



INTERSTATE
90

INTERSTATE
90

BOUNDARY IS ESTIMATED



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ADVISORS

High Visibility. Flexible Zoning. ±20 Acres at I-90 and North Reserve.

2400 Michael Road
Missoula, Montana

±19.26 acres | Commercial Land Lease or Build to Suit

Exclusively listed by:
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Prime Location. Open Canvas.

±20 Acres at North Reserve Street & I-90, Missoula, MT

Few sites in Western Montana offer a combination of direct I-90 visibility, access to Missoula's prime retail corridor, and the flexibility to build what the market actually needs.

The property at 2400 Michael Road sits southwest of the North Reserve Street and Interstate 90 interchange. This location puts your operation in front of one of the region's highest-traffic corridors. The site is available for ground lease, build-to-suit project, or potential joint venture options.

Road, water, and sewer main extensions are underway, along with a 200-unit apartment project to the south of the subject site.

Community Commercial (CC) zoning allows for a wide range of users including:

Medical office - Hospitality - Light Industrial - Showroom - Professional Office - Retail - Automotive services - Mixed-use Residential (high density)

Interactive Links

 [Link to Listing](#)

 [Street View](#)

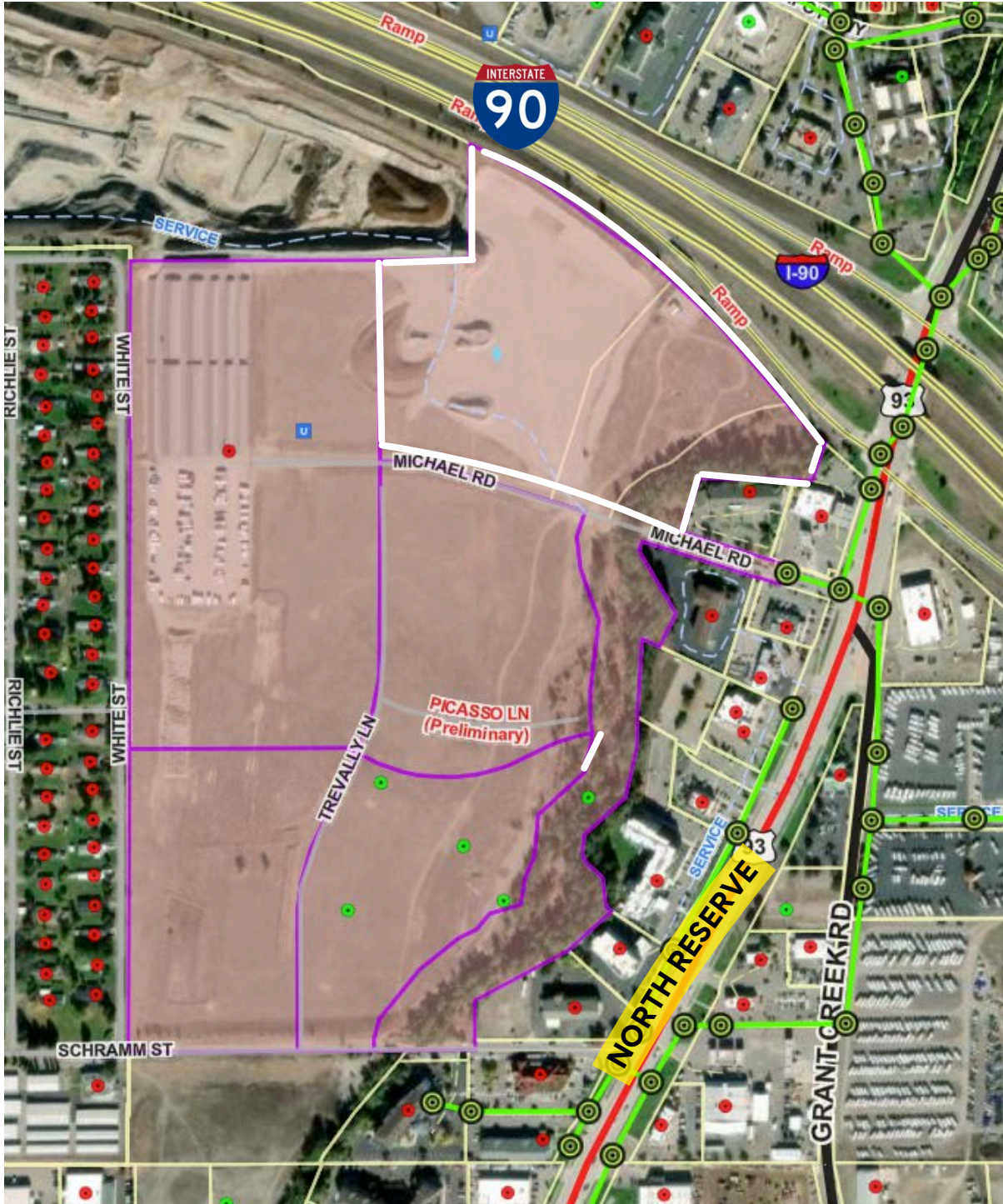
Address	2400 Michael Road
Pricing	Negotiable
Property Type	Commercial Land
Total Acreage	Acreage: ±19.26 Acres
Access	Michael Road

