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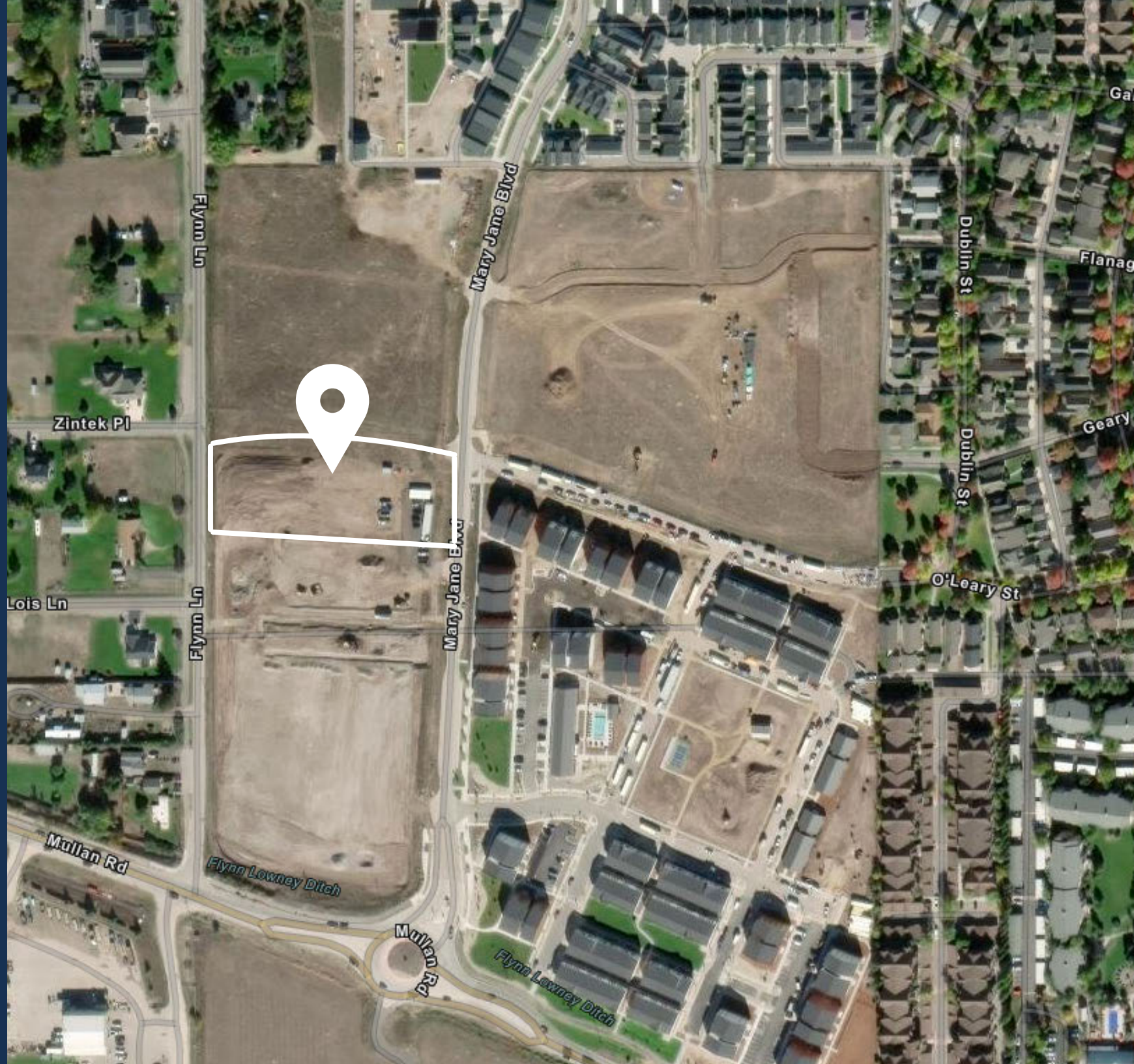
Build Ready Site in Fast-Growing Neighborhood

TBD Mary Jane Boulevard
Missoula, Montana

1.49 acres | Residential & Mixed Use

Exclusively listed by:

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Opportunity Overview

Don't miss this opportunity to acquire ±1.49 acres at the corner of Mary Jane Boulevard and Flynn Lane. The site is located in the Mullan and Reserve submarket, where roughly 1,500 new multifamily units have been built since 2021, more than half of Missoula's recent multifamily growth. Three major residential projects are underway nearby, including 170 units of senior housing and the Snow Farm apartments, putting the site within walking distance of hundreds of existing and future households.

The site is near the North Reserve Street retail corridor and has U-MU1 zoning, allowing residential, retail, office, or mixed-use development. The area has a large retail and medical concentration close by but little community-serving retail of its own, leaving demand for a project that serves the neighborhood directly.

Residential development is allowed up to 21 dwelling units per acre under current zoning and development agreements. This should permit around 30 units of apartments, townhomes or mixed-use development.

Interactive Links

 [Link to Listing](#)

