



**REDTAIL
RIDGE**



Sample Development Schematic

Landmark I 90 Commercial Land Development Opportunity

TBD HOWARD RASER DRIVE
Missoula, Montana

±1.80 - ±43.05 acres | Commercial Land

Exclusively listed by:

Claire Matten, CCIM | SIOR
Claire@SterlingCREadvisors.com
406.360.3102



SterlingCRE
A D V I S O R S



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Location](#)

[Demographics](#)

[Property Details](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)



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

Opportunity Overview

Redtail Ridge represents a new chapter of thoughtful growth in Missoula. Encompassing approximately 180 acres, this phased development offers one of the community's most significant opportunities for large-scale commercial land ownership, with Phase One lots ranging from ±1.8 to ±12.07 acres.

Designed with a long-term vision for a high-quality mix of uses, including commercial, hospitality, high-density residential, and light industrial, Redtail Ridge is positioned to become a dynamic district serving both local and regional demand. The project supports a range of future development concepts.

Phase One is currently available and benefits from annexation into the City of Missoula, providing access to municipal services and infrastructure. The property will be served by the planned extension of Howard Raser Drive, delivering direct connectivity through the site and enhancing access for future users and customers. City of Missoula I-1 zoning is in place, which allows for a variety of commercial and light industrial uses.

Strategically located just off North Reserve Street, Missoula's primary retail and commercial corridor, Redtail Ridge also offers quick connections to Interstate 90. Several lots feature prominent I-90 frontage, creating exceptional visibility for businesses seeking strong exposure along one of the region's most heavily traveled routes.

As Missoula continues to grow, opportunities of this scale, access, and flexibility are limited, making Redtail Ridge a standout option for users, developers, and investors looking to establish a long-term presence in the market.

| | |
|-----------------------------|--|
| Address | NHN Howard Raser Drive |
| Price Range | Call For Pricing |
| Zoning | I-1 Industrial & Employment; Subject to Change |
| Property Type | Commercial & Light Industrial |
| Road Frontage Lots | I-90, Howard Raser |
| Traffic Counts | I-90- ±26,007 AADT (2024) North Reserve at Raser- ±25,401 AADT Raser Drive- ±5,470 AADT |
| Interstate Proximity | ±0.70 miles / 3 minute drive from I-90/Reserve interchange |
| Access | Howard Raser Drive from Reserve Street |
| Property Highlights | <ul style="list-style-type: none">• City of Missoula water & sewer available• Possible TIF Funding Available• Quick access to I-90• Visibility from I-90• Large commercial parcels |

Interactive Links

 [Link to Listing](#)

 [Street View](#)

 [Video](#)

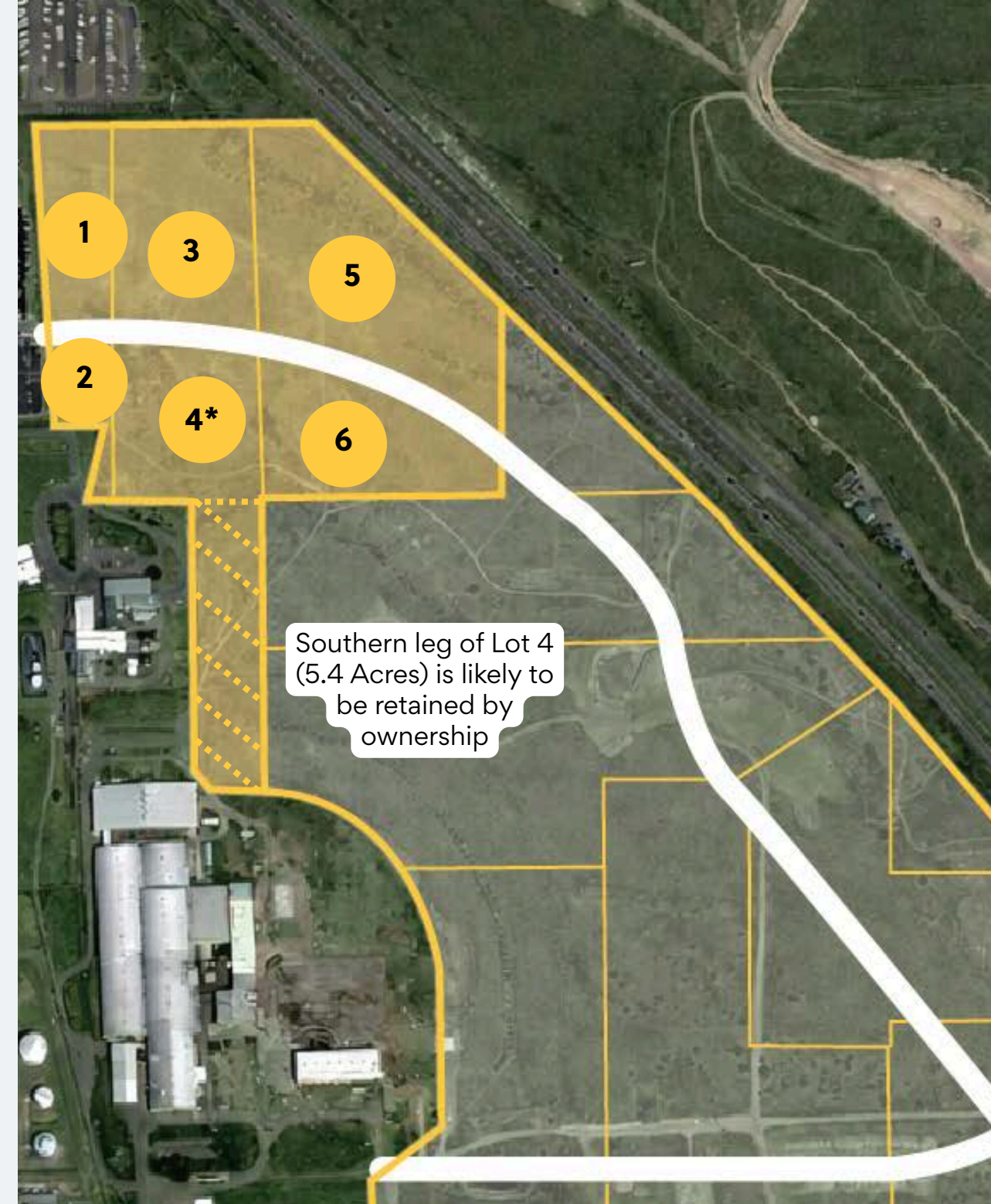
Sample Development schematics are conceptual and do not constitute an official site plan or a binding development proposal. Building uses, footprints, locations, heights, densities, landscaping, and infrastructure are for illustrative purposes only and are subject to change based on further feasibility studies, market conditions, and required regulatory approvals from the City of Missoula and other relevant agencies.



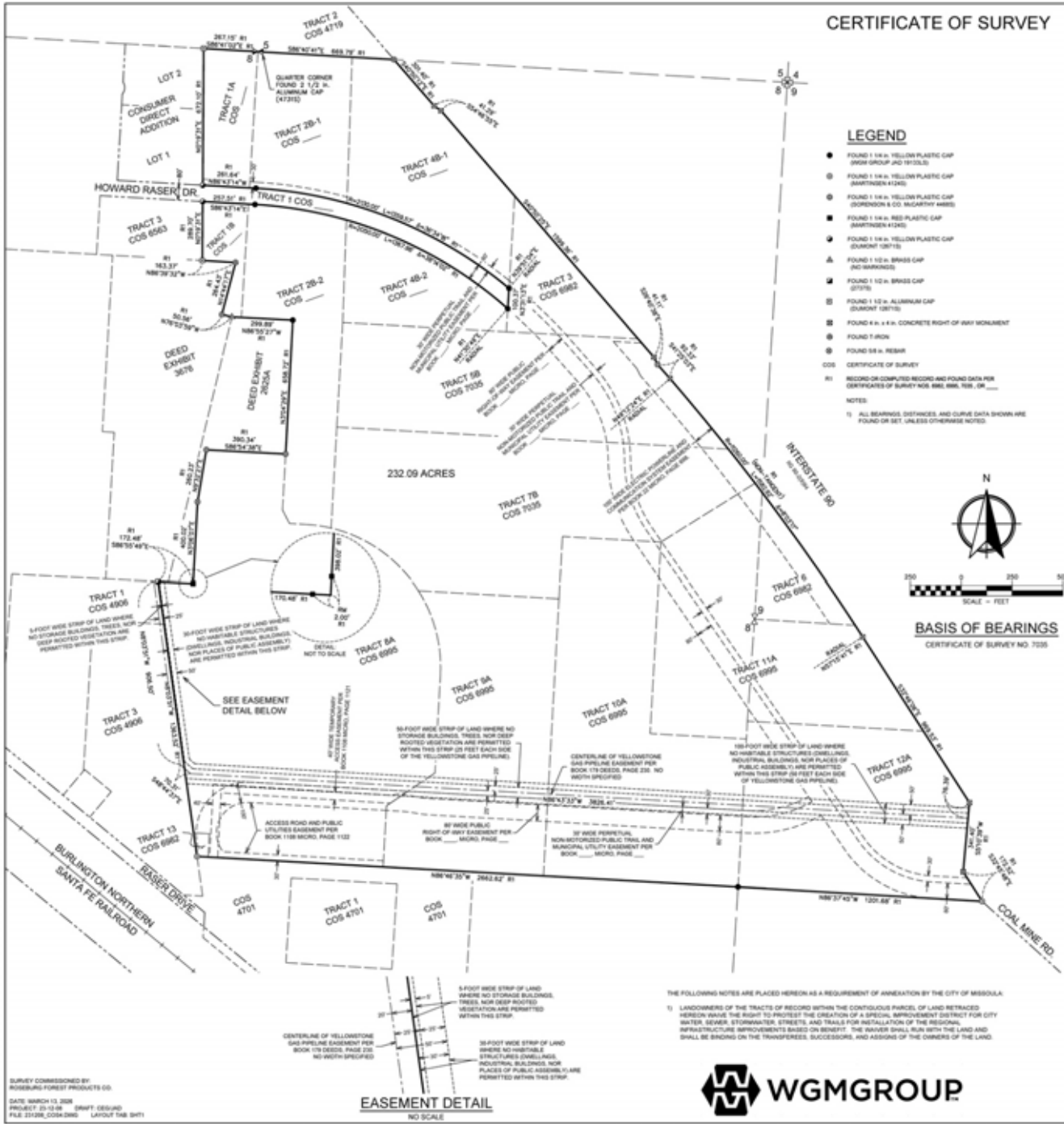
Interactive Links

Phase 1 Available Lots

| Lot # | Acreage | Notes |
|-------|---------|--|
| 1 | ±3.90 | <ul style="list-style-type: none"> • West entrance into Redtail Ridge • Visible to I-90 • Close proximity to municipal services |
| 2 | ±1.80 | <ul style="list-style-type: none"> • West entrance into Redtail Ridge • Close proximity to municipal services |
| 3 | ±7.59 | <ul style="list-style-type: none"> • Frontage along I-90 • Prime visibility |
| 4 | ±6.00* | <ul style="list-style-type: none"> • Currently ±11.40 acres, will be demised to ±6.00 acres |
| 5 | ±12.07 | <ul style="list-style-type: none"> • Frontage along I-90 • Prime visibility |
| 6 | ±6.29 | <ul style="list-style-type: none"> • Frontage along I-90 • Prime visibility |



