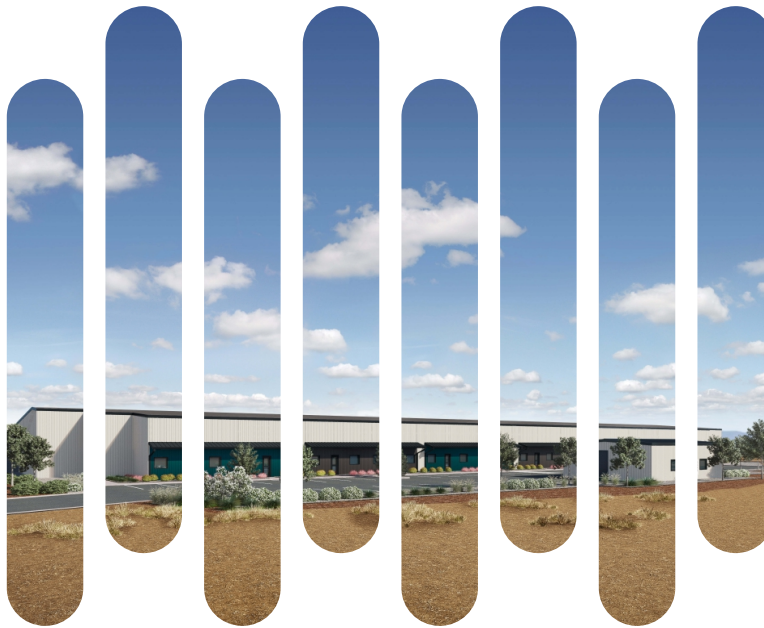


# WINSTON PLACE CONDOMINIUMS



**6725 BUTLER CREEK ROAD**  
6725 BUTLER CREEK ROAD, MISSOULA, MT 59808

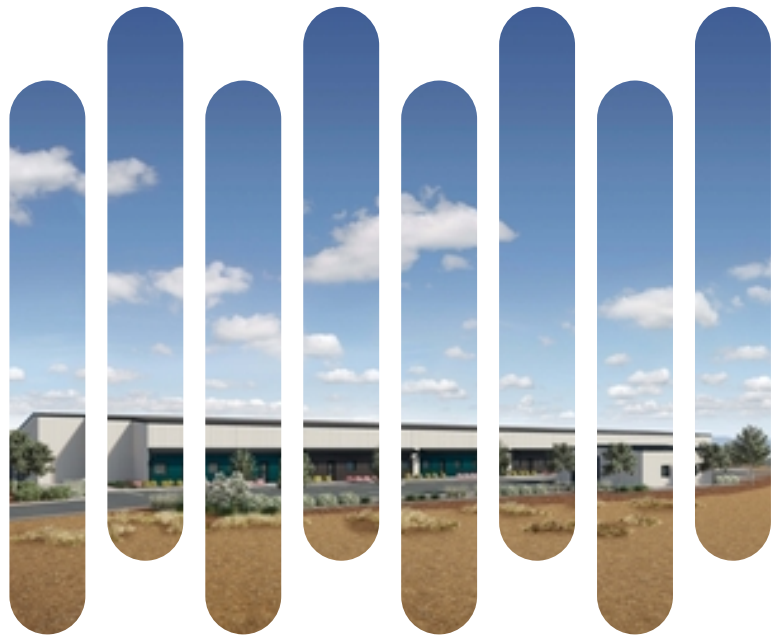
**Shannon Lukes**  
**CCN Commercial Specialist**

*CENTURY 21 Peak Properties*  
406-239-0105

*License: RRE-RBS-LIC-98667 MT*  
*shannon@shannonlukes.com*

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# WINSTON PLACE CONDOMINIUMS

## PROPERTY INFORMATION

*\$350K-\$950K*

PROPERTY ADDRESS  
*6725 BUTLER CREEK ROAD  
MISSOULA, MT 59808*

YEAR BUILT  
*2025*

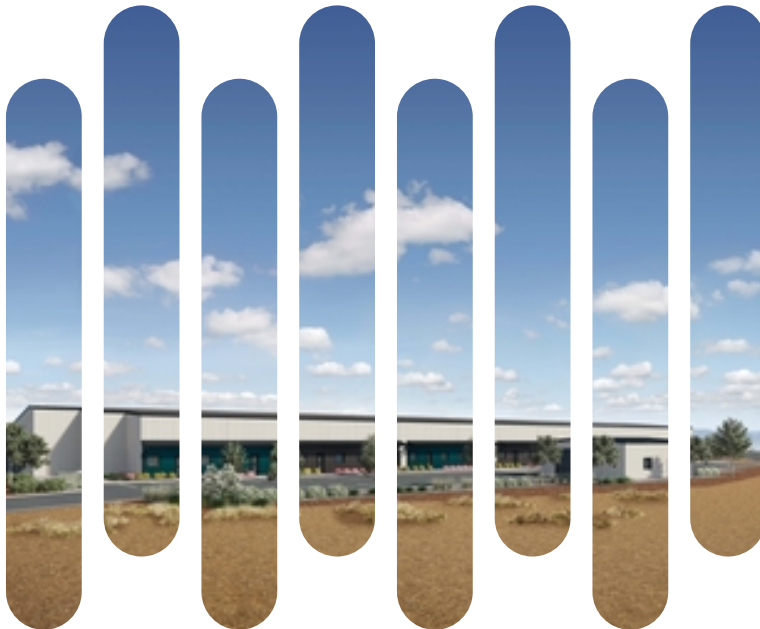
PROPERTY SIZE  
*14 UNITS*

LAND SIZE  
*2.46 ACRES*

## PROPERTY OVERVIEW

RESERVE YOUR UNIT NOW FOR A FEBRUARY 2026 COMPLETION DATE!

Discover Winston Place Flex Condominiums, a 14-unit mixed-use condo property located on Butler Creek Road in the thriving city of Missoula, MT. Buildings are steel constructed with an interior office and restroom. Each unit has heat with air conditioning in the office and bathroom. The building is insulated, and warehouse walls will be drywalled and fir-taped. Each unit has a manual roll up 12x14 canister door, individual electric meters and separate gas meters. Fire suppression is installed in the office and warehouse of each unit.



