



SterlingCRE
ADVISORS

Prime 5-Acre Industrial Development Site in Missoula

6455 Butler Creek Road, Missoula,
Montana

±5.00 acres | Commercial Land

Exclusively listed by:

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406.203.3650



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Opportunity Overview

SterlingCRE Advisors is pleased to present a rare industrial development opportunity at Lot 3, Butler Creek Rd in Missoula, Montana. This ±5.00 acre parcel is located within the established Missoula Development Park industrial corridor with convenient access to Interstate 90, Expressway, and key regional transportation routes.

The property is zoned City of Missoula I-1 Light Industrial, allowing for a broad range of industrial, warehouse, contractor yard, distribution, and light manufacturing uses. Municipal water, sewer, and broadband services are available to the site, positioning the property for future industrial development.

The site offers relatively flat topography with meaningful scale for an owner-user seeking a centrally located industrial development opportunity within Missoula's increasingly constrained industrial land market. Nearby industrial users and continued growth throughout the Butler Creek corridor further support long-term demand for functional industrial product in this submarket.

A portion of the property is impacted by FEMA floodplain designations associated with Butler Creek, though nearby development activity within portions of the 0.2% floodplain demonstrates continued market confidence in the corridor. Buyers are encouraged to independently verify floodplain impacts and development feasibility.

Interactive Links

 [Link to Listing](#)

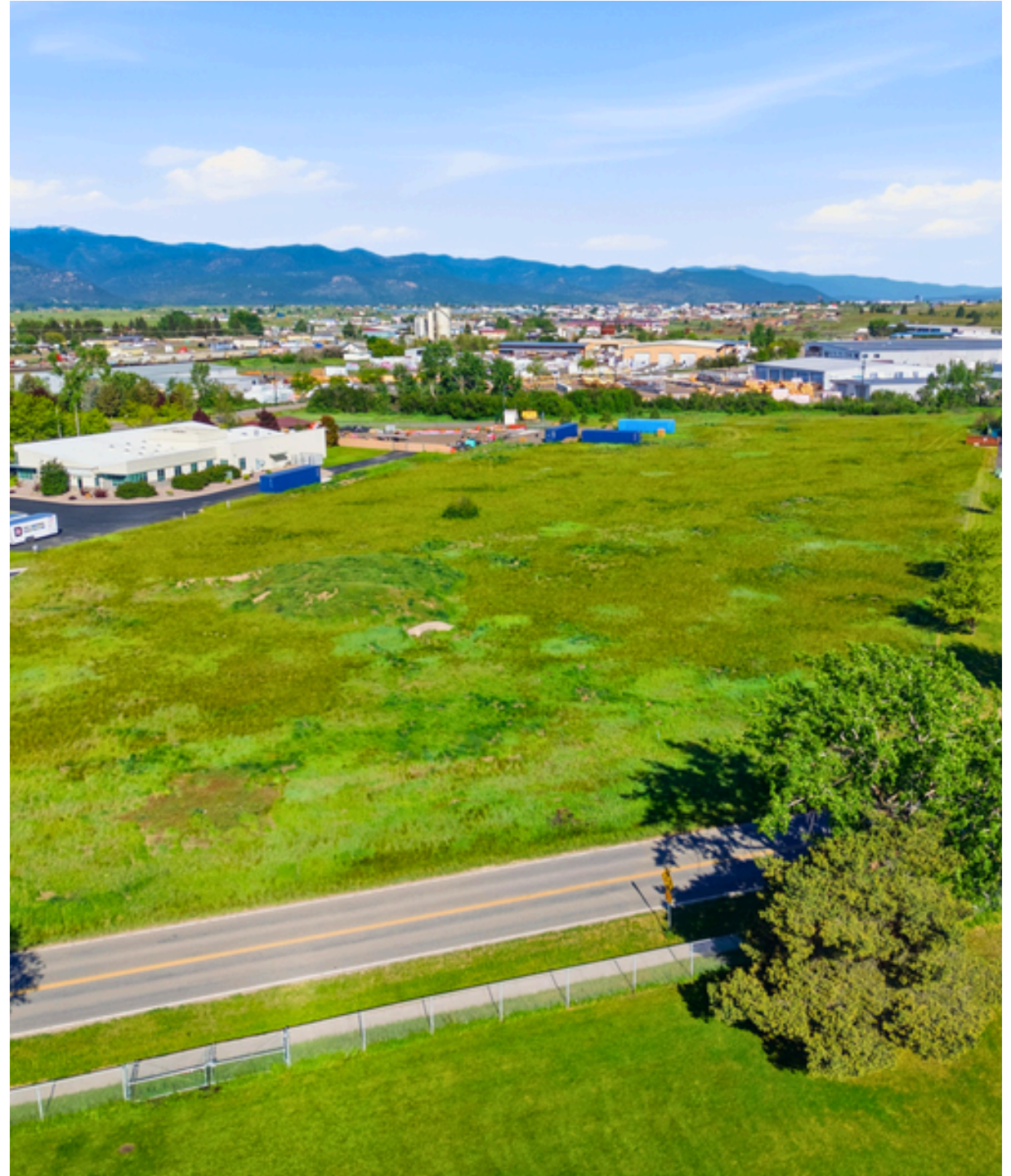
 [Street View](#)

Address	6455 Butler Creek Road, Missoula
Purchase Price	\$1,500,000
Property Type	Commercial Land
Total Acreage (Per CAMA)	Acreage: ±5.00
Square Footage (Per CAMA)	±217,800 SF
Price Per Square Foot	\$6.65/SF