CERTIFICATE OF SURVEY



LEGEND

- FOUND 1 1/4" YELLOW PLASTIC CAP (WGM GROUP AND 1913LS)
 - FOUND 1 1/4" YELLOW PLASTIC CAP (MARTINSON 4124)
 - FOUND 1 1/4" YELLOW PLASTIC CAP (GORDON & CO. MCGARTHY WARE)
 - FOUND 1 1/4" RED PLASTIC CAP (MARTINSON 4124)
 - FOUND 1 1/4" YELLOW PLASTIC CAP (BURNET 3075)
 - ▲ FOUND 1 1/2" BRASS CAP (NO MARKINGS)
 - FOUND 1 1/2" BRASS CAP (2075)
 - FOUND 1 1/2" ALUMINUM CAP (BURNET 3075)
 - FOUND 1 1/2" x 1/4" CONCRETE RIGHT OF WAY MONUMENT
 - FOUND 1 1/2" IRON
 - FOUND 5/8" IRON
 - CERTIFICATE OF SURVEY
 - RECORD OR COMPUTED RECORD AND FOUND DATA PER CERTIFICATE OF SURVEY NO. 886, 888, 705, 706, 707
- NOTES:
1) ALL BEARINGS, DISTANCES, AND CURVE DATA SHOWN ARE FOUND OR SET, UNLESS OTHERWISE NOTED.



LEGAL DESCRIPTION: PERIMETER
TRACTS 3, 6, AND 13 OF CERTIFICATE OF SURVEY NO. 886; TRACTS 8A, 8A, 10A, 11A, AND 12A OF CERTIFICATE OF SURVEY NO. 886; TRACTS 2B-1 AND 2B-2 OF CERTIFICATE OF SURVEY NO. 7055; AND TRACTS 1A, 1B, 2B-1, 2B-2, 4B-1, AND 4B-2 OF CERTIFICATE OF SURVEY NO. 7055, ALL ON FILE AND OF PUBLIC RECORD IN MISSOULA COUNTY, MONTANA, LOCATED IN SECTION 8 AND THE WEST HALF OF SECTION 9, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN, MONTANA, CONTAINING 232.09 ACRES, MORE OR LESS, BEING SURVEYED AND MONUMENTED ACCORDING TO THIS CERTIFICATE OF SURVEY.

CERTIFICATE OF OWNER*****
AS TO TRACT 8A OF CERTIFICATE OF SURVEY NO. 886 THE UNDERSIGNED HEREBY CERTIFIES THAT THE 50-FOOT WIDE STRIP OF LAND WHERE NO STORAGE BUILDINGS, TREES, NOR DEEP ROOTED VEGETATION ARE PERMITTED WITHIN THIS STRIP (25 FEET EACH SIDE OF THE YELLOWSTONE GAS PIPELINE) AND THE 100-FOOT WIDE STRIP OF LAND WHERE NO HABITABLE STRUCTURES (DWELLINGS, INDUSTRIAL BUILDINGS, NOR PLACES OF PUBLIC ASSEMBLY) ARE PERMITTED WITHIN THIS STRIP (50 FEET EACH SIDE OF YELLOWSTONE GAS PIPELINE) AS SHOWN ON THIS CERTIFICATE OF SURVEY REPRESENT REQUIREMENTS OF ANNEXATION BY THE GOVERNING BODY OF THE CITY OF MISSOULA AND MAY BE MODIFIED BY MUTUAL AGREEMENT OF THE PARTIES FOLLOWING THE NORTH RESERVE, SCOTT STREET (NRES) AREA PLANNING PROCESS CURRENTLY PLANNED TO OCCUR IN 2026.

STORY HOUSE MONTANA, LLC
BY: _____
TITLE: _____

ACKNOWLEDGEMENT*****
STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY
OF _____ 20____ BY _____ ACTING
IN THE CAPACITY OF _____ FOR STORY HOUSE
MONTANA, LLC.
SE: _____
PRINTED NAME: _____

CERTIFICATE OF OWNER*****
ELLEN E. PORTER, ATTORNEY-IN-FACT
ROSEBURG FOREST PRODUCTS CO., AN OREGON CORPORATION.
BY: _____
TITLE: _____

ACKNOWLEDGEMENT*****
STATE OF _____
COUNTY OF _____
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY
OF _____ 20____ BY ELLEN E. PORTER, ATTORNEY-IN-FACT
FOR ROSEBURG FOREST PRODUCTS CO., AN OREGON CORPORATION.
SE: _____
PRINTED NAME: _____

CERTIFICATE OF SURVEYOR*****
I, JEFFREY A. DUNCAN, PROFESSIONAL LAND SURVEYOR, MONTANA LICENSE NO. 1913LS, HEREBY CERTIFY THAT THIS CERTIFICATE OF SURVEY IS A TRUE REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND WAS COMPLETED ON THE DATE SHOWN HEREON.

JEFFREY A. DUNCAN, P.L.S. DATE _____
MONTANA LICENSE NO. 1913LS
FOR WGM GROUP, INC.

UNLESS BONDED, SEALED, AND DATED, THIS IS A PRELIMINARY OR UNOFFICIAL DOCUMENT AND CANNOT BE RELIED UPON IN WHOLE OR PART.

PURPOSE OF SURVEY
TO RETRACE THE PERIMETER BOUNDARY OF A CONTIGUOUS PARCEL OF LAND AND SHOW LOCATABLE EXISTING EASEMENTS AND ENCUMBRANCES PER REVIEW OF SUBDIVISION GUARANTEE NO. 0602096, WITH A DATE OF GUARANTEE OF JANUARY 14, 2008 ISSUED THROUGH THE OFFICE OF PLANDS & TITLE AND ESCROW OF MONTANA, INC., AS REQUIRED BY RESOLUTION NUMBER 8834 CONDITIONS OF ANNEXATION APPROVAL, PURSUANT TO 79-3-404 M.C.A., AND IS NOT INTENDED TO CREATE A NEW PARCEL OR AGGREGATE EXISTING TRACTS OF RECORD.

THE PARCELS DEPICTED ON THIS SURVEY HAVE NOT BEEN REVIEWED FOR COMPLIANCE WITH MONTANA CODE ANNOTATED TITLE 79, CHAPTER 4, PART 1, SANITATION IN SUBDIVISIONS. ANY NEW OR ADDITIONAL DEVELOPMENT ON THE PARCELS IS SUBJECT TO STATE AND LOCAL SANITATION LAWS AND REGULATIONS.

APPROVED BY: _____
MISSOULA COUNTY - DEPARTMENT OF PUBLIC WORKS

| 1/4 | SEC | T | R. |
|-----|-----|-----|----|
| 8 | 13N | 15W | |
| 9 | 13N | 15W | |

PRELIMINARY
PLOTTED: 4/6/26
SAVED: 3/30/26

SHEET 1 OF 1
PRINCIPAL MERIDIAN, MONTANA
MISSOULA COUNTY, MONTANA
CERTIFICATE OF SURVEY NO. _____

THE FOLLOWING NOTES ARE PLACED HEREON AS A REQUIREMENT OF ANNEXATION BY THE CITY OF MISSOULA:
1) LANDOWNERS OF THE TRACTS OF RECORD WITHIN THE CONTIGUOUS PARCEL OF LAND RETRACED HEREON WAIVE THE RIGHT TO PROFIT FROM THE CREATION OF A SPECIAL IMPROVEMENT DISTRICT FOR CITY WATER, SEWER, STORMWATER, STREETS, AND TRAILS FOR INSTALLATION OF THE REGIONAL INFRASTRUCTURE IMPROVEMENTS BASED ON BENEFIT. THE WAIVER SHALL RUN WITH THE LAND AND SHALL BE BINDING ON THE TRANSFERREES, SUCCESSORS, AND ASSIGNS OF THE OWNERS OF THE LAND.



OWNERS
ROSEBURG FOREST PRODUCTS CO.,
AN OREGON CORPORATION
AND ROSEBURG RESOURCES CO.,
AN OREGON CORPORATION AND
STORY HOUSE MONTANA, LLC

SURVEY COMMISSIONED BY:
ROSEBURG FOREST PRODUCTS CO.
DATE: MARCH 13, 2025
PROJECT: 23-03-08 - SWIFT - CEDUNA
FILE: 23228L_COS42962 LAYOUT TAB SW1

EASEMENT DETAIL
NO SCALE

Phase 1 Overview and Vision

Redtail Ridge represents one of the largest undeveloped land holdings in Missoula, and a rare opportunity to thoughtfully shape the city's next phase of growth.

Envisioned as mixed-use growth, Redtail Ridge will ultimately integrate residential, industrial, commercial, hospitality, and medical uses to serve both existing demand and long-term expansion in the Missoula market.

The first parcels now available are part of Phase One, strategically positioned to capitalize on connectivity to the North Reserve Street corridor and visibility from I-90. This phase is designed to address several underserved segments of our market, with a focus on medical office, hospitality, retail, residential and professional office development.

Missoula continues to experience persistently low commercial vacancy rates compared to national averages, and much of the available inventory does not meet the needs of today's businesses. At the same time, large-scale, development-ready sites are increasingly difficult to find.

Redtail Ridge offers a rare chance to deliver modern commercial space at scale — and to meaningfully expand the city's inventory in a way that aligns with current and future demand.

Note: Redtail Ridge falls within the North Reserve–Scott Street Master Plan area, where the City has awarded a contract to refine the original plan, with work underway through 2026.



Sample Development Schematic



Sample Development Schematic

Phase 1 Overview and Vision

Medical

Medical demand in Missoula remains strong and continues to grow. As a regional healthcare hub, **nearly half of all medical spending in the county comes from patients traveling from surrounding communities.** At the same time, both the office and retail markets are tight, and many recent medical users have had to heavily renovate existing buildings to make space work.

National outpatient volumes are projected to rise more than **10% over the next five years, and we expect Missoula to see similar growth,** further supported by new legislation expanding certain treatment options and reinforcing **the city's role as a medical destination.**

Redtail Ridge is well positioned to meet this demand. With direct I-90 access for regional patients and a central location between Community Medical Center and St. Patrick Hospital, it offers a rare opportunity to develop modern medical space in a supply-constrained market.

Hospitality

Hospitality is an increasingly important growth category in Missoula. **Demand is driven not only by leisure and business travelers, but also by regional visitors** coming for medical care, airport access, cultural events, shopping, and time with friends and family.

