

FOR SALE

MEADOW VIEW HOMES SUBDIVISION
4824 Clearview Way, Missoula, MT 59803

SALE PRICE \$6,200,000

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL** | TSB

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



Sale Price	\$6,200,000
------------	-------------

OFFERING SUMMARY

Property Size:	31.47 Acres (3 parcels)
Price / Acre:	\$197,013
Zoning:	LU-R1
Utilities:	Available & Planned
(Parcel ID) Taxes:	(913204) \$6,640.51 (1965609) \$73.59 (4319437) \$5.00

SUBDIVISION

# of Lots:	97
Lot Sizes:	0.14-0.20 Acres
Phases:	5

PROPERTY OVERVIEW

Rare opportunity to acquire Meadow View Homes Subdivision, a 31.47-acre, plat-approved 97-lot residential subdivision at 4824 Clearview Way in Missoula's established South Hills. The residential lots average approximately 7,660 SF, offering meaningful scale in an increasingly land-constrained Missoula market.

The approved plan includes 6.71 acres of common-area open space, including a centrally located 0.82-acre recreational park, greenway corridors, pedestrian connections, and integration with the existing Tonkin Trail system. The project is planned in five phases, beginning with 29 lots in Phase 1, allowing a developer to strategically stage infrastructure and residential lot delivery.

Planned infrastructure includes City of Missoula water and sewer, internal streets, sidewalks, street lighting, drainage facilities, dry utilities, landscaping, and utility service connections to individual lots. The subdivision connects to Clearview Way/Garland Drive and Elk Hills Court, creating multiple points of connectivity to the surrounding street network.

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



COLDWELL BANKER
COMMERCIAL | TSB

MEADOW VIEW HOMES SUBDIVISION

4824 Clearview Way, Missoula, MT 59803



ELEVATED SETTING, ESTABLISHED INFILL

The project's greatest differentiator is its setting. Future homeowners can be offered the combination of South Hills living, elevated valley and mountain views, established neighborhood surroundings and direct proximity to an extensive network of parks and trails, while remaining connected to the conveniences of Missoula.

This opportunity warrants consideration from developers seeking a sizable, entitled residential project with a defined path to development and the potential to capitalize on one of Missoula's most established hillside residential settings.

PROPERTY HIGHLIGHTS

- 31.47± acres of scarce South Hills land
- 97-lot plat-approved subdivision
- 7,660 SF average lot size
- Shovel-ready development platform
- Established infill location—not fringe development
- Missoula Valley views and elevated South Hills setting
- Tonkin Trail directly bordering the property
- 6.71± acres of planned common-area open space
- 0.82±-acre central recreational park
- Five-phase development plan
- Established surrounding residential neighborhoods
- Nearby parks, trails, schools and Mountain Line service

Kelsey Ward

(406) 544-7772

kelsey@cbcmt.com

J. Michael Joki

(406) 431-5157

mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**

TSB

MEADOW VIEW HOMES SUBDIVISION

4824 Clearview Way, Missoula, MT 59803



SOUTH HILLS LOCATION | VALLEY VIEWS | PARKS, TRAILS & AMENITIES

Set within Missoula's established South Hills, 4824 Clearview Way offers a distinctive combination of elevated hillside setting, established neighborhood character and convenient access to the city. The property occupies a prominent setting west of Hillview Way and north of Clearview Way, with views across the Missoula Valley.

The site is surrounded by a diverse mix of existing residential development, including single-family homes, attached residences, condominiums, townhomes and multifamily housing. Additional residential development is underway in the surrounding area, reinforcing the South Hills as an active residential investment corridor.

A significant location advantage is the property's connection to Missoula's established network of parks, open spaces and pedestrian trails. The Tonkin Trail borders the property along the west and north, connecting into the broader South Hills trail network. Nearby destinations include Homestead Park, Wapikiya Park, Meadow Hill and Briarwood Trails, Honeysuckle Park, Moose Can Gully Trail, Peery Park and Garland Park. The property is also conveniently positioned near schools, public transportation and essential services. Chief Charlo Elementary, Meadow Hill Middle School, Russell Elementary and Sentinel High School are all within the surrounding service area, while Mountain Line Route 12 operates along 23rd Street with a nearby stop at Garland Drive.

