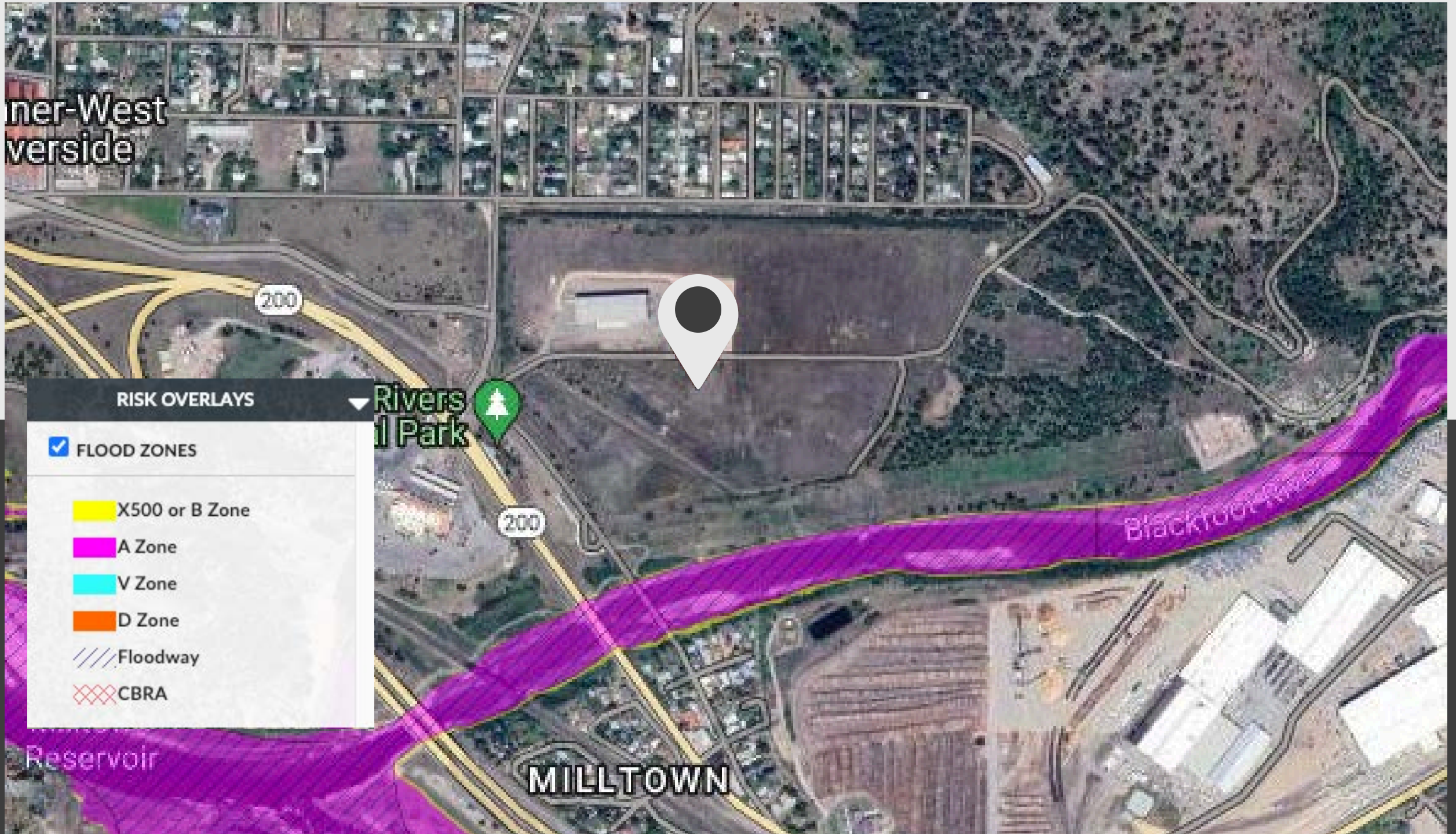
	Boundary of Blackfoot Crossing Riverfront
	Not Part of Zoning Amendment or Blackfoot Crossing Riverfront

MARCH 12, 2026 APPROVED ZONING -
RESOLUTION OF INTENT EXHIBIT
BLACKFOOT CROSSING AND
BLACKFOOT CROSSING RIVERFRONT
MISSOULA COUNTY, MONTANA

Disclaimer: This map is neither a legally recorded map nor a survey and is not intended to be used as such. WGM Group does not guarantee the accuracy, current status, or completeness of the material contained herein and is not responsible for any misuse or misrepresentation of this information or its derivatives. This map is a graphic representation and is to be used for general planning purposes only.

