

# LOTS FOR SALE

**17000 BECKWITH ST & 15160 WESTSLOPE LOOP**

Frenchtown, MT 59834



**TOTAL SALE PRICE** \$2,194,900 (Both Lots)

*Pre-approval or proof of funds required before scheduling a property tour.*

**Kelsey Ward**

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**COLDWELL BANKER  
COMMERCIAL**

**DREW WARD  
WARNE**

# 17000 BECKWITH ST & 15160 WESTSLOPE LOOP

Frenchtown, MT 59834



## OFFERING SUMMARY\*

**SALE PRICE**      **\$2,194,900**

**LOT 2**      \$1,795,000

**LOT 13**      \$399,900

**SIZE**      **12.82 Acres**

**LOT 2**      7.81 Acres

**LOT 13**      5.01 Acres

## TWO UNIQUE PROPERTIES. UNLIMITED POTENTIAL.

Positioned at the highly visible Interstate 90/Frenchtown interchange, this exceptional offering presents one of the last remaining opportunities to acquire an unzoned commercial redevelopment site in one of Western Montana's fastest-growing corridors. Offered together or individually, 17000 Beckwith Street (Lot 2) and 15160 Westslope Loop (Lot 13) provide unmatched flexibility for developers, investors, entrepreneurs, and owner-users seeking a strategic live/work or business expansion opportunity just minutes from Missoula.

Purchased together, the properties create a rare opportunity to establish a true live/work campus, allowing an owner to operate a business while maintaining an adjacent residence. The combination also lends itself to innovative destination concepts such as an event venue, wedding venue, agritourism operation, experiential lodging, seasonal farm market, "pick-your-own" flower or specialty crop business, garden center, artisan marketplace, wellness retreat, or other complementary business models that benefit from both commercial exposure and agricultural character (subject to applicable approvals and regulations).

*\*Available to purchase together or individually.*

*\*For more details on each individual lot, see pages 5-8 (Lot 2) & pages 9-11 (Lot 13).*

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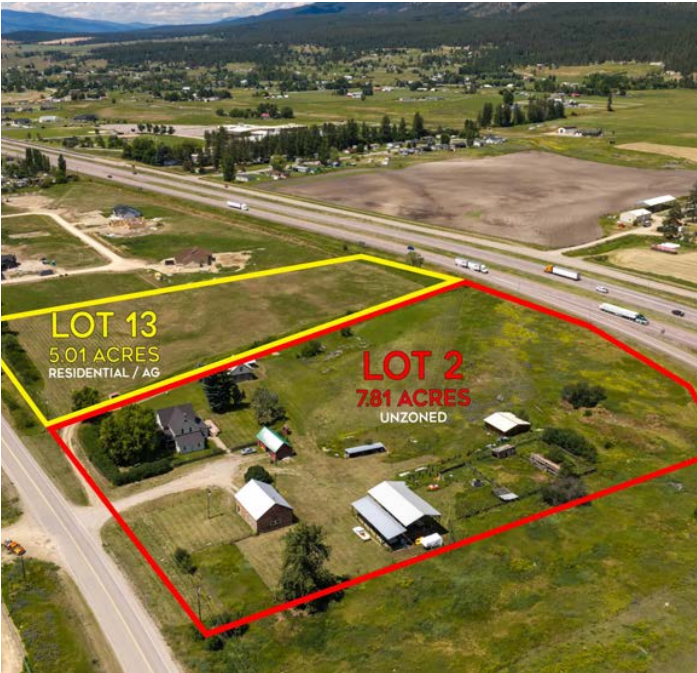
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Alternatively, each parcel offers strong standalone investment potential. The commercial lot provides a premier redevelopment opportunity at one of the region's most desirable interstate locations, while the residential/agricultural parcel offers an attractive homesite with agricultural utility, water rights, and long-term land value.

With continued population growth, increasing traffic along Interstate 90, and limited commercial land remaining at the Frenchtown interchange, opportunities of this caliber are becoming increasingly scarce. Whether you're an investor seeking future appreciation, a developer pursuing a signature project, or an owner-user looking to build a business with room to grow, this flexible offering presents a truly unique opportunity in the heart of Western Montana.