For residents and future homeowners, the location offers the opportunity to pair Missoula Valley views and South Hills scenery with established neighborhood amenities, trail connectivity and convenient access to the city, a combination that distinguishes the property from more conventional infill development opportunities.

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



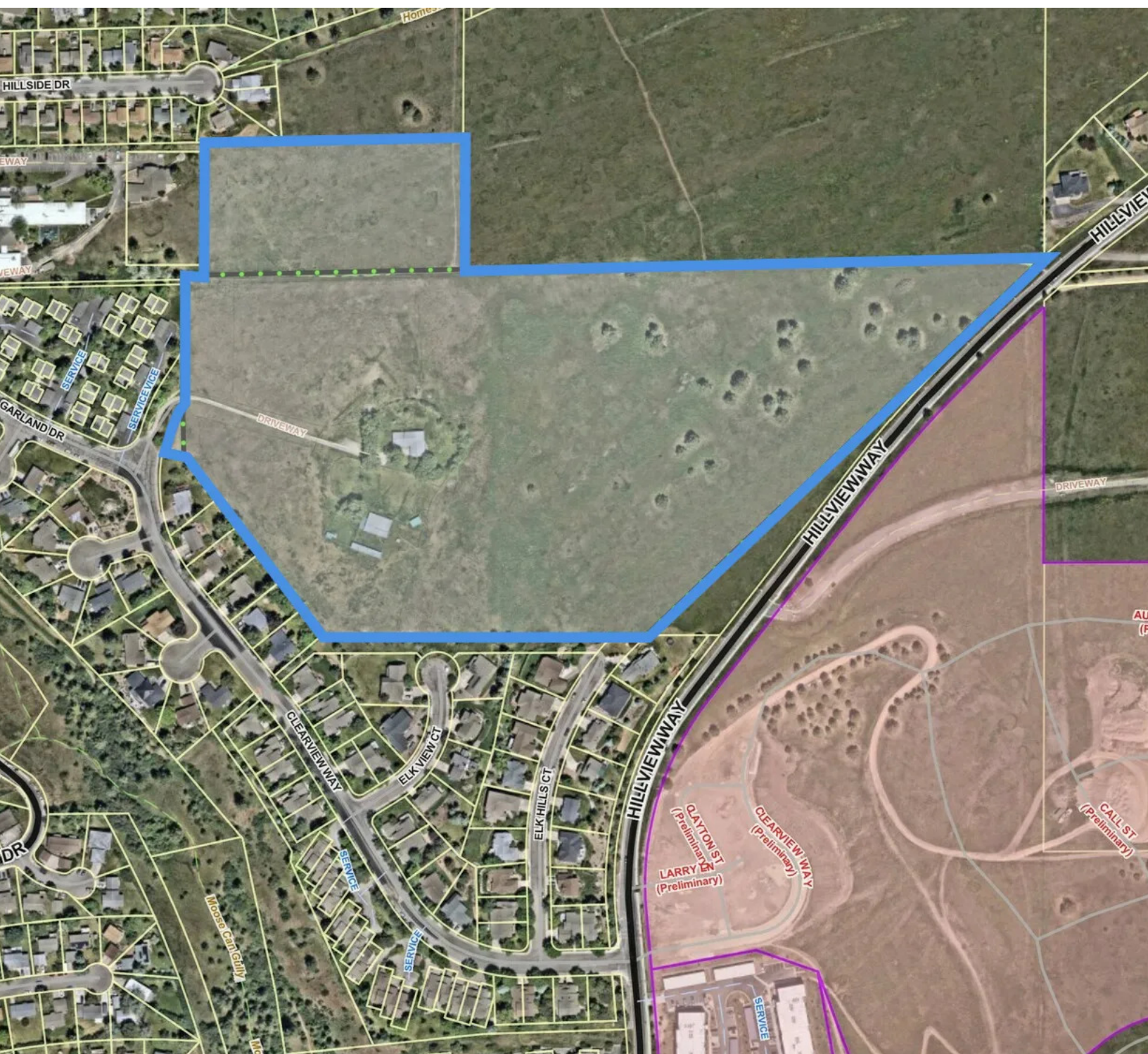
**COLDWELL BANKER
COMMERCIAL** | TSB



MEADOW VIEW HOMES SUBDIVISION

4824 Clearview Way, Missoula, MT 59803

AERIAL MAP



Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



COLDWELL BANKER
COMMERCIAL

TSB



[*See supplemental docs for full set of drawings.](#)