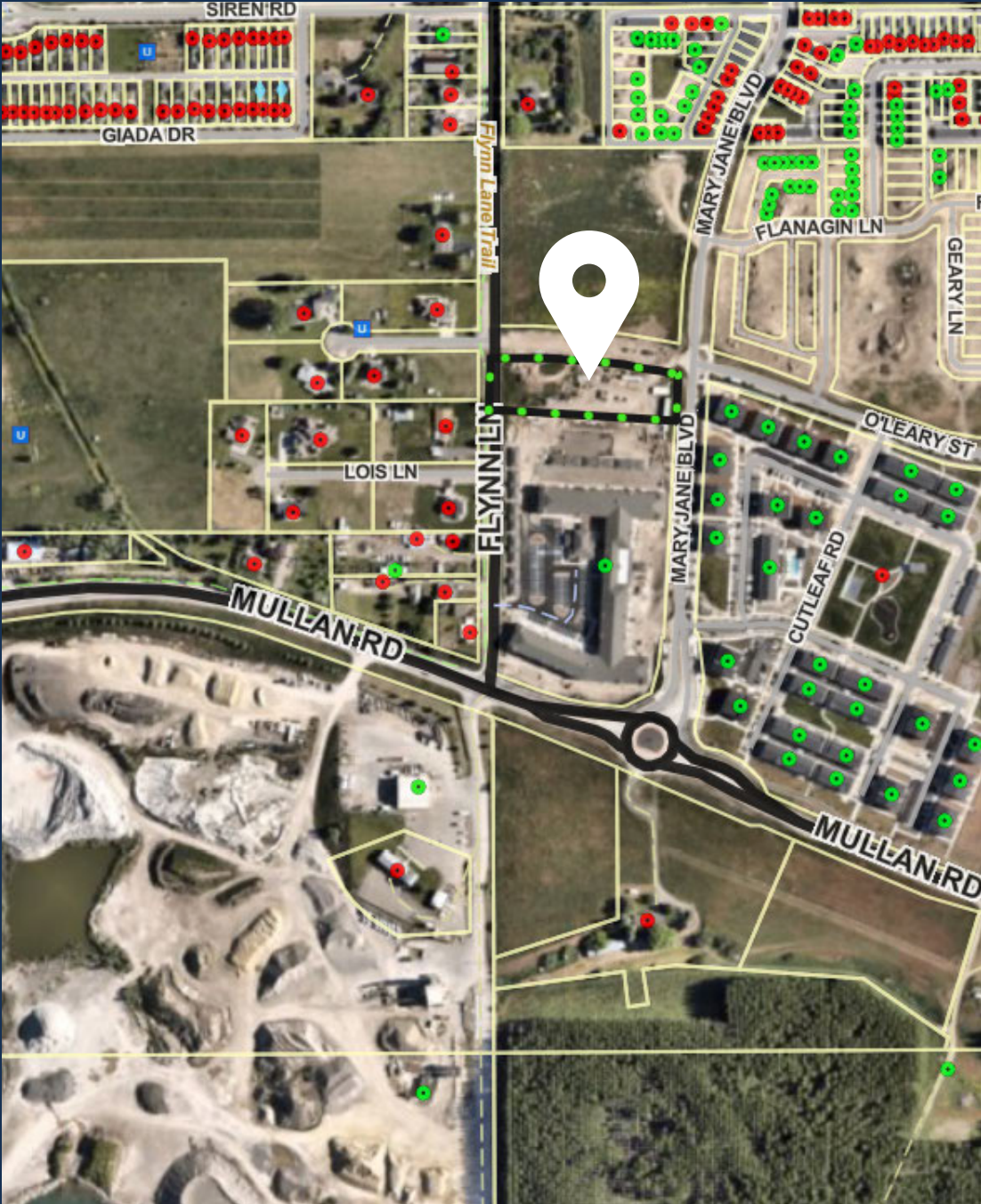
 [Street View](#)

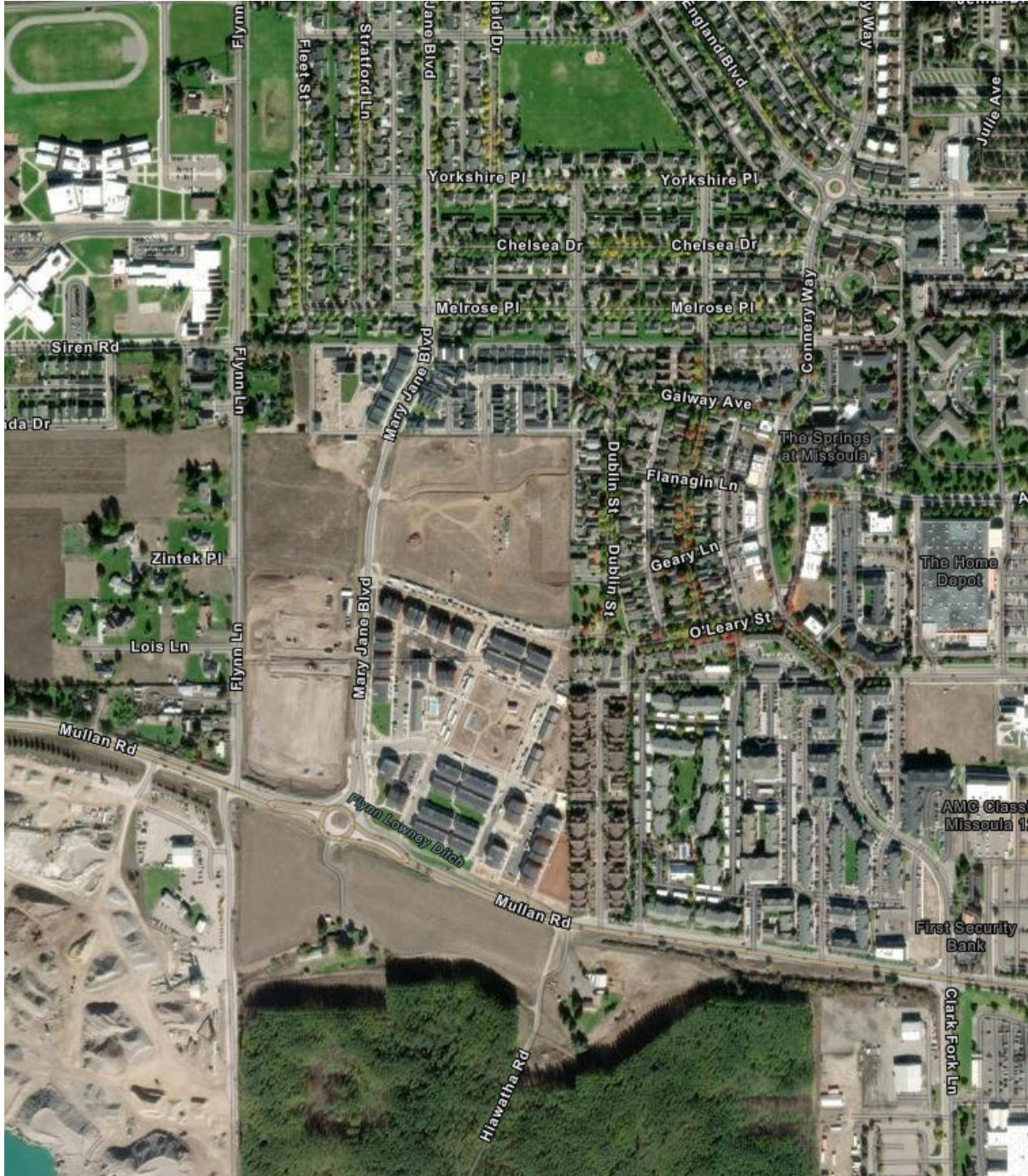
Address	TBD Mary Jane Boulevard Missoula, Montana
Purchase Price	\$830,000
Property Type	Commercial Land
Total Acreage	±1.49 Acres (Gross)
Zoning	Missoula U-MU1
Utilities	City water & sewer to site

TBD Mary Jane Boulevard

\$830,000

Parcel Size	±1.49 Acres ±64,904 SF
Geocode	04-2200-18-2-08-03-0000
Zoning	City of Missoula U-MU1
Access	Via Mary Jane Boulevard & O’Leary Street
Services	City water & sewer
Taxes	\$2,497.63 (2025)
Traffic Count	±12,769 AADT on Mullan Road ±2,185 AADT on Flynn Lane
Interstate Proximity	±3 miles to I-90 & North Reserve





Convenient Access from Mary Jane Boulevard or Flynn Lane



Permissive U-MU1 zoning allows for high-density residential (21 du/ac) and various commercial uses



O'Leary Street extension will be completed by Q2 2026



Fast growing residential area with hundreds of new apartments and housing units recently built or under construction



Shovel-ready flat site with soils that are conducive to development. All utilities in the street.

