

\$2,195,000 - 9772 Waldo Road, Missoula

MLS® #30053092

\$2,195,000

Bedroom, Bathroom,
Land on 9.76 Acres

N/A, Missoula, MT

Positioned at the crossroads of Missoula's fastest-growing region, this exceptional 9.76 ac parcel of land offers a rare opportunity for both commercial exposure and residential development in the highly sought-after Missoula Valley. With over 900 feet of unobstructed Highway 93 frontage, direct access to Interstate 90, and immediate proximity to Missoula International Airport, this property is uniquely positioned to capitalize on the city's upward growth trajectory and expanding infrastructure. Located near the Wye, a dynamic and evolving community on Missoula's northwest edge, this site benefits from being at the convergence of three major highways: Highway 93, Interstate 90, and Highway 10—creating unmatched visibility, accessibility, and logistical advantages for any commercial venture.

Missoula is one of Montana's most vibrant and rapidly growing cities, fueled by a thriving local economy, the presence of the University of Montana, and the city's reputation as a center for outdoor lifestyle, innovation, and business. The city is steadily expanding to the north and west, placing this property in the direct path of Missoula's current and future development.

With residential subdivisions, commercial centers, and light industrial operations already emerging in the area, this land stands at the forefront of opportunity. It's perfectly situated to support a wide range of uses, from



retail, office, logistics, storage, or mixed-use commercial and residential opportunities.

This property boasts over 900 feet of clear, usable commercial frontage along U.S. Hwy 93, one of the most heavily traveled corridors in western Montana. The land lies just moments from Missoula International Airport, enabling seamless air freight access for logistics and commerce. Meanwhile, its position near the Wye interchange means ultra-fast access to Interstate 90—Montana’s primary east-west corridor—making it a strategic location for companies that require regional distribution, travel access, or high-visibility retail exposure. The flat, accessible terrain and wide-open sight lines from the highway make this land an ideal location for high-profile branding, billboards, showroom space, or customer-facing businesses that demand visibility. In terms of accessibility, it would be hard to find a better-connected site within Missoula County. Whether you’re a national developer, a local investor, or a business owner looking for a permanent home base, this parcel offers an unmatched combination of location, visibility, and potential. Properties of this scale and versatility rarely come to market in such strategic corridors. Seize this opportunity to stake your claim in Missoula’s exciting next chapter of growth.

Essential Information

MLS® #	30053092
Price	\$2,195,000
Acres	9.76
Type	Land
Sub-Type	Commercial
Status	Active Under Contract

Community Information

Address	9772 Waldo Road
Subdivision	N/A
City	Missoula
County	Missoula
State	MT
Zip Code	59808

Amenities

Utilities	Electricity Available, Natural Gas Available, High Speed Internet Available, Phone Available, See Remarks
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Additional Information

Date Listed	July 1st, 2025
Days on Market	70
Zoning	Commercial