Interactive Links

 [Link to Listing](#)

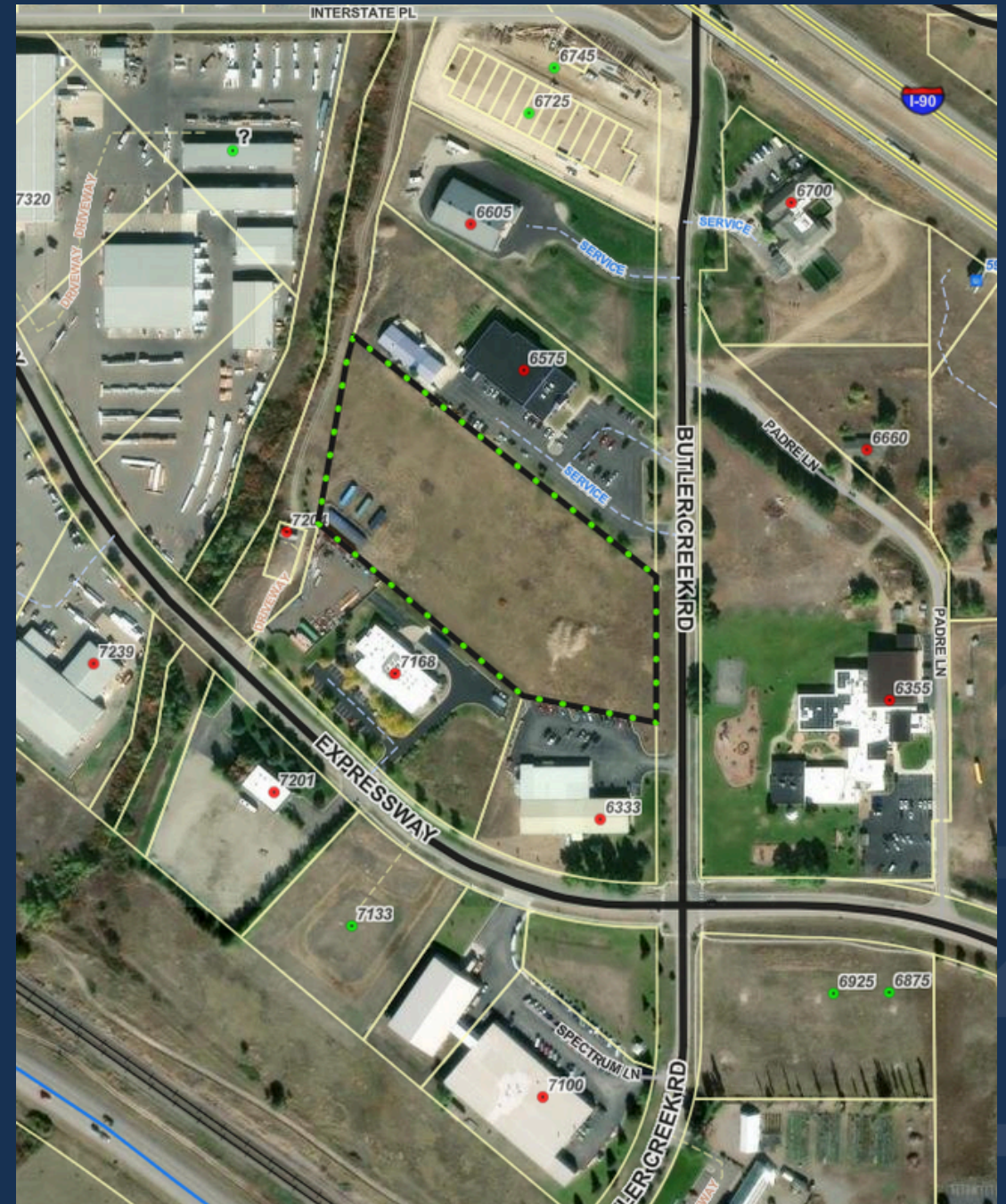
 [Street View](#)



Lot 3, Butler Creek Road

\$1,500,000

Land SF	±217,800 SF (± 5.0 Acres)
Geocode	04-2325-35-4-02-04-0000
Year Built/Renovated	N/A Vacant Land
Zoning	I-1 (Light Industrial)
Access	Paved access via Butler Creek Rd
Services	City water/sewer; broadband available
Taxes	\$21,773.75 (2025)
Interstate Proximity	±1.45 miles to I-90 via Expressway
Traffic Count	3,494 VPD (2024 AADT) via Expressway





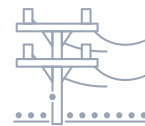
Established industrial corridor with convenient access to Interstate 90, Expressway, and key regional transportation routes



Municipal water, sewer, and broadband services available to the site



City of Missoula I-1 Light Industrial zoning allows for a broad range of industrial and light manufacturing uses



Utility-served industrial land opportunity in Missoula's increasingly constrained industrial market



