

SALE

Tract B

Dougherty Drive Missoula, MT 59808



Sale Price	\$7,350,000
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OFFERING SUMMARY

Lot Size:	44.75 Acres
Price / Acre:	\$164,246
Tax ID:	0000514002
Property Taxes:	\$400.20 (2025)
Sewer:	Public Available
Water:	Public Available
Electricity:	Available
Natural Gas:	Available
Zoning:	U-MU1_Urban Mixed-Use -Neighborhood 1

PROPERTY OVERVIEW

This approximately 44.75-acre development opportunity offers a rare combination of scale, completed City annexation and preliminary plat approval in rapidly growing west Missoula. The approved 101-lot subdivision provides a significant head start on development, with more than 600 planned residential units within the established framework.

The property is zoned U-MU1 (Urban Mixed-Use Low) under Missoula's current Unified Development Code, supporting a mix of residential and neighborhood-serving commercial, civic and service uses. This creates flexibility for a multifamily-focused or broader mixed-use development program.

With annexation, preliminary plat approval and substantial front-end planning already completed, the property offers a meaningful time, cost and entitlement advantage compared to starting with raw land. Its location near West Broadway and Flynn Lane further positions the site to capitalize on continued west Missoula growth.

A substantially advanced development opportunity with the scale, zoning and entitlement foundation to move efficiently toward execution.

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Drew Ward
Warne

LOCATION

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LOCATION HIGHLIGHTS

- 44.75 acres in rapidly growing west Missoula
- City annexation completed – meaningful time and entitlement savings
- 101-lot preliminary plat approved
- U-MU1 zoning supporting residential and neighborhood-serving mixed-use development
- 600+ planned residential units within the approved framework
- Phased development opportunity with established subdivision and infrastructure planning
- Significant front-end entitlement work completed, reducing time, cost and risk
- Strategic location near West Broadway, Flynn Lane, I-90, US-93 and Missoula International Airport
- Substantially entitled development platform ready for the next developer to execute and refine

LOCATION OVERVIEW

Located within the Sxwtpqyen (s-wh-tip-KAYN) neighborhood along the Flynn Lane and West Broadway corridors, this property occupies a strategic position in one of Missoula's most actively developing growth areas, with direct access to North Reserve Street, Interstate 90, and Missoula Montana Airport.

The surrounding area reflects strong momentum, completed Mullan BUILD infrastructure, thousands of approved and under-construction housing units, and a dynamic mix of national retailers, service businesses, industrial users, and emerging mixed-use development anchor the corridor as a focal point for housing, commercial services, and employment growth.

Projected population growth to nearly 27,000 residents in the broader Sxwtpqyen area by 2050, combined with continued public and private investment, positions this corridor among the most compelling development opportunities in the greater Missoula market.

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AERIAL MAP

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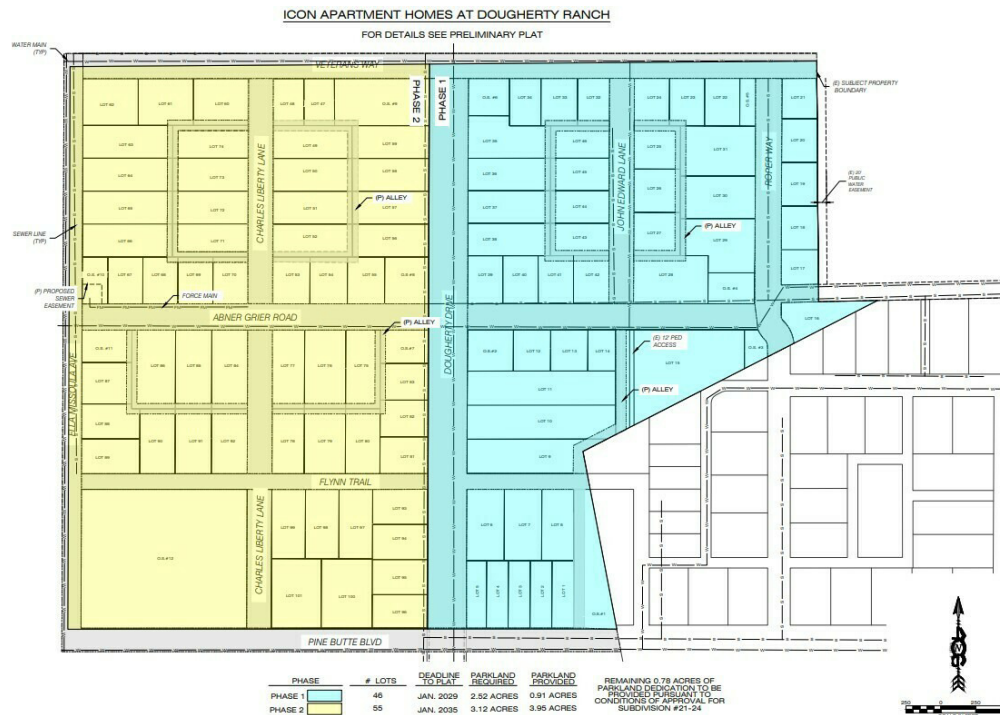
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ENTITLEMENT