2400 Michael Road

Pricing by Request

Geocode	04-2200-05-3-01-03-0000
Zoning	CC - Community Commercial (Missoula County)
Access	Michael Road
Services	City water and sewer nearby
Taxes	\$116.35 (2024)
Traffic Count	22,566 AADT on North Reserve
Interstate Proximity	±2 Minutes to I-90





Highly visible location to I-90 and North Reserve Street interchange



Combined daily traffic volumes of $\pm 48,400$ vehicles per day on I-90 and North Reserve Street



Located near commercial corridor with shopping and healthcare



Signage opportunity visible to I-90



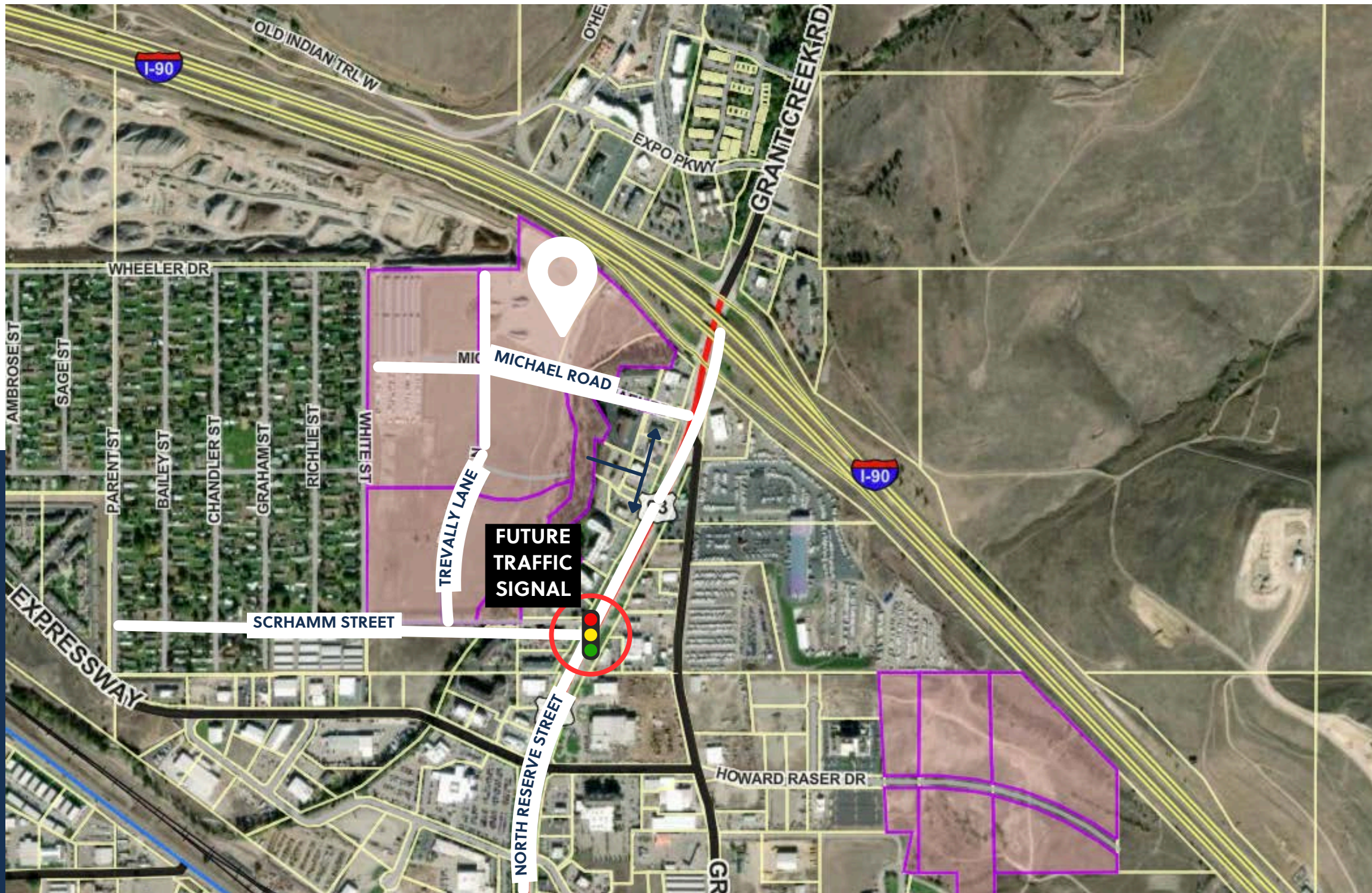
Site offers diverse commercial development opportunities