LOCATION

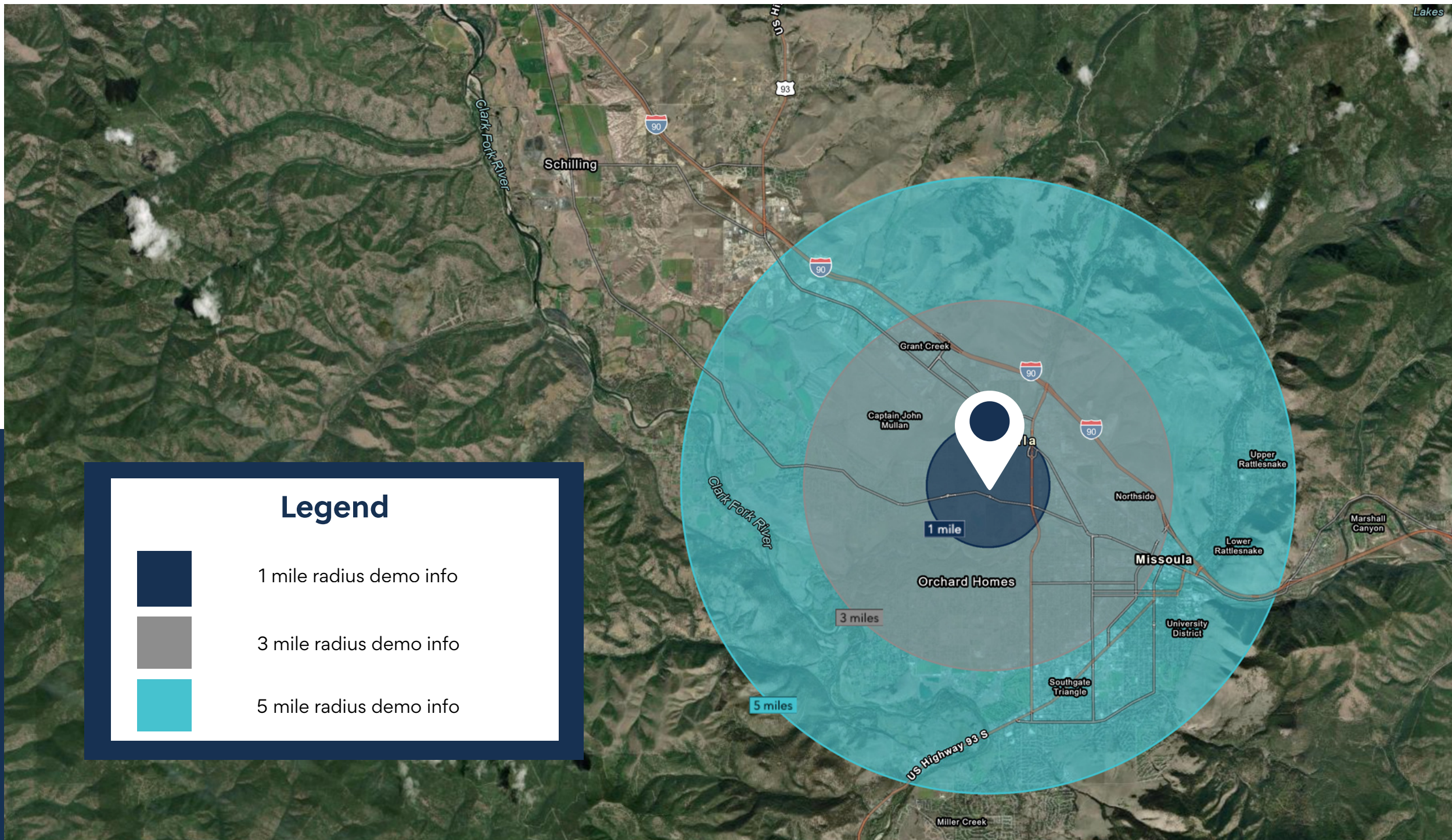


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Image Courtesy of Google Earth





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

1 mile

6,711

Population

38.3

Median Age

2.0

Average Household Size

\$84,608

Median Household
Income

1,737

2023 Owner Occupied
Housing Units (Esri)

1,655

2023 Renter Occupied Housing
Units (Esri)

BUSINESS

1 mile



316

2026 Total Businesses (NAICS)



4,276

2026 Total Employees (NAICS)

HOUSING STATS

1 mile



\$448,936

Median Home Value



\$10,596

Average Spent on
Mortgage & Basics



\$1,245

Median Contract Rent

2026 Households by income (Esri)

1 mile

The largest group: \$100,000 - \$149,999 (27.2%)