Redtail Ridge is well positioned to capture this demand. **With strong visibility from I-90, proximity to the active North Reserve retail corridor, and quick access to Missoula International Airport, the site offers an ideal location for future hotel and hospitality development.**

Retail

Missoula's growing population and regional draw make it one of Montana's most important retail markets. **Major retailers serve not only Missoula County, but a much larger customer base across western Montana,** making the city a prime location for establishing a footprint in the state.

Retail space remains extremely limited. **Vacancy has stayed below 4% for several years,** with very few modern spaces for sale or lease, and few larger sites available for development. This has forced many retailers to delay market entry.

Redtail Ridge offers a rare opportunity to meet this demand. **With strong visibility from I-90, direct access from the North Reserve Street corridor, and the ability to accommodate larger footprint users,** the site is positioned to attract both national and regional retailers seeking expansion in Missoula.

Office

Missoula's office market has **long been supply-constrained, with very little speculative development.** Most new projects are built-to-suit, which has kept **vacancy consistently below the national average, generally under 8%,** while rents continue to rise.

This makes it difficult for tenants, especially those seeking modern Class A space, since **much of the remaining inventory is dated and there are limited sites for ground-up construction.**

That dynamic creates a strong opportunity at Redtail Ridge. The site is easily accessible from I-90 and North Reserve and **helps bridge downtown Missoula with the industrial corridor extending north toward the airport.** We also **expect growing demand for hybrid lab and medical office space,** particularly with new legislation supporting experimental treatments. **Arrowleaf's location and larger development footprint make it well positioned to meet these needs.**

North Reserve Scott Street Master Plan

Phase 1 of Redtail Ridge falls within the North Reserve–Scott Street Master Plan area, which the City of Missoula is currently updating. Since the original plan was completed, growth patterns and market conditions have evolved, and the City has awarded a contract to refine the vision and implementation strategy. That process will continue through 2026 and will help shape infrastructure, land use, and long-term development in this corridor.

The 2026 NRSS Master Plan aligns with the following goals.

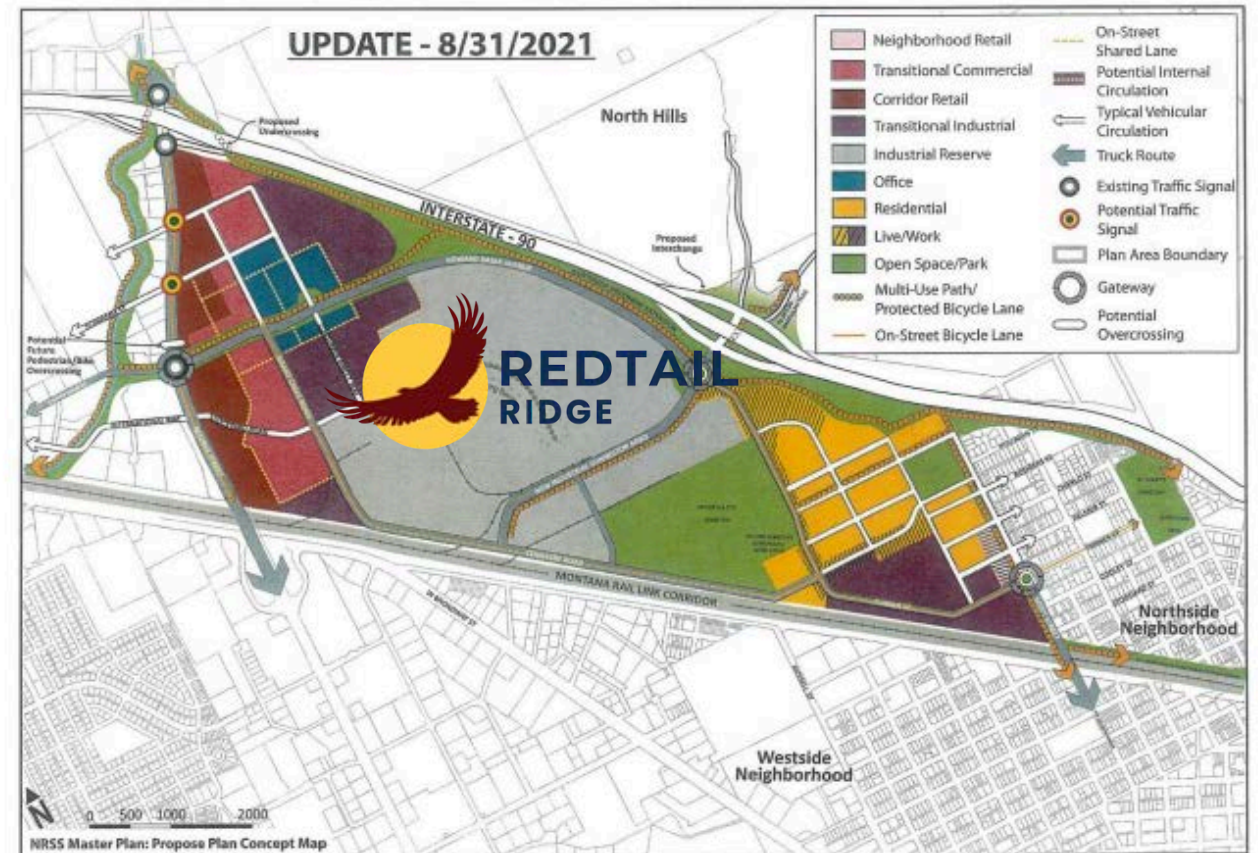
City of Missoula Strategic Plan

- Invest in public infrastructure that supports safe, vibrant, and walkable neighborhoods; a variety of options for housing; a clean and healthy environment; and a sense of belonging.
- Identify and support efforts to encourage new investment in housing and employment centers in the NRSS URD through partnerships with property owners who control large tracts of land.

Urban Renewal Goals

- Improve, maintain, and upgrade public infrastructure
- Promote compatible land use and cohesive urban design.
- Support the adaptive re-use of structures and land to reduce sprawl and promote efficient use of the built environment. .

Attachment 1 – 2016 NRSS Master Plan Study Area and Recommendations



[Link to NRSS Plan RFQ](#)

[Link to 2016 NRSS Plan](#)



Phase 1 has been annexed into the city of Missoula creating access to water and sewer



Quick access and visibility from I-90 makes the site ideal for businesses serving local and regional markets



Zoned I-1 but will be reconsidered for various mixed-use and higher density commercial uses



Located in the NRSS URD with TIF Funding Opportunities for Infrastructure Improvements



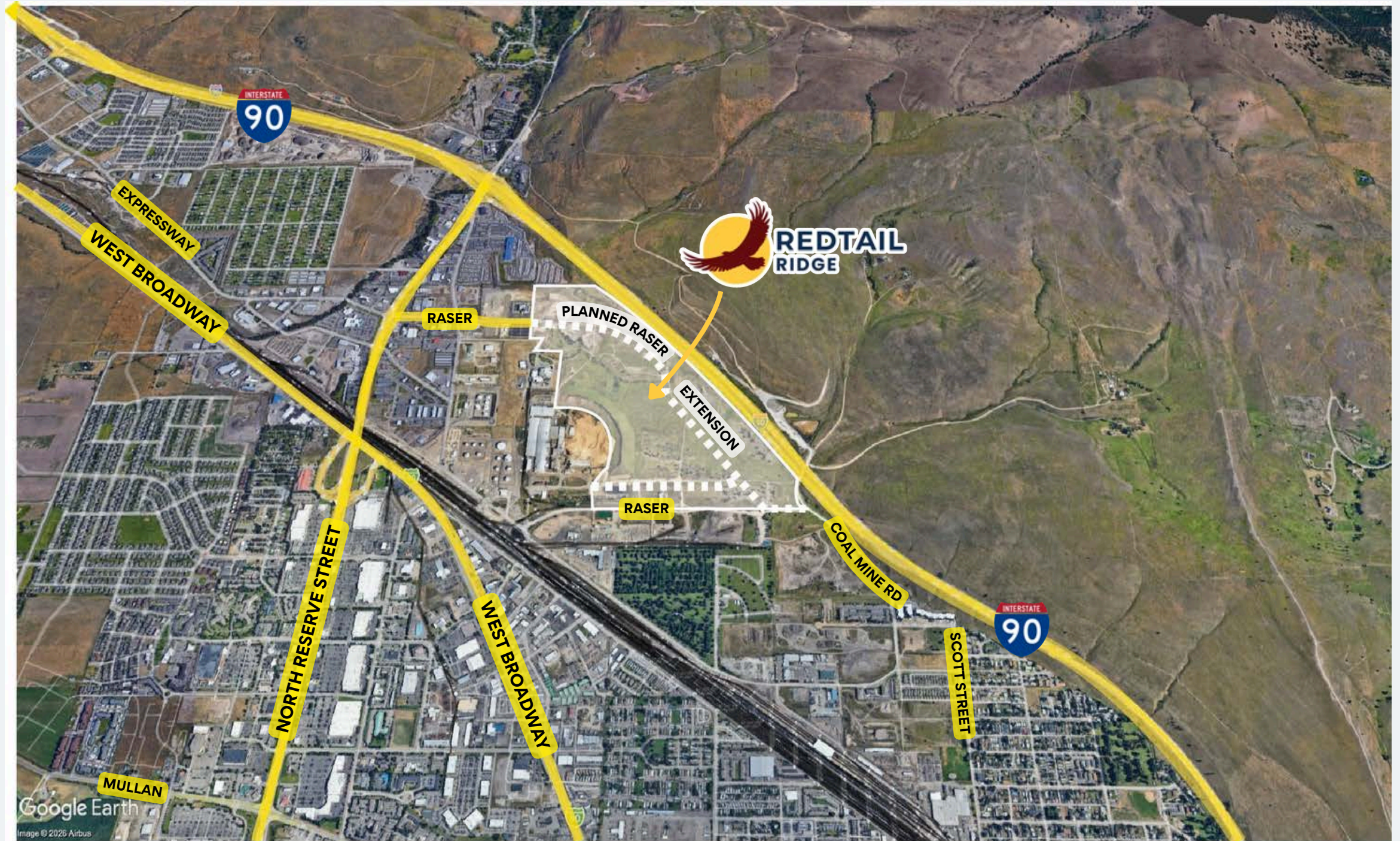
Located on the edge of North Reserve, Missoula's key big box corridor