LOCATION

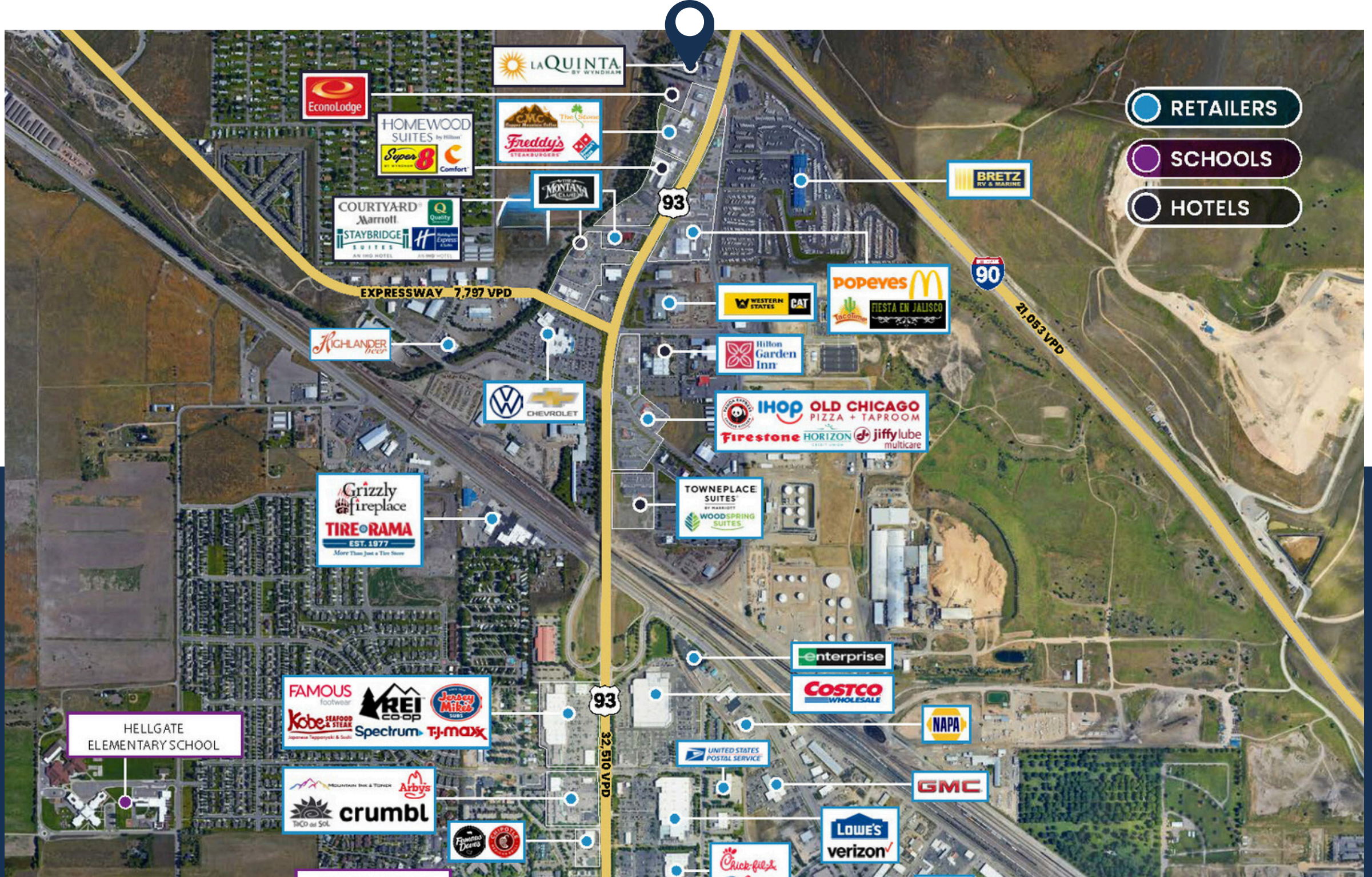


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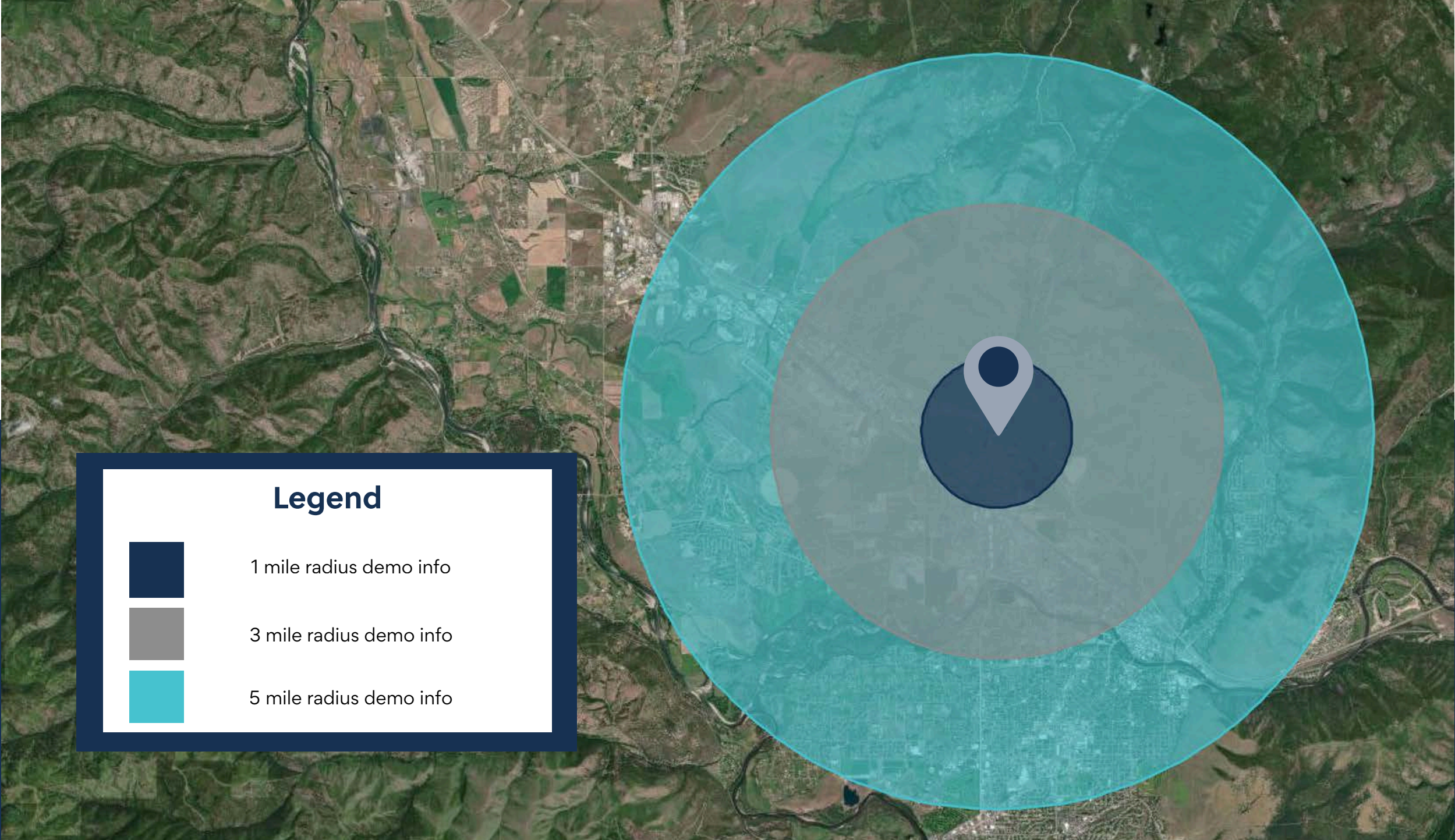




Locator Map



Retailer Map



Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

1,961

Population

37.5

Median Age

2.2

Average Household Size

\$63,806

Median Household Income

512

2023 Owner Occupied Housing Units (Esri)

364

2023 Renter Occupied Housing Units (Esri)

BUSINESS

1 mile



263

Total Businesses



4,437

Total Employees

HOUSING STATS

1 mile



\$143,478

Median Home Value



\$9,142

Average Spent on Mortgage & Basics



\$973

Median Contract Rent

2024 Households by income (Esri)

1 mile

The largest group: \$35,000 - \$49,999 (26.3%)

The smallest group: \$25,000 - \$34,999 (2.6%)

Indicator ▲	Value	Diff	
<\$15,000	4.9%	-2.3%	<div style="width: 4.9%;"></div>
\$15,000 - \$24,999	8.2%	+1.3%	<div style="width: 8.2%;"></div>
\$25,000 - \$34,999	2.6%	-4.0%	<div style="width: 2.6%;"></div>
\$35,000 - \$49,999	26.3%	+11.2%	<div style="width: 26.3%;"></div>
\$50,000 - \$74,999	12.7%	-2.8%	<div style="width: 12.7%;"></div>
\$75,000 - \$99,999	23.9%	+7.1%	<div style="width: 23.9%;"></div>
\$100,000 - \$149,999	11.3%	-4.8%	<div style="width: 11.3%;"></div>