## WINSTON PLACE CONDOMINIUMS

6725 BUTLER CREEK ROAD  
MISSOULA, MT 59808

## PROPERTY DETAILS

WINSTON PLACE CONDOMINIUMS					
6725 BUTLER CREEK ROAD					6745 BUTLER CREEK ROAD
UNIT	UNIT 1	UNIT 2,4,6,8,10,12	UNIT 3,5,7,9,11	UNIT 13	BLD 2
PURCHASE PRICE	\$430,000	\$572,000	\$617,000	\$950,000	\$350,000
PROPERTY TYPE	Flex Warehouse	Flex Warehouse	Flex Warehouse	Flex Warehouse	Flex Warehouse
BUILDING SIZE SF	±1556	±2383	±2571	±4050	±1101
PRICE PER SF	\$276.35	\$198.40	\$239.98	\$234.57	\$317.89
HOA FEE	\$240	\$365	\$397	\$627	\$175
BUILD OUT	±240 SF OFFICE W/RESTROOM				
UTILITY	City of Missoula Water/Sewer				

### A Rare Opportunity: 14 Flexible Warehouse Condominium Units in Missoula, Montana

In the heart of Missoula, Montana, a unique opportunity has emerged for both owner-occupiers and investors. A collection of 14 flexible warehouse condominium units are now available for purchase, offering a rare chance to own a business condominium in this vibrant city.

The units range in size from 1,101 square feet to a generous 4,050 square feet, providing ample space for various business operations. Whether you need a compact space for a small-scale operation or a larger area for more extensive business activities, there's a unit that fits your requirements.

One of the key advantages of these warehouse condominium units is their location. Situated in Missoula, Montana, they offer easy access to the I90 corridor and the Missoula International Airport. This strategic location makes it convenient for businesses to operate and thrive.

Moreover, owning a business condominium offers numerous benefits. It provides control over your business environment and eliminates concerns about rent increases or lease terminations. It's an investment that not only gives you a physical asset but also contributes to your business's growth and stability.

For investors, these warehouse condominium units present an excellent investment opportunity. With the growing demand for flexible commercial spaces in Missoula, these units are likely to appreciate over time. Plus, they offer potential rental income if leased out to businesses.

Don't miss out on this unique opportunity to own a piece of Missoula's thriving business landscape. Whether

## PROPERTY DETAILS

you're an entrepreneur ready to take your business to the next level or an investor looking for a promising real estate venture, these warehouse condominium units are worth considering.

HOA fees include:

General Repair Fees
Snow Removal
Landscape Maintenance
Irrigation Maintenance
Sewer
Water
Common Area Utilities
Garbage
Insurance
Income Taxes
Accounting Fees
Corp Renewal/License
Software (AppFolio)
Postage/Office Supplies
General Repairs
Management Fees
Reserve set aside for Capital Projects

Conceptual drawing, final finishes and features may vary upon completion.

## PROPERTY DETAILS



### ABOUT THE BUILDER

Youngren Construction is a trusted Design Build General Contractor with over 30 years of experience. They handle every step of your commercial or residential projects, whether remodeling an existing space or creating one from the ground up. You can count on a smooth, stress-free experience from blueprints and permits to construction and final walkthrough.

Their team is known for being reliable, honest, and detail-oriented, and we take pride in using top-quality materials to deliver work that lasts. At Youngren Construction, we're committed to doing every job right, down to the very last detail.

