

# ABOUT DNRC

## AND THE TRUST LAND MANAGEMENT MANDATE

The DNRC uses funds generated from leasing State Trust Lands to benefit public education institutions. Some trust lands such as the parcels featured here are located in ideal commercial locations. The DNRC is charged with managing these properties to generate income through a competitive development proposal process.

## WHY LEASE STATE TRUST LANDS?

State land leases are available for periods as long as 99 years, thus freeing the developer from financing a land acquisition. Lease payments are tax deductible as a business expense and the ground lease is transferrable. A ground lease significantly reduces the developer's front-end costs because there is no need to finance the acquisition of land.



## QUESTIONS ABOUT THESE PROPERTIES

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TWO COMMERCIAL

# LOTS

FOR LEASE

Missoula, Montana

PARCEL B = 0.91 AC

PARCEL A = 1.90 AC

# TWO MISSOULA LOTS FOR LEASE ON RESERVE ST.



There are two commercial parcels with Reserve Street frontage available now for lease from the DNRC. They are adjacent to one another within the City of Missoula and are available for lease separately or jointly. The location has excellent visibility at a corner location along the busy Highway 93 corridor connecting rural Bitterroot Valley with the Reserve Street commercial district near Interstate 90. Typical peak traffic counts are near 3500 vehicles per hour. Nearby are professional plazas that include dental, medical, and financial offices. The above image demonstrates a potential conceptual design for site development. Planning level cost development, market analysis and site review are summarized in a preliminary engineering report that is available at [www.dnrc.mt.gov/leasing](http://www.dnrc.mt.gov/leasing).

The close proximity to Community Medical Center and new dental offices immediately north and south of the site may indicate that this a good location for future medical facilities.

Access from Reserve Street and Seventh Street with interconnection between the parcels allows them to be developed together or separately.

Parcel B is relatively flat and similarly sized (0.91 acres) to other single-entity businesses on the corridor. Direct access is from Reserve Street along the 204 feet of frontage.

Parcel A is a prime corner lot, larger (1.9 acres), with high visibility and 261 feet of Reserve Street frontage, accessible from Seventh Street. The site's topography will make multi-level access a possibility. The Missoula Irrigation Ditch separates the parcels and provides a visual amenity.



DNRC Reserve Street Lots  
Missoula, Montana  
10.16.2014



Currently zoned B-2-2 Commercial Business. Zoning info can be obtained from the Missoula City Planning Department.

19,000 SQFT

3170