\$150,000 - \$199,999	7.3%	+0.5%	<div style="width: 7.3%;"></div>
\$200,000+	2.9%	-6.1%	<div style="width: 2.9%;"></div>

Bars show deviation from

Variables	1 mile	3 miles	5 miles
2022 Total Population	1,961	26,125	70,683
2022 Household Population	1,961	25,526	68,102
2022 Family Population	1,453	16,060	43,368
2027 Total Population	2,235	28,890	74,337
2027 Household Population	2,235	28,291	71,757
2027 Family Population	1,652	17,949	45,650

Variables	1 mile	3 miles	5 miles
2022 Per Capita Income	\$37,210	\$39,214	\$40,505
2022 Median Household Income	\$63,806	\$60,844	\$61,736
2022 Average Household Income	\$79,707	\$82,441	\$89,013
2027 Per Capita Income	\$44,572	\$47,537	\$48,495
2027 Median Household Income	\$75,943	\$76,818	\$76,955
2027 Average Household Income	\$95,138	\$99,778	\$105,837

KEY FACTS

3 miles

26,125

Population

36.1

Median Age

2.1

Average Household Size

\$60,844

Median Household Income

5,504

2023 Owner Occupied Housing Units (Esri)

6,863

2023 Renter Occupied Housing Units (Esri)

BUSINESS

3 miles

1,557

Total Businesses

20,803

Total Employees

HOUSING STATS

3 miles

\$395,794

Median Home Value

\$8,593

Average Spent on Mortgage & Basics

\$993

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$35,000 - \$49,999 (20.0%)