Relatively flat topography favorable for future industrial construction



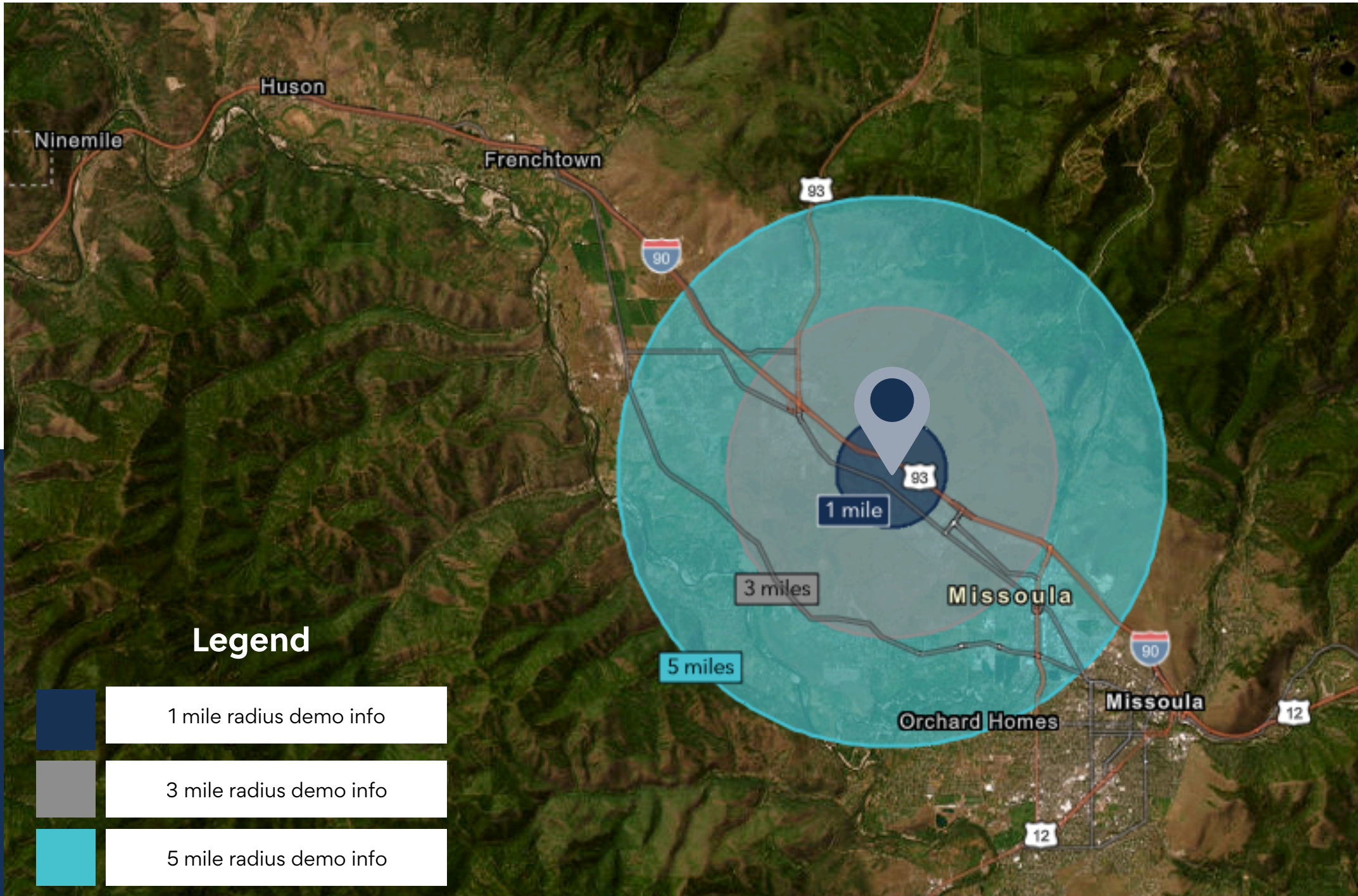
LOCATION



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Image Courtesy of Google Earth



Key Facts

KEY FACTS

3 miles

9,756

Population

39.3

Median Age

2.5

Average Household Size

\$96,069

Median Household Income

2,626

2023 Owner Occupied Housing Units (Esri)

1,243

2023 Renter Occupied Housing Units (Esri)



494

Total Businesses



6,035

Total Employees

BUSINESS

3 miles

HOUSING STATS

3 miles



\$565,865

Median Home Value



\$13,674

Average Spent on Mortgage & Basics



\$1,270

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.4%)

The smallest group: \$25,000 - \$34,999 (4.6%)

3 miles

Indicator ▲	Value	Diff
<\$15,000	6.9%	-1.8%
\$15,000 - \$24,999	4.9%	-1.6%
\$25,000 - \$34,999	4.6%	-2.9%
\$35,000 - \$49,999	11.1%	+1.2%
\$50,000 - \$74,999	9.2%	-6.1%
\$75,000 - \$99,999	15.2%	+0.9%
\$100,000 - \$149,999	23.4%	+4.8%
\$150,000 - \$199,999	12.7%	+3.1%
\$200,000+	11.9%	+2.4%

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana United States	United States of America United States	Variables	1 mile	3 miles	5 miles
2022 Total Population	786	9,756	26,204	24,014	123,770	1,144,799	339,887,819	2022 Per Capita Income	\$57,562	\$48,205	\$48,803
2022 Household Population	786	9,754	25,804	23,559	120,643	1,115,471	331,671,159	2022 Median Household Income	\$100,284	\$96,069	\$86,186
2022 Family Population	655	7,789	18,923	17,158	85,153	851,883	264,093,561	2022 Average Household Income	\$141,595	\$119,092	\$113,257
2027 Total Population	928	11,009	28,470	26,248	128,306	1,205,657	347,149,422	2027 Per Capita Income	\$66,639	\$55,643	\$55,585
2027 Household Population	927	11,007	28,070	25,793	125,179	1,176,329	338,932,762	2027 Median Household Income	\$117,696	\$108,526	\$99,092
2027 Family Population	772	8,751	20,487	18,749	88,019	895,113	269,093,856	2027 Average Household Income	\$161,814	\$136,263	\$128,238

This infographic contains data provided by Esri, Esri-U.S. BLS, ACS, Esri Data Axle. The vintage of the data is 2025, 2030, 2019-2023.