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ICON APARTMENTS HOMES SUBDIVISION

Icon Apartment Homes at Dougherty Ranch is a fully entitled, 44.75 acre major subdivision on Tract B of Certificate of Survey 6850, straddling Section 12 and Section 7 in Missoula County. The subdivision was originally approved by Missoula City Council in August 2023 and encompasses 101 platted lots delivering up to 641 rental units in two phases, plus 5.4 acres of dedicated open space and a fully engineered road and utility network (Dougherty Drive, Abner Grier Road, Roper Way, Veterans Way, Ella Missoula Avenue, Flynn Trail, Charles Liberty Lane, and John Edward Lane), already designed to Stage 2 civil construction plans.

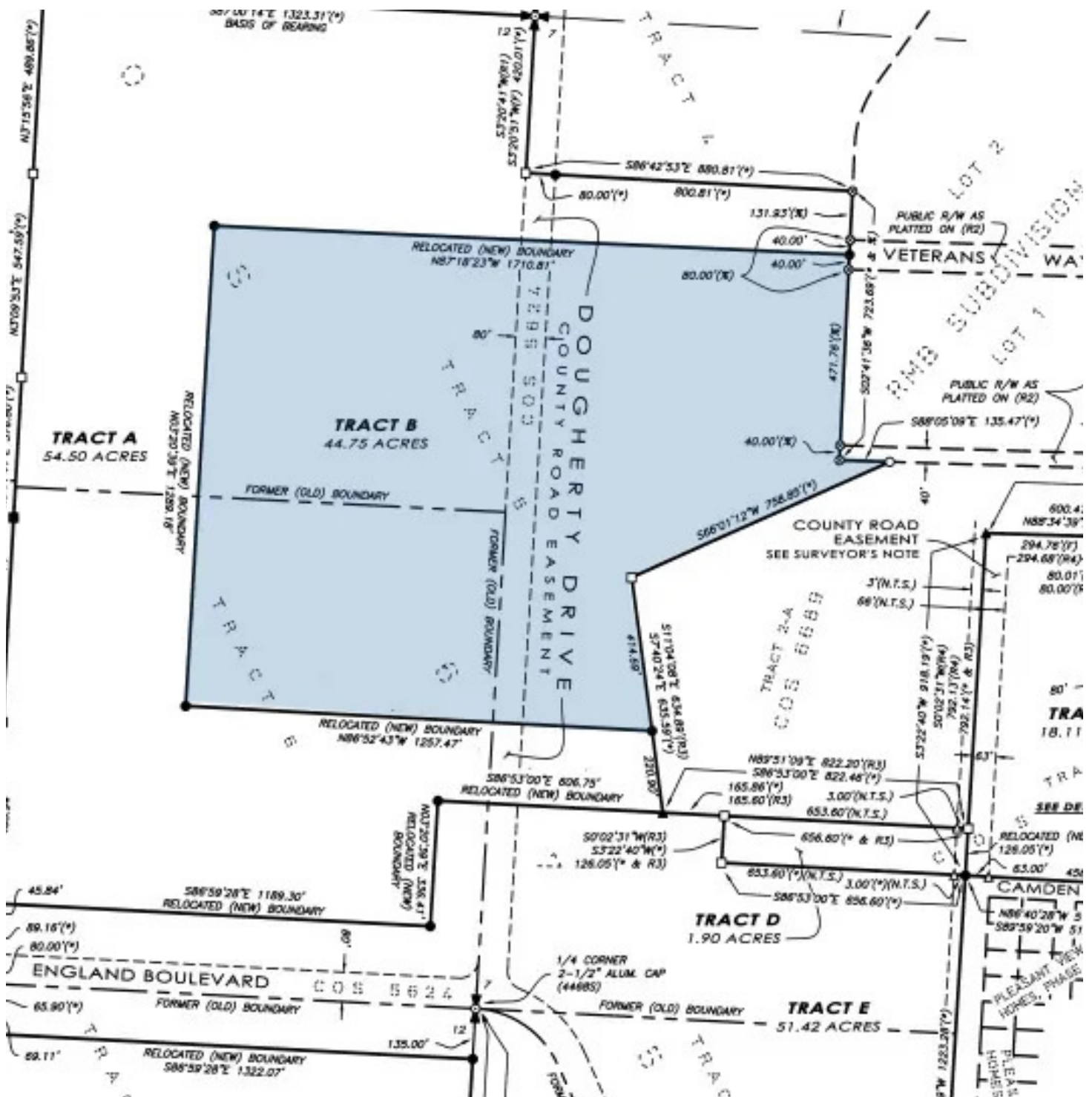
After the original developer, Bozeman-based Braxton Development, exited the project for funding reasons, the landowner successfully petitioned the City Council for a phasing plan amendment, which has now been approved. The amendment extends the filing deadlines to January 2029 for Phase 1 and January 2035 for Phase 2, preserving the existing preliminary plat and entitlements while giving a new buyer or developer a fresh, extended runway to bring the project to market (with all phases still required to be completed within 20 years of original approval, or by 2043). The site benefits from a strong location adjacent to the VA Clinic, Summit Beverage, and the planned Sapphire Place and West End Homes developments, and its underlying zoning basis has been reaffirmed as consistent with the newly adopted Our Missoula 2045 Land Use Plan. This is a rare combination: a large-scale, shovel-ready multifamily opportunity with secured entitlements, extended timeline flexibility, and engineered infrastructure already in place.