The smallest group: \$150,000 - \$199,999 (4.1%)

3 miles

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\$35,000 - \$49,999	20.0%	+4.9%
\$50,000 - \$74,999	15.6%	+0.1%
\$75,000 - \$99,999	19.1%	+2.3%
\$100,000 - \$149,999	14.0%	-2.1%
\$150,000 - \$199,999	4.1%	-2.7%
\$200,000+	5.3%	-3.7%

Bars show deviation from

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KEY FACTS

5 miles

70,683

Population



Median Age



Average Household Size

\$61,736

Median Household Income

15,142

2023 Owner Occupied Housing Units (Esri)

16,988

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



4,880

Total Businesses



55,850

Total Employees

HOUSING STATS

5 miles



\$475,173

Median Home Value



\$9,231

Average Spent on Mortgage & Basics



\$953

Median Contract Rent

2024 Households by income (Esri)

5 miles

The largest group: \$35,000 - \$49,999 (17.3%)

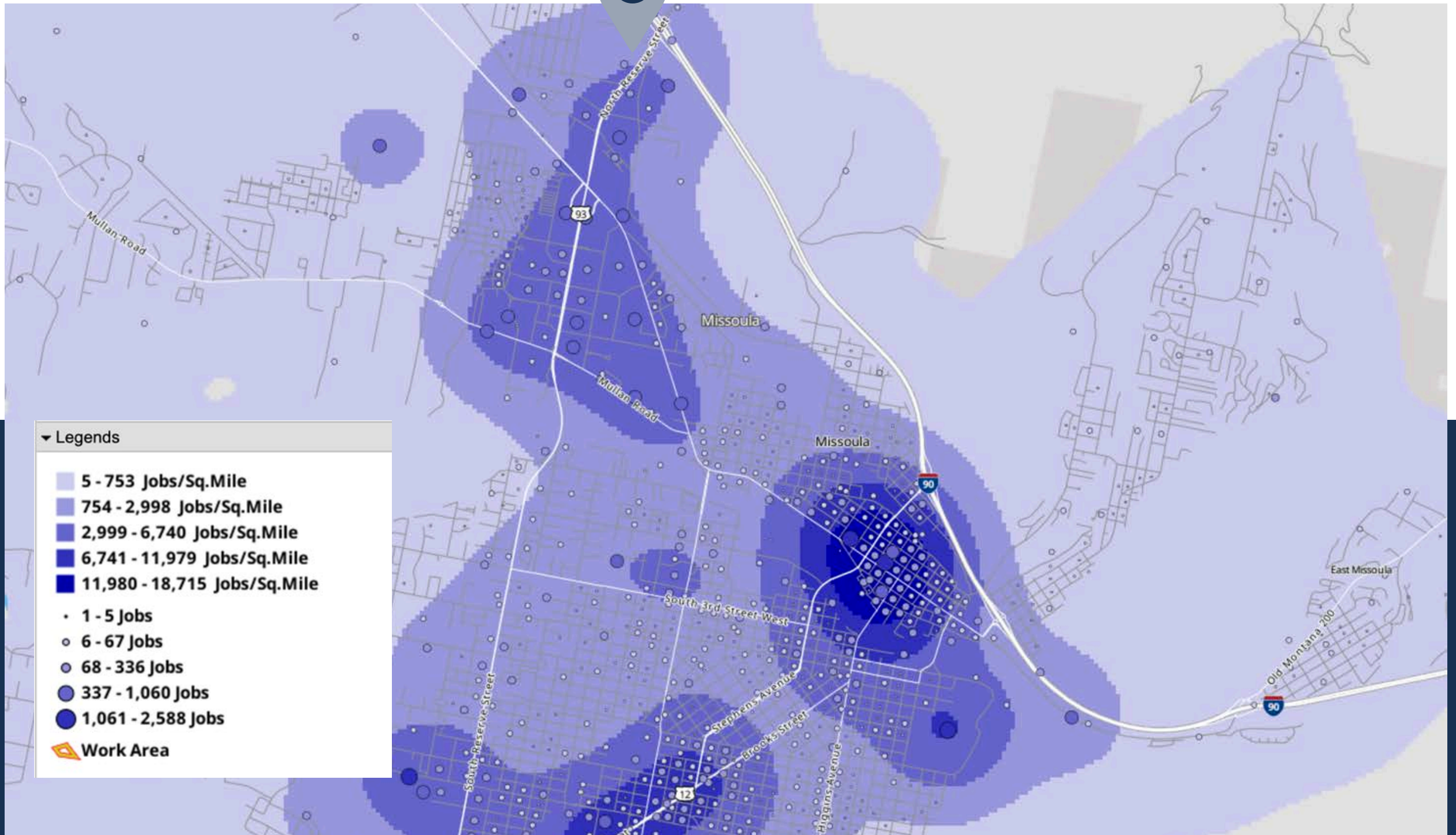
The smallest group: \$150,000 - \$199,999 (5.4%)

