



FY23 REAL ESTATE PROJECT LIST

DNRC has identified the following Real Estate Projects in compliance with the agency's Real Estate Management Plan.

| Real Estate Project | Description | Grant | Office | County | Acres | Urban/ Rural | Status |
|--|---|-------------------|-------------|----------|-------|-----------------|---|
| Amsterdam Road | Belgrade: Anticipated mixed use development; will require annexation and rezoning of parcel. | Common Schools | CLO | Gallatin | 450 | Urban | Active Project: Appraised 2/9/2022. RFP released 8/23/2022 with emphasis on securing a Master Developer on entire parcel. Belgrade School District proposing locating 2 new schools on a 60-acre easement of this parcel along Frank Road. |
| North Park - East and West | Bozeman: Commercial/industrial development. | Common Schools | CLO | Gallatin | 178 | Urban | Active Project: North Park East - Bozeman Trax Partners, LLC gained assignment of these 4 leases on 7/21/2021. City services infrastructure installation began Summer 2022 – scheduled to be complete Fall 2022. Street and vertical construction to follow. Income generated in FY22: \$132,245 |
| Fox Farm | Great Falls: Anticipated mixed use development; will require annexation and rezoning of parcel. A portion of the property fronts the Missouri River. | U of M | CLO | Cascade | 90 | Urban | Active Project: In FY20 the Department received a formal proposal for conservation in lieu of development from Missouri River Open Lands Group to be held by Cascade County. Easement area has been surveyed and fundraising efforts are underway by MROLG to fund easement cost of approx. \$1,000,000. |
| Penwell Bridge | Belgrade: Anticipated commercial development; will require annexation and rezoning. | Common Schools | CLO | Gallatin | 120 | Urban | Active Project: In FY20, Lease option for Ten acres of the project area exercised – Lease executed on 10/01/2019 for a storage facility. Partial buildout complete – lessee reports fully rented before each phase is complete. Concurrent RFP's released in FY22 - no proposals received. City of Belgrade actively applying for easement to locate City Offices on 29 acres. Revenue generated in FY22: \$14,566 |
| Bull Pasture Subdivision | Miles City: Commercial/industrial development. | Pine Hills School | ELO | Custer | 60 | Urban | Active Project: One of five lots are currently under lease. Income generated through commercial lease development in FY22: \$8,011 |
| Spring Prairie Commercial Infill (Section 36) | Kalispell: Commercial/professional development. | Common Schools | NWLO | Flathead | 530 | Urban | Active Project: Development is ongoing. Currently there are 11 active leases on the section. Income generated through commercial lease development in FY22: \$866,946 |
| Cripple Horse Creek | Libby: Anticipated commercial development near an existing commercial resort on Lake Koocanusa. No lake access from the state parcel. | Public Buildings | NWLO | Lincoln | 162.5 | Rural | The Department has received a Letter of Interest and is developing a Request for Proposals (RFP) for release this fall. If successful, the project will likely require subdivision review through Lincoln County. Recent appraisal valued the property at \$500,000. Annual lease fee, at current lease rate, anticipated at approximately \$30,000 per year. |
| Camp Ponderosa | Swan River State Forest: The purpose of the lease is for a veterans training and support center, with commercial facility rental and public camping capabilities. The site is currently leased to NW MT Veterans Stand Down and Food Pantry. | Common Schools | NWLO | Lake | 79.06 | Rural | The lessees are seeking to pursue approval for the public campground through subdivision review with the Lake County Planning Office and County Commissioners. Commercial lease was signed in 2018. All buildings were transferred to the lessee at lease signing. Currently on the property, there are three main buildings (lodge, administration building, and kitchen/dining facility), a shop, various outbuildings, fuel storage tanks, a wastewater treatment facility, groundwater wells, |