PROJECT: 21-10-09 6 (Pr07)
FILE NO: 211009_6_bc2_zoning-pr-2.0.mxd
FILE PATH:
W:\PROJECTS\211009\GIS\MXD
DRAFT: CEG
APPROVE: JE
DATE:

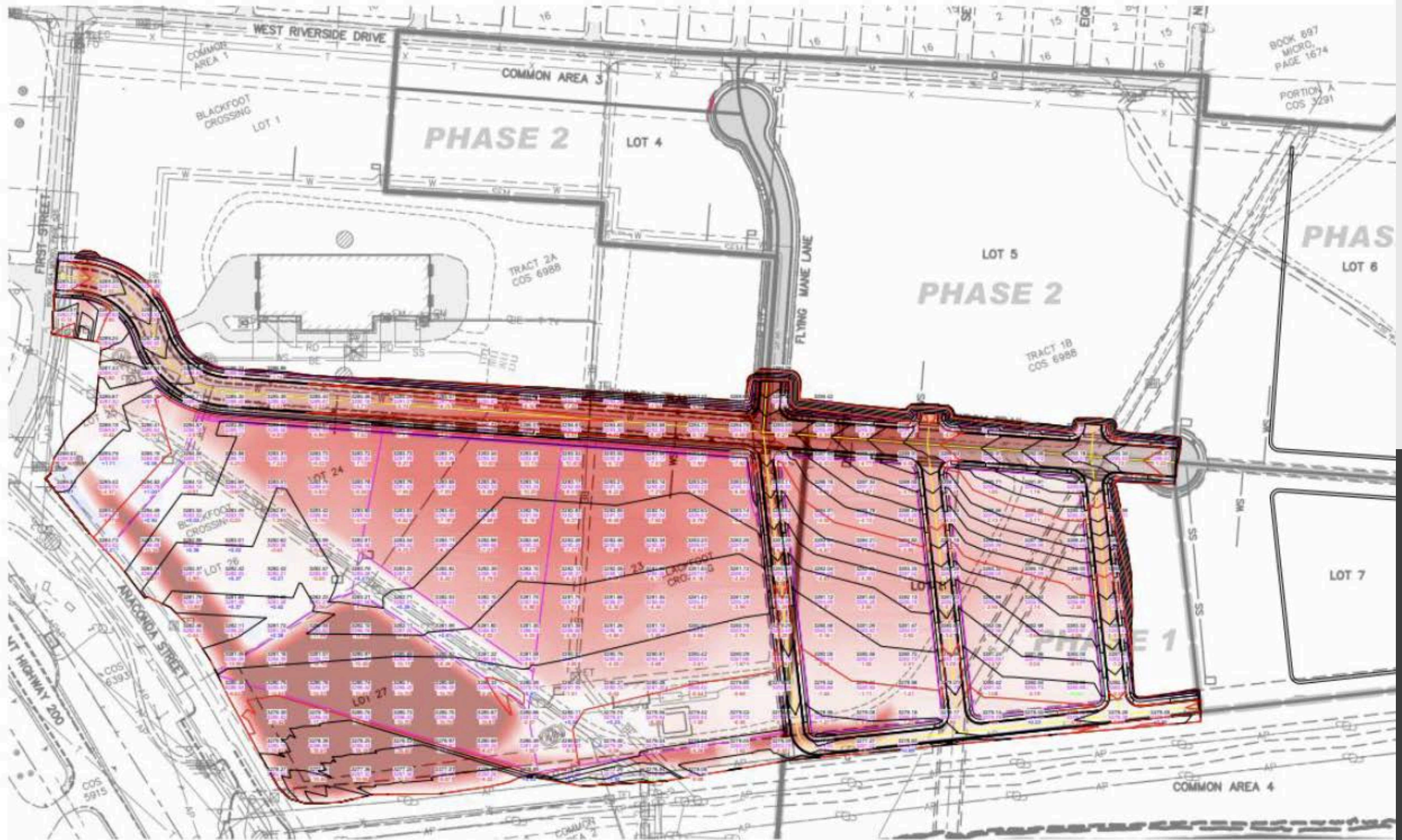
MARCH 2026
SHEET **1** OF **1**



Flood Plain



Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
16	Bigarm gravelly loam, 0 to 4 percent slopes	23.8	63.5%
105	Totelake gravelly loam, 2 to 8 percent slopes	13.7	36.5%
Totals for Area of Interest		37.5	100.0%



Grading Plan



MISSOULA
BLACKFOOT
COMMERCE CENTER

MARKET OVERVIEW



SterlingCRE
ADVISORS

Missoula Office Market Data | Q4 2025

LEASING ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Lease Rate	\$18.77	\$19.32	2.93%	↑
Downtown Average Lease Rate	\$20.64	\$20.10	-2.62%	↓
NNN Average	\$6.07	\$8.44	23.22%	↑
County Vacancy	7.54%	7.66%	0.12%	↑

SALES ACTIVITY | OFFICE

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change	
County Average Sale Price PSF*	\$215.86	\$233.13	8.00%	↑
