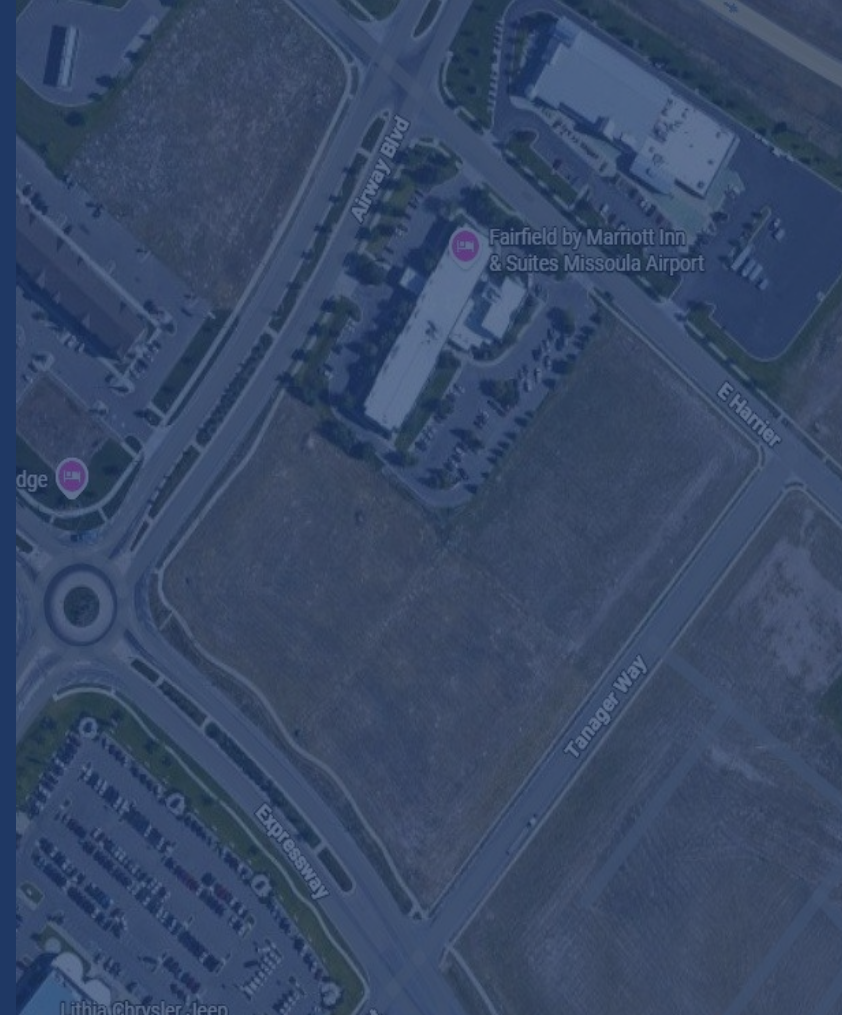


GROUND LEASE | BUILD-TO-SUIT | PAD SALE

Missoula Airport Corridor

Lots 2 & 3 | ±5.21 Acres | C2-2 Zoning

*East Harrier Drive & Expressway Boulevard
Missoula, Montana*



PROPERTY OVERVIEW

Missoula Airport Corridor | Lots 2 & 3

TOTAL ACREAGE

±5.21 AC

Available individually (±2.54 or ±2.67 AC)