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PROPERTY DETAILS



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PRELIMINARY PLAN
MISSOULA DEVELOPMENT PARK

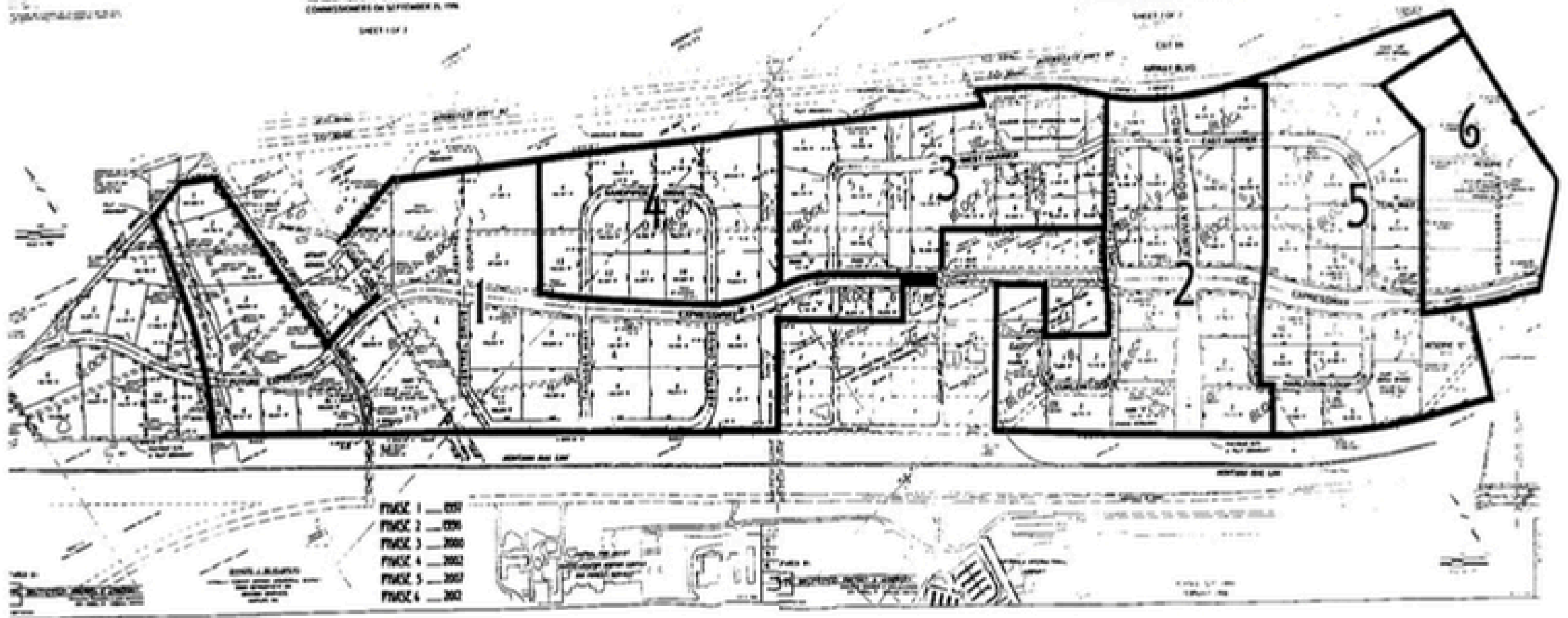
AS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 21, 1966