Condominium Average Sale Price PSF**	\$174.61	\$334.70	91.68%	↑
Freestanding Average Sale Price SF**	\$251.53	\$264.06	4.98%	↑

All data covers the trailing 12 months
 *Weighted Average **Non-weighted Average
 Lease data is based on NNN or NNN Equivalent

OFFICE DEVELOPMENT PIPELINE

Construction	±22,101 SF
Permitting	±5,000 SF
Planning	±48,000 SF
Completed 2025	±10,394 SF



Missoula Retail Market Data | Q4 2025

LEASING ACTIVITY | RETAIL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Lease Rate	\$23.64	\$19.00	-19.63% ↓
Downtown Average Lease Rate	\$25.56	\$18.85	-26.25% ↓
NNN Average	\$6.54	\$6.87	5.05% ↑
County Vacancy	3.32%	3.87%	0.55% ↑

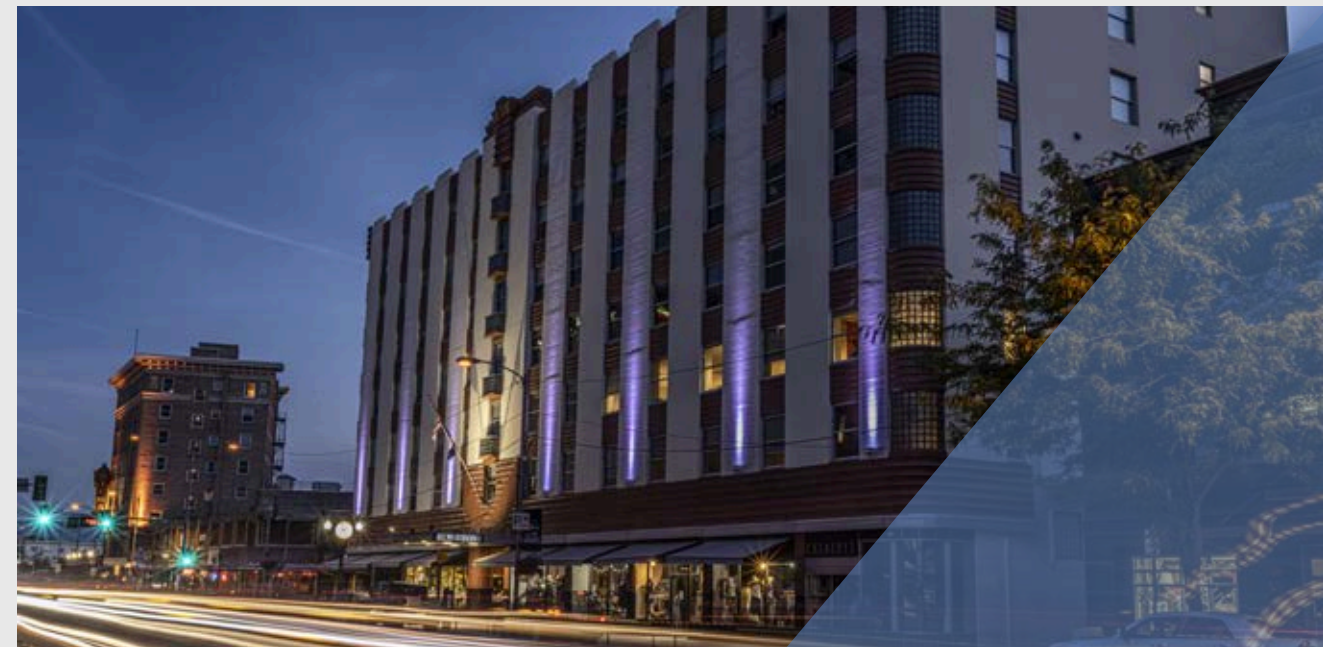
SALES ACTIVITY | RETAIL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Sale Price PSF	\$356.87	\$294.58	-17.45% ↓
Condominium Average Sale Price PSF	\$402.03	NA	NA
Freestanding Average Sale Price SF	\$404.04	\$308.58	-23.63% ↓