ZONING

C2-2

NC-MDP Airport Blvd Corridor Overlay

DEAL STRUCTURE

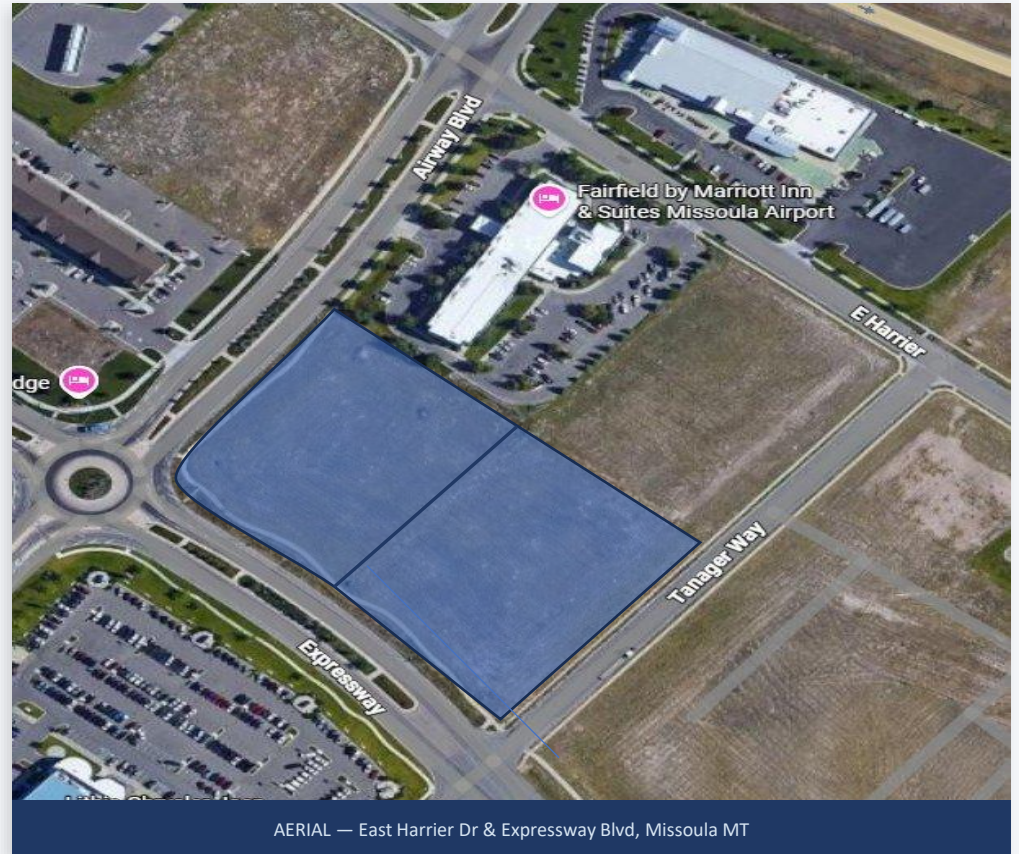
Flexible

Ground Lease · Build-to-Suit · Pad Sale

LAND USE REVIEW

Not Required

Zoning compliance review only at permit



LOT 2

Under Contract

Parcel Tax ID

3476205

Legal Description

Block 11, Lot 4A

Geocode

04-2199-01-1-02-17-0000

Area

±2.67 Acres (116,305 SF)

Proposed Uses

Automotive / QSR / Retail / Ground Lease

LOT 3

Under Contract

Parcel Tax ID

3476109

Legal Description

Block 11, Lot 3

Geocode

04-2199-01-1-02-16-0000

Area

±2.54 Acres (110,547 SF)