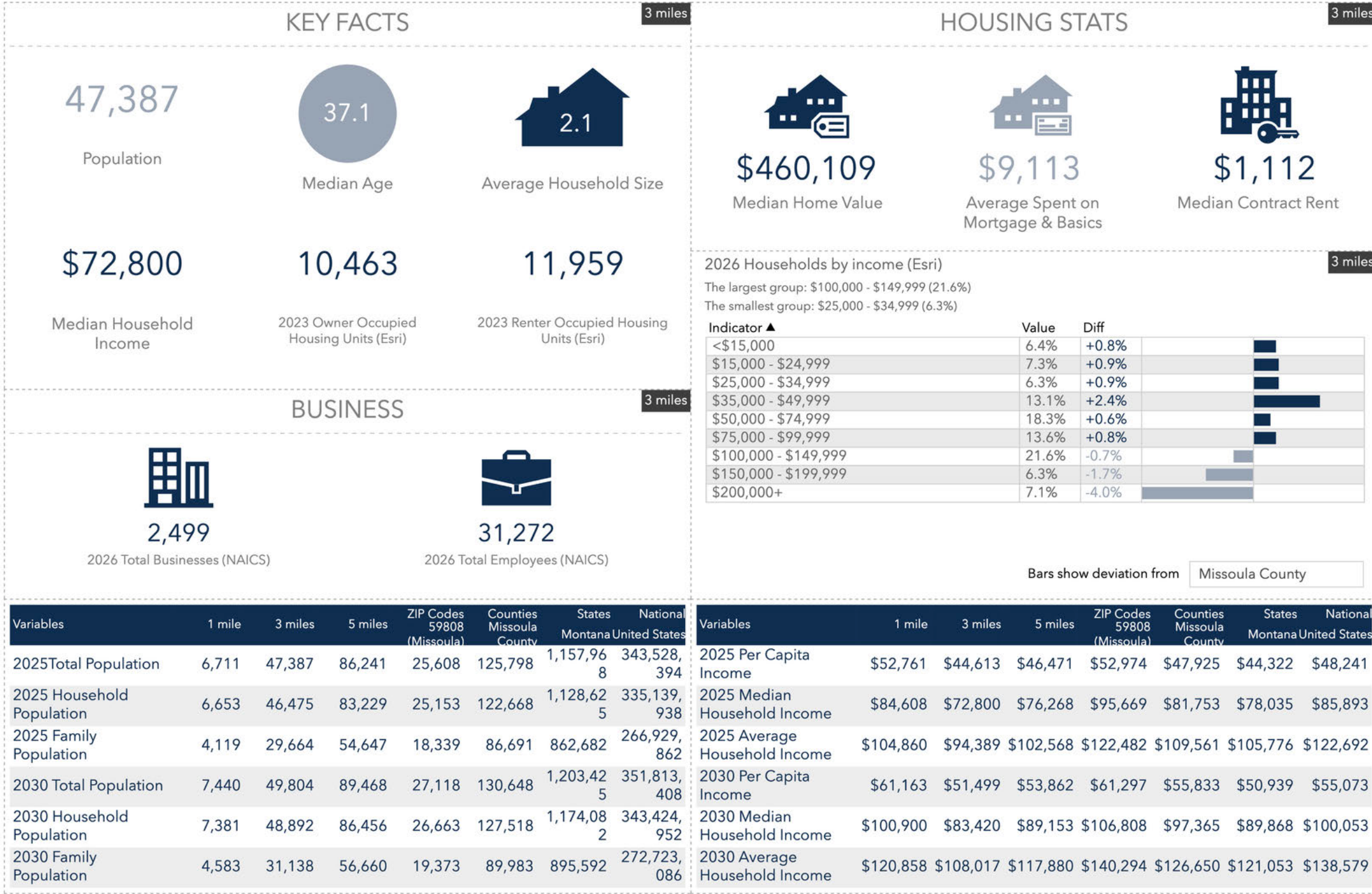
The smallest group: \$15,000 - \$24,999 (5.7%)

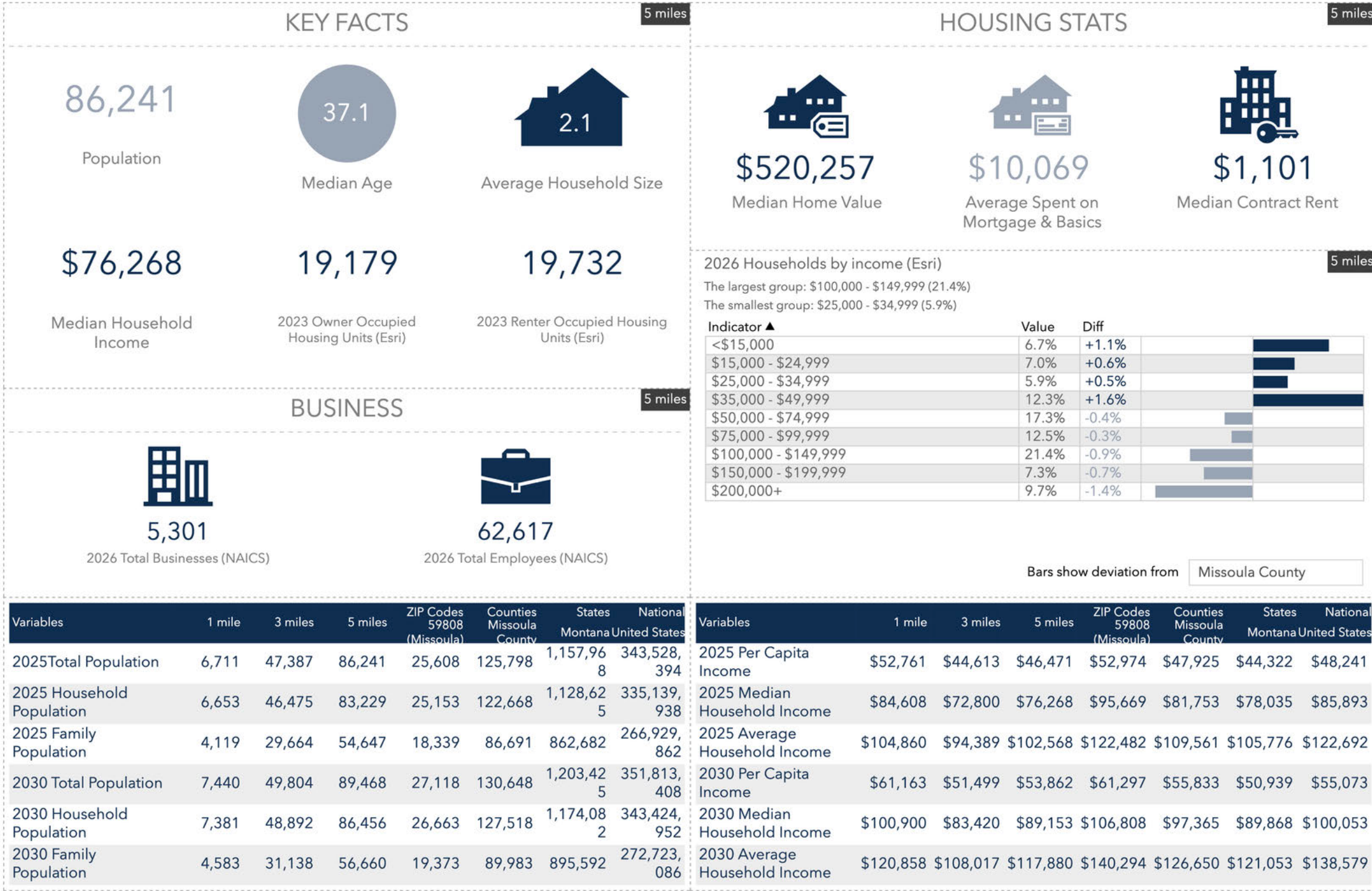
Indicator ▲	Value	Diff	
<\$15,000	5.9%	+0.3%	
\$15,000 - \$24,999	5.7%	-0.7%	
\$25,000 - \$34,999	6.1%	+0.7%	
\$35,000 - \$49,999	13.4%	+2.7%	
\$50,000 - \$74,999	13.7%	-4.0%	
\$75,000 - \$99,999	11.6%	-1.2%	
\$100,000 - \$149,999	27.2%	+4.9%	
\$150,000 - \$199,999	7.5%	-0.5%	
\$200,000+	8.8%	-2.3%	