PROPERTY PHOTOS



**WINSTON**  
PLACE CONDOMINIUMS



PROPERTY PHOTOS



**WINSTON**  
PLACE CONDOMINIUMS



PROPERTY PHOTOS



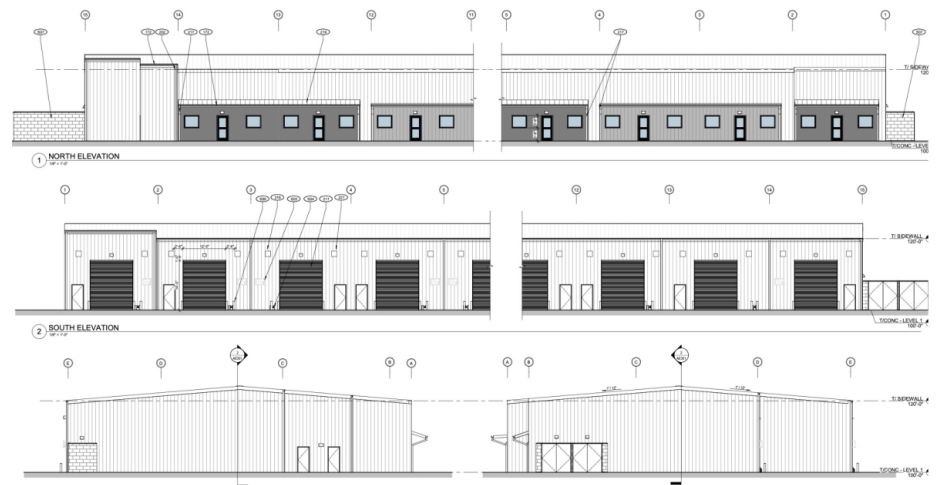
**WINSTON**  
PLACE CONDOMINIUMS



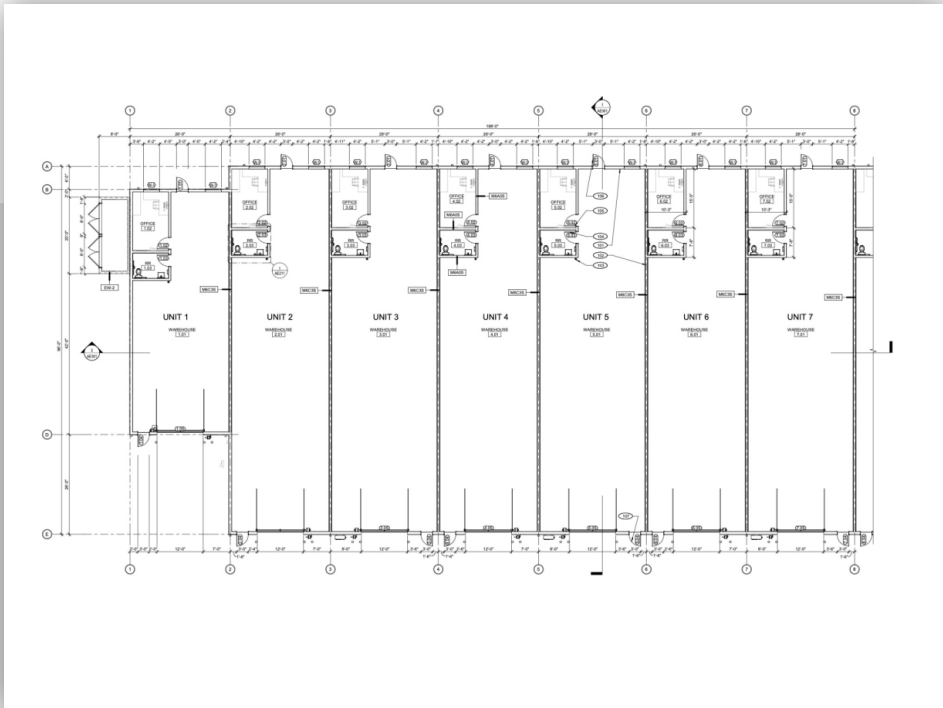
PROPERTY PHOTOS



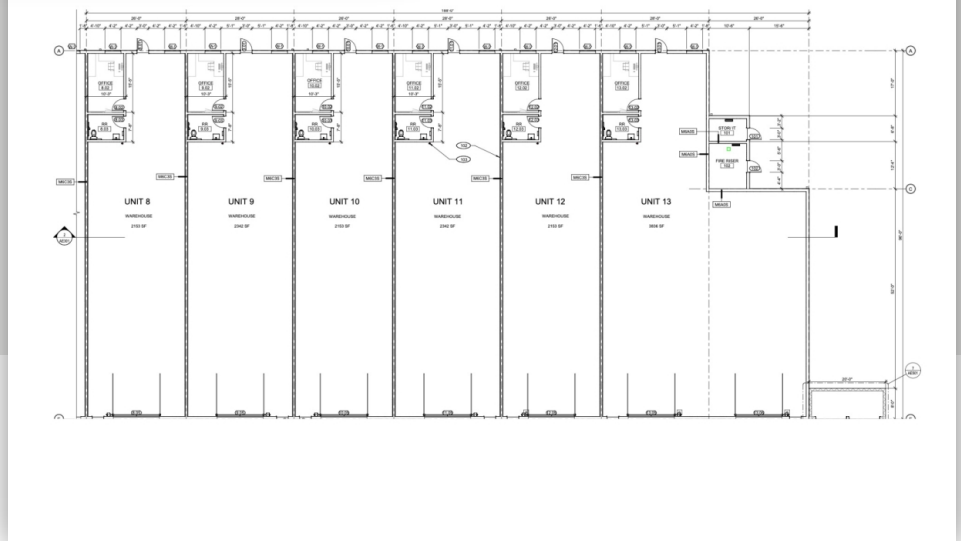
WINSTON  
PLACE CONDOMINIUMS



# PROPERTY PHOTOS



## WINSTON PLACE CONDOMINIUMS



# CENTURY 21<sup>®</sup>

## Peak Properties

Shannon Lukes is a licensed REALTOR<sup>®</sup> in the State of Montana specializing in residential and commercial real estate. Shannon brings a strong foundation and unique skills to her real estate practice based on her prior 20-year career as a commercial loan officer.

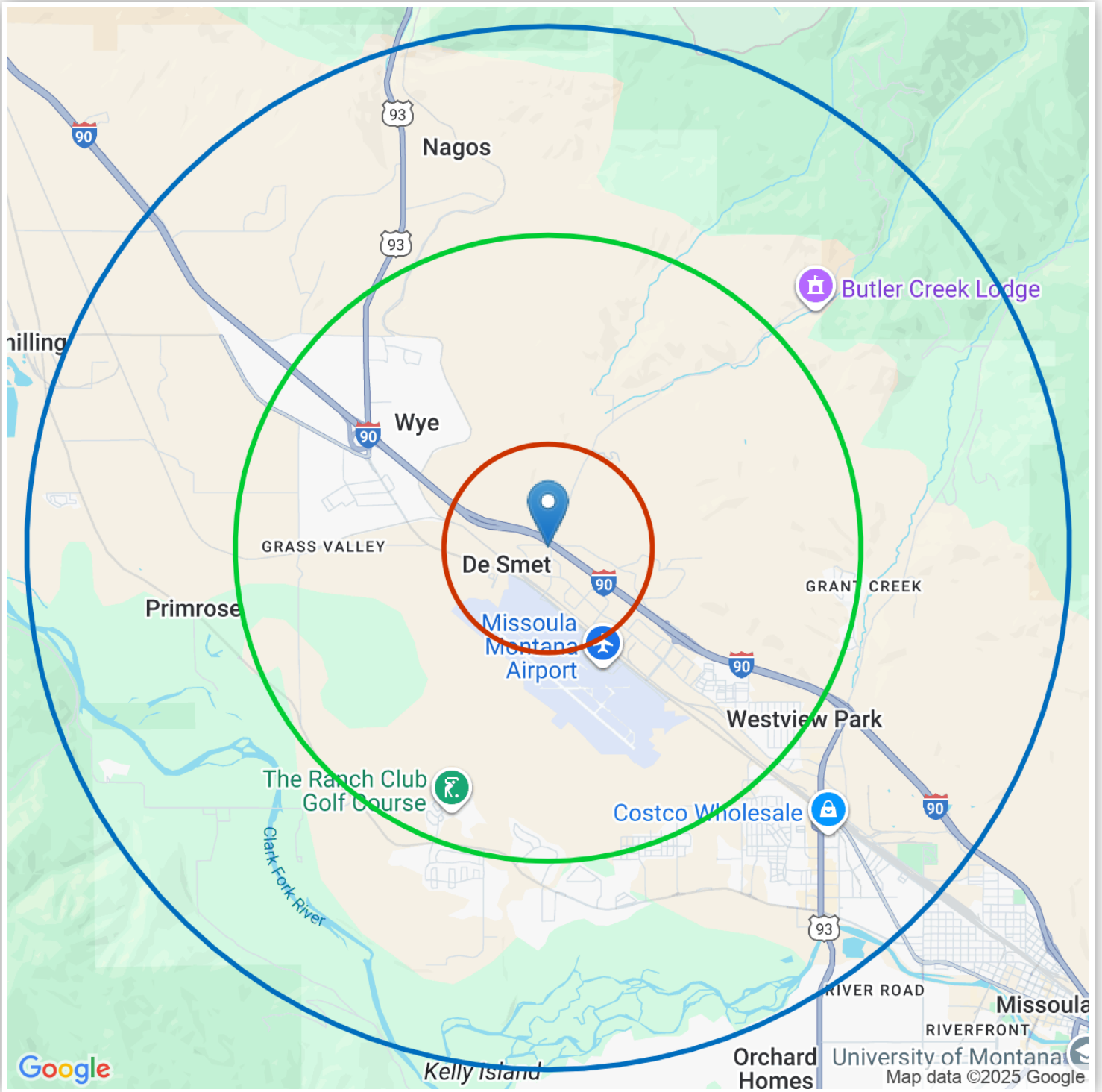
Shannon has used her knowledge of the real estate market and business acumen to guide clients to expand their operations and holdings across Montana. “Giving my clients the best possible service and a trusted advisor has always been my focus,” she says. “I’m very particular – I want every detail to reflect my client’s goals.”

Shannon has built a reputation on a high-quality work ethic and a dedication to community service. Her volunteer commitments span a wide range of local organizations: Court Appointed Special Advocates (CASA), the Community Medical Center Foundation, the University of Montana Foundation, and the American Heart Association, where she was awarded Volunteer of the Year.