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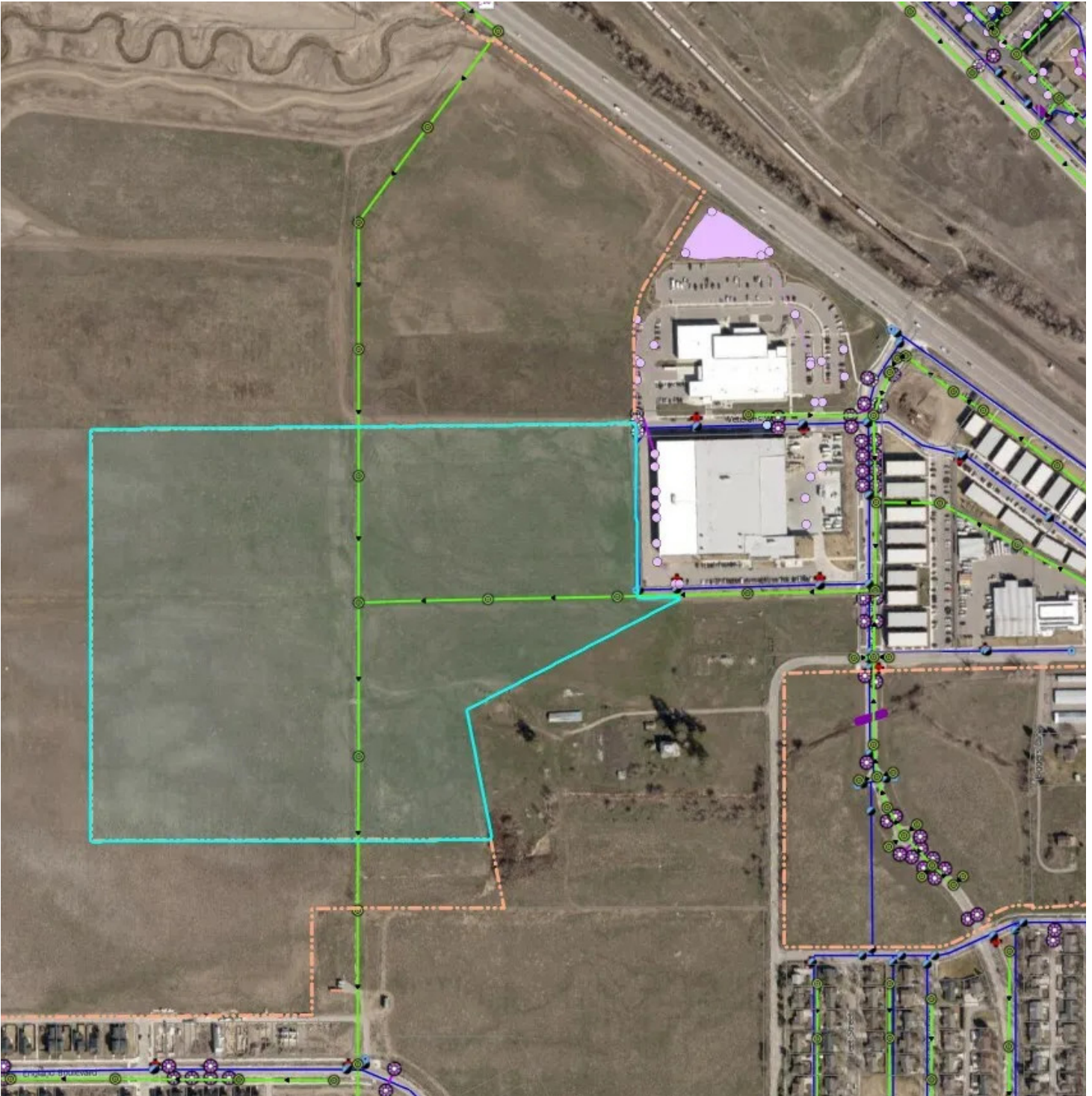