## HIGHLIGHTS

- Two parcels available individually or as a combined purchase
- Lot 2: 17000 Beckwith Street – Rare unzoned commercial redevelopment parcel
- Lot 13: 15160 Westslope Loop – Residential Agriculture zoning with included water rights
- Highly visible location at the Interstate 90/Frenchtown interchange
- Approximately 15 minutes west of Missoula
- Excellent access for local, regional, and interstate traffic
- Ideal for developers, investors, entrepreneurs, and owner-users
- Potential live/work opportunity when purchased together
- Flexible development and investment potential with multiple exit strategies



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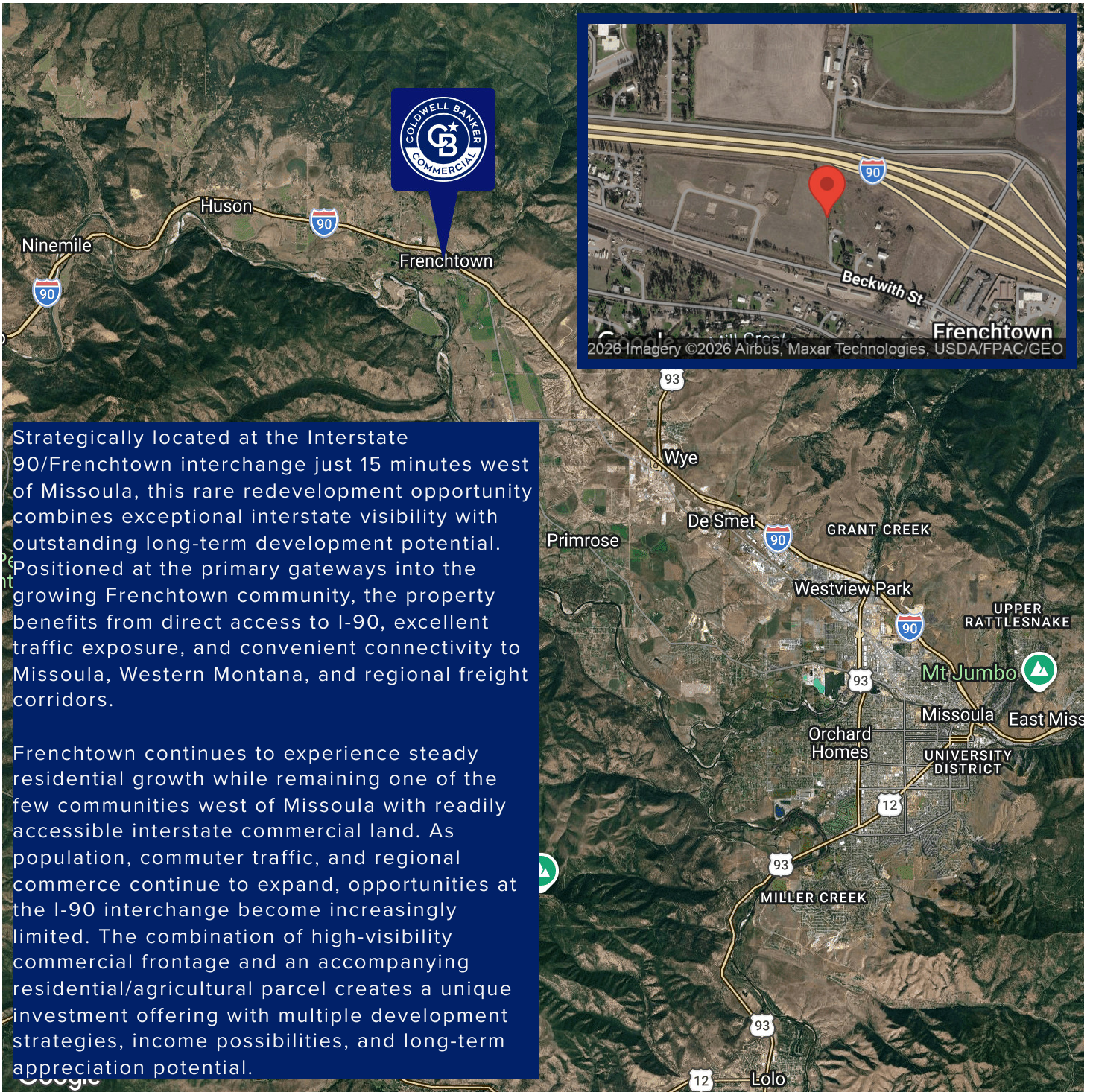


