

# \$8,000,000 - Tr B Dougherty Drive, Missoula

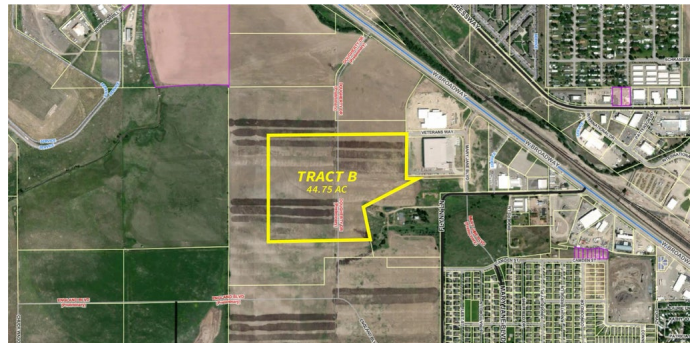
MLS® #30027222

**\$8,000,000**

Bedroom, Bathroom,  
Land on 44.75 Acres

N/A, Missoula, MT

This is an incredible opportunity to step into a property with a preliminary plat approved subdivision. This Dougherty Ranch 44.75 acre tract in the path of development located right off of West Broadway between Flynn Lane and the Missoula Airport, is approved for up to 614 units. Actual unit quantity and product type can vary within approved transects. Permitted uses include an array of Residential Types from Mixed-Use, Townhouse to Assisted Living, Lodging Types, Commercial Uses from Office, Retail to Tavern, Education Types including Day Care Centers, and other Industrial/Manufacturing uses as outlined in Form Based Code Transect standards. Full approval docs available in pdf form. CAD drawings available from original developer for \$300k.



## Essential Information

|          |             |
|----------|-------------|
| MLS® #   | 30027222    |
| Price    | \$8,000,000 |
| Acres    | 44.75       |
| Type     | Land        |
| Sub-Type | Residential |
| Status   | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | Tr B Dougherty Drive |
| Subdivision | N/A                  |

|          |          |
|----------|----------|
| City     | Missoula |
| County   | Missoula |
| State    | MT       |
| Zip Code | 59808    |

**Amenities**

|           |                                              |
|-----------|----------------------------------------------|
| Utilities | Electricity Available, Natural Gas Available |
| View      | City, Meadow, Mountain(s)                    |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2024 |
| Days on Market | 507            |
| Zoning         | See Remarks    |