Indicator ▲	Value	Diff
<\$15,000	8.9%	+1.7%
\$15,000 - \$24,999	7.5%	+0.6%
\$25,000 - \$34,999	7.8%	+1.2%
\$35,000 - \$49,999	17.3%	+2.2%
\$50,000 - \$74,999	15.2%	-0.3%
\$75,000 - \$99,999	15.7%	-1.1%
\$100,000 - \$149,999	14.8%	-1.3%
\$150,000 - \$199,999	5.4%	-1.4%
\$200,000+	7.3%	-1.7%

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Area Employment Heat Map



PROPERTY DETAILS



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Eustace
Terrace



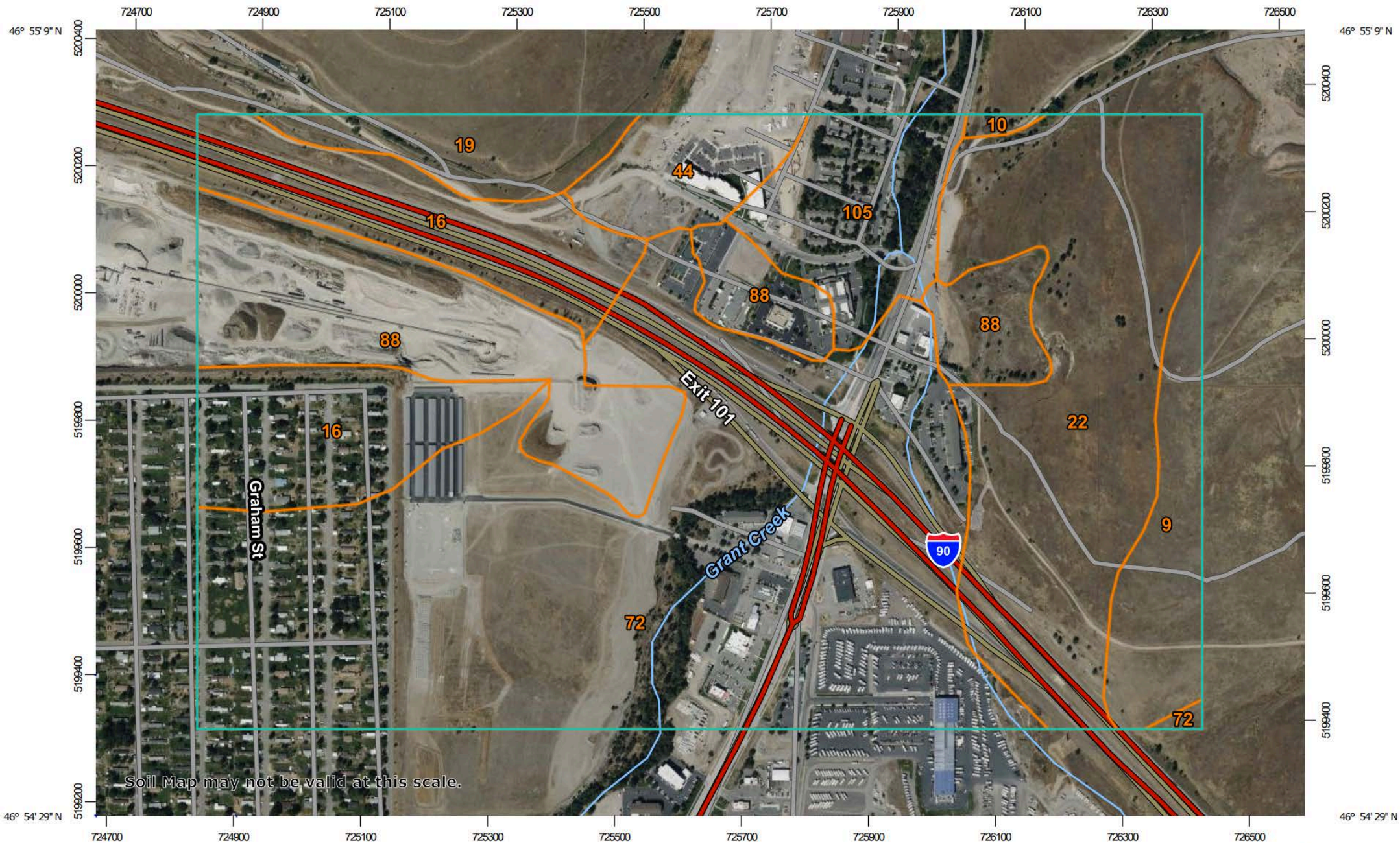




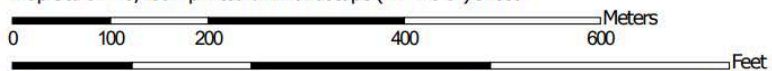




A series of fit studies has been developed for this site to illustrate the range of uses it can support. These are not a master plan or final vision for the property. They are meant to show what the site could accommodate and should be treated as a starting point for conversation, not a blueprint.



Map Scale: 1:8,700 if printed on A landscape (11" x 8.5") sheet.