LOCATION

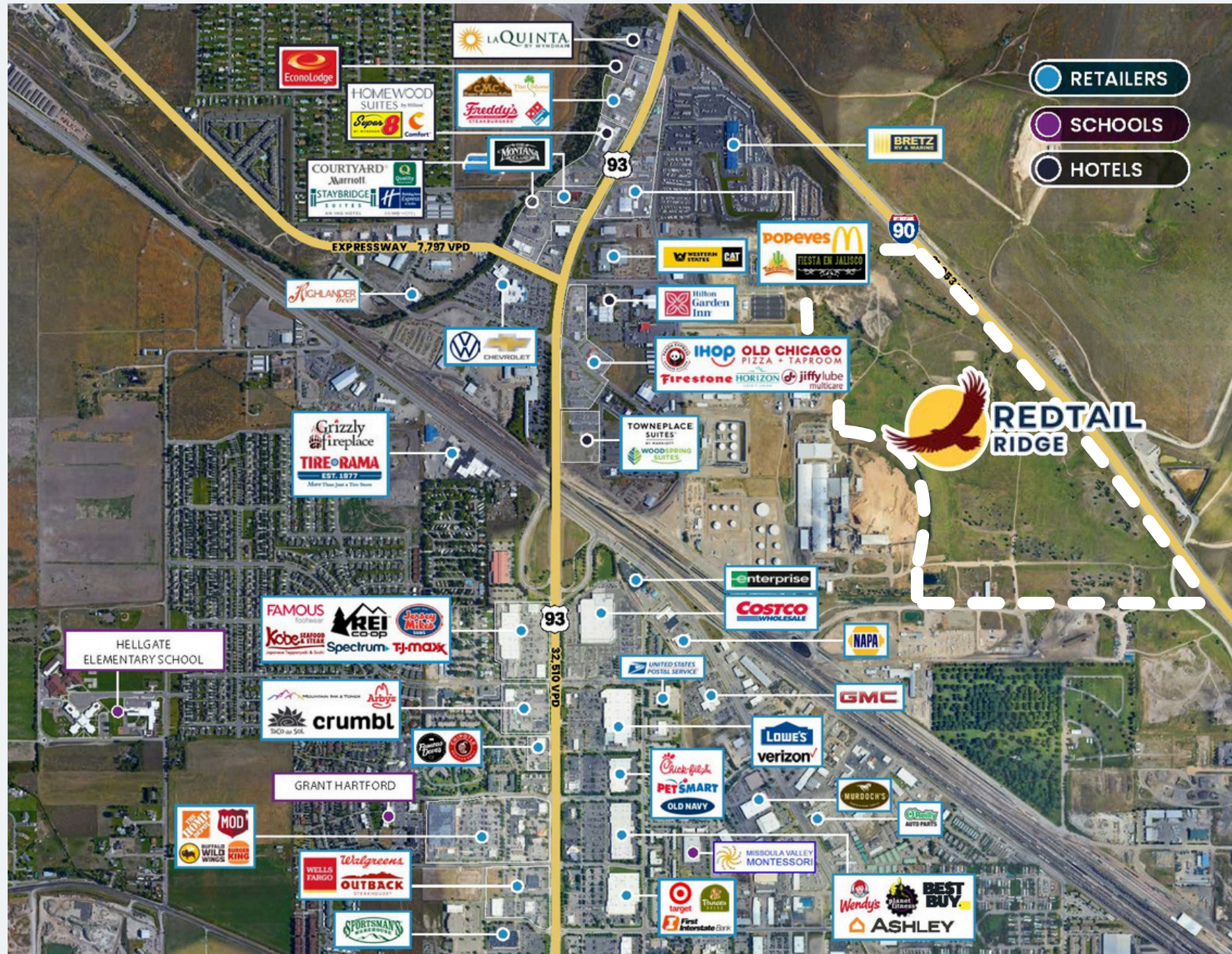


SterlingCRE
ADVISORS

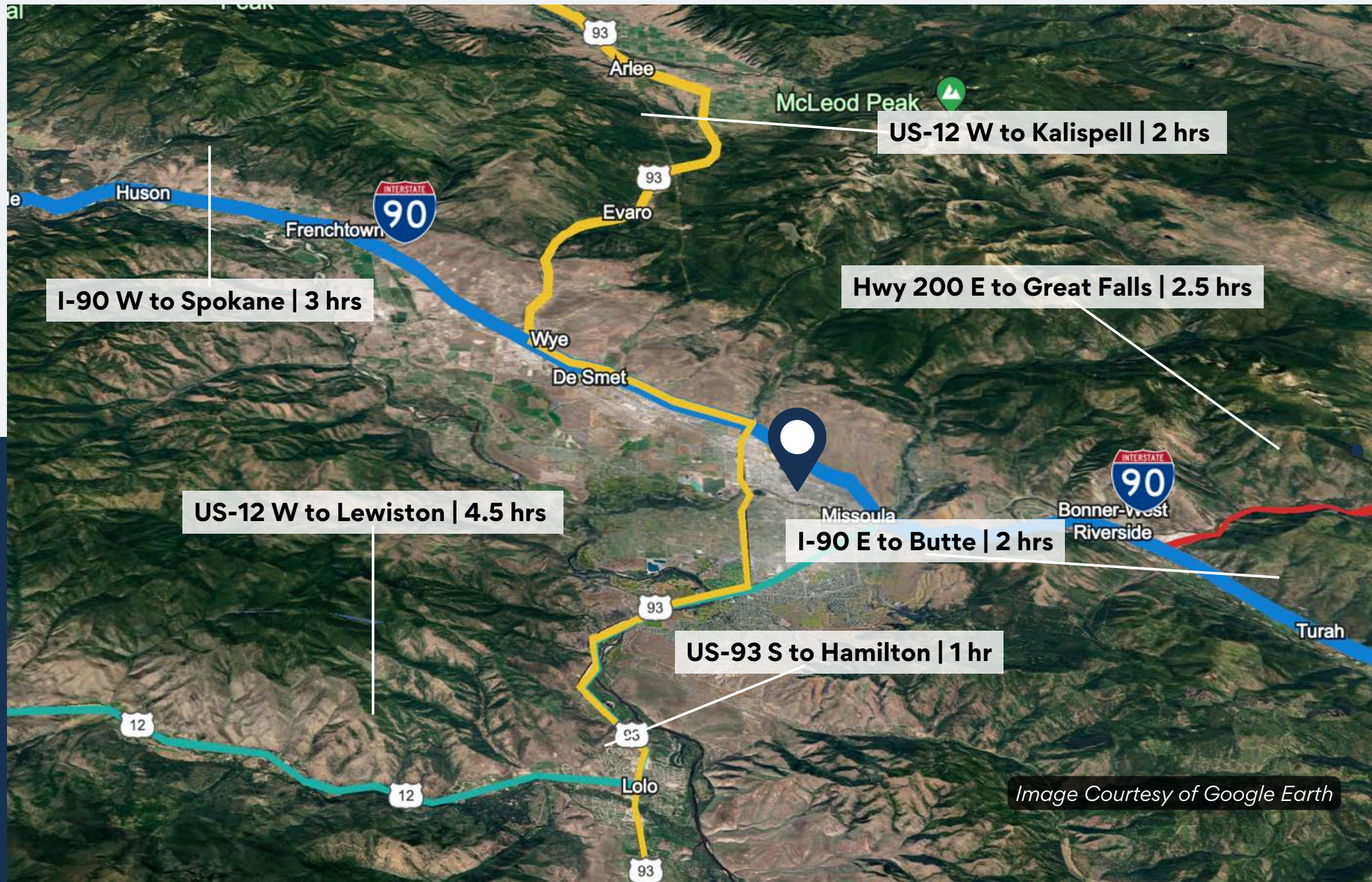
Access & Location



Retailer Map



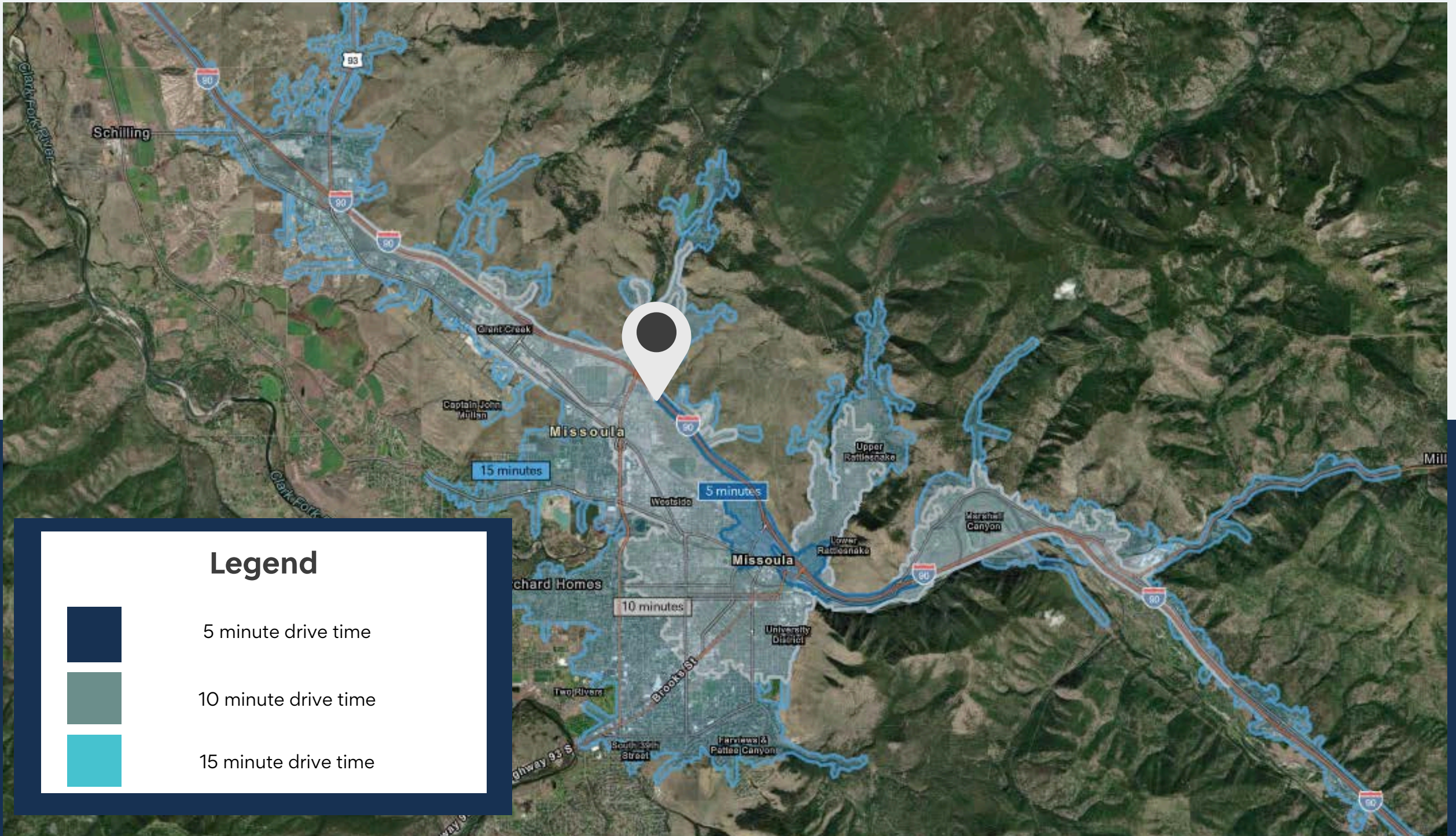
Regional Location



DEMOGRAPHICS



SterlingCRE
ADVISORS



Legend



5 minute drive time



10 minute drive time



15 minute drive time

KEY FACTS

15 minutes

74,232

Population

36.1

Median Age

2.1

Average Household Size

\$67,263

Median Household Income

15,991

2023 Owner Occupied Housing Units (Esri)

17,710

2023 Renter Occupied Housing Units (Esri)

BUSINESS

15 minutes

5,078

Total Businesses

59,410

Total Employees

HOUSING STATS

15 minutes

\$473,789

Median Home Value

\$9,098

Average Spent on Mortgage & Basics

\$1,019

Median Contract Rent

2025 Households by income (Esri)

15 minutes

The largest group: \$100,000 - \$149,999 (16.6%)