SHEET 1 OF 2

PRELIMINARY PLAN
MISSOULA DEVELOPMENT PARK

AS ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS ON SEPTEMBER 21, 1966

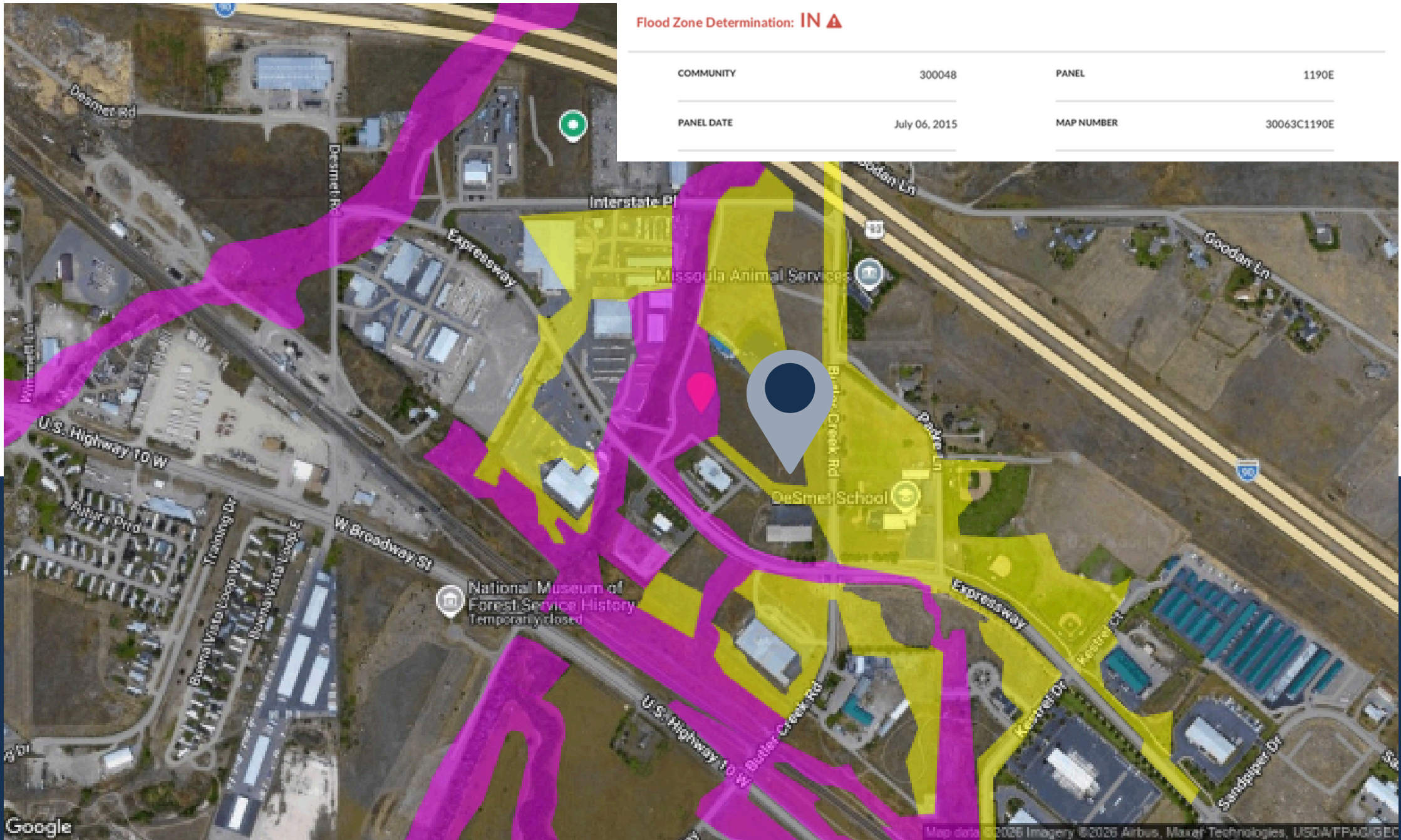
SHEET 2 OF 2




- PHASE 1 — 120
- PHASE 2 — 120
- PHASE 3 — 120
- PHASE 4 — 120
- PHASE 5 — 120
- PHASE 6 — 120

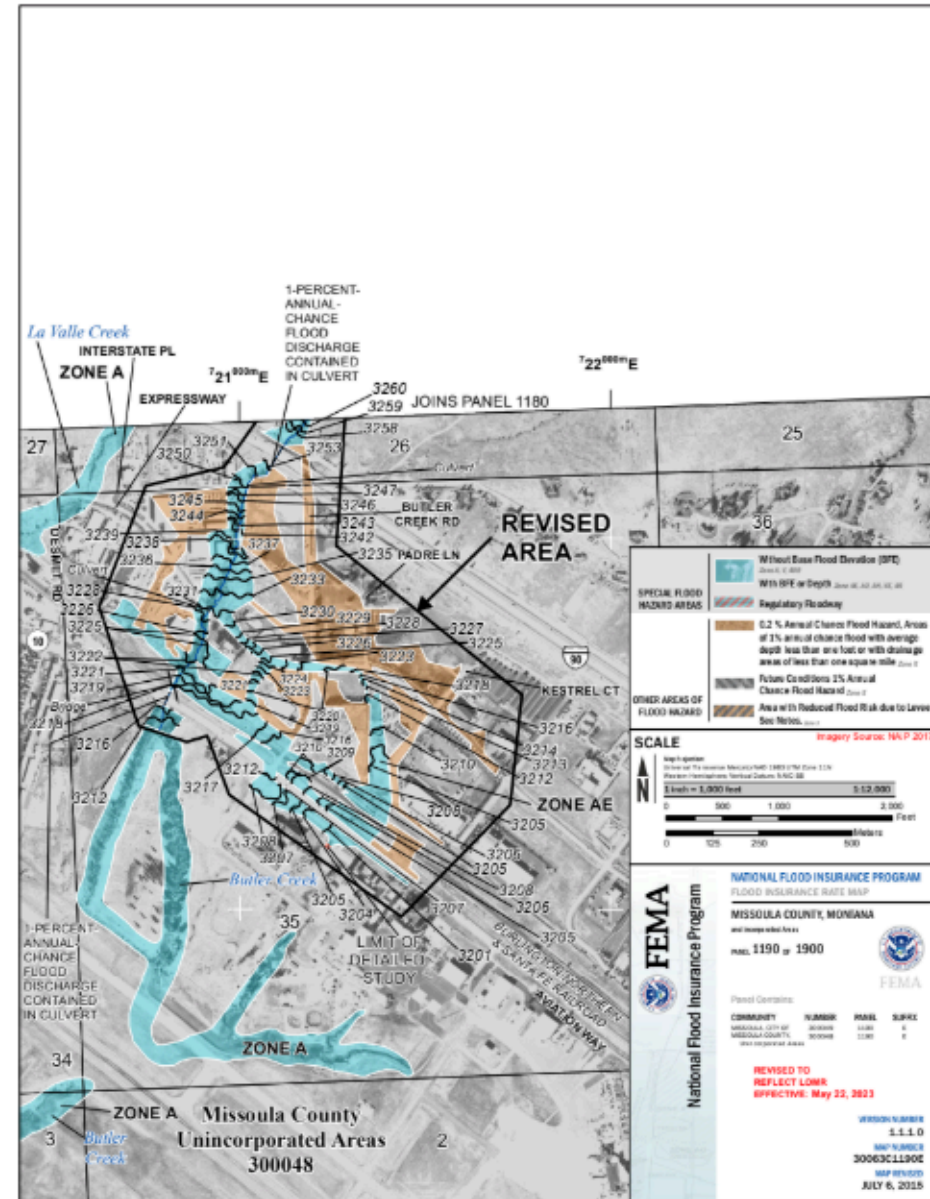
Flood Zone Determination: IN 

COMMUNITY	300048	PANEL	1190E
PANEL DATE	July 06, 2015	MAP NUMBER	30063C1190E



Flood Zones:  X500 or B Zone  A Zone  V Zone  D Zone  Floodway  CBRA

Page 1 of 5	Issue Date: January 3, 2023	Effective Date: May 22, 2023	Case No.: 22-08-0126P	LCMR-APP
 Federal Emergency Management Agency Washington, D.C. 20472				
LETTER OF MAP REVISION DETERMINATION DOCUMENT				
COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST	
COMMUNITY	City of Missoula Missoula County Montana	NO PROJECT	2D HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS UPDATED TOPOGRAPHIC DATA BASE MAP CHANGES	
	COMMUNITY NO.: 300048			
IDENTIFIER	Butler Creek	APPROXIMATE LATITUDE AND LONGITUDE: 46.934, -114.097 SOURCE: Other DATUM: NAD 83		
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES		
TYPE: FIRM*	NO: 30063C1190E DATE: July 6, 2015	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: March 7, 2019 PROFILE: 18SP (NEW) SUMMARY OF DISCHARGES TABLE: 10		
Enclosures reflect changes to flooding sources affected by this revision. * FIRM - Flood Insurance Rate Map				
FLOODING SOURCE AND REVISED REACH				
Butler Creek - From approximately 310 feet downstream of U.S. Highway 10 West to approximately 1,180 feet upstream of I-90.				
SUMMARY OF REVISIONS				
Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Butler Creek	No BFEs* Zone A Zone X (Unshaded)	BFEs Zone AE Zone X (Shaded)	YES YES YES	NONE YES NONE
* BFEs - Base Flood Elevations				
DETERMINATION				
This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.				
This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Mapping and Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community. https://www.fema.gov/disaster				
 Patrick Tibbo, P.E., Branch Chief Engineering Services Branch Federal Insurance and Mitigation Administration			22-08-0126P	102-I-A-C





Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
7	Minesinger-Bigarm complex, 0 to 4 percent slopes	19.4	98.4%
8	Minesinger-Bigarm complex, 4 to 15 percent slopes	0.3	1.6%
Totals for Area of Interest		19.8	100.0%