Shannon and her husband Bob, an attorney at Garlington, Lohn & Robinson, are the founders and co-owners of Highlander Beer, a Missoula brewery that revived a local beer brand from decades past. Shannon and her husband also founded and oversaw the Missoula Celtic Festival for nearly a decade, supporting many non-profits through their efforts.

Shannon loves spending time with her family and being outdoors, hiking, golfing, skiing and traveling.

LOCATION/STUDY AREA MAP (RINGS: 1, 3, 5 MILE RADIUS)



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INFOGRAPHIC: KEY FACTS (RING: 1 MILE RADIUS)

KEY FACTS

642  
Population

41.2 Median Age

2.44  
Average Household Size

215  
Total Households

EDUCATION

3.93%  
No High School Diploma

22.49%  
High School Graduate

17.47%  
Some College

32.97%  
Bachelor's/ Grad

BUSINESS

103  
Total Businesses

1,417  
Total Employees

EMPLOYMENT

151  
Manufacturing Employees

244  
Retail Trade Employees

49  
Eating & Drinking Employees

24  
Finance/Ins/Real Estate Emp

2.6% Unemployment Rate

INCOME

\$94,009  
Median Household Income

\$53,204  
Per Capita Income

\$448,210  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (23.57%) ■  
The smallest group : \$15,000 - \$24,999 (1.52%) ■

Indicator	Value(%)	
< \$15,000	3.04	
\$15,000 - \$24,999	1.52	
\$25,000 - \$34,999	3.04	
\$35,000 - \$49,999	20.53	■
\$50,000 - \$74,999	9.89	■
\$75,000 - \$99,999	14.83	■
\$100,000 - \$149,999	23.57	■
\$150,000 - \$199,999	6.08	■
\$200,000+	17.49	■



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WINSTON PLACE CONDOMINIUMS

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INFOGRAPHIC: KEY FACTS (RING: 3 MILE RADIUS)

KEY FACTS

7,605  
Population

37.5 Median Age

2.5  
Average Household Size

2,657  
Total Households

EDUCATION

3.9%

No High School Diploma

17.48%

High School Graduate

17.89%

Some College

28.96%

Bachelor's/ Grad

BUSINESS



463

Total Businesses



5,775

Total Employees

EMPLOYMENT

1,099

Retail Trade Employees

508

Manufacturing Employees

261

Eating & Drinking Employees

106

Finance/Ins/Real Estate Emp

2.9%

Unemployment Rate



\$87,577

Median Household Income



\$45,529

Per Capita Income



\$294,130

Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (22.62%)

The smallest group : \$25,000 - \$34,999 (2.63%)

Indicator	Value(%)	
< \$15,000	4.83	■
\$15,000 - \$24,999	3.98	■
\$25,000 - \$34,999	2.63	■
\$35,000 - \$49,999	18.94	■
\$50,000 - \$74,999	9.47	■
\$75,000 - \$99,999	17.43	■
\$100,000 - \$149,999	22.62	■
\$150,000 - \$199,999	9.01	■
\$200,000+	11.05	■



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INFOGRAPHIC: KEY FACTS (RING: 5 MILE RADIUS)

KEY FACTS

24,188  
Population

39 Median Age

2.32  
Average Household Size

9,189  
Total Households

EDUCATION

2.86%  
No High School Diploma

14.83%  
High School Graduate

18.89%  
Some College

26.6%  
Bachelor's/ Grad

BUSINESS

1,429  
Total Businesses

19,387  
Total Employees

EMPLOYMENT

1,257  
Manufacturing Employees

4,962  
Retail Trade Employees

1,446  
Eating & Drinking Employees

1,024  
Finance/Ins/Real Estate Emp

3.2% Unemployment Rate

INCOME

\$81,388  
Median Household Income

\$47,168  
Per Capita Income

\$247,750  
Median Net Worth

Households by Income

The largest group : \$100,000 - \$149,999 (19.38%) ■  
The smallest group : \$25,000 - \$34,999 (5.07%) ■

Indicator	Value(%)	
< \$15,000	5.39	■
\$15,000 - \$24,999	5.28	■
\$25,000 - \$34,999	5.07	■
\$35,000 - \$49,999	16.19	■
\$50,000 - \$74,999	12.77	■
\$75,000 - \$99,999	16.52	■
\$100,000 - \$149,999	19.38	■
\$150,000 - \$199,999	7.94	■
\$200,000+	11.47	■



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INFOGRAPHIC: POPULATION TRENDS (RING: 1 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS  
1 Miles Ring

<b>642</b> Population	<b>263</b> Households	<b>41.2</b> Median Age
<b>2.44</b> Avg Size Household	<b>\$94,009</b> Median Household Income	<b>\$658,730</b> Median Home Value
<b>141</b> Wealth Index	<b>56</b> Housing Affordability	<b>27.5</b> Diversity Index

HISTORICAL & FORECAST POPULATION


2019-2024  
Historic  
Growth Rate


**3.44%**



2024-2029  
Forecasted  
Growth Rate

**8.35%**





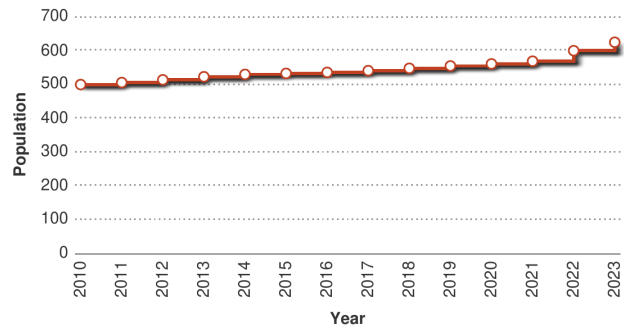
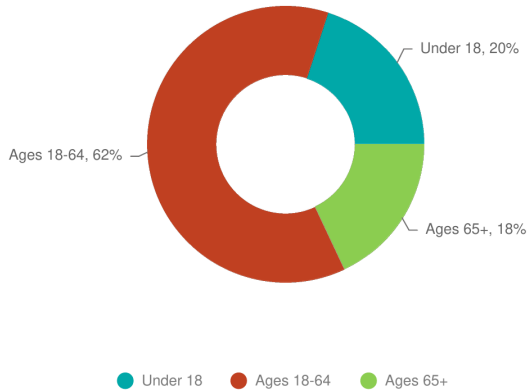
Household  
Population  
**958**