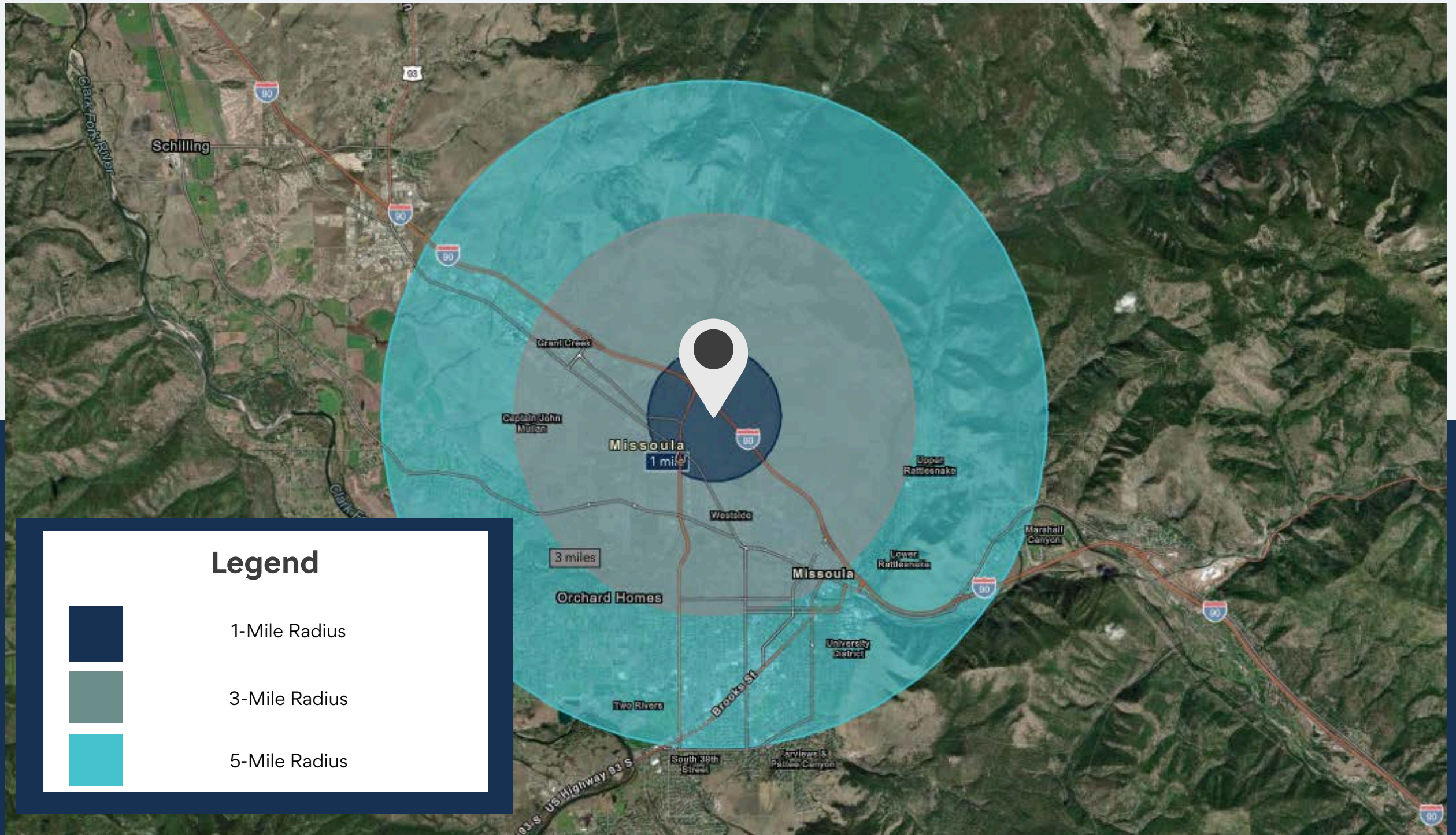
The smallest group: \$15,000 - \$24,999 (7.5%)

| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 10.7% | +2.0% |
| \$15,000 - \$24,999 | 7.5% | +1.0% |
| \$25,000 - \$34,999 | 8.8% | +1.3% |
| \$35,000 - \$49,999 | 11.7% | +1.8% |
| \$50,000 - \$74,999 | 15.5% | +0.2% |
| \$75,000 - \$99,999 | 14.0% | -0.3% |
| \$100,000 - \$149,999 | 16.6% | -2.0% |
| \$150,000 - \$199,999 | 7.8% | -1.8% |
| \$200,000+ | 7.5% | -2.0% |

 Bars show deviation from

| Variables | 5 minutes | 10 minutes | 15 minutes | ZIP Codes 59808 (Missoula) | Counties Missoula County | States Montana | United States of America |
|---------------------------|-----------|------------|------------|----------------------------|--------------------------|----------------|--------------------------|
| 2022 Total Population | 2,556 | 34,334 | 74,232 | 24,014 | 123,770 | 1,144,799 | 339,887,819 |
| 2022 Household Population | 2,554 | 33,330 | 71,570 | 23,559 | 120,643 | 1,115,471 | 331,671,159 |
| 2022 Family Population | 1,721 | 19,459 | 45,193 | 17,158 | 85,153 | 851,883 | 264,093,561 |
| 2027 Total Population | 2,789 | 36,560 | 77,202 | 26,248 | 128,306 | 1,205,657 | 347,149,422 |
| 2027 Household Population | 2,787 | 35,556 | 74,540 | 25,793 | 125,179 | 1,176,329 | 338,932,762 |
| 2027 Family Population | 1,861 | 20,733 | 46,899 | 18,749 | 88,019 | 895,113 | 269,093,856 |

| Variables | 5 minutes | 10 minutes | 15 minutes |
|-------------------------------|-----------|------------|------------|
| 2022 Per Capita Income | \$44,008 | \$40,405 | \$42,147 |
| 2022 Median Household Income | \$68,529 | \$60,522 | \$67,263 |
| 2022 Average Household Income | \$89,184 | \$83,438 | \$92,275 |
| 2027 Per Capita Income | \$50,097 | \$45,452 | \$47,541 |
| 2027 Median Household Income | \$80,364 | \$70,331 | \$77,329 |
| 2027 Average Household Income | \$100,637 | \$93,431 | \$103,451 |



Legend



1-Mile Radius



3-Mile Radius



5-Mile Radius



KEY FACTS

5 miles

79,295

Population



Median Age



Average Household Size

\$68,555

Median Household Income

17,220

2023 Owner Occupied Housing Units (Esri)

18,774

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



5,192

Total Businesses



61,827

Total Employees

HOUSING STATS

5 miles



\$500,428

Median Home Value



\$9,397

Average Spent on Mortgage & Basics



\$1,027

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (16.8%)

The smallest group: \$15,000 - \$24,999 (7.2%)

5 miles

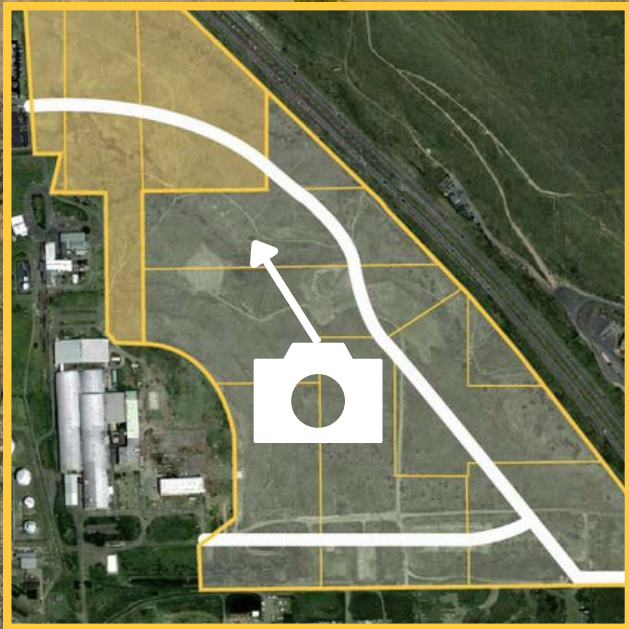
| Indicator ▲ | Value | Diff |
|-----------------------|-------|-------|
| <\$15,000 | 10.7% | +2.0% |
| \$15,000 - \$24,999 | 7.2% | +0.7% |
| \$25,000 - \$34,999 | 8.6% | +1.1% |
| \$35,000 - \$49,999 | 11.7% | +1.8% |
| \$50,000 - \$74,999 | 15.1% | -0.2% |
| \$75,000 - \$99,999 | 13.7% | -0.6% |
| \$100,000 - \$149,999 | 16.8% | -1.8% |
| \$150,000 - \$199,999 | 8.1% | -1.5% |
| \$200,000+ | 8.0% | -1.5% |

Bars show deviation from

| Variables | 1 mile | 3 miles | 5 miles | ZIP Codes 59808 (Missoula) | Counties Missoula County | States Montana | United States of America |
|---------------------------|--------|---------|---------|----------------------------|--------------------------|----------------|--------------------------|
| 2022 Total Population | 1,390 | 35,161 | 79,295 | 24,014 | 123,770 | 1,144,799 | 339,887,819 |
| 2022 Household Population | 1,351 | 34,501 | 76,417 | 23,559 | 120,643 | 1,115,471 | 331,671,159 |
| 2022 Family Population | 919 | 20,978 | 48,915 | 17,158 | 85,153 | 851,883 | 264,093,561 |
| 2027 Total Population | 1,552 | 37,783 | 82,597 | 26,248 | 128,306 | 1,205,657 | 347,149,422 |
| 2027 Household Population | 1,513 | 37,123 | 79,719 | 25,793 | 125,179 | 1,176,329 | 338,932,762 |
| 2027 Family Population | 1,029 | 22,551 | 50,874 | 18,749 | 88,019 | 895,113 | 269,093,856 |

| Variables | 1 mile | 3 miles | 5 miles |
|-------------------------------|----------|----------|-----------|
| 2022 Per Capita Income | \$39,314 | \$42,398 | \$42,986 |
| 2022 Median Household Income | \$60,317 | \$65,322 | \$68,555 |
| 2022 Average Household Income | \$83,522 | \$87,390 | \$94,532 |
| 2027 Per Capita Income | \$45,153 | \$47,628 | \$48,528 |
| 2027 Median Household Income | \$75,758 | \$75,840 | \$78,723 |
| 2027 Average Household Income | \$96,471 | \$97,944 | \$106,111 |