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UTILITIES

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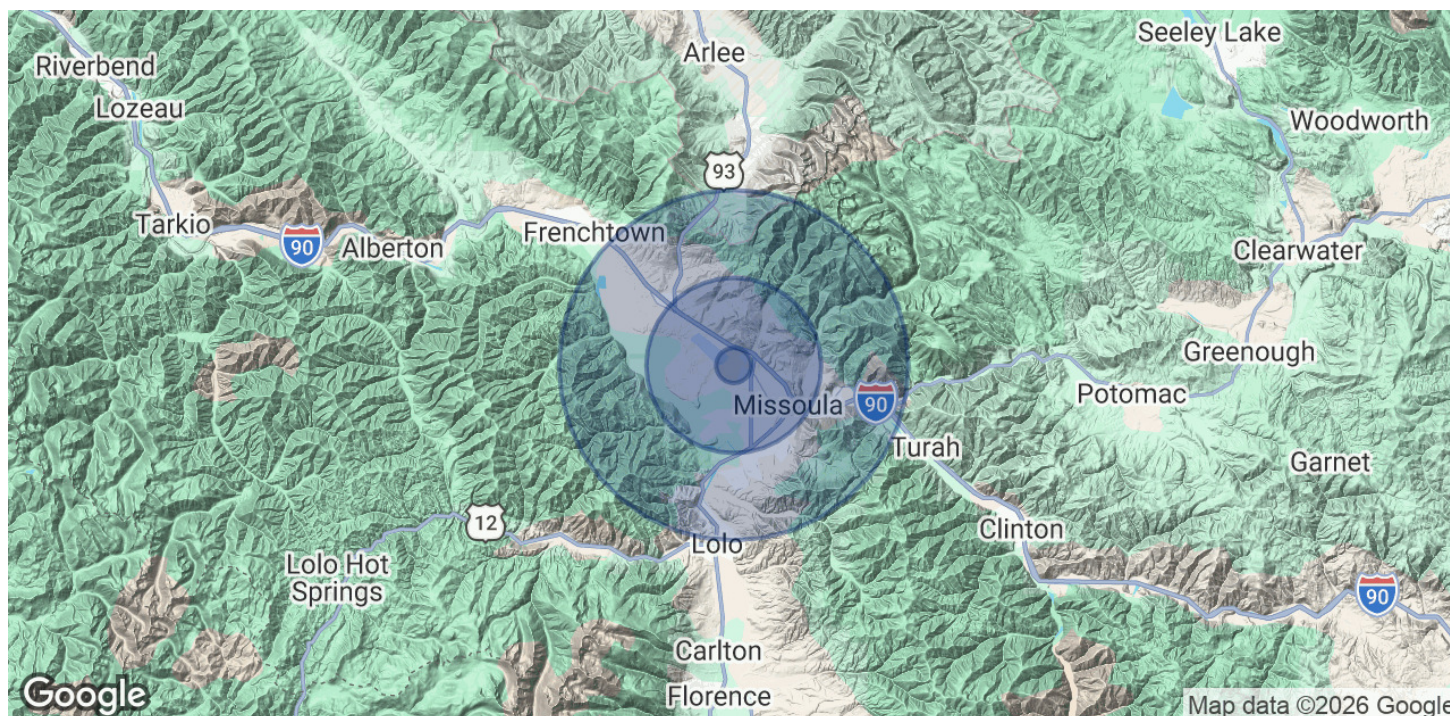


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,637	67,215	100,044
Average Age	37.4	35.9	37.1
Average Age (Male)	37.4	34.5	36.2
Average Age (Female)	39.1	37.4	38.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,454	30,608	43,572
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$86,738	\$83,531	\$95,478
Average House Value	\$342,992	\$429,940	\$458,882

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

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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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