Bars show deviation from Missoula County

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	National United States
2025 Total Population	6,711	47,387	86,241	25,608	125,798	1,157,968	343,528,394
2025 Household Population	6,653	46,475	83,229	25,153	122,668	1,128,625	335,139,938
2025 Family Population	4,119	29,664	54,647	18,339	86,691	862,682	266,929,862
2030 Total Population	7,440	49,804	89,468	27,118	130,648	1,203,425	351,813,408
2030 Household Population	7,381	48,892	86,456	26,663	127,518	1,174,082	343,424,952
2030 Family Population	4,583	31,138	56,660	19,373	89,983	895,592	272,723,086

Variables	1 mile	3 miles	5 miles	ZIP Codes 59808 (Missoula)	Counties Missoula County	States Montana	National United States
2025 Per Capita Income	\$52,761	\$44,613	\$46,471	\$52,974	\$47,925	\$44,322	\$48,241
2025 Median Household Income	\$84,608	\$72,800	\$76,268	\$95,669	\$81,753	\$78,035	\$85,893
2025 Average Household Income	\$104,860	\$94,389	\$102,568	\$122,482	\$109,561	\$105,776	\$122,692
2030 Per Capita Income	\$61,163	\$51,499	\$53,862	\$61,297	\$55,833	\$50,939	\$55,073
2030 Median Household Income	\$100,900	\$83,420	\$89,153	\$106,808	\$97,365	\$89,868	\$100,053
2030 Average Household Income	\$120,858	\$108,017	\$117,880	\$140,294	\$126,650	\$121,053	\$138,579





PROPERTY DETAILS



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CERTIFICATE OF SURVEY

LOCATED IN THE NW1/4 OF SECTION 18, T.13N., R.19W., P.M.M., CITY OF MISSOULA, MISSOULA COUNTY, MONTANA



PERIMETER LEGAL DESCRIPTION:

TRACT 1 OF CERTIFICATE OF SURVEY NO. 5023 AND TRACT 4 OF CERTIFICATE OF SURVEY NO. 6817, RECORDS OF MISSOULA COUNTY, LOCATED IN THE NORTHWEST ONE-QUARTER (NW1/4) OF SECTION 18, TOWNSHIP 13 NORTH, RANGE 19 WEST, PRINCIPAL MERIDIAN MONTANA, MISSOULA COUNTY, MONTANA.

PURPOSE OF SURVEY:

THE PURPOSE OF THIS SURVEY IS TO RELOCATE COMMON BOUNDARY LINES OUTSIDE OF A PLATTED SUBDIVISION.

CERTIFICATE OF OWNER:

THE UNDERSIGNED HEREBY CERTIFIES THAT THIS SURVEY IS EXEMPT FROM REVIEW AS A SUBDIVISION PURSUANT TO 76-3-207(2)(A) MCA, TO WIT: "DIVISIONS MADE OUTSIDE OF PLATTED SUBDIVISIONS FOR THE PURPOSE OF RELOCATING COMMON BOUNDARY LINES BETWEEN ADJOINING PROPERTIES."

FURTHER, THIS SURVEY IS EXEMPT FROM REVIEW BY THE MONTANA DEPARTMENT OF ENVIRONMENTAL QUALITY PURSUANT TO MCA 76-4-125(2)(6)(ii), TO WIT: "DIVISIONS OR PREVIOUSLY DIVIDED PARCELS OF LAND THAT ARE EXEMPT FROM THE MONTANA SUBDIVISION AND PLATTING ACT REVIEW UNDER 76-3-203 OR 76-3-207(2)(A), (2)(B), (2)(C), (2)(D), OR (2)(E)."

ARM 34-183.1(1)(4)(i)(v)(viii) "THE AREA THAT IS BEING REMOVED FROM ONE TRACT OF RECORD AND JOINED WITH ANOTHER TRACT OF RECORD IS NOT ITSELF A TRACT OF RECORD. SAID AREA SHALL NOT BE AVAILABLE AS A REFERENCE LEGAL DESCRIPTION IN ANY SUBSEQUENT REAL PROPERTY TRANSFER AFTER THE INITIAL TRANSFER ASSOCIATED WITH THE CERTIFICATE OF SURVEY ON WHICH SAID AREA IS DESCRIBED, UNLESS SAID AREA IS INCLUDED WITH OR EXCLUDED FROM ADJOINING TRACTS OF RECORD."

MULLAN ROAD HOLDING, LLC

BY: *[Signature]*

STATE OF Montana

COUNTY OF Missoula

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON July 10, 2025

BY James Mullin AS Attorney FOR MULLAN ROAD HOLDING, LLC

SS *[Signature]*
NOTARY PUBLIC

APPROVED BY:

[Signature] 7/14/2025
MISSOULA COUNTY DEPARTMENT OF PUBLIC WORKS DATE

[Signature] 07/14/2025
MISSOULA CITY-COUNTY HEALTH DEPARTMENT DATE

BASIS OF BEARING:
COS 8817

DATE OF SURVEY:
JULY 2024 - JUNE 2025

RECORD OWNERS:
MULLAN ROAD HOLDING, LLC

SURVEY COMMISSIONED BY:
MULLAN ROAD HOLDING, LLC



LEGEND

- SET 5/8"x4" REBAR WITH 1-1/4" YPC (JACOBSON, 13748LS)
- △ FOUND 1-1/4" YPC (19133LS)
- ⊙ FOUND 1-1/4" YPC (9328LS)
- FOUND 5/8" REBAR (NO CAP)
- (P) FOUND THIS SURVEY
- (R) RECORD OR ADDITIVE PER COS NO. 6817
- YPC = YELLOW PLASTIC CAP
- P.A.U.E. = PUBLIC ACCESS AND UTILITY EASEMENT
- COS = CERTIFICATE OF SURVEY
- (N.T.) = NON-TANGENT CURVE
- R/W = RIGHT-OF-WAY
- # = RADIAL BEARING
- RM = REFERENCE MONUMENT
- (G) = TOTAL TRACT AREA
- (N) = TOTAL TRACT AREA LESS PUBLIC ACCESS EASEMENT AREA



SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A SURVEY MADE UNDER MY SUPERVISION AND PREPARED IN CONFORMANCE WITH THE APPLICABLE SECTIONS OF THE MONTANA SUBDIVISION AND PLATTING ACT AND THE REGULATIONS ADOPTED THEREUNDER.