PROPERTY DETAILS



SterlingCRE
ADVISORS

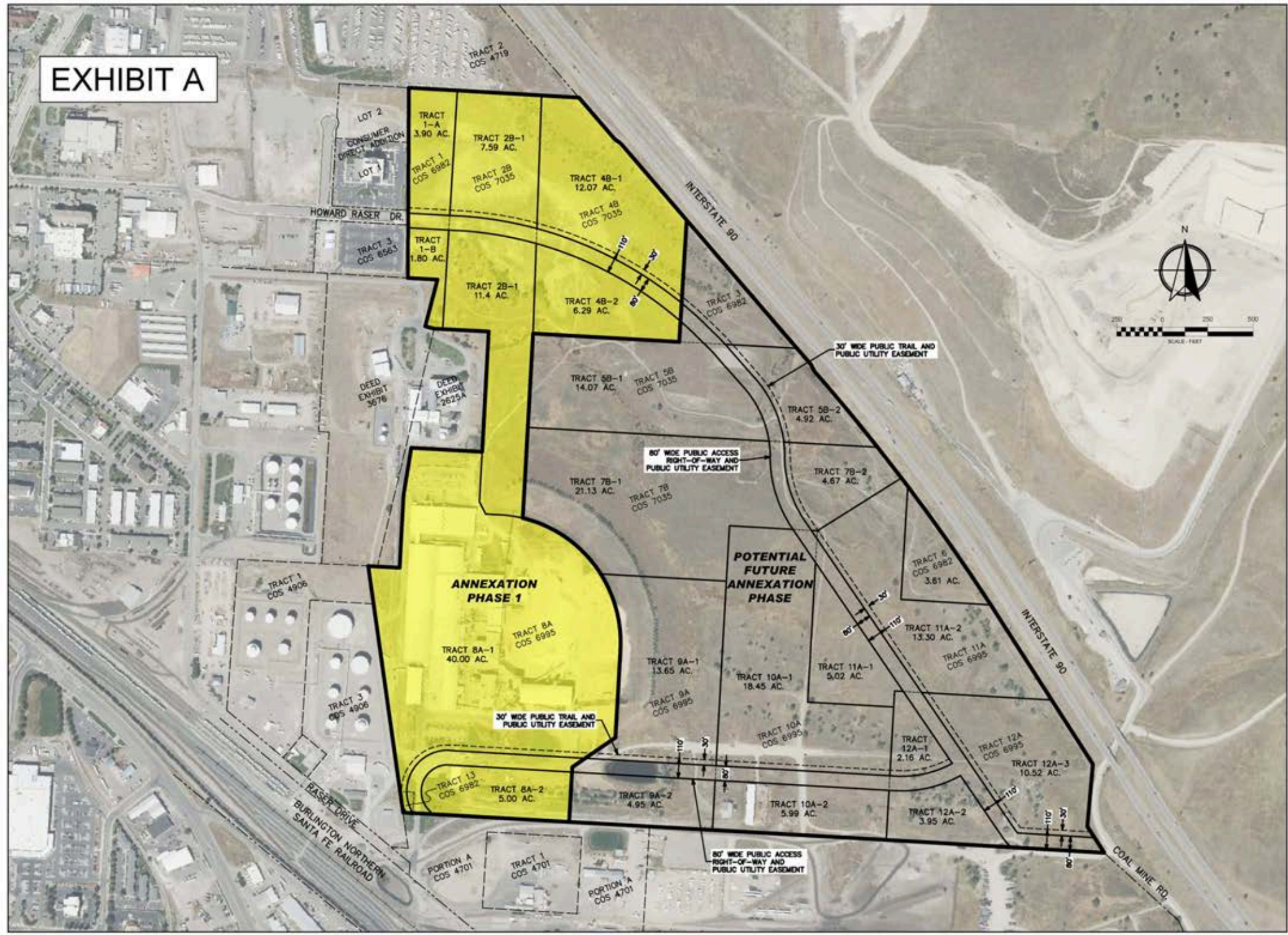
EXHIBIT A



WGM GROUP
www.wgmgroup.com

PRELIMINARY

PLOTTED: 12/23/25
SAVED: 12/23/25



ANNEXATION EXHIBIT - RESULTANT TRACTS
ROSEBURG PROPERTY
MISSOULA, MONTANA

| REVISIONS | NO | DESCRIPTION | DATE |
|-----------|----|-------------|------|
| | | | |
| | | | |
| | | | |
| | | | |

PROJECT: 25-12-08
LAYOUT: ANNA
SURVEYS: -
DESIGN: -
DRAFT: CBO
APPROVE: JIB
DATE: DECEMBER 2025

SHEET **1 OF 1**

Zoning and Annexation

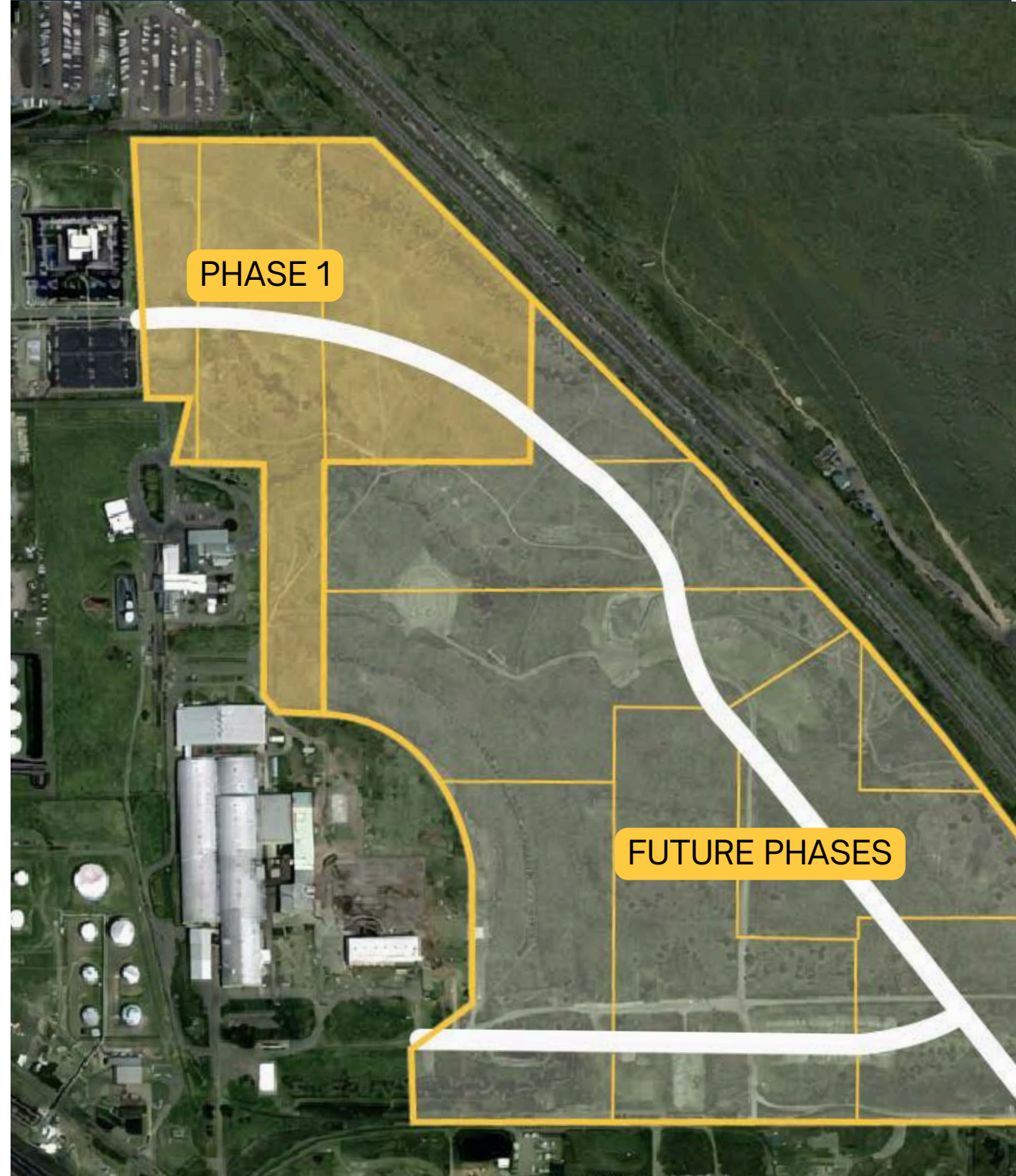
As the City’s newly adopted zoning ordinance is still in the process of being officially codified, the draft materials provided are intended as a general reference. Most likely updated zoning code designations for Phase 1 will fall under the U-MU4 or LU-MU codes. These zoning designations allow for the highest amount of flexibility and density.

Redtail Ridge is currently offering Phase 1, which has been annexed into the City of Missoula and is presently zoned I-1 (Industrial 1) under the City’s new zoning code adopted in 2026.

Additional land planned for future phases has not yet been annexed and remains within Missoula County jurisdiction. These parcels are currently zoned ICH (Industrial – Heavy) under Missoula County zoning.








Buyers should confirm all zoning designations and applicable regulations through the final codified ordinance and relevant governing agencies prior to purchase.

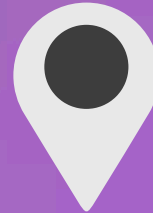
| | Phase 1 | Future Phases |
|-----------------------|---------------------------------------|--|
| Municipality | Annexed into City of Missoula in 2026 | Missoula County; Future annexation TBD |
| Current Zoning | City of Missoula I-1 | Missoula County (ICH) |



T22 Zoning

Zoning Abbreviation

-  A
-  CD-1
-  CD-2
-  D-C
-  D-T
-  I-1 
-  LU-MU
-  LU-R1
-  LU-R2
-  OP-1
-  OP-2



While the City of Missoula adopted a new zoning code in early 2026, the final codified ordinance has not yet been issued. The information provided is based on the final draft and should be used for reference purposes only. Regulations may be subject to change, and buyers are encouraged to independently verify zoning compliance with the officially codified ordinance before proceeding with any acquisition.

