

SALE

Parcel A-1

Dougherty Drive Missoula, MT 59803



Sale Price

\$3,465,000

OFFERING SUMMARY

Lot Size: 32.57 Acres

Price / Acre: \$106,386

Tax ID: 0003213707

Property Taxes: \$218.61 (2025)

Sewer: Public Available

Water: Public Available

Electricity: Available

Natural Gas: Available

Zoning: Urban Mixed-Use Low (Place Type)

PROPERTY OVERVIEW

Opportunity to acquire approximately 32.57 acres of development land off Dougherty Drive in Northwest Missoula. This substantial acreage in a growing part of the Missoula market gives an investor or developer the chance to plan a larger-scale project built around employment, service, light industrial, contractor, work-live, and other compatible uses—combining commercial or light industrial buildings with operational yard space and potential work-live or residential components where permitted.

A majority of the property falls within the Airport Hazard Overlay under Missoula's Title 22 Unified Development Code, which caps residential density at 4 dwelling units per acre and prohibits certain high-occupancy uses. These constraints should factor into any preliminary site planning. Rather than conventional residential use, Parcel A-1 lends itself to a flexible, employment-oriented strategy—blending light industrial/service uses, yard space, work-live opportunities, and limited residential development consistent with applicable regulations.

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Tyler Warne, CCIM
(406) 465-9936
tyler@cbcmt.com



Drew Ward
Warne

LOCATION

Parcel A-1
Missoula, MT 59808



LOCATION HIGHLIGHTS

- ±32.57 Acres of development-scale land
- Strong opportunity for investor/developer acquisition
- Potential for light industrial & service-oriented development
- Opportunity to evaluate contractor / trades / business yard uses
- Potential for work-live development
- Large acreage provides flexibility for building + yard/outdoor operational space
- Airport Hazard Overlay covers a majority of the property
- 4 dwelling units/acre maximum residential density within the overlay
- Potential to combine employment uses with residential/work-live components
- Proximity to Missoula International Airport and major west-side transportation corridors

LOCATION OVERVIEW

Strategically located off Dougherty Drive in West Missoula, Parcel A-1 benefits from its position within one of Missoula's expanding growth areas. The property is conveniently situated near Mullan Road, Reserve Street, and other major west-side transportation routes, providing efficient connectivity throughout Missoula and to regional destinations.

The location offers close proximity to established and emerging residential neighborhoods, employment centers, retail services, and commercial amenities, supporting continued demand as development extends westward. The property is also conveniently positioned near the Missoula International Airport, providing an additional locational advantage for businesses, employees, and users with regional transportation needs.

With access to the broader West Missoula transportation network and proximity to major employment, retail, residential, and airport destinations, the location offers a compelling setting for future investment and development within Missoula's continued west-side expansion.