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



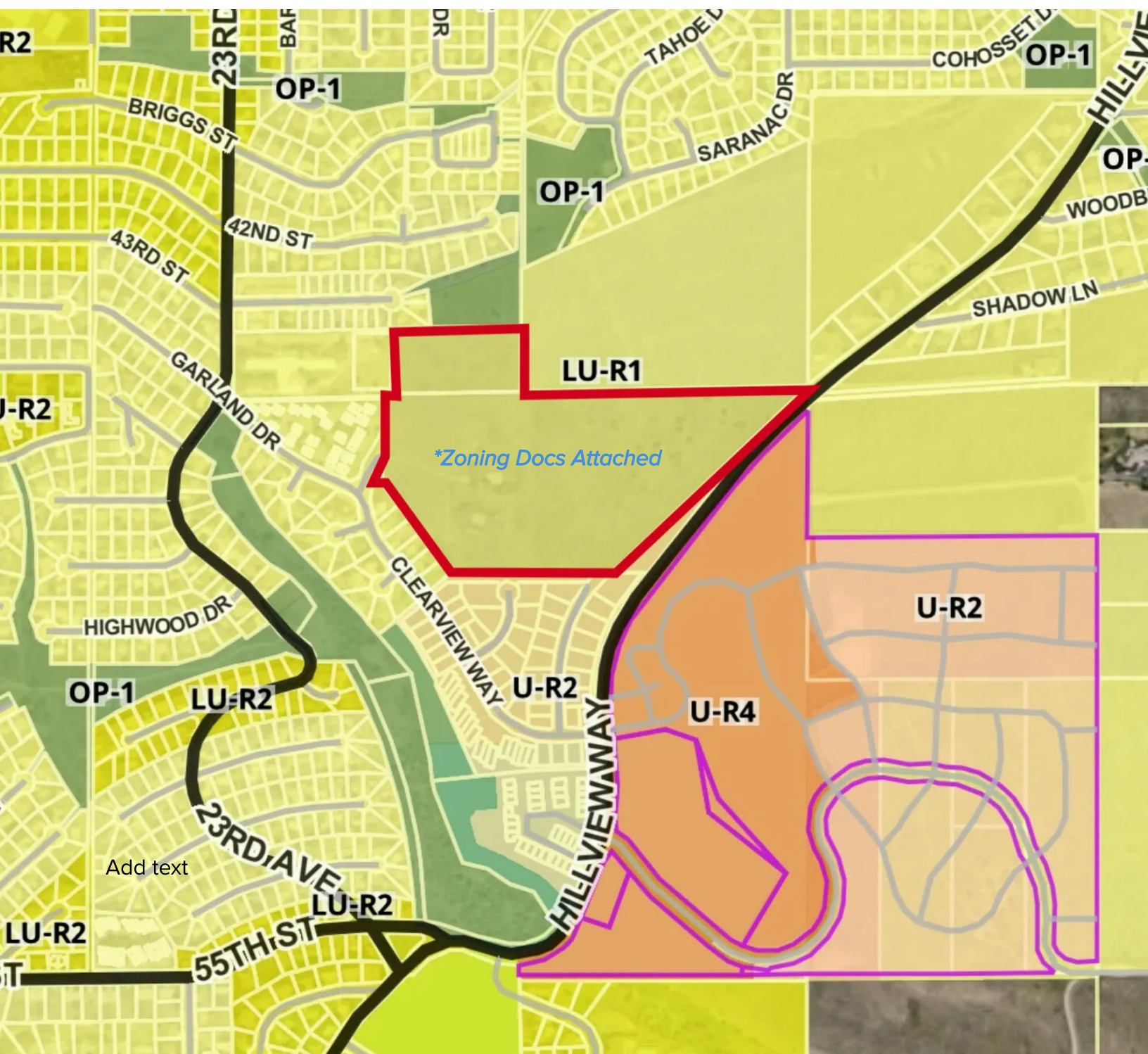
**COLDWELL BANKER
COMMERCIAL**

TSB

MEADOW VIEW HOMES SUBDIVISION