Parcel Address: BUTLER CREEK RD

Owner: DICK ANDERSON CONSTRUCTION INC

T22 Zoning: I-1

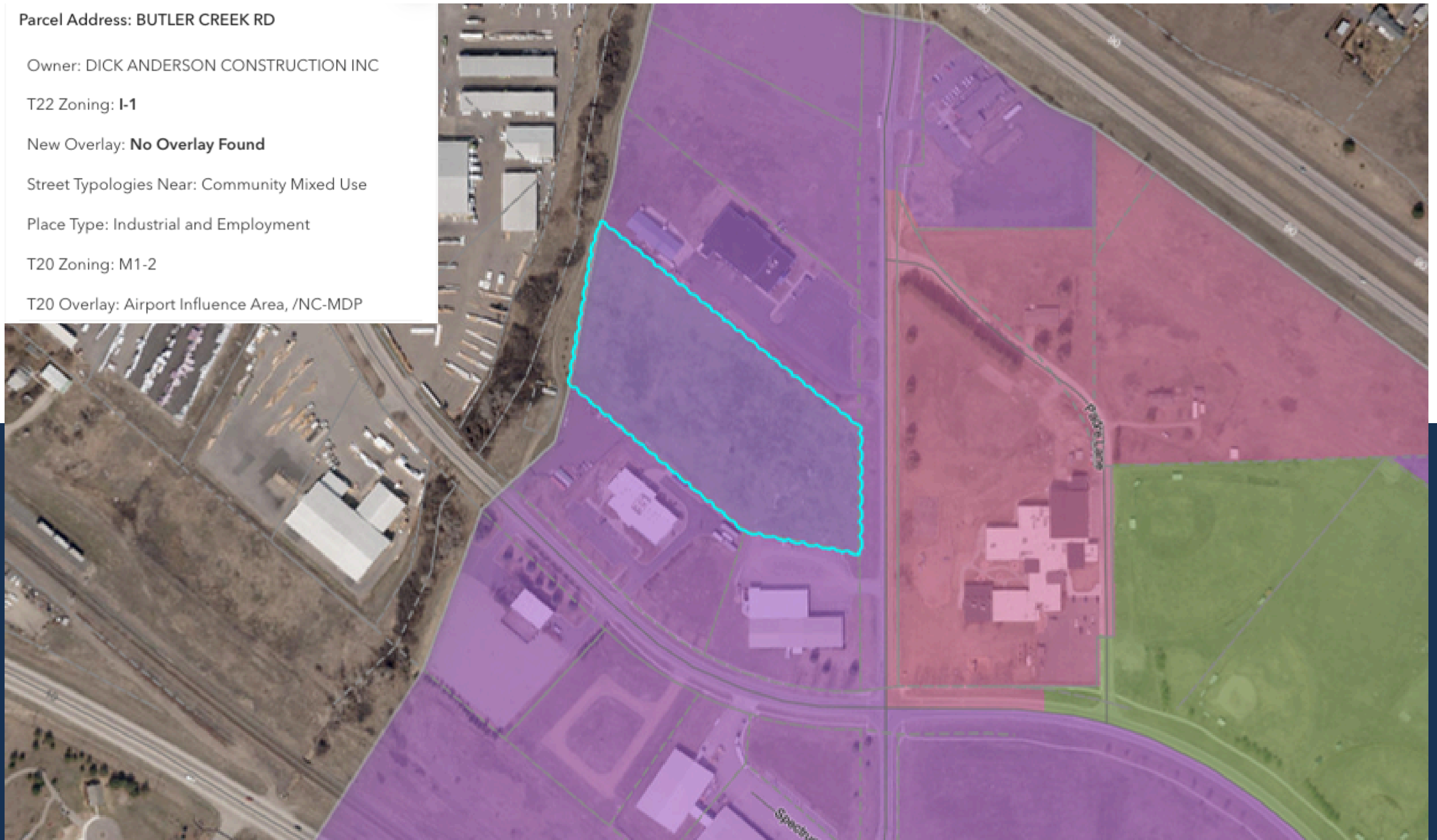
New Overlay: **No Overlay Found**

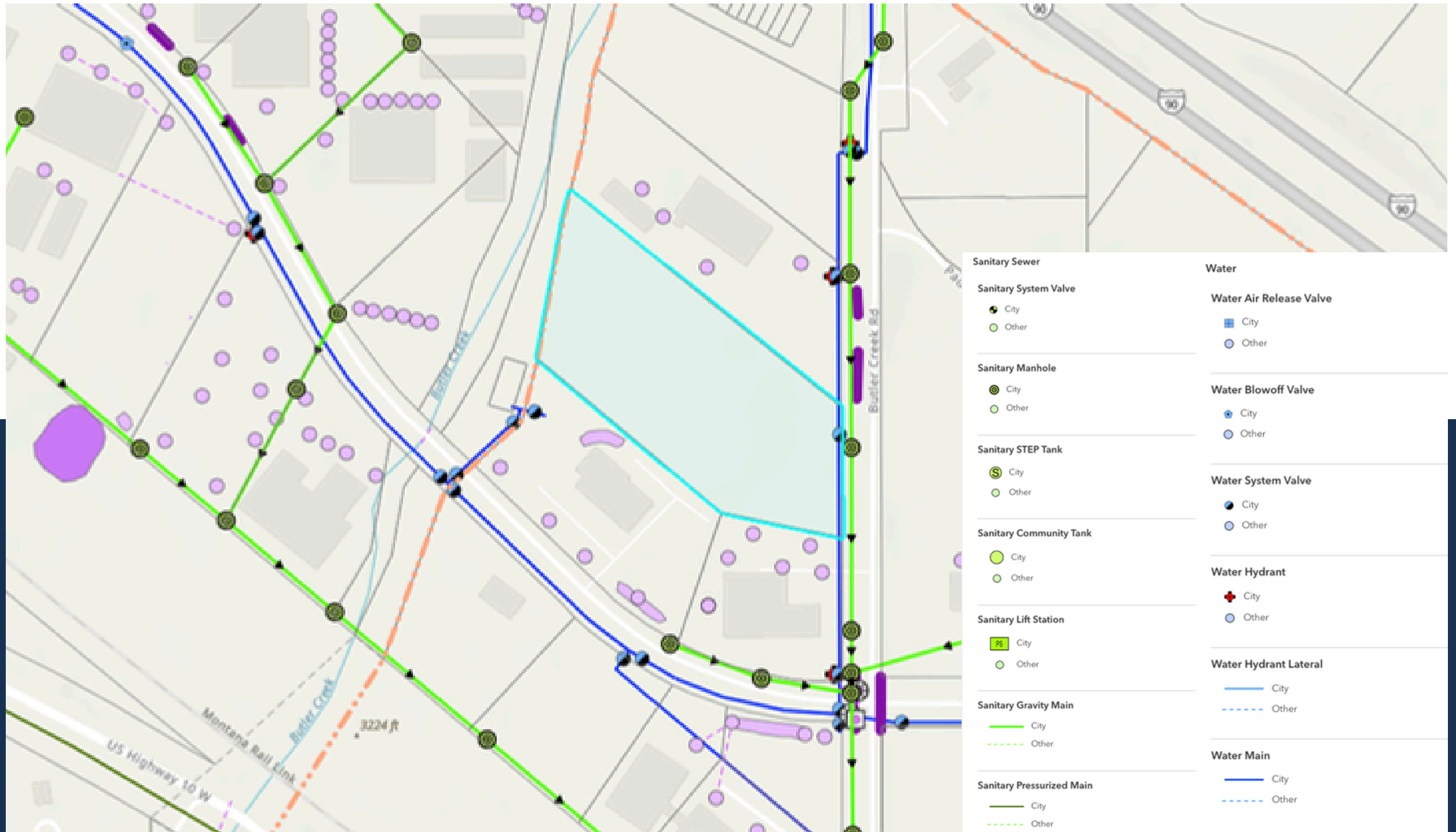
Street Typologies Near: Community Mixed Use

Place Type: Industrial and Employment

T20 Zoning: M1-2

T20 Overlay: Airport Influence Area, /NC-MDP





Utilities Map



Topo Map (0.5 Feet Contours)