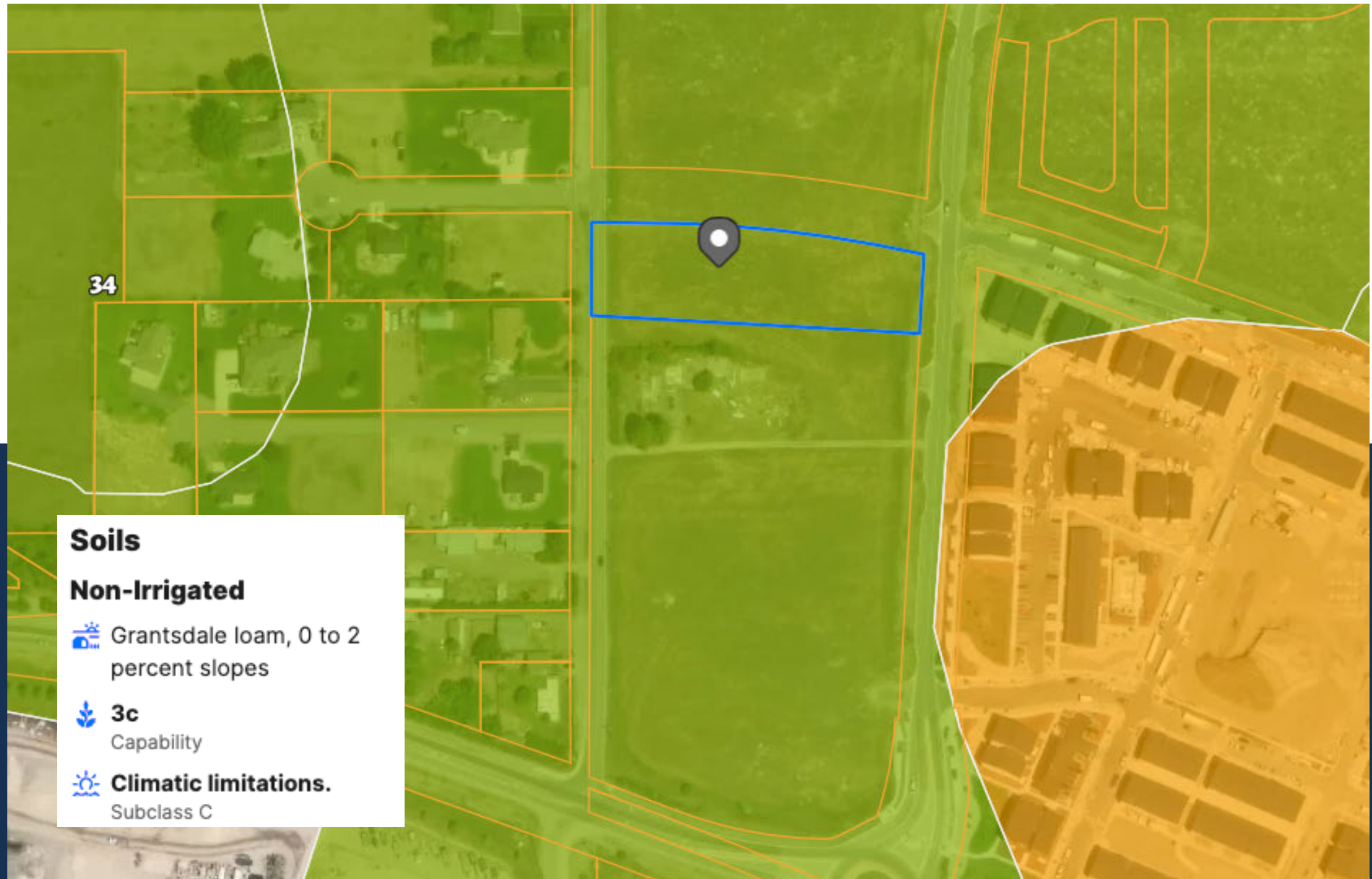
SS *[Signature]* 7/8/25
MATTHEW JACOBSON, PROFESSIONAL LAND SURVEYOR
MONTANA LICENSE NO. 13748LS

1/4	SEC.	T.	R.
18	13N	19W	

SHEET 1 OF 1
CERTIFICATE OF SURVEY NO. 077025
MISSOULA COUNTY, MISSOULA

PREPARED BY:
IMEG
1817 SOUTH AVE. IN STE. A PH: 406.721.0140
MISSOULA, MT FAX: 406.721.0234
59607 www.imegcorp.com
IMEG PROJECT NO. 23088913





Subject Property:

Parcel Geocode: 04220018208030000

Owner: PACT DEVELOPMENT LLC

[Missoula County Information System](#)

Title 22 Zoning Regulations:

Parcel Area: 64,818.8 sqft

Title 22 Zoning: U-MU1- Urban Mixed-Use -
Neighborhood 1

Max Height: 50 ft

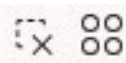
Max Buildable Floor Area by Unit and Parcel

Area Estimation:

No FAR standards

Title 22 Zoning Overlay: Not Applicable

Activity Area: REQUIRED. Subject Property IS
NOT within 1/4 mile of Park and/or Trailhead.