4824 Clearview Way, Missoula, MT 59803

ZONING MAP



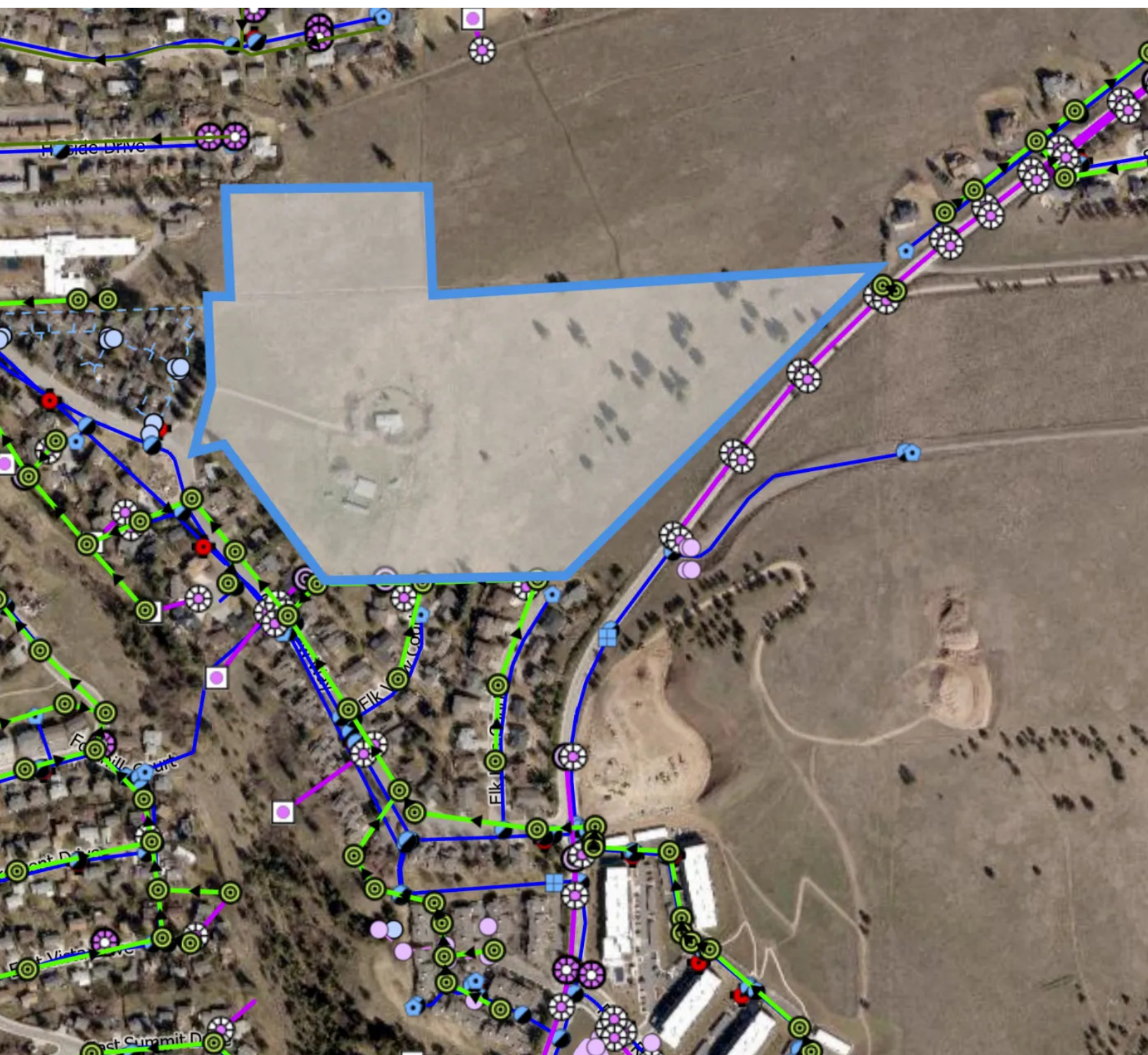
Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