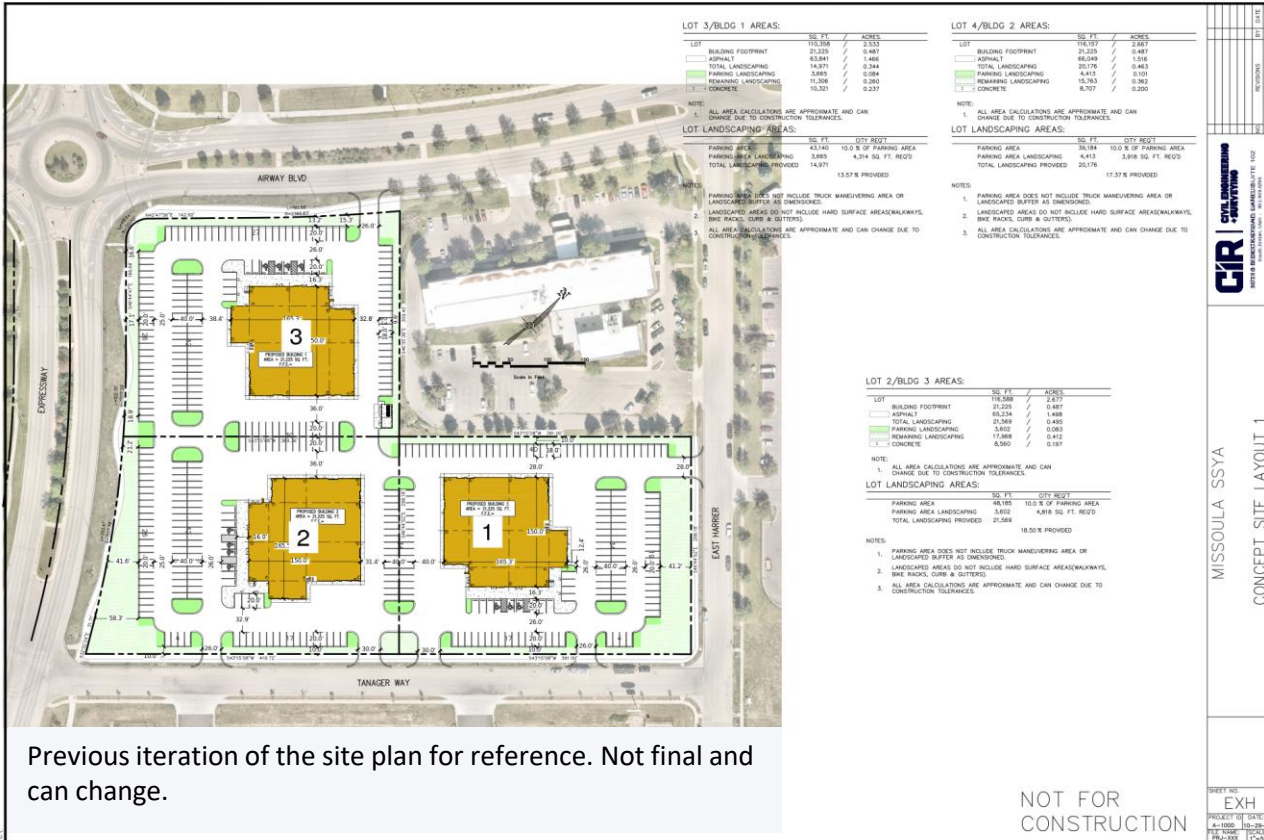
Proposed Uses

Fuel/C-Store / Automotive / QSR / Retail / Ground Lease

COMBINED: ±5.21 Acres | ±226,852 SF | Available Individually or Combined

CONCEPT SITE PLAN

Not for Construction | Stokes Stevenson



Previous iteration of the site plan for reference. Not final and can change.

NOT FOR CONSTRUCTION

SITE LEGEND

1

Lot 1 — Spoken for

2

Lot 2 — Available
±2.67 Acres

3

Lot 3 — Available
±2.54 Acres

Key Dimensions

Frontages:

- Expressway (150' ROW)
- E. Harrier Dr (80' ROW)
- Tanager Way (80' ROW)
- Airway Blvd (150' ROW)