3165 ft

Zintek Place

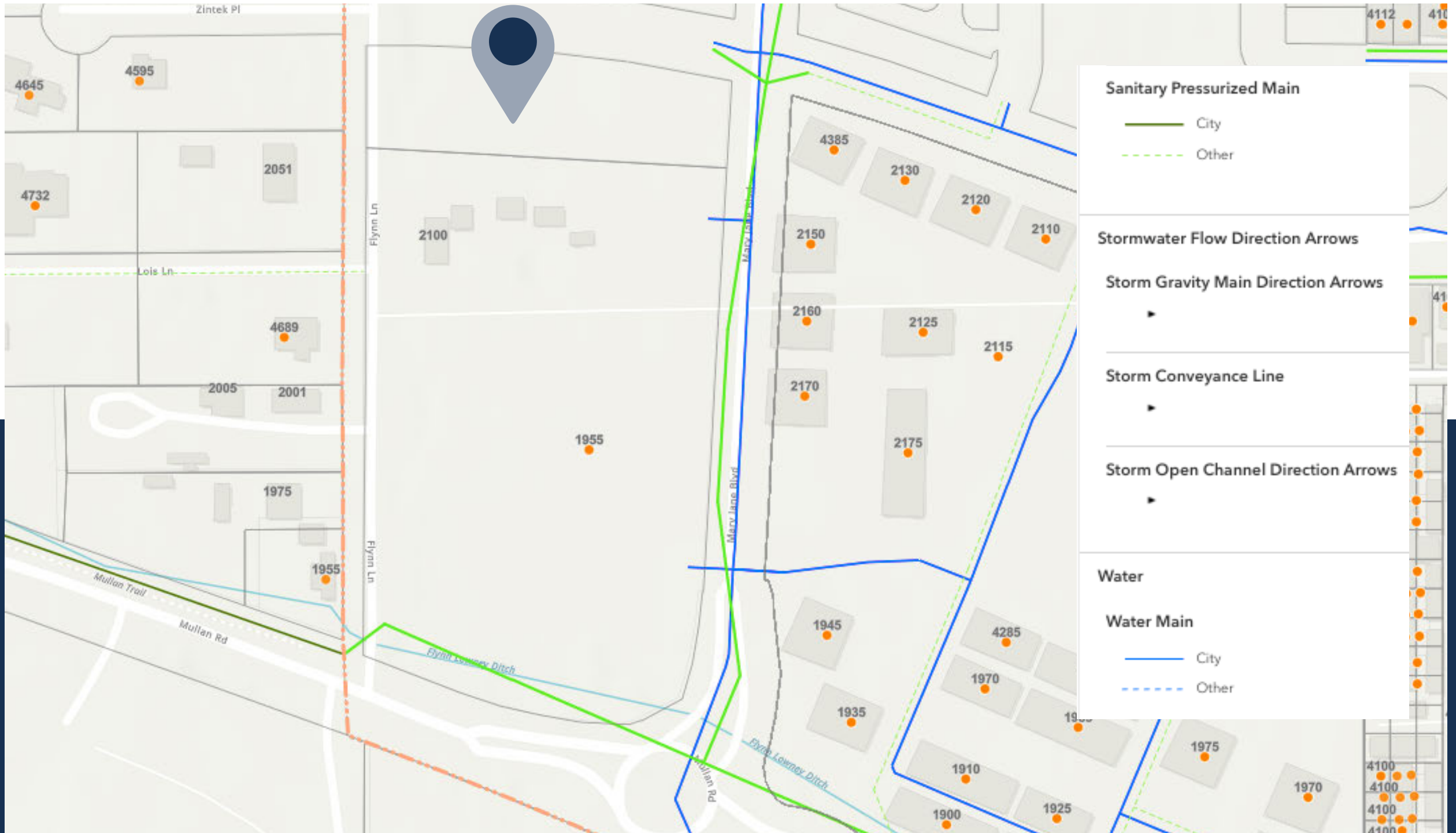
Bois Lane

Mary-Jane Boulevard

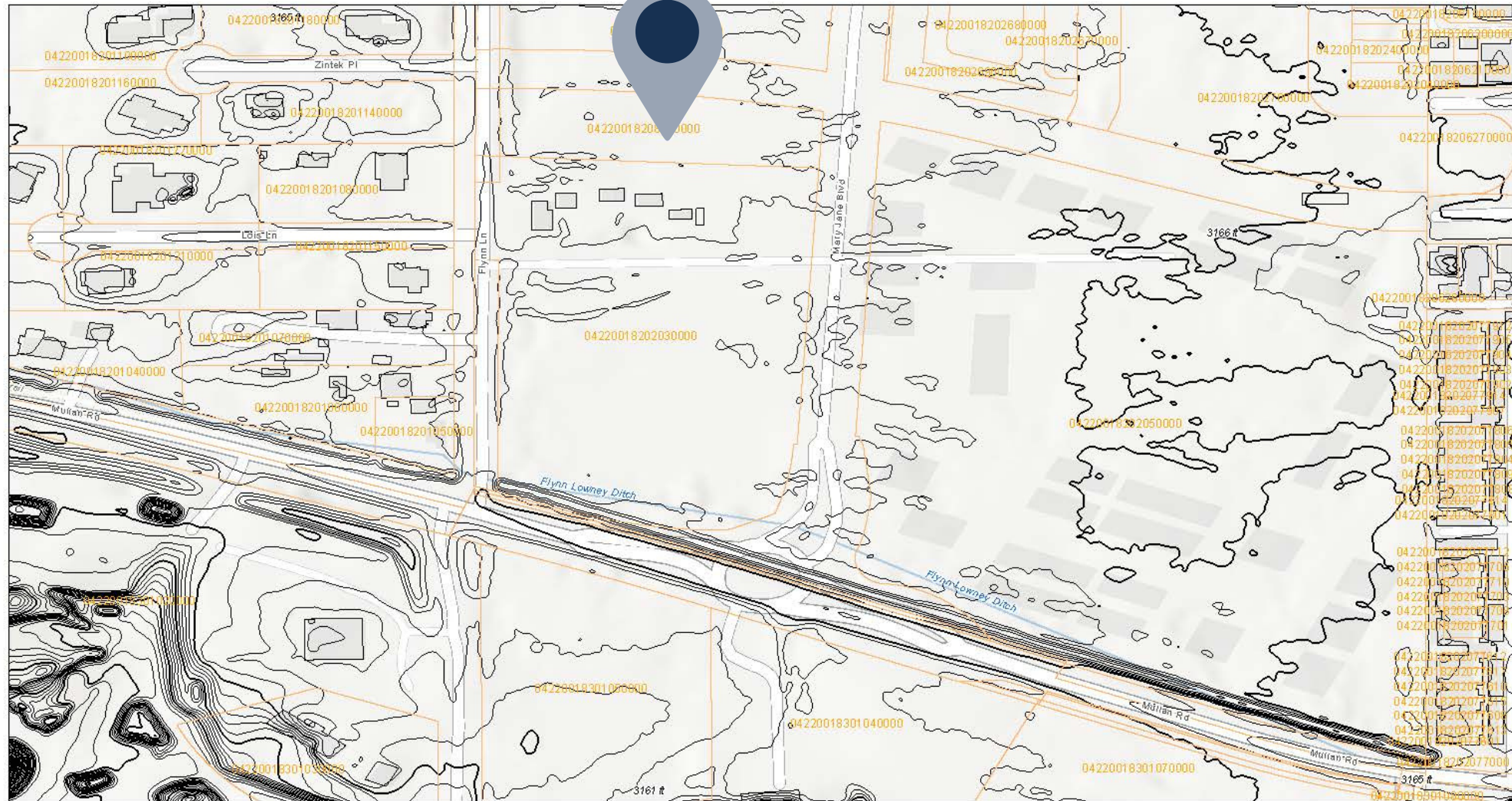
Mary-Jane Boulevard



[Zoning Documents](#)