---



Population  
Density  
**305**

POPULATION BY AGE



DAYTIME POPULATION



**1,510**  
2024 Total Daytime Population



**305**  
2024 Daytime Pop: Residents




**1,205**  
2024 Daytime Pop: Workers




**481**  
2024 Daytime Pop Density


POPULATION BY GENERATION




**3.27%**  
Greatest Gen: Born  
1945/Earlier




**21.81%**  
Baby Boomer: Born  
1946 to 1964




**21.03%**  
Generation X: Born  
1965 to 1980



**23.68%**  
Millennial: Born 1981  
to 1998

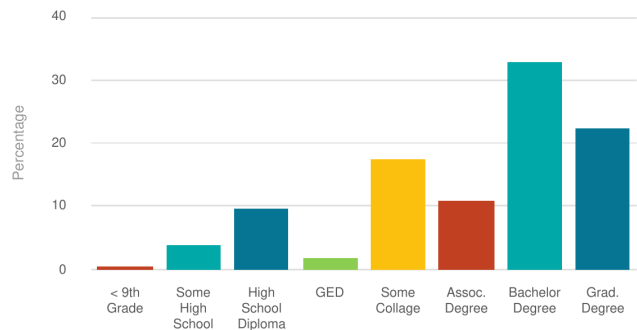


**21.65%**  
Generation Z: Born  
1999 to 2016



**8.41%**  
Alpha: Born 2017 to  
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 3 MILE RADIUS)

POPULATION TRENDS AND KEY INDICATORS  
3 Miles Ring

<b>7,605</b> Population	<b>3,041</b> Households	<b>37.5</b> Median Age
<b>2.5</b> Avg Size Household	<b>\$87,577</b> Median Household Income	<b>\$527,395</b> Median Home Value
<b>99</b> Wealth Index	<b>65</b> Housing Affordability	<b>29.9</b> Diversity Index

HISTORICAL & FORECAST POPULATION

2019-2024  
Historic  
Growth Rate

**2.99%**



2024-2029  
Forecasted  
Growth Rate


**3.76%**





Household  
Population

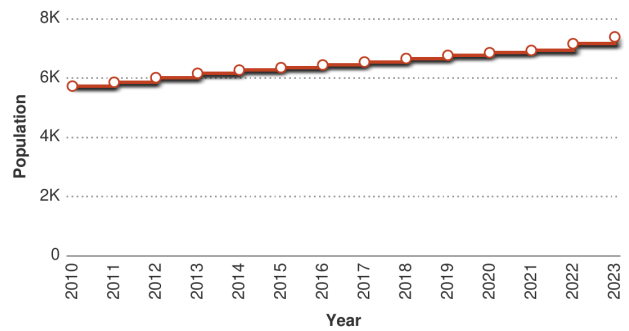
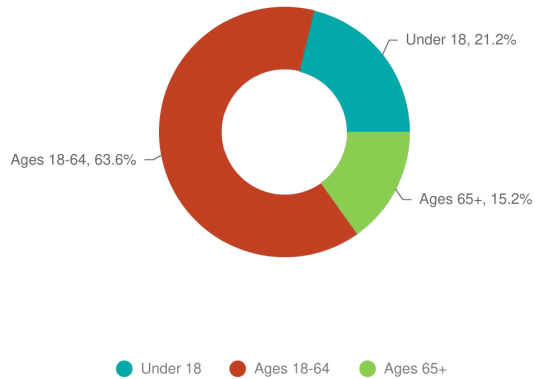
**9,150**



Population  
Density

**324**

POPULATION BY AGE



DAYTIME POPULATION



**9,376**  
2024 Total Daytime Population



**3,214**  
2024 Daytime Pop: Residents




**6,162**  
2024 Daytime Pop: Workers




**332**  
2024 Daytime Pop Density


POPULATION BY GENERATION




**3.23%**  
Greatest Gen: Born  
1945/Earlier




**17.83%**  
Baby Boomer: Born  
1946 to 1964




**19.46%**  
Generation X: Born  
1965 to 1980



**27.4%**  
Millennial: Born 1981  
to 1998

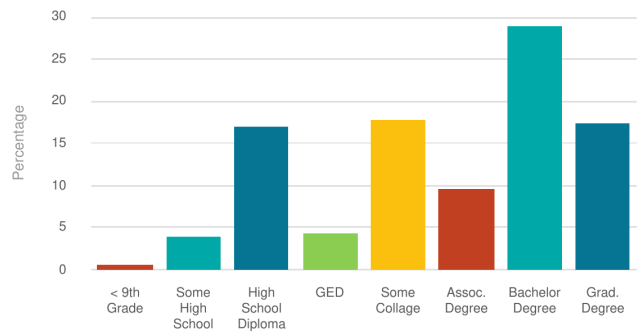


**23.17%**  
Generation Z: Born  
1999 to 2016



**8.9%**  
Alpha: Born 2017 to  
Present

POPULATION BY EDUCATION



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INFOGRAPHIC: POPULATION TRENDS (RING: 5 MILE RADIUS)


POPULATION TRENDS AND KEY INDICATORS  
5 Miles Ring

<b>24,188</b> Population	<b>10,282</b> Households	<b>39</b> Median Age
<b>2.32</b> Avg Size Household	<b>\$81,388</b> Median Household Income	<b>\$490,061</b> Median Home Value
<b>98</b> Wealth Index	<b>65</b> Housing Affordability	<b>29.4</b> Diversity Index

HISTORICAL & FORECAST POPULATION


2019-2024  
Historic  
Growth Rate


**2.31%**




2024-2029  
Forecasted  
Growth Rate

**2.26%**



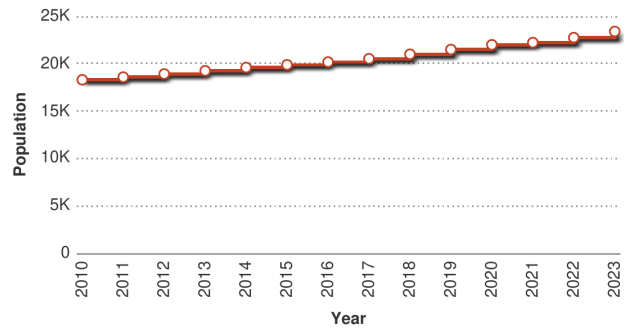
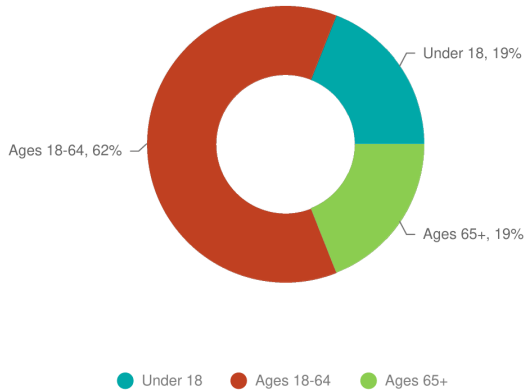