ZONING & REGULATORY

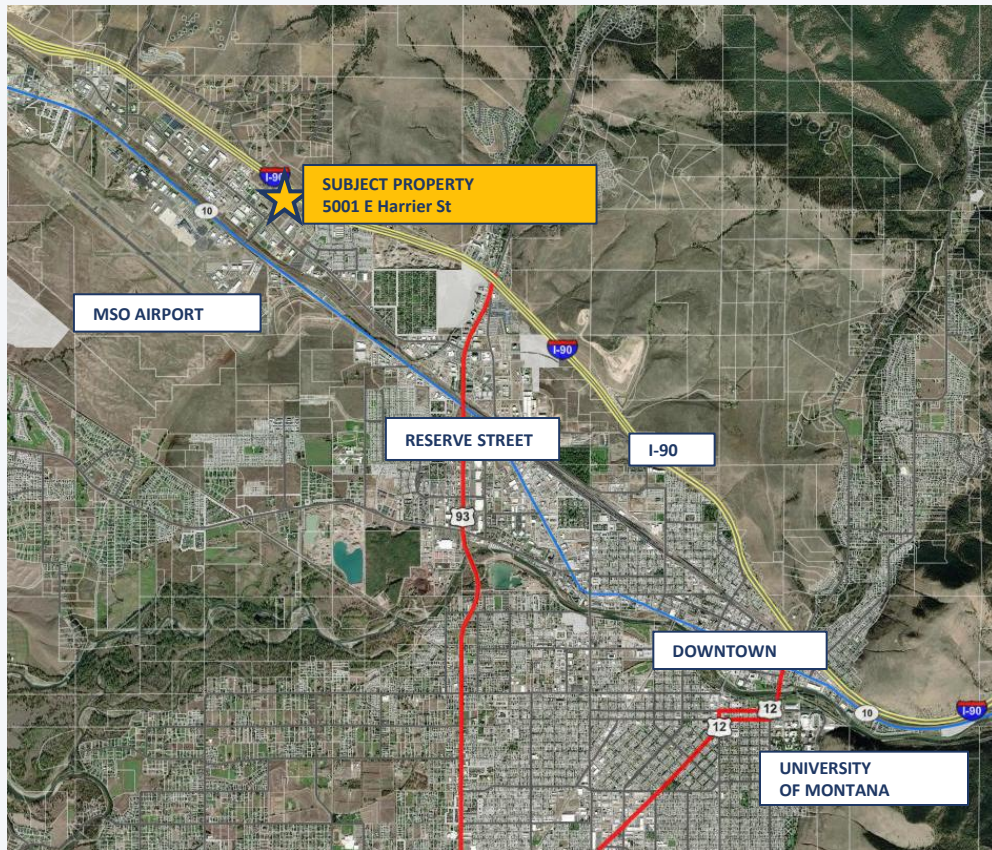
C2-2 — Community Commercial

Overlay: /NC-MDP — Airport Blvd Corridor / Airport Influence Area

✓ PERMITTED BY RIGHT

Vehicle Sales & Services | Light Equipment Sales/Rentals

| | |
|---------------------------------|----------------------------------------------------------------------------------------------------|
| Use Classification | Vehicle Sales & Services; Light Equipment Sales/Rentals — PERMITTED BY RIGHT |
| Land Use Review | NOT REQUIRED — zoning compliance review only at building permit application |
| Building Permit Timeline | 8–10 weeks for first commercial review; no special approval process triggered |
| Front Parking | PERMITTED — standard requiring rear parking does NOT apply in NC-MDP overlay (Title 20.25.075.D.5) |
| Vehicle Display | Vehicles displayed for direct sale do NOT require screening from ROW |
| Perimeter Landscaping | 20-foot buffer required along all ROW frontages (Airway, Expressway, E. Harrier, Tanager Way) |
| Interior Landscaping | 10% of paved vehicular/display area must be landscaped |
| Driveway — Expressway | One only — subject to City Engineer approval on location and size |
| Driveway — Airway Blvd | One only — requires Montana DOT approval prior to City Engineer review |
| Subdivision Required | NO — parcels are properly platted; no new subdivision application needed |



MARKET CONTEXT

120,000

Missoula Metro Population

1M+

MSO Airport Annual Passengers (2024 Record)

11,500

University of Montana Students

14

Nonstop Markets from MSO

±0.3 mi

Distance to I-90 Interchange

Adjacent

Missoula Montana Airport



LOCATION ADVANTAGE

6 AUTO BRANDS

Within 0.5 mile

Chevrolet, Subaru, Kia, CDJR, Ford, Toyota along Grizzly Ct & Trumpeter Ct

6 FLAGGED HOTELS

Expressway / Reserve – within 1 mile

Staybridge, Holiday Inn Express, Fairfield, Hilton Garden, TownePlace, StoneCreek

MSO AIRPORT

Runway directly north

1M+ passengers 2024 — small-hub FAA classification

I-90 ACCESS

±0.3 mi to interchange

Reserve St / I-90 cloverleaf — east-west interstate frontage

FOR MORE INFORMATION

Chandler Obray

Development Manager | Stokes Stevenson

chandler@stokesstevenson.com
(801) 510-9072

PROPERTY SUMMARY

Address: 5001 East Harrier Drive, Missoula, MT 59808

Lot 2 Parcel: 3476205 (±2.67 AC) — Under Contract

Lot 3 Parcel: 3476109 (±2.54 AC) — Under Contract

Zoning: C2-2 / NC-MDP Airport Blvd Corridor Overlay

Structure: Ground Lease · Build-to-Suit NNN · Pad Sale