ArcGIS web map



8/25/2026, 10:42:17 AM

Parcels

1 foot contours (Lidar)

255

0

Lidar Building Footprints

1:2,330

0 0.02 0.04 0.08 mi
0 0.03 0.06 0.13 km



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, (c) OpenStreetMap contributors, and the GIS User Community, Montana State Library, Department of Revenue, Montana DNRC Water Resources Division, Montana State Library, Sources: Esri, TomTom, Garmin,

MARKET OVERVIEW



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Missoula Multifamily Market Data | Q2 2026

RENTS & VACANCY RATES

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
Vacancy	4.34%	5.49%	1.15% ↑
Average Rent	\$1,473.52	\$1,568.55	6.45% ↑
Average Rent PSF	\$1.94	\$1.97	1.55% ↑

All data covers the trailing 12 months

RENTS BY TYPE

	T12 Ending 6.30.25	T12 Ending 6.30.26	Change
Studio	\$1,026.48	\$1,012.10	-1.40% ↓
One-Bedroom	\$1,287.57	\$1,300.68	1.02% ↑
Two-Bedroom One-Bath	\$1,486.10	\$1,481.63	-0.30% ↓
Two-Bedroom Two-Bath	\$1,795.39	\$1,874.62	4.41% ↑
Three-Bedroom One-Bath	\$1,697.50	\$1,653.33	-2.60% ↓
Three-Bedroom Two-Bath	\$2,140.67	\$2,149.78	0.43% ↑

MULTIFAMILY DEVELOPMENT PIPELINE

Construction	490
Permitting	456
Planning	1,300
Completed YTD 2026	197



Missoula Air Service

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

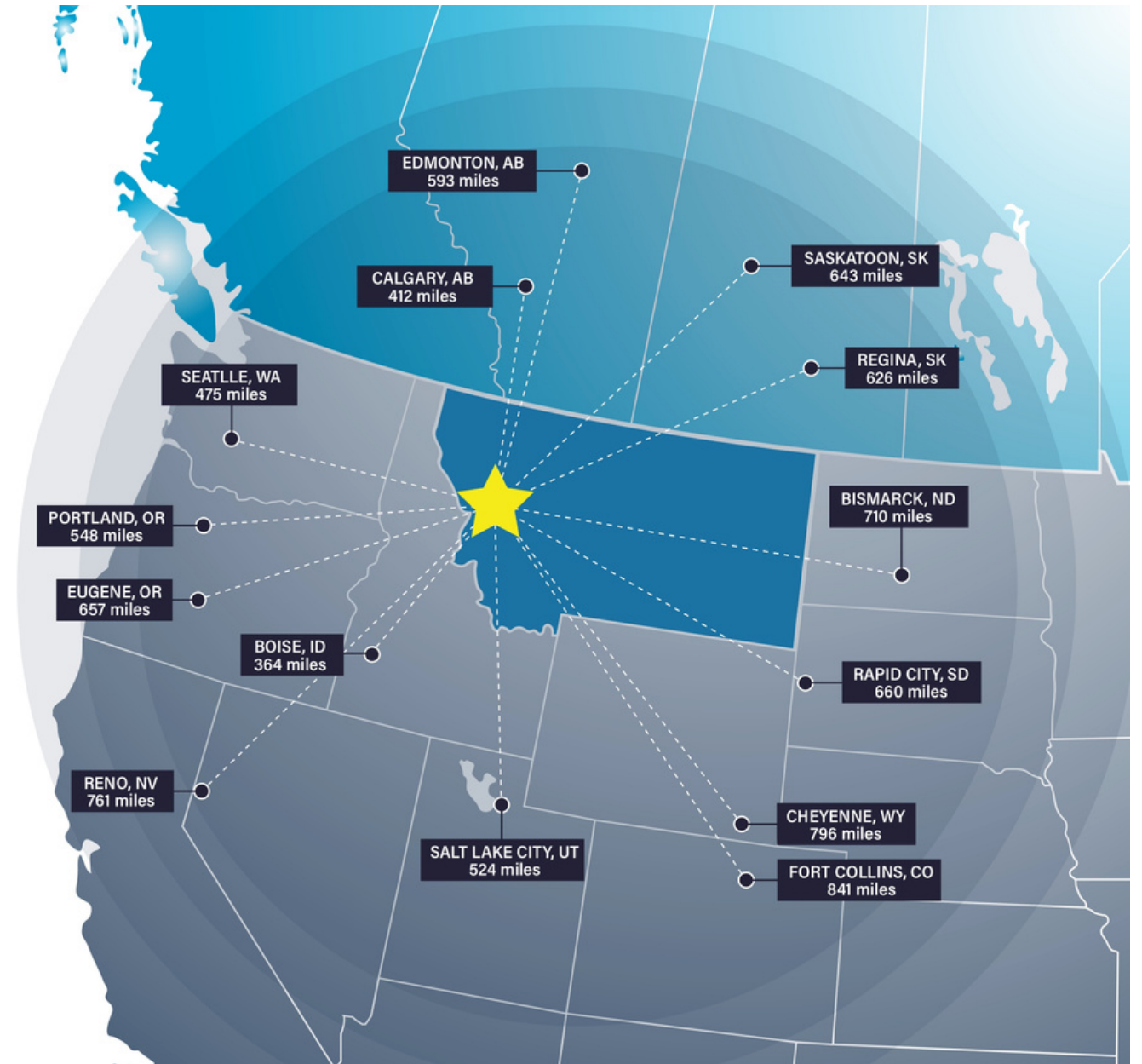


Missoula Access

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

Fast Growing GDP

The state of Montana had the 5th fastest growing GDP in the US from 2021 to 2025, ranking with power house states like Texas and Florida



Brokerage Advisors



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.

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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.