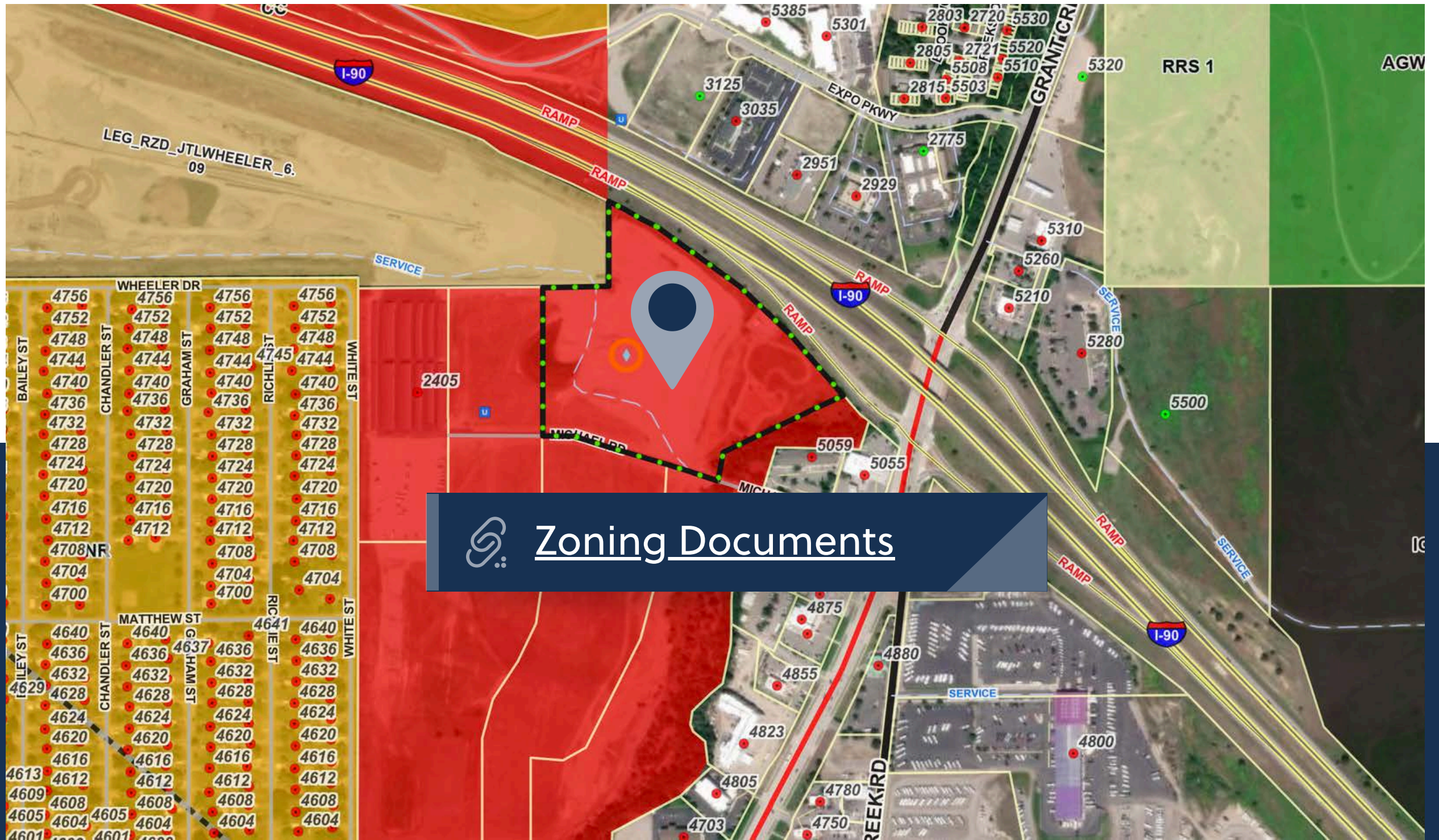
114° 2' 58" W

N

114° 1' 28" W

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
9	Bigarm-Minesinger complex, 15 to 30 percent slopes	16.8	4.4%
10	Bigarm-Minesinger complex, 30 to 60 percent slopes	0.8	0.2%
16	Bigarm gravelly loam, 0 to 4 percent slopes	46.2	12.2%
19	Bigarm gravelly loam, 30 to 60 percent slopes	12.2	3.2%
22	Riverside gravelly sandy loam, 15 to 30 percent slopes	65.6	17.3%
44	Grantsdale loam, 0 to 2 percent slopes	12.3	3.2%
72 	Moiese gravelly loam, 0 to 2 percent slopes	152.4	40.2%
88 	Pits, gravel	52.4	13.8%
105	Totelake gravelly loam, 2 to 8 percent slopes	20.7	5.4%
Totals for Area of Interest		379.5	100.0%