[LINK TO PRELIMINARY I-1 CODE](#)

LATITUDE: 46.90603224040366, LONGITUDE: -114.0294287845636

LOCATION ACCURACY: *User-defined location*

DOWNLOAD PDF



WATER

Flood Zone Determination

OUT

COMMUNITY

300048

PANEL

1195E

PANEL DATE

July 06, 2015

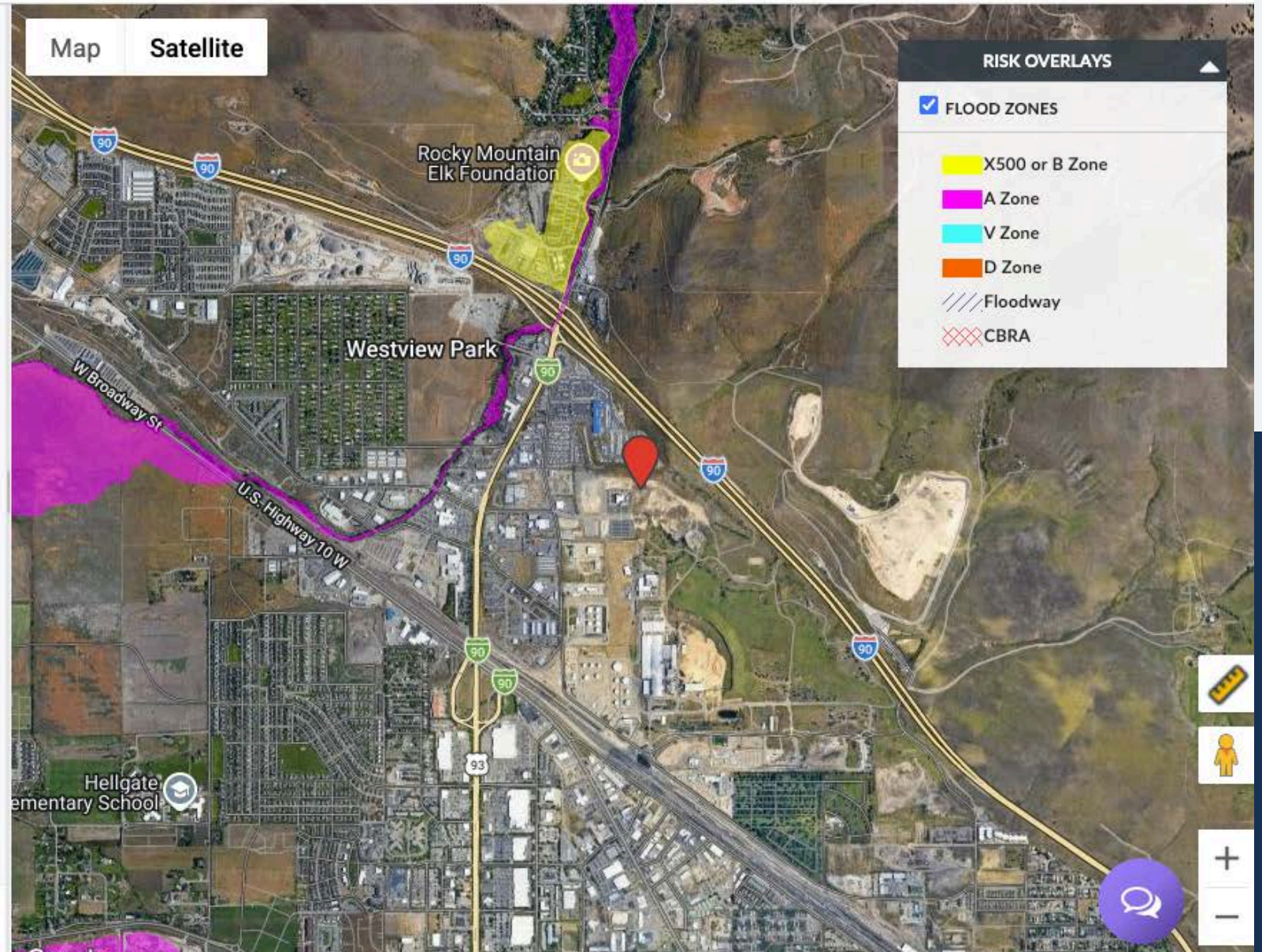
MAP NUMBER

30063C1195E

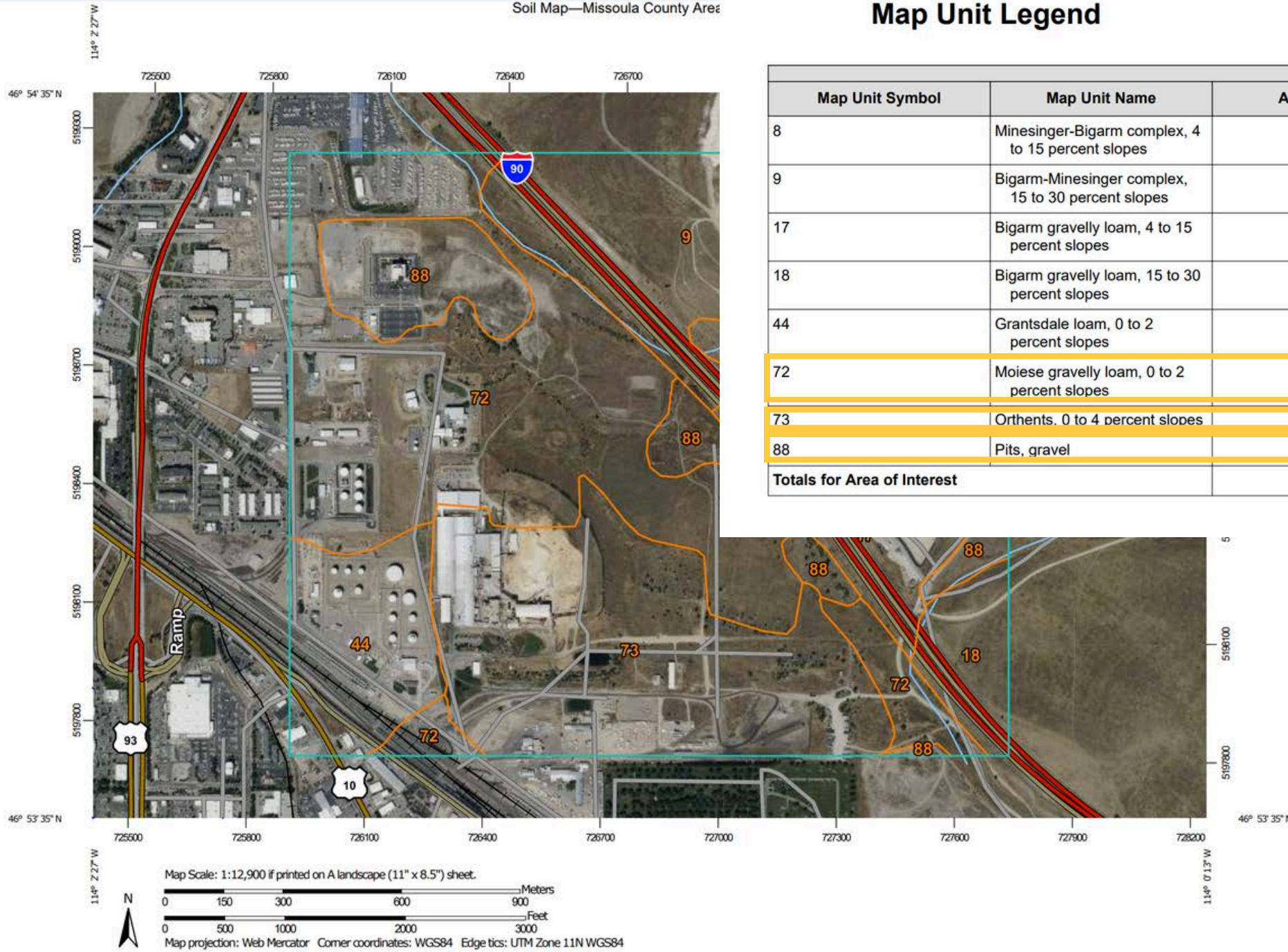
ADD ADDITIONAL REPORTS

Map

Satellite

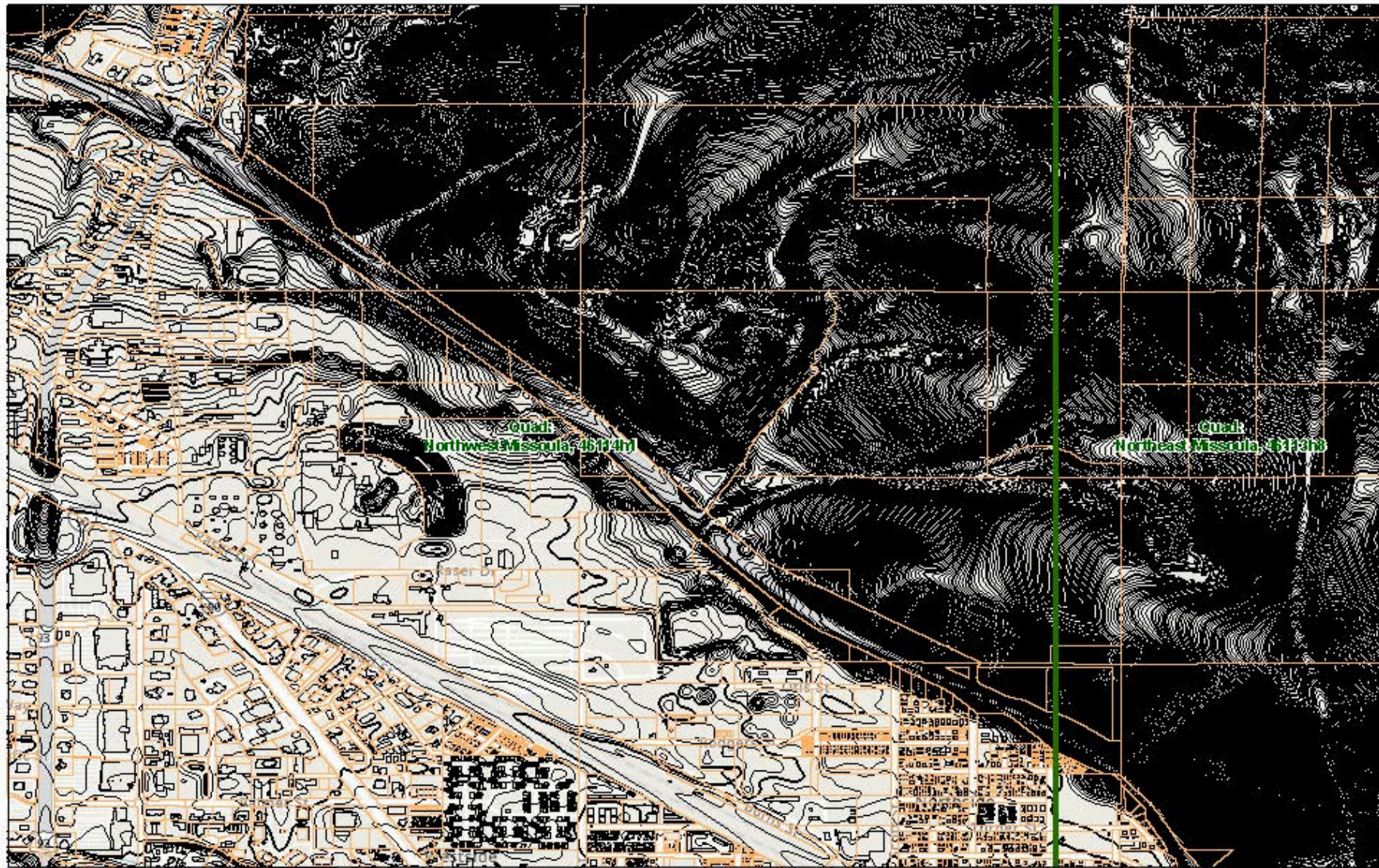


Map Unit Legend



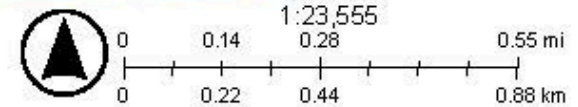
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
|------------------------------------|--|--------------|----------------|
| 8 | Minesinger-Bigarm complex, 4 to 15 percent slopes | 11.4 | 1.6% |
| 9 | Bigarm-Minesinger complex, 15 to 30 percent slopes | 92.4 | 13.3% |
| 17 | Bigarm gravelly loam, 4 to 15 percent slopes | 51.5 | 7.4% |
| 18 | Bigarm gravelly loam, 15 to 30 percent slopes | 92.7 | 13.4% |
| 44 | Grantsdale loam, 0 to 2 percent slopes | 46.7 | 6.7% |
| 72 | Moiese gravelly loam, 0 to 2 percent slopes | 198.9 | 28.7% |
| 73 | Orthents, 0 to 4 percent slopes | 135.4 | 19.6% |
| 88 | Pits, gravel | 63.4 | 9.2% |
| Totals for Area of Interest | | 692.5 | 100.0% |

ArcGIS Web Map



2/9/2026, 2:34:37 PM

- Counties
- Quads with Downloadable Lidar
- Parcels
- Lidar Building Footprints
- World_Hillshade



Esri, NASA, NGA, USGS, FEMA, Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

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 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 Multifamily Market Data | Q4 2025

RENTS & VACANCY RATES

| | T12 Ending 1.1.2025 | T12 Ending 1.1.2026 | Change |
|------------------|------------------------|------------------------|----------|
| Vacancy | 4.80% | 4.58% | -0.22% ↓ |
| Average Rent | \$1,389.98 | \$1,536.14 | 10.52% ↑ |