Household  
Population  
**26,698**



Population  
Density  
**345**

POPULATION BY AGE



DAYTIME POPULATION



**29,525**  
2024 Total Daytime Population



**10,128**  
2024 Daytime Pop: Residents




**19,397**  
2024 Daytime Pop: Workers




**376**  
2024 Daytime Pop Density


POPULATION BY GENERATION




**5.19%**  
Greatest Gen: Born  
1945/Earlier




**19.27%**  
Baby Boomer: Born  
1946 to 1964




**18.51%**  
Generation X: Born  
1965 to 1980



**26.44%**  
Millennial: Born 1981  
to 1998

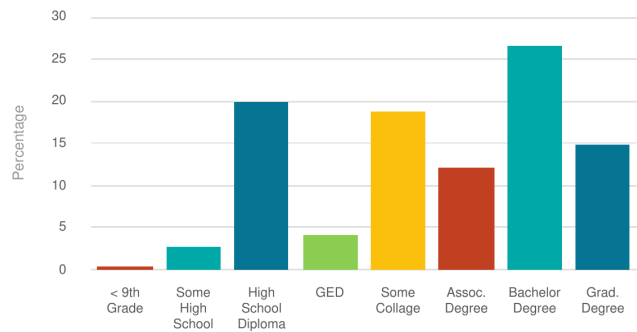


**22.21%**  
Generation Z: Born  
1999 to 2016



**8.39%**  
Alpha: Born 2017 to  
Present

POPULATION BY EDUCATION



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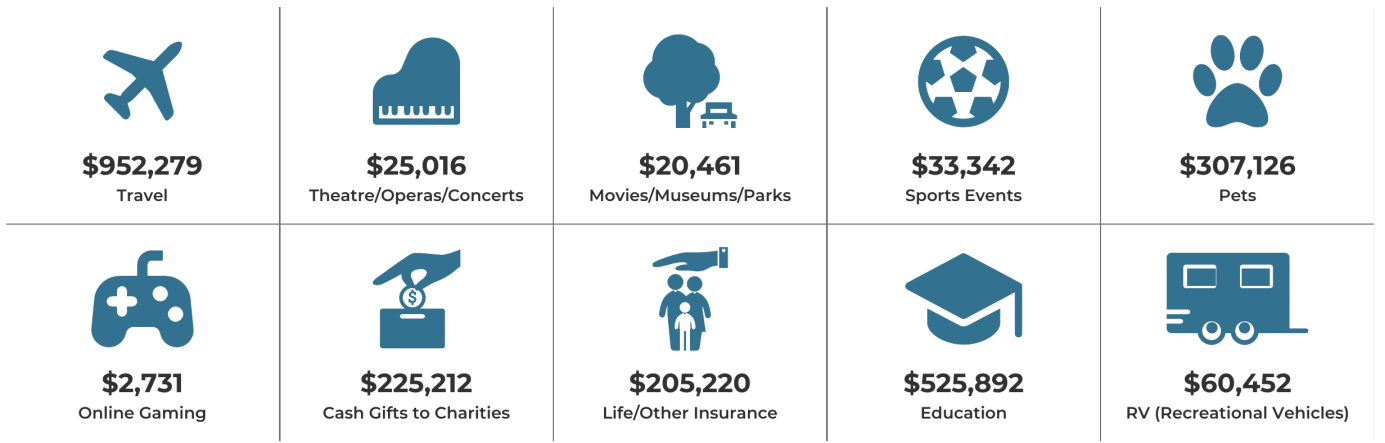
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## Lifestyle and Tapestry Segmentation Infographic

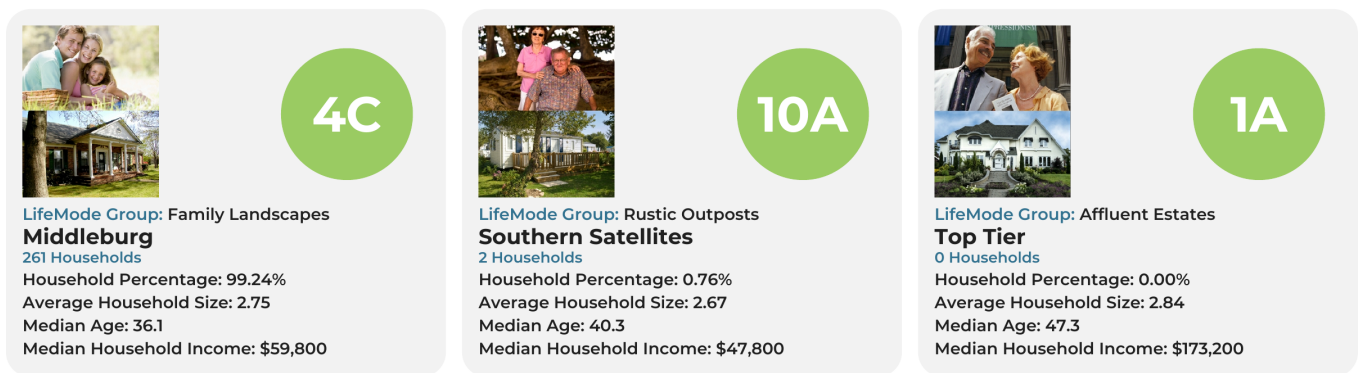
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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## WINSTON PLACE CONDOMINIUMS

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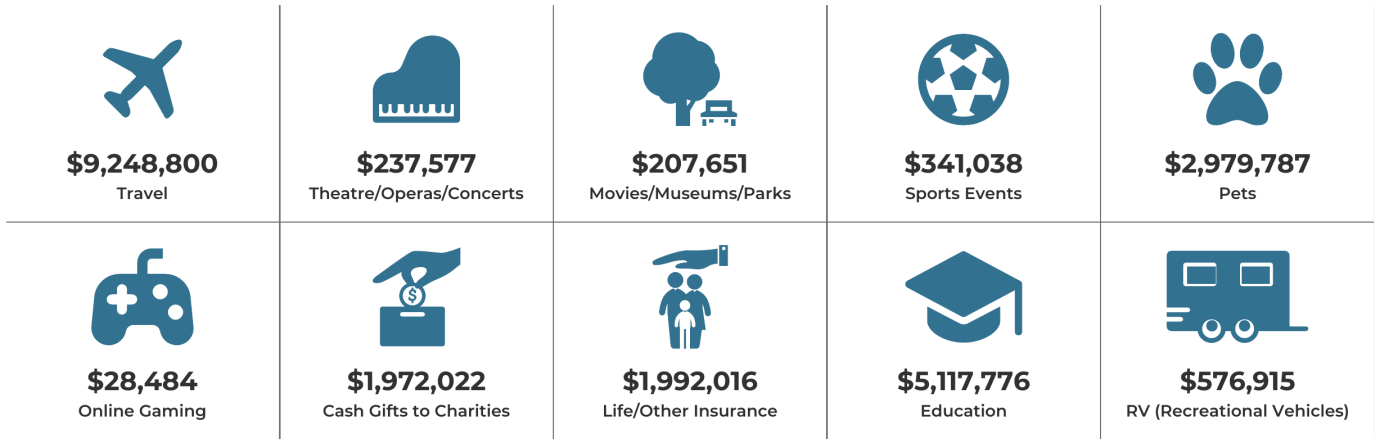
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## Lifestyle and Tapestry Segmentation Infographic