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# LOCATION

17000 BECKWITH ST & 15160 WESTSLOPE LOOP

St Frenchtown, MT 59834



Strategically located at the Interstate 90/Frenchtown interchange just 15 minutes west of Missoula, this rare redevelopment opportunity combines exceptional interstate visibility with outstanding long-term development potential. Positioned at the primary gateways into the growing Frenchtown community, the property benefits from direct access to I-90, excellent traffic exposure, and convenient connectivity to Missoula, Western Montana, and regional freight corridors.

Frenchtown continues to experience steady residential growth while remaining one of the few communities west of Missoula with readily accessible interstate commercial land. As population, commuter traffic, and regional commerce continue to expand, opportunities at the I-90 interchange become increasingly limited. The combination of high-visibility commercial frontage and an accompanying residential/agricultural parcel creates a unique investment offering with multiple development strategies, income possibilities, and long-term appreciation potential.

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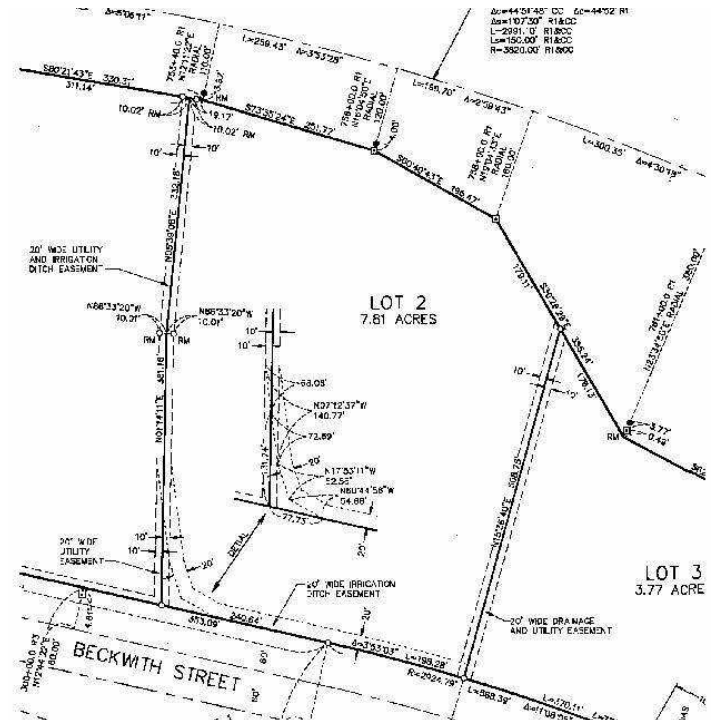


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# LOT 2

17000 BECKWITH ST

Frenchtown, MT 59834



## PROPERTY OVERVIEW

The centerpiece of the offering, featuring a highly visible commercial site with direct proximity to the I-90 interchange. As one of the few remaining UnZoned Commercial properties in the Frenchtown interchange area, the possibilities are extensive. Develop without the constraints of traditional commercial zoning. Interstate visibility, convenient access, and increasing residential growth in the Frenchtown market position this parcel for long-term appreciation and business success.

This location is ideal for a variety of highway-oriented commercial uses including convenience retail, fuel and travel services, restaurant, hospitality, equipment sales, contractor services, office, industrial support businesses, mixed-use development, or other commercial ventures seeking maximum visibility and accessibility.