| Average Rent PSF | \$1.89 | \$1.95 | 3.17% ↑ |

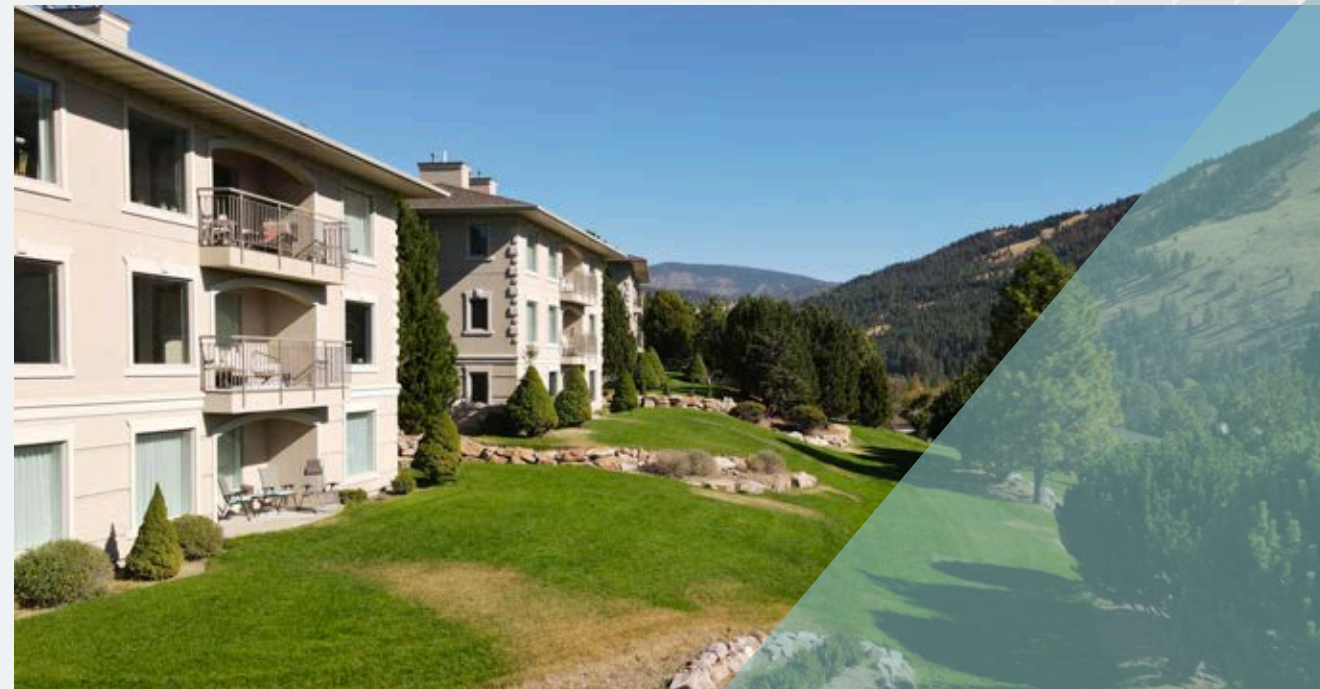
All data covers the trailing 12 months

RENTS BY TYPE

| | T12 Ending 1.1.2025 | T12 Ending 1.1.2026 | Change |
|--------------------------|------------------------|------------------------|----------|
| Studio | \$998.97 | \$1,010.84 | 1.19% ↑ |
| One-Bedroom | \$1,242.80 | \$1,293.88 | 4.11% ↑ |
| Two-Bedroom One-Bath | \$1,469.67 | \$1,473.05 | 0.23% ↑ |
| Two-Bedroom Two-Bath | \$1,679.73 | \$1,855.42 | 10.46% ↑ |
| Three-Bedroom One-Bath | \$1,679.06 | \$1,682.50 | 0.20% ↑ |
| Three-Bedroom Two-Bath | \$1,900.31 | \$2,159.77 | 13.65% ↑ |

MULTIFAMILY DEVELOPMENT PIPELINE

| | |
|----------------|-----|
| Construction | 353 |
| Permitting | 437 |
| Planning | 850 |
| Completed 2025 | 468 |



Missoula Air Service

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

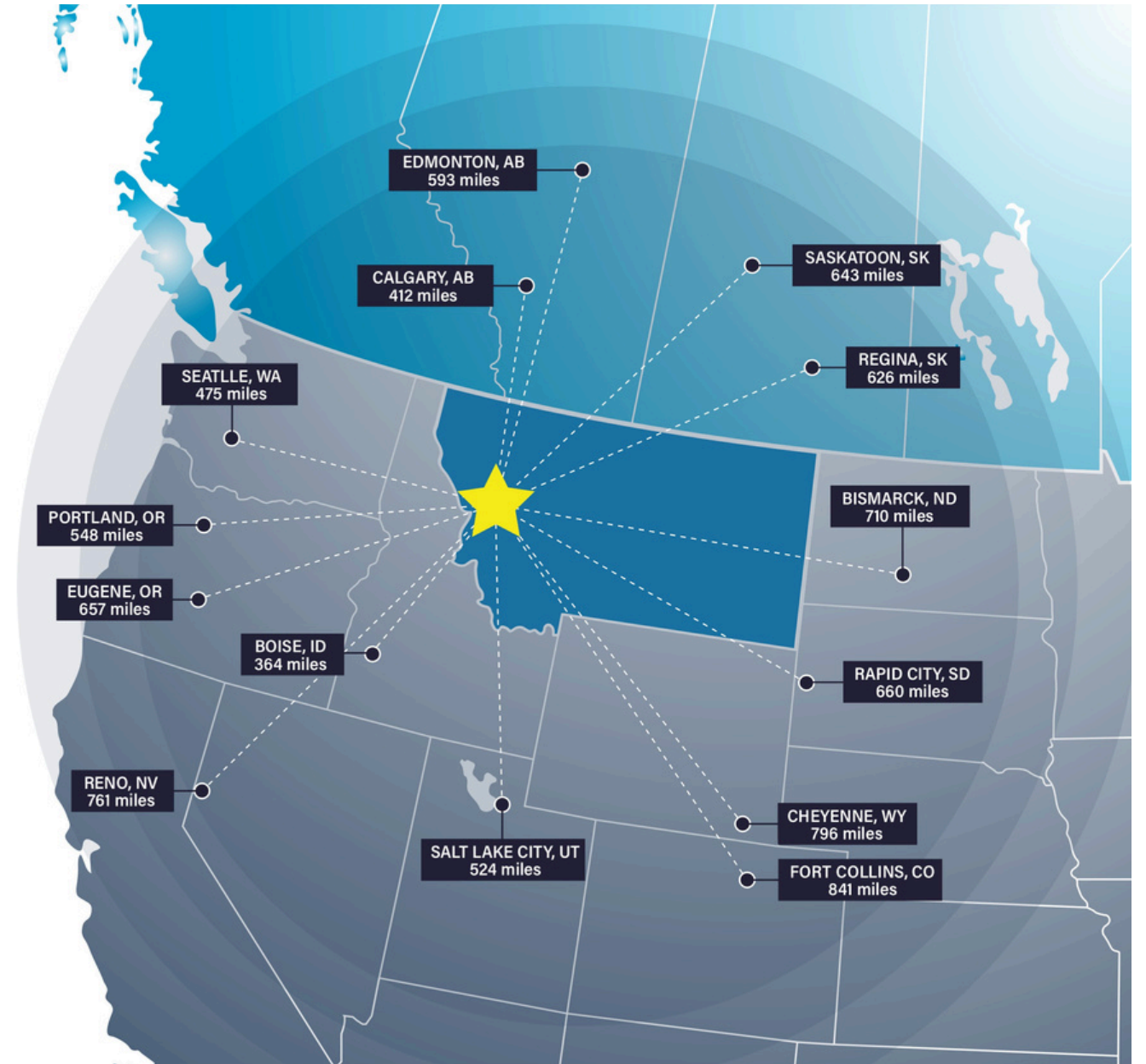


Missoula Access

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.



Top Employers

University of Montana

3,000+ employees

Missoula County Public Schools

1,000+ employees

St. Patrick Hospital

1000+ employees

Community Medical Center

1000+ employees

DirecTV

500+ 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



#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

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



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.



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.



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.

Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors its directors, officers, agents, advisors, affiliates, and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. SterlingCRE Advisors will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors, and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.