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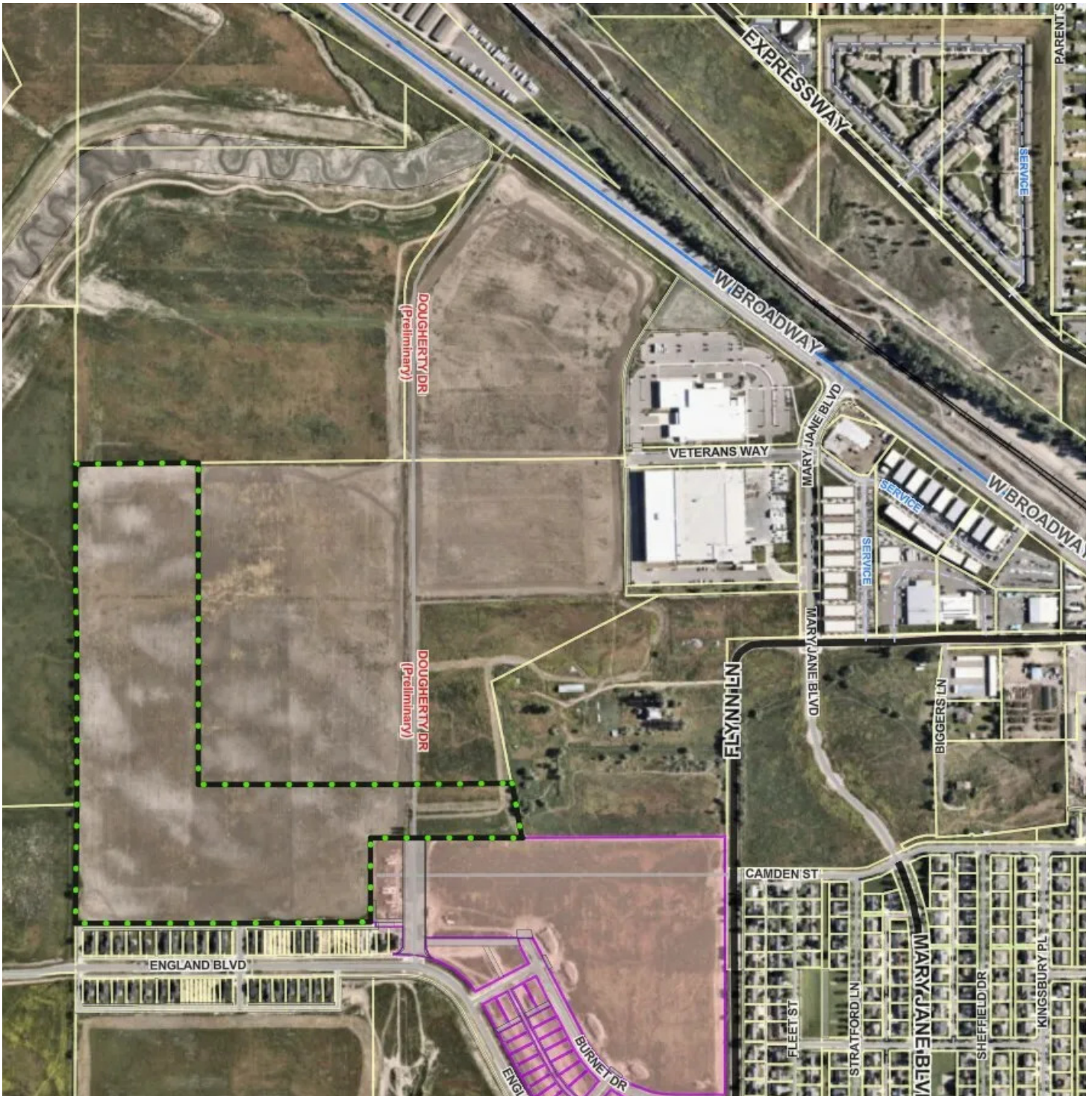


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AERIAL MAP

Parcel A-1

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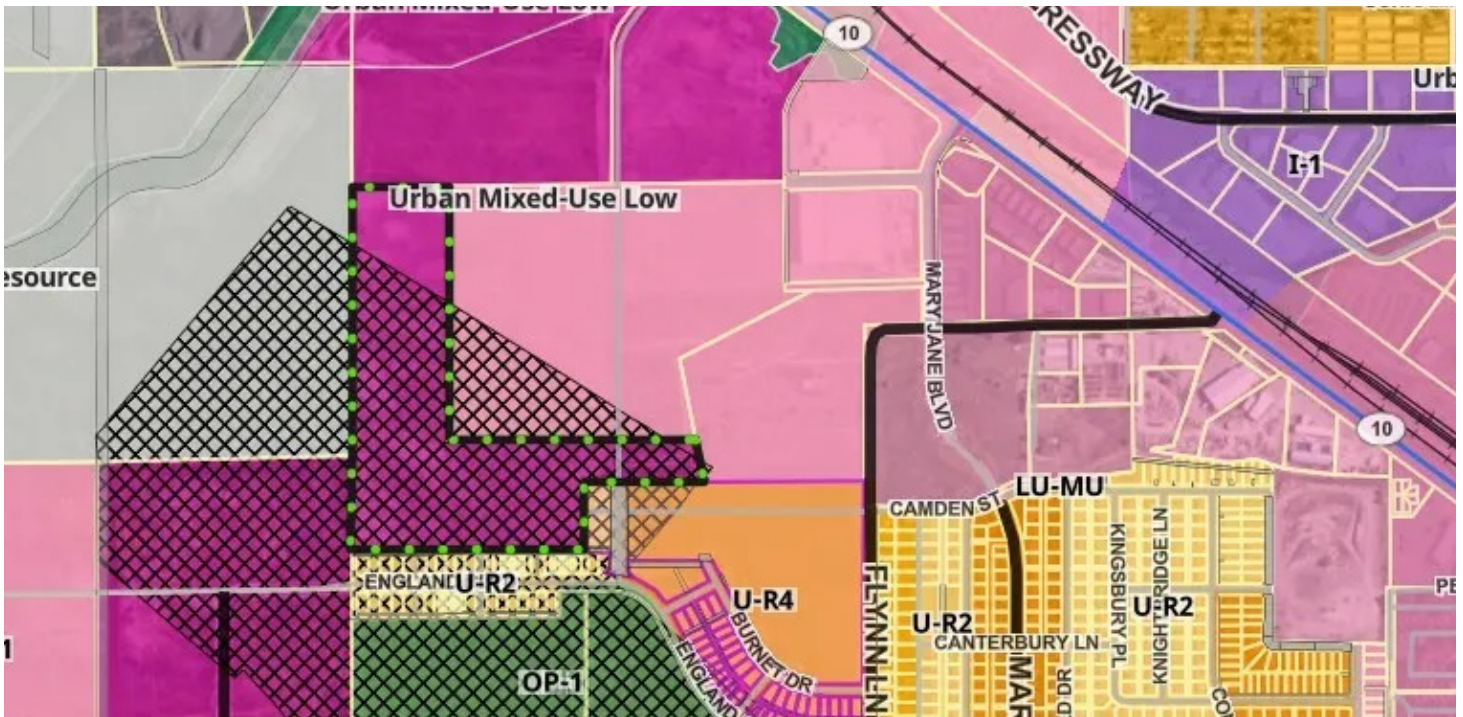