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| | | | | | | | and 8 pads constructed for mobile home use. The property has interior gravel roads as well as sidewalks between the buildings. |
| Olney Crossroads | Olney: The purpose of the lease is for a year-round recreational equipment rental business, with associated facilities and improvements. Located at the intersection of Highway 93 and Upper Whitefish Road, the property is at one of the main entrances of the Stillwater State Forest. The proposed campground will require a lease amendment. | School for Deaf & Blind | NWLO | Flathead | 7.28 | Rural | The lessees are seeking to pursue approval for the public campground through subdivision review with the Flathead County Planning Office and County Commissioners. An RFP was released, and subsequent commercial lease was signed in 2019. The property was developed in 2019 and 2020 with an office/shop, accommodations for an employee, but did not allow for overnight accommodations for clients and/or guests. A lease amendment and additional MEPA analysis will be required prior to subdivision approval. |
| Libby Creek/ Ponderosa Plantation | Libby: Anticipated residential development. | Common Schools | NWLO | Lincoln | 120 | Rural | Project pending market interest. A feasibility study resulted in a conceptual design for a residential subdivision with 2.5 acre lots. ROW issues to serve the property with a county road have been resolved. The county recently constructed a road through the property that could potentially serve residential development. |
| Libby Golf Club area lands | Libby: Anticipated residential development adjacent to the Libby Golf Club. | Common Schools | NWLO | Lincoln | 640 | Rural | Project pending market interest. Recent residential development on adjacent private land to the east. |
| Libby area lands - Cabinet Range View | Libby: Anticipated low density residential development. | Common Schools | NWLO | Lincoln | 800 | Rural | Project pending market interest. |
| Libby area lands – Koocanusa River View | Troy: Anticipated low density residential development. | Common Schools | NWLO | Lincoln | 45.9 | Rural | Project pending market interest. |
| Skyview Ridge Subdivision | Billings: Mixed use development including lease for commercial development as well as sale of residential parcels. | Common Schools | SLO | Yellowstone | 285 | Urban | Active Project: FY22 – Active RFP out – closes in November 2022. Income generated through commercial communication site leases in FY22: \$26,078 |
| Reserve Street | Missoula: Commercial/professional development on 2 lots. | Common Schools/ MSU | SWLO | Missoula | 2.8 | Urban | Active Project: FY22 – re-appraised 2/21. Value increase of 60% in 25 months to \$2,205,000. RFP released in April 2022 – no proposals – current RFP out and closes January 30, 2023. Currently marketed with a local realtor in an attempt to generate interest. |
| Butte Industrial District | Butte: Commercial/industrial development. | Common Schools | SWLO | Butte – Silverbow | 350 | Rural | Active Project: Adjacent to Butte Tax Increment Industrial Financing District (TIFID) near Rocker, MT. Inclusion of this property in a new Targeted Economic Development District (TEDD) to succeed the TIFID is being explored. Several active large businesses presently on location in District. Inclusion of State Land into the TEDD would improve access and future industrial growth options. Current Parcel currently generates approximately \$2000 yearly from an active grazing lease. At the request of DNRC, the zoning classification change was approved by Butte-Silver Bow County. An interest letter for a solar farm lease has been received. |

Projects fully completed and under development FY 22

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| Alaska Road | Belgrade: Commercial/industrial development. | Common Schools | CLO | Gallatin | 3.3 | Urban | Active Project: This property is under commercial lease for a McKenzie River Pizza, and two additional pad sites. Pads have not been subleased but are ready for tenants. Income generated in FY22: \$23,709 |
| Lewis & Clark Subdivision | Bozeman: Commercial/industrial development. | Common Schools | CLO | Gallatin | 28 | Urban | Active Project: All lots at Lewis and Clark are under Lease. Development continues on Block 2, Lot 3 which will now include a gymnastics facility. Block 2, Lot 4 is under lease and construction of a Courtyard by Marriott Hotel began in Spring 2022 next to the Springhill Suites. Same lessee owns both Hotels. Income generated through the commercial lease development in FY22: \$312,754 |