Zoning Documents

Sanitary Sewer Flow Direction Arrows

Sanitary Gravity Main Flow Direction



Sanitary Pressurized Main Flow Direction



Sanitary Sewer

Sanitary Gravity Main



City



Other

Sanitary Pressurized Main



City



Other

Water

Water Hydrant



City



Other

Water Main



City



Other



MARKET OVERVIEW



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Missoula Air Service

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

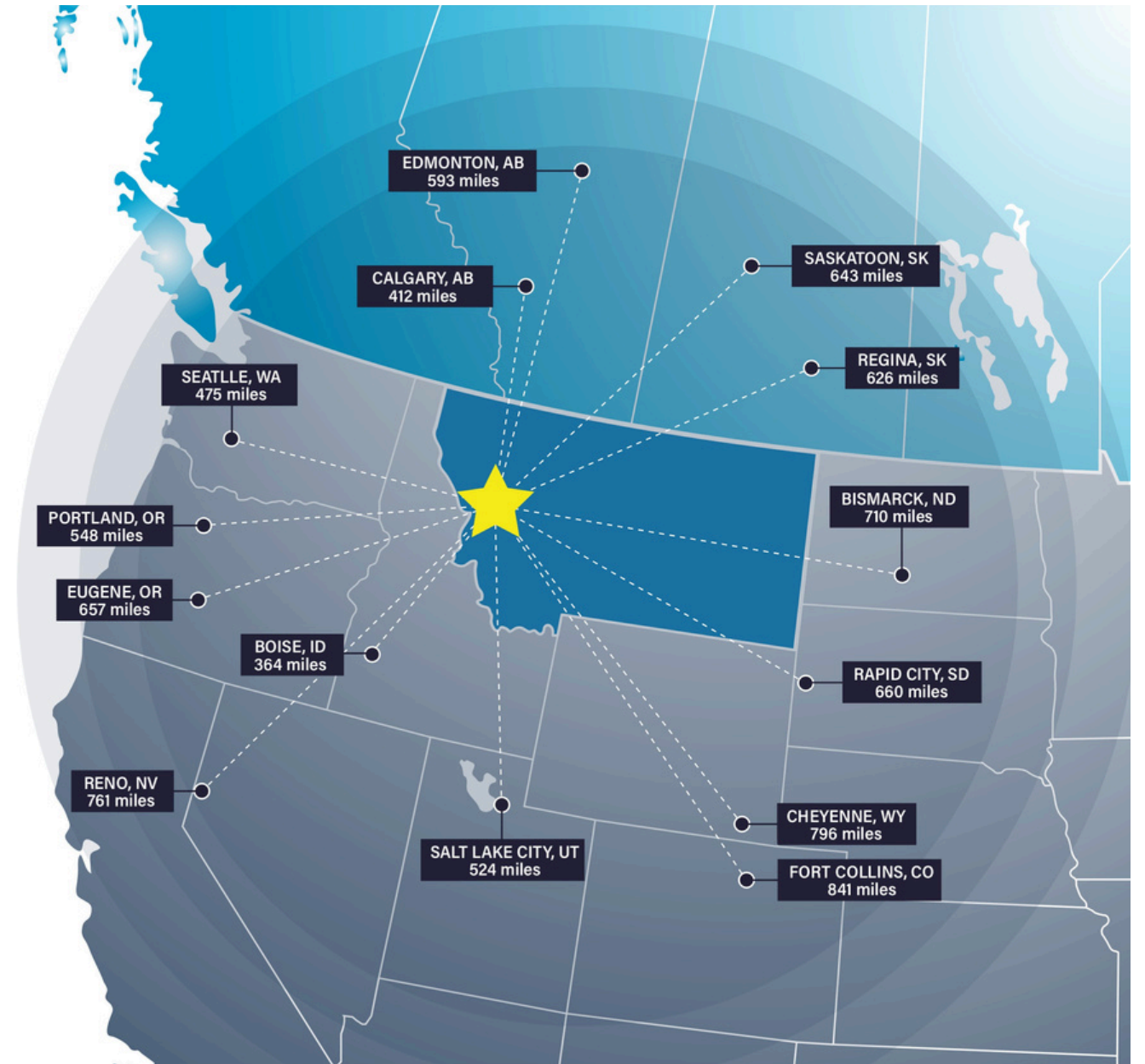


Missoula Access

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

2,500+ employees

Missoula County Public Schools

1,200+ employees

Providence St. Patrick Hospital

1000+ employees

BNSF Railway

300+ employees

Community Medical Center

1000+ employees

Missoula County

500+ employees

City of Missoula

500+ employees

Allegiance Benefits

500+ employees

Noteworthy



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



ACCOLADES

#2 Best Places to Live in the American West

Sunset Magazine

Top 10 Medium Cities for the Arts

2023 Southern Methodist University

University of Montana Top Tier R1 Designation

This designation, based on high research and innovation spending, held by only 3.7% of US Universities, attracts top-tier faculty and students

#9 Best Performing US City

The Milken Institute- Smaller Metros under 275,000 Residents

#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

#1 Most Fun City for Young People

Smart Assets

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 Team



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



JOE TREDIK
Leasing Specialist

Joe brings a personal understanding of the local market, its trends, and its unique opportunities to the Sterling Team. He leverages his accounting background and leasing experience to provide clients with detailed financial analysis and strategic insights that enable clients to make well informed leasing decisions.



DEAN WILSON
Commercial Real Estate Advisor

Dean Wilson is a Marine Corps veteran who brings operational discipline and a sharp eye for process and follow-through to his role as a Brokerage Advisory Associate at SterlingCRE Advisors. He holds a background in complex, multi-phase project coordination and stakeholder communication across high-stakes environments.



SIERRA PIERCE
Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.

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