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ZONING FLEXIBILITY

Parcel A-1 is subject to Missoula's Title 22 – UDC, which became effective March 4, 2026. The place type zoning is Urban Mixed-Use Low, the Title 22 zoning designation upon annexation should be confirmed with the City of Missoula Planning Department.

A majority of the property is located within the Airport Hazard Overlay, an overlay district established under Title 22 to mitigate risks associated with development near the airport runway and address impacts from low-flying aircraft. The overlay applies to development within the mapped area and operates in addition to the property's underlying development regulations. A key development consideration is the overlay's maximum residential density of four dwelling units per acre. The UDC also prohibits several uses within the overlay, including schools, colleges/universities, hospitals, healthcare facilities, daycare and preschool centers, religious assembly, shelters, entertainment and spectator sports, and other uses determined by the Planning Administrator to attract large groups of people.

For developers, the Airport Hazard Overlay does not necessarily preclude development; rather, it establishes specific parameters that should be incorporated into site planning and feasibility. The property's location and scale may lend themselves to evaluating employment-oriented uses such as light industrial, service, contractor, work-live, and other compatible uses, subject to confirmation of the underlying zoning and all applicable Title 22 standards.

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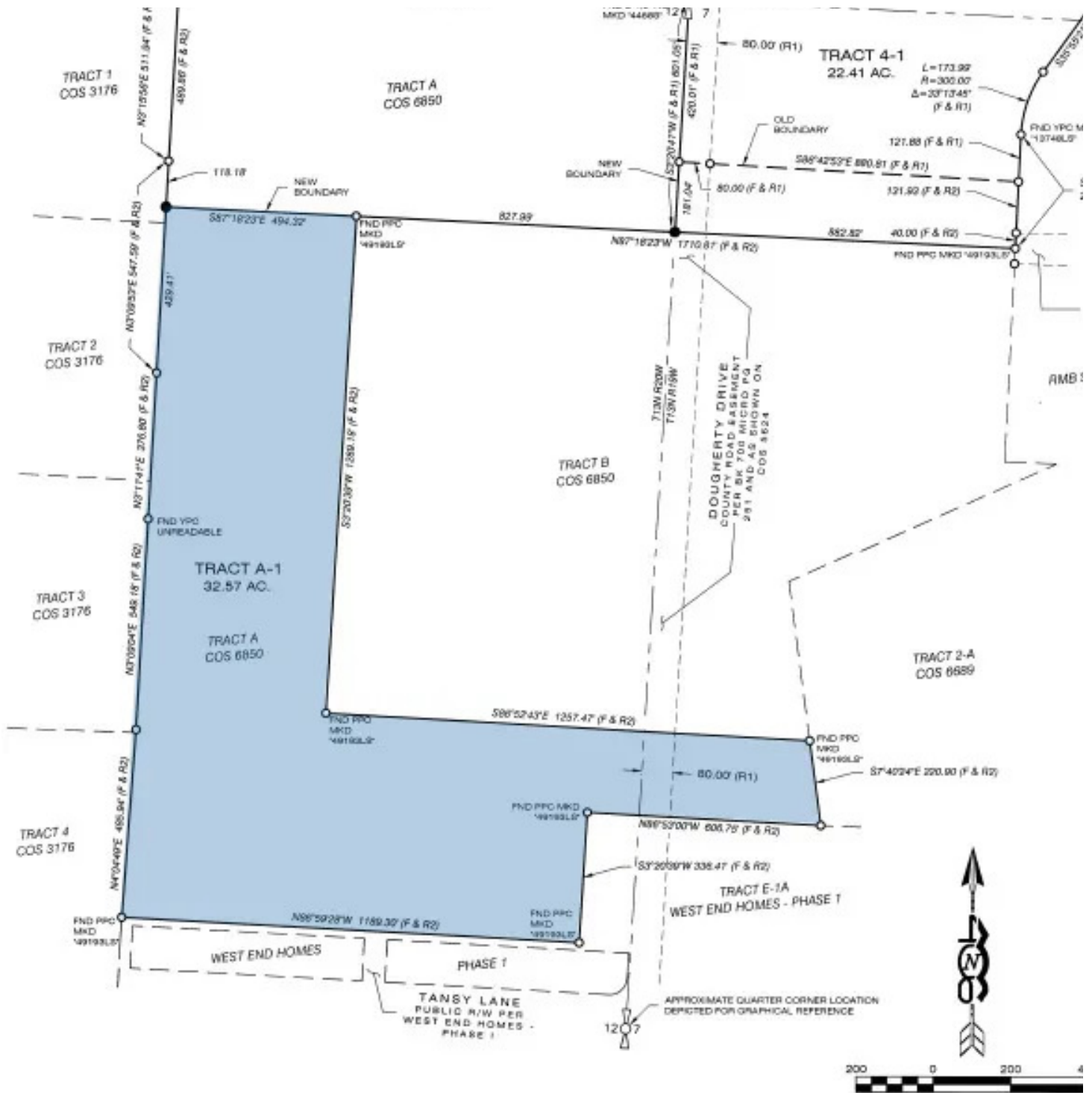
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COS 6850