## OFFERING SUMMARY

| SALE PRICE   | \$1,795,000.00                                                                   |
|--------------|----------------------------------------------------------------------------------|
| SIZE         | 7.81 Acres                                                                       |
| ZONING       | UnZoned<br>(Commercial Opportunity)                                              |
| UTILITIES    | Electricity Connected,<br>Propane, Telephone<br>Connected, Cable/TV<br>Connected |
| WATER/SEWER  | Private Well/Septic                                                              |
| WATER RIGHTS | Irrigation Water Rights                                                          |
| EASEMENTS    | Utility, Irrigation, & Private<br>Access Easement to Lot 13                      |
| IMPROVEMENTS | Yes, See pages 7-8                                                               |

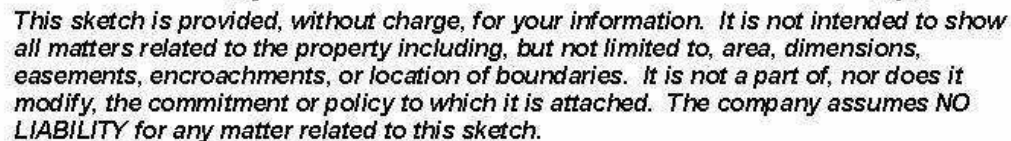
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### MAIN HOUSE

- Built In 1900 (Renovations Reflect Age Closer To 1-20 Yrs)
- 3,178 Sf (1,930 Sf Main Level, 1,248 Sf 2nd Level) + Additional 1,248 Sf Basement Storage
- 4 Bed / 2.5 Bath
- Renovations: New Covered Front Porch (Trex Decking) & Large Open Back Deck, (2021) Wide Plank White Oak Wood Floors Replaced, Newly Installed Heated Tiled Floors (Laundry/Main Bath), (2024) New Asphalt Roofing
- Propane Fireplace & Electric Cadet Heaters Throughout
- Blow-In Insulation & Insulation Batts
- Hardiplank Masonite Siding
- Double-Pane, Low-E Argon Vinyl Windows
- Concrete Foundation

### GUEST CABIN

- Built In 1920, Renovated In 2001
- 862 Sf (676 Sf Main Level, 186 Sf 2nd Level)
- 1 Bed / 1 Bath
- Currently Rented Monthly @ \$1850 As A 30-Day Long-Term Rental Via Furnished Finder.
- Foam Insulation Throughout
- Electric Cadet Heaters
- Metal Roof
- Log Structure over CrawlSpace

### OUTBUILDINGS / STORAGE SHEDS

- Oversized Single-Car Garage
- Storage Shed
- Hay Pole Barn

*More images of improvements available upon request.*



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# LOT 2

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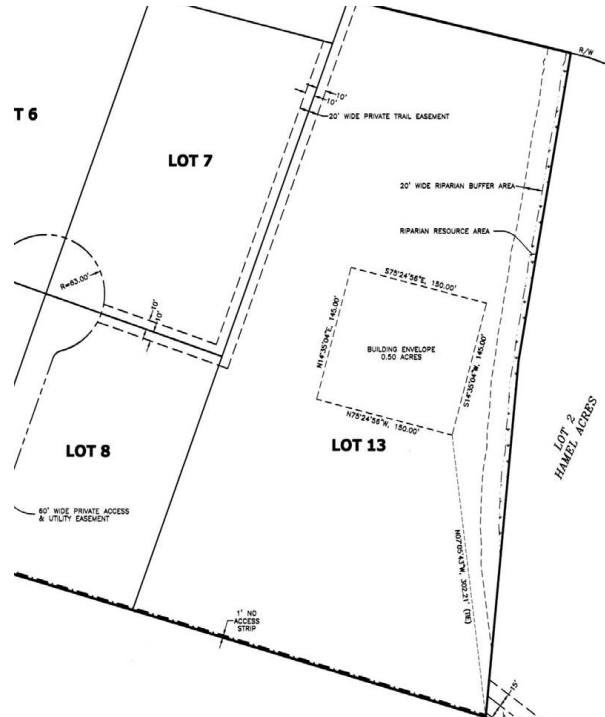
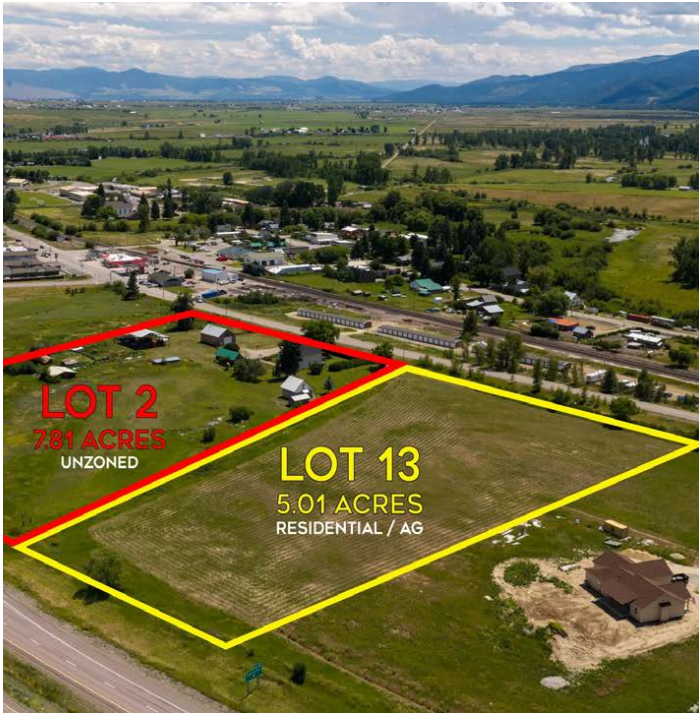