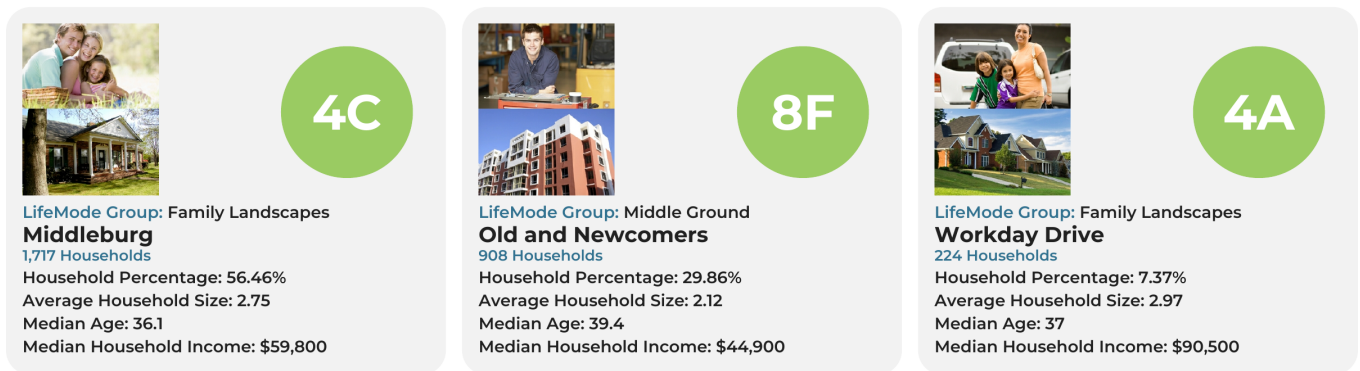
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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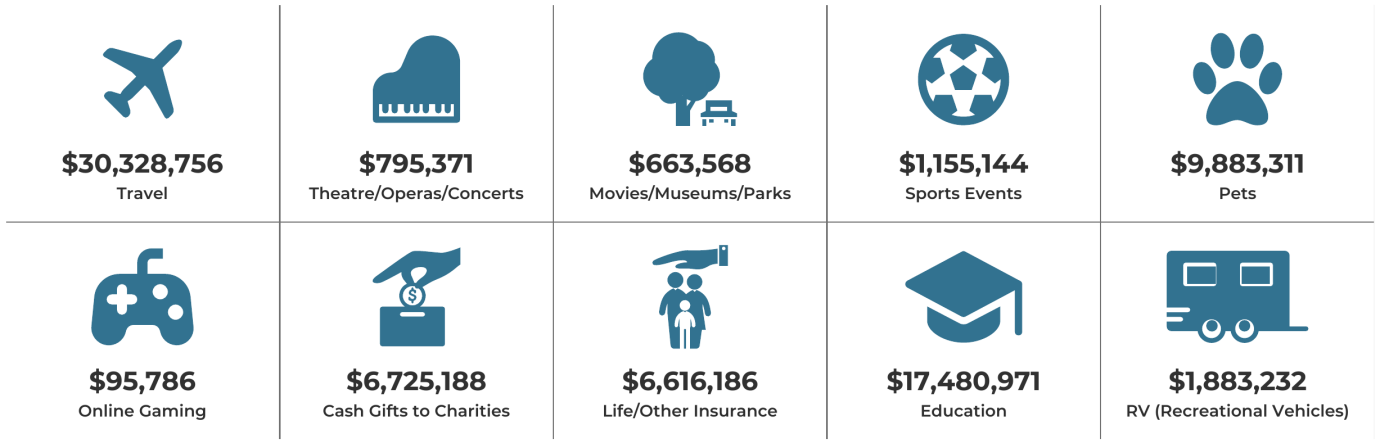
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## Lifestyle and Tapestry Segmentation Infographic

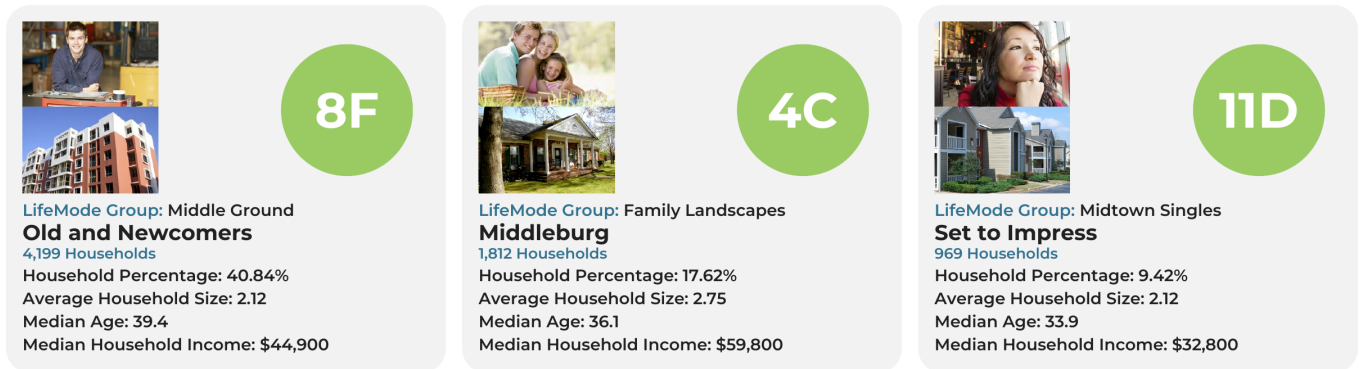
### LIFESTYLE SPENDING



### ANNUAL LIFESTYLE SPENDING



### TAPESTRY SEGMENTS



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## WINSTON PLACE CONDOMINIUMS