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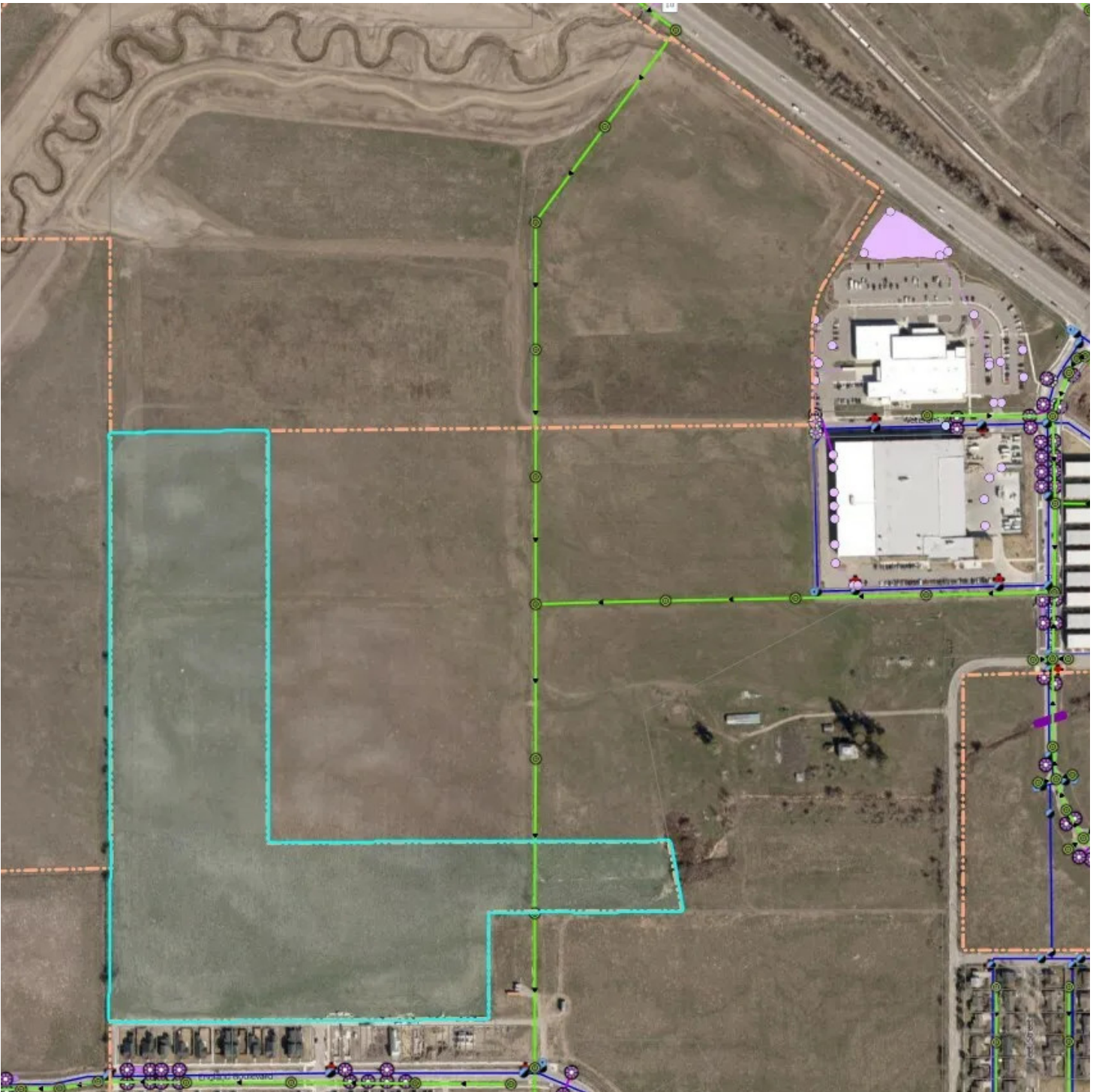


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UTILITIES

Parcel A-1

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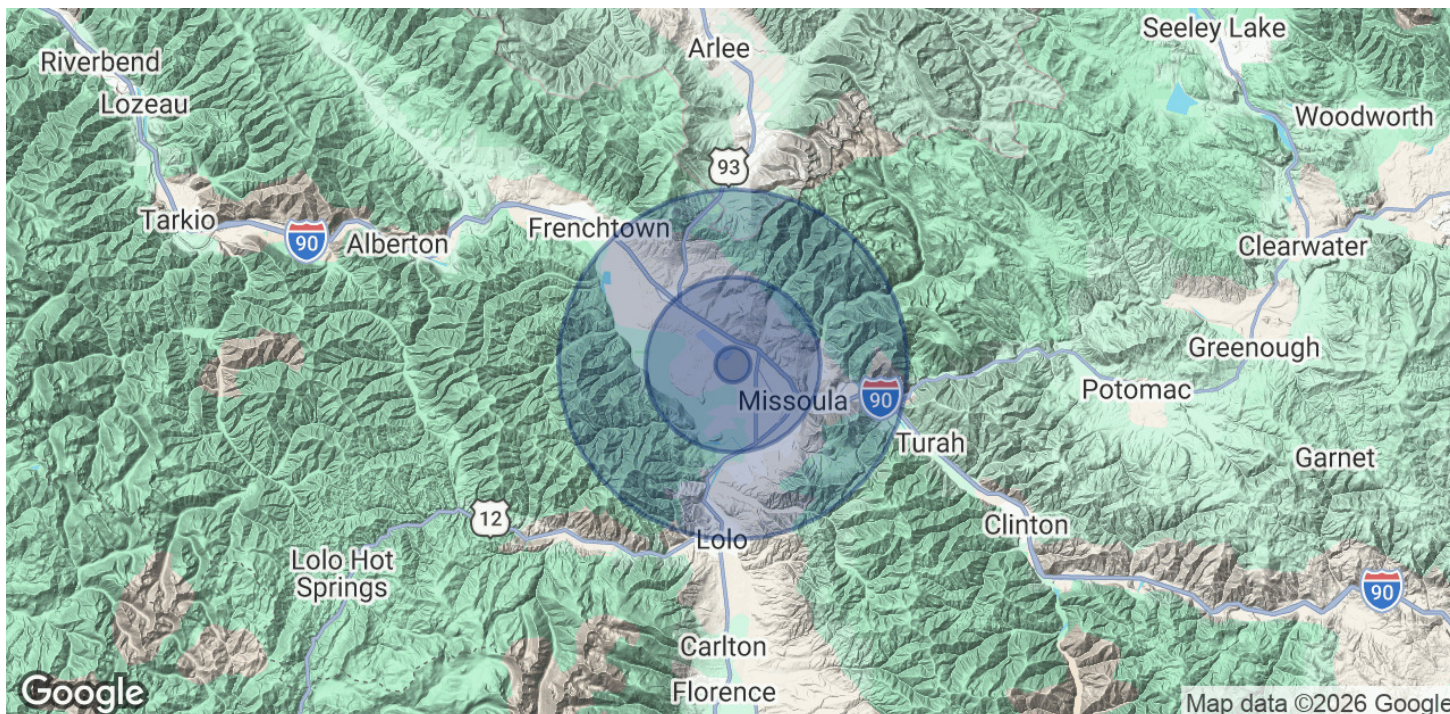
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,363	66,356	100,403
Average Age	37.9	35.9	37.1
Average Age (Male)	38.4	34.5	36.2
Average Age (Female)	38.5	37.5	38.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,378	30,323	43,724
# of Persons per HH	2.4	2.2	2.3
Average HH Income	\$91,157	\$82,883	\$95,456
Average House Value	\$390,837	\$425,342	\$458,763