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# LOT 13

15160 WESTSLOPE LOOP

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## PROPERTY DESCRIPTION

Complementing the commercial parcel with a Residential Agriculture designation allowing for a single-family residence and agricultural business or agricultural buildings. The property includes valuable water rights, enhancing its utility and long-term value while creating opportunities for agricultural production, specialty crops, hobby farming, greenhouse operations, or boutique agricultural enterprises.

## COVENANTS, CONDITIONS & RESTRICTIONS\*

- Permitted for agricultural operations.
- Limited to a single residential dwelling and attached or detached garage building.
- Any additional structures erected shall be for agricultural use only, subject to CAPS review and approval at the time of land use permit review.
- All structures shall be located within a 0.5 Acre Building Envelope.

*\*See supplemental docs for complete CC&R's & more information.*

## OFFERING SUMMARY

| SALE PRICE   | \$399,900.00                                                    |
|--------------|-----------------------------------------------------------------|
| SIZE         | 5.01 Acres                                                      |
| ZONING       | Residential - AG<br>(Single-Family)                             |
| UTILITIES    | Available                                                       |
| WATER/SEWER  | Private Well/Septic Available                                   |
| WATER RIGHTS | Irrigation Water Rights                                         |
| EASEMENTS    | Walking Trail, Utility, Irrigation,<br>& Access (through Lot 2) |
| SUBDIVISION  | Hamel Acres                                                     |

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# LOT 13

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LOT 1, HAMEL ACRES

NORTH ↑



This sketch is provided, without charge, for your information. It is not intended to show all matters related to the property including, but not limited to, area, dimensions, easements, encroachments, or location of boundaries. It is not a part of, nor does it modify, the commitment or policy to which it is attached. The company assumes NO LIABILITY for any matter related to this sketch.