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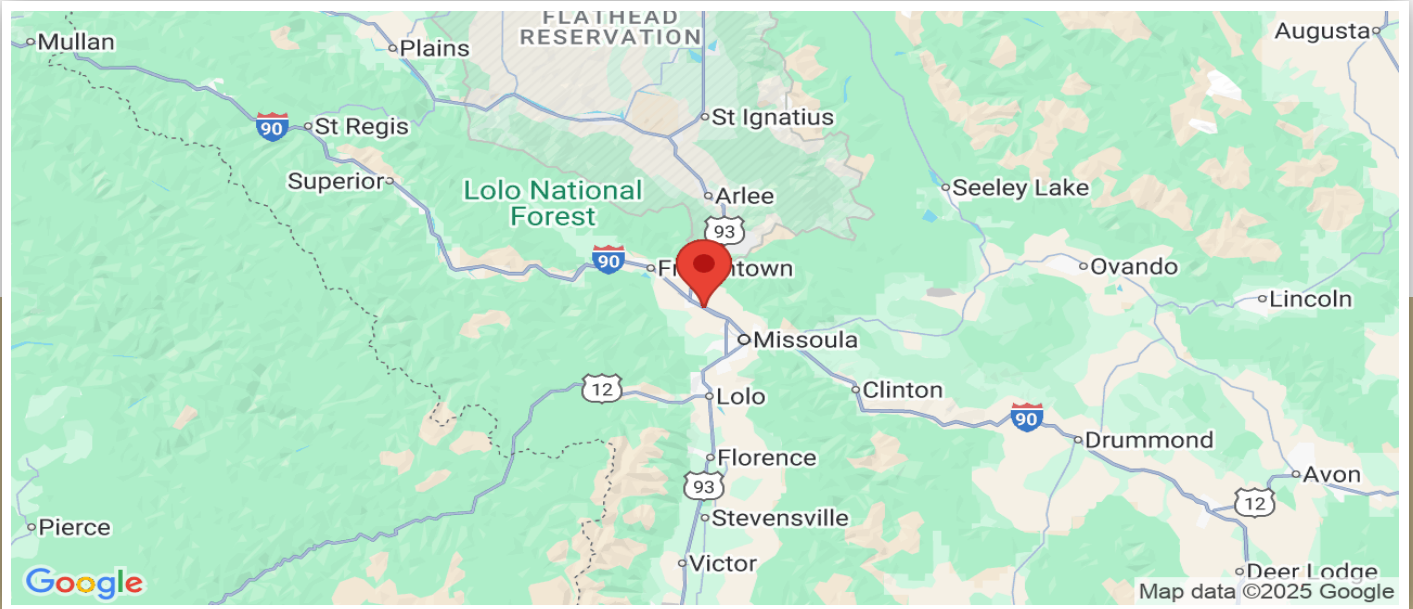
### Esri Tapestry Segmentation

Tapestry Segmentation represents the latest generation of market segmentation systems that began over 30 years ago. The 68-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic composition. Each segment is identified by its two-digit Segment Code. Match the two-digit segment labels on the report to the list below. Click each segment below for a detailed description.

- Segment 1A (Top Tier)
- Segment 1B (Professional Pride)
- Segment 1C (Boomburbs)
- Segment 1D (Savvy Suburbanites)
- Segment 1E (Exurbanites)
- Segment 2A (Urban Chic)
- Segment 2B (Pleasantville)
- Segment 2C (Pacific Heights)
- Segment 2D (Enterprising Professionals)
- Segment 3A (Laptops and Lattes)
- Segment 3B (Metro Renters)
- Segment 3C (Trendsetters)
- Segment 4A (Soccer Moms)
- Segment 4B (Home Improvement)
- Segment 4C (Middleburg)
- Segment 5A (Comfortable Empty Nesters)
- Segment 5B (In Style)
- Segment 5C (Parks and Rec)
- Segment 5D (Rustbelt Traditions)
- Segment 5E (Midlife Constants)
- Segment 6A (Green Acres)
- Segment 6B (Salt of the Earth)
- Segment 6C (The Great Outdoors)
- Segment 6D (Prairie Living)
- Segment 6E (Rural Resort Dwellers)
- Segment 6F (Heartland Communities)
- Segment 7A (Up and Coming Families)
- Segment 7B (Urban Villages)
- Segment 7C (American Dreamers)
- Segment 7D (Barrios Urbanos)
- Segment 7E (Valley Growers)
- Segment 7F (Southwestern Families)
- Segment 8A (City Lights)
- Segment 8B (Emerald City)
- Segment 8C (Bright Young Professionals)
- Segment 8D (Downtown Melting Pot)
- Segment 8E (Front Porches)
- Segment 8F (Old and Newcomers)
- Segment 8G (Hardscrabble Road)
- Segment 9A (Silver & Gold)
- Segment 9B (Golden Years)
- Segment 9C (The Elders)
- Segment 9D (Senior Escapes)
- Segment 9E (Retirement Communities)
- Segment 9F (Social Security Set)
- Segment 10A (Southern Satellites)
- Segment 10B (Rooted Rural)
- Segment 10C (Diners & Miners)
- Segment 10D (Down the Road)
- Segment 10E (Rural Bypasses)
- Segment 11A (City Strivers)
- Segment 11B (Young and Restless)
- Segment 11C (Metro Fusion)
- Segment 11D (Set to Impress)
- Segment 11E (City Commons)
- Segment 12A (Family Foundations)
- Segment 12B (Traditional Living)
- Segment 12C (Small Town Simplicity)
- Segment 12D (Modest Income Homes)
- Segment 13A (International Marketplace)
- Segment 13B (Las Casas)
- Segment 13C (NeWest Residents)
- Segment 13D (Fresh Ambitions)
- Segment 13E (High Rise Renters)
- Segment 14A (Military Proximity)
- Segment 14B (College Towns)
- Segment 14C (Dorms to Diplomas)
- Segment 15 (Unclassified)



## AREA LOCATION MAP



# WINSTON PLACE CONDOMINIUMS

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## AERIAL ANNOTATION MAP

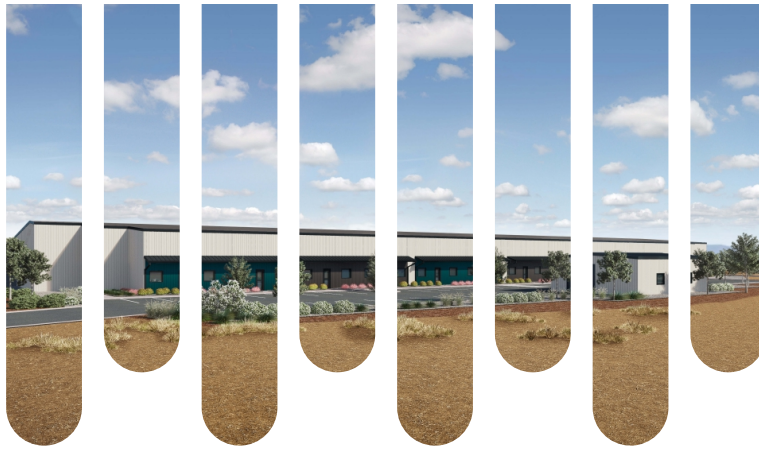


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