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

RETAIL DEVELOPMENT PIPELINE

Construction	±12,480 SF
Permitting	±8,500 SF
Planning	±78,880 SF
Completed YTD 2025	±21,253 SF



Missoula Industrial Market Data | Q4 2025

LEASING ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Lease Rate	\$10.60	\$12.30	16.04% ↑
NNN Average	\$3.05	\$2.76	-9.51% ↓
County Vacancy	5.05%	14.38%	9.33% ↑

SALES ACTIVITY | INDUSTRIAL

	T12 Ending 12.31.2024	T12 Ending 12.31.2025	Change
County Average Sale Price PSF	\$135.90	\$158.11	16.34% ↑
Condominium Average Sale Price PSF	\$202.82	\$188.33	-7.14% ↓
Freestanding Average Sale Price SF	\$140.83	\$149.32	6.03% ↑

All data covers the trailing 12 months
Lease data is based on NNN or NNN Equivalent

INDUSTRIAL DEVELOPMENT PIPELINE

Construction	±37,894 SF
Permitting	TBD
Planning	±62,600 SF
Completed YTD 2025	±20,000 SF



Missoula Air Service

Missoula International Airport offers direct flights to major cities on the west coast and midwest.

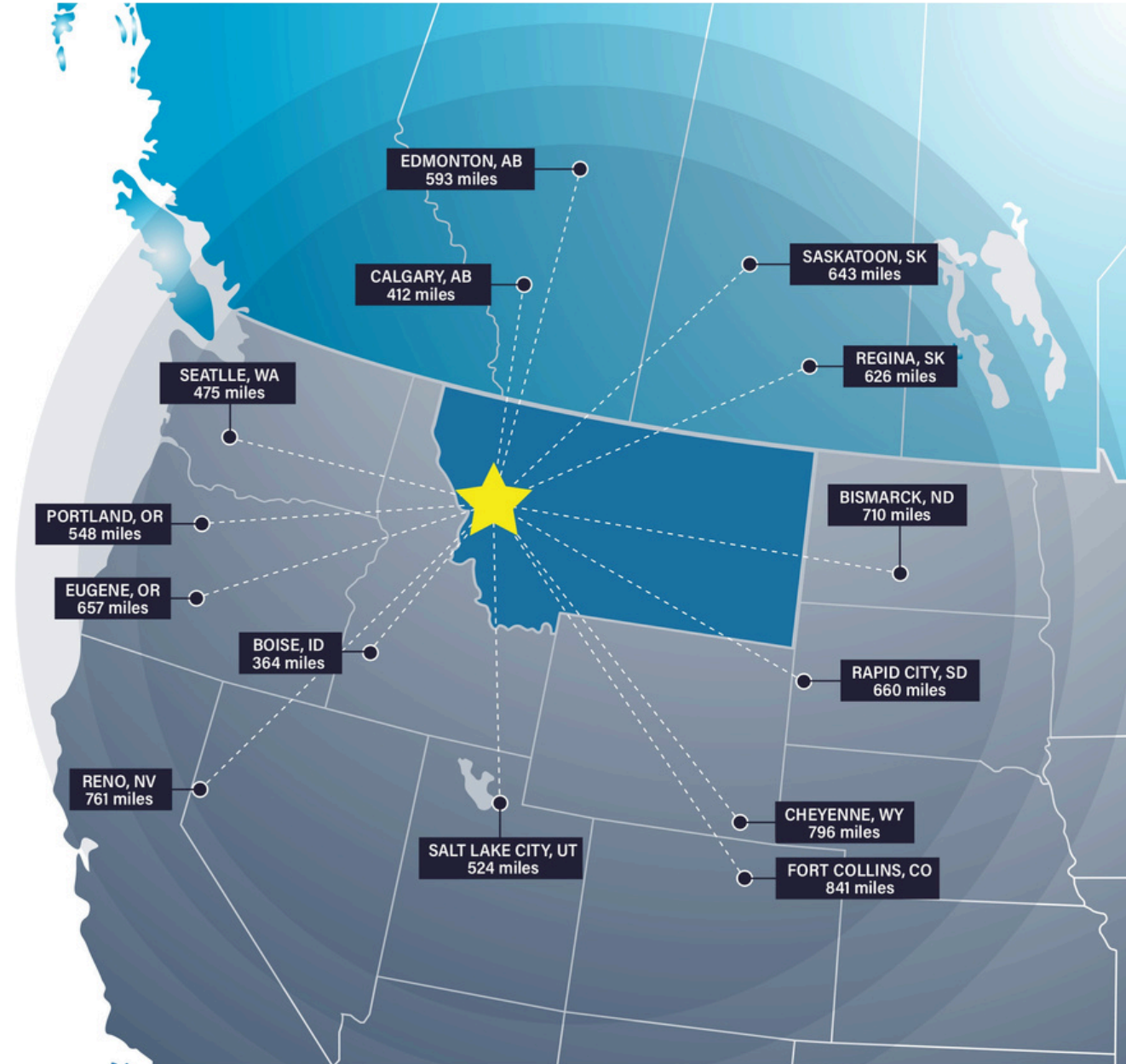


Missoula Access

Missoula offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Missoula is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 and US Highway 93 means Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Access Across the Northwest

Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

3,000+ employees

St. Patrick Hospital

1000+ employees

Montana Rail Link

1,000+r employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy

Submittable 



workiva



Pathlabs



Cognizant

PatientOne



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

#1 Most Fun City for Young People

Smart Assets

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

#4 Best Small Cities in America to Start a Business

Verizon Wireless

#10 Best Small Metros to Launch a Business

CNN Money

#6 Best Cities for Fishing

Rent.com

#1 City for Yoga