Missoula Air Service

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

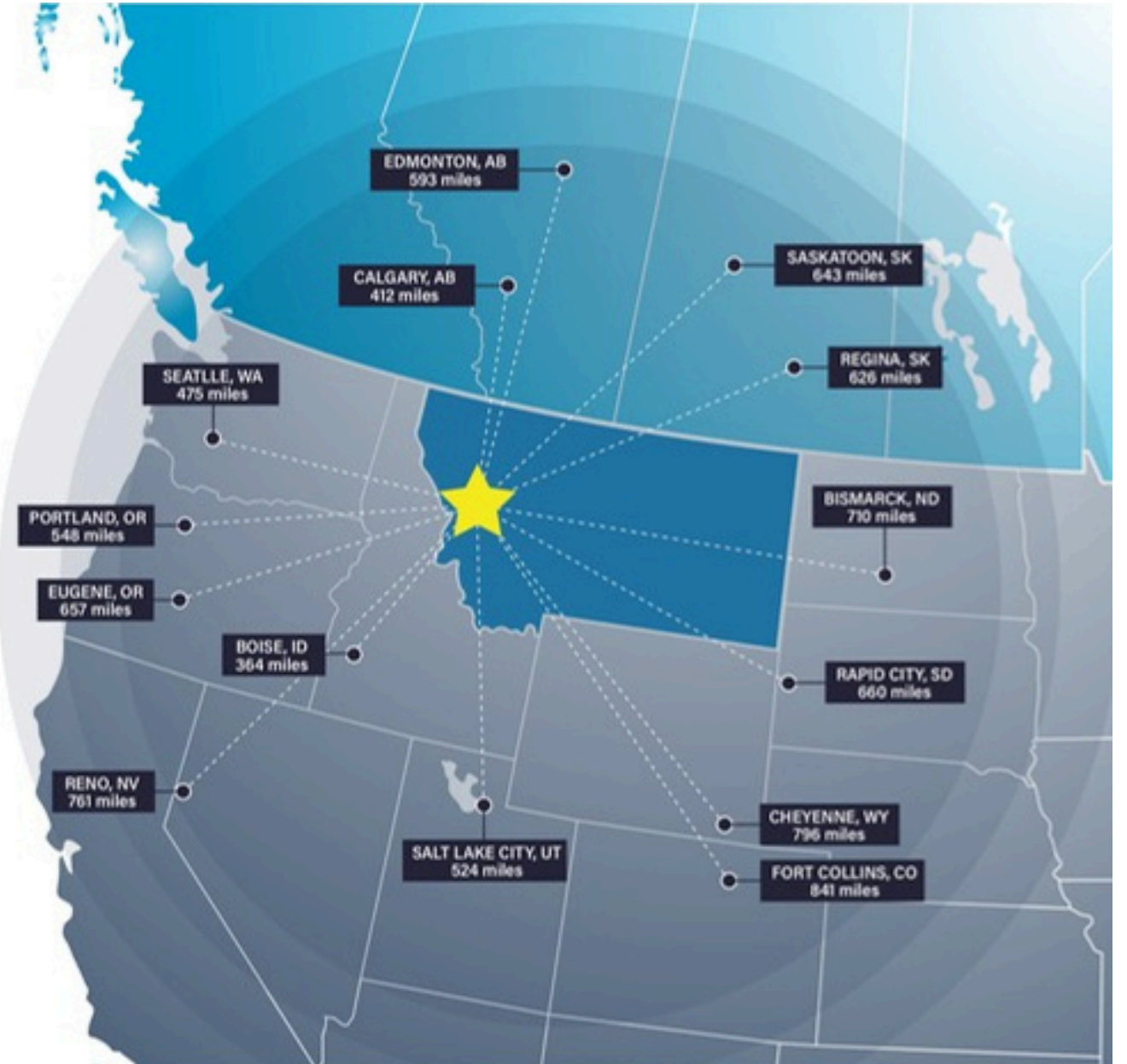


Missoula Access

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

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 | Imi.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 Advisor and 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.



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.



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.

Brokerage Advisors



CONNOR MCMAHON

Commercial Real Estate Advisor

Connor McMahon specializes in retail transactions, market penetration strategies, and complex lease negotiations. With a transaction volume exceeding \$150 million, Connor has successfully represented a diverse range of clients, from small businesses to Fortune 500 companies.



KARA HOGAN, CCIM

Commercial Real Estate Advisor

Kara has extensive deal management experience across Montana. She brings strong coordination, clear communication, and a steady approach to keeping complex transactions on track for owners, users, and investors throughout the Gallatin Valley.

Operations & Data Team



JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.



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.

Marketing Team



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.



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.

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Limiting Conditions Study outcomes are based on our analysis of the information available to us from our research as of the date of report creation. As such, we assume the client has offered correct and reliable information. Further, we assume the client has informed us about any issues that would affect project feasibility. The study is based on current and expected trends of the economy and real estate market. However, economic conditions change, as do real estate markets. As such, we insist that clients continuously track the economy and real estate market. We strongly encourage clients to revisit findings from the study continuously and to revisit key project assumptions periodically to ensure they are still justified. Given the changing market conditions and potential for shifting consumer preferences, projected and actual results will likely differ. Market conditions and projections frequently are different than expected. We do not express any form of assurance on the achievability of any pricing or absorption estimates of reasonableness of the underlying assumptions. The study assumes "normal" real estate market conditions and not conditions of an "up" or "down" market. Economic, employment, population & household growth and consumer confidence are assumed to occur more or less in accordance with current expectations. There are no assurances about the ability to secure needed project entitlements; in the cost of development or construction; in tax laws that favor or disfavor real estate markets; or in the availability and/or cost of capital and mortgage financing for real estate developers, owners and buyers. If any major change in market conditions occurs, this study analysis should be updated, with the conclusions and recommendations summarized herein reviewed and reevaluated. We have no responsibility to update our analysis for events and circumstances occurring after the date of our report. Clients are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this development.