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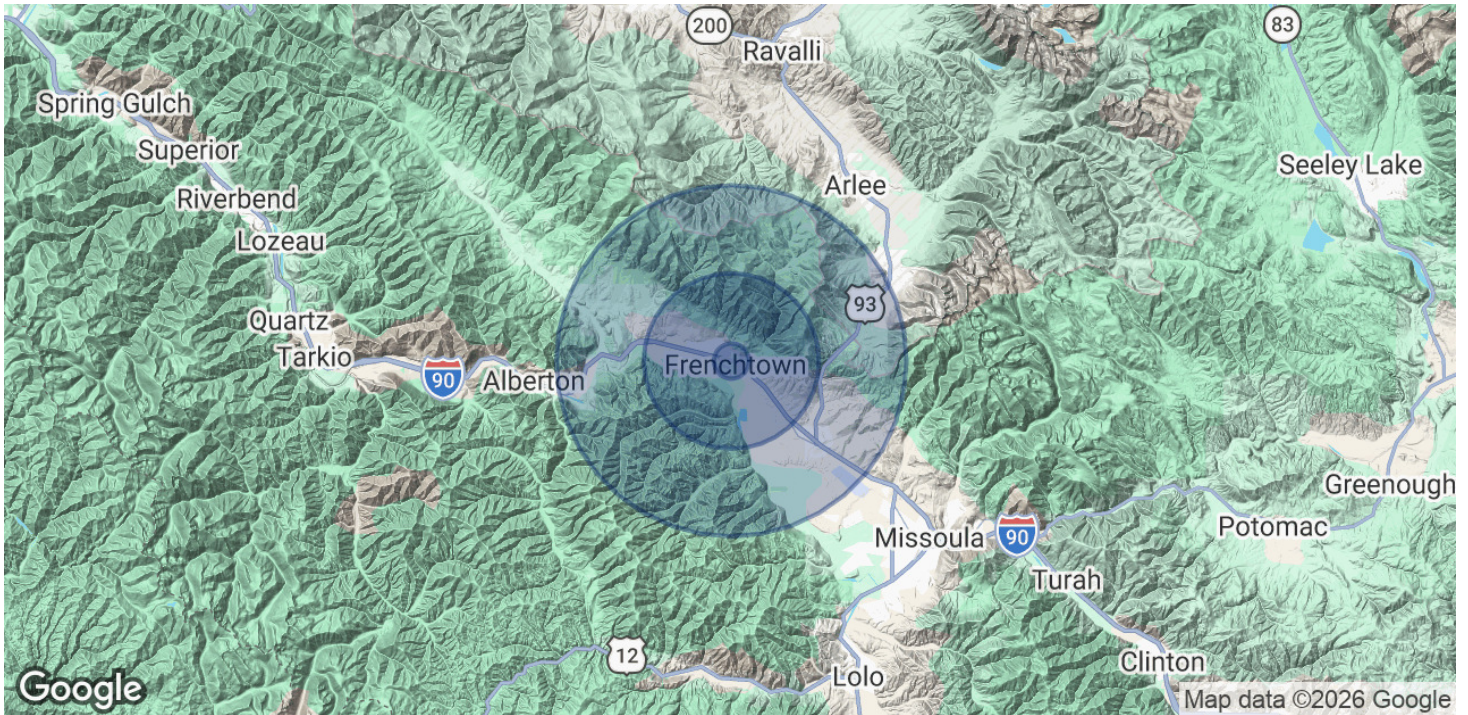


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# SURROUNDING DEMOGRAPHICS



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 177    | 3,028   | 11,303   |
| Average Age          | 43.6   | 40.6    | 39.7     |
| Average Age (Male)   | 38.7   | 39.8    | 39       |
| Average Age (Female) | 48.9   | 41.7    | 39.7     |

| HOUSEHOLDS & INCOME | 1 MILE    | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 72        | 1,164     | 4,303     |
| # of Persons per HH | 2.5       | 2.6       | 2.6       |
| Average HH Income   | \$84,109  | \$98,912  | \$108,420 |
| Average House Value | \$427,929 | \$446,145 | \$462,967 |

2023 American Community Survey (ACS)

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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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**J. MICHAEL JOKI**

Broker

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MT #RRE-BRO-LIC-135635

## PROFESSIONAL BACKGROUND

A native of Butte, Montana, Mike Joki developed a lifelong passion for real estate valuation after graduating from Montana State University. His career began in 1987 as a residential real estate appraiser in Los Angeles, California. In 1992, Mike returned to Montana and founded Joki & Associates Real Estate Appraisal Firm in Helena. Shortly thereafter, he transitioned to commercial real estate appraisal, a specialization he has pursued ever since.

With more than three decades of experience, Mike has appraised a wide variety of property types, including commercial, industrial, multi-family, special use properties and undeveloped land. Mike also has extensive experience in valuation of easements and rights-of-way for eminent domain purposes. Mike has testified as an expert witness in city, county, state, and federal court cases. His broad background and analytical approach provide clients—sellers, buyers, developers, and investors alike—with dependable insight and strategic guidance.

Today, Mike brings his expertise to Coldwell Banker Commercial, where he is committed to delivering clear, thoughtful real estate advice and handling complex transactions with confidence and integrity.

Raised amid the outdoors in southwestern Montana, Mike remains deeply connected to the landscape he calls home. Away from work, he enjoys water skiing, snow skiing, fishing, and hunting.

## EDUCATION

Bachelor of Science in Business - Montana State University

## MEMBERSHIPS

National Association of Realtors, Montana Association of Realtors, Helena Association of Realtors, Member of Montana Chapter of Appraisal Institute, Appraisal Institute Designated Member, MAI (2003), SRA (1992)

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