Apartment Guide

Top 10 Cities for Beer Drinkers

2015, 2016, 2017, 2019, 2022

International Public Library of 2022

The International Federation of Library Associations World Congress

PEOPLE

12.5% Population Growth - 2012-2022

Missoula ranks among highest net migration cities in US

Median Age 34 Years Old

The median age in the US is 39

58.8% Degreed

Associates degree or higher, 18.7% have a graduate level degree

24.7% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Office & Admin Support, Food Service, Sales, Transportation

ACCESS

16 Minutes

Average Commute Time

15.6% Multimodal Commuters

Walk or bike to work

81 Hours Saved

81 hours saved in commute yearly over national average

14 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

62 Miles

Of bike lanes with a Gold rating from the League of American Bicyclists

12 Routes

Provided by a bus network across the City of Missoula

11 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Among Top Employers

University of Montana (education), Providence Health Services/St. Patrick's Hospital (medical), Community Medical Center (medical), Montana Rail Link (transportation), Neptune Aviation (aviation services)

High Labor Participation

Missoula consistently offers one of the highest labor force participation rates in the country.

Expanding Industries

Missoula has seen major growth in construction, professional, scientific, and manufacturing businesses over the past decade.

Growing Number of Technology Companies

Cognizant, onX, Submittable, and Lumenad are some leading tech firms in Missoula

Brokerage and Marketing Team



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.



JESSICA BALDWIN
Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.



MAGGIE COLLISTER
Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.

Disclaimer

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