2023 American Community Survey (ACS)

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TYLER WARNE, CCIM

Owner

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MT #RRE-BRO-LIC-98724

PROFESSIONAL BACKGROUND

Tyler Warne, CCIM is the Broker/Owner of TD Commercial LLC, operating under Coldwell Banker Commercial Green & Green, and the principal of Pinto Property Management LLC and TD Appraisal LLC. A Billings native, Tyler brings twelve years of commercial appraisal experience and an active brokerage practice covering Helena, Great Falls, Missoula, and Bozeman – with deal experience across multifamily, office, industrial, retail, and land; with his deepest knowledge in Land Development and Office.

Tyler's career grew out of a Montana upbringing centered on the outdoors and small-business ownership. From running a ski shop and guiding rafts as a young entrepreneur to earning his Bachelor's degree and launching subsequent businesses, he developed an operator's perspective that sets him apart in the brokerage world: he understands how a deal cash flows, how it gets financed, and how it fits into a client's broader financial picture.

He works with first-time investors and institutional clients alike, with a reputation for creative structuring, clear communication, and disciplined execution. Outside of work, Tyler is a husband, a father of two, a CrossFit athlete, and a youth soccer sideline regular.

EDUCATION

Bachelors of Business from MSU Billings

SRA designation from the Appraisal Institute - (Recently Lapsed)

Education for the completion the Certified General Appraiser License

MEMBERSHIPS

CCIM

Realtor

TSB
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KELSEY WARD

Sales Associate

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MT #RRE-RBS-LIC-127781

PROFESSIONAL BACKGROUND

Kelsey offers a unique blend of expertise in architecture, graphic design, and real estate, making her an invaluable resource for sellers, developers, investors, and homeowners seeking top-tier marketing strategies, compelling content, and maximized investment potential.

Kelsey brings a wealth of expertise in commercial and residential architecture, as well as landscape and graphic design. A graduate of Montana State University with a Master of Architecture (M.Arch, Class of 2012), she has over a decade of experience in design and project management within Big Sky/Bozeman and the Missoula/Flathead regions. Her portfolio includes custom homes, tenant improvements, commercial buildings & remodels, where she served as a lead designer and project manager.

In addition to her architectural background, Kelsey has honed skills in marketing, website design, and content creation—valuable assets she applies to staging homes, crafting marketing materials for listings, and drafting plans for leasing or development opportunities. Kelsey is excited to bring her diverse skill set full circle and contribute to the continued success of Coldwell Banker Commercial.

EDUCATION

Montana State University: MArch - Master of Architecture (2014)

B.A. Bachelor of Arts in Environmental Design (2012)

MEMBERSHIPS

National Association of Realtors

Montana Association of Realtors

Certified Commercial Investment Member (CCIM) Coursework - Currently Pursuing Designation

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