COLDWELL BANKER
COMMERCIAL

TSB



Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



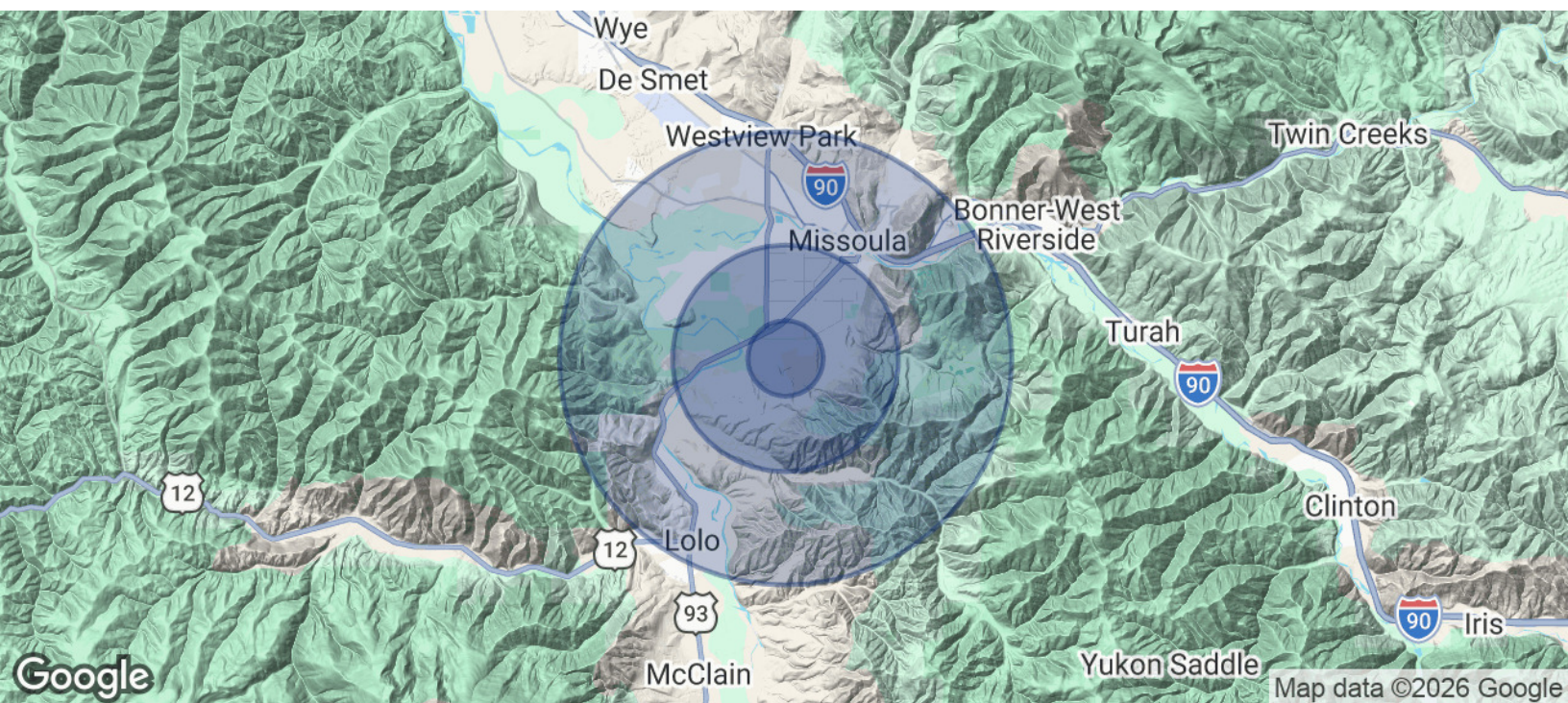
**COLDWELL BANKER
COMMERCIAL**

TSB

MEADOW VIEW HOMES SUBDIVISION

4824 Clearview Way, Missoula, MT 59803

DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	6 MILES
Total Population	8,079	45,536	86,716
Average Age	40.7	36.5	36.6
Average Age (Male)	40.3	36.5	35.9
Average Age (Female)	41.8	37.4	37.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	6 MILES
Total Households	3,184	19,548	38,391
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$104,941	\$96,516	\$92,515
Average House Value	\$438,584	\$472,117	\$457,638

2023 American Community Survey (ACS)

Kelsey Ward
(406) 544-7772
kelsey@cbcmt.com

J. Michael Joki
(406) 431-5157
mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**

TSB

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

MEADOW VIEW HOMES SUBDIVISION

4824 Clearview Way, Missoula, MT 59803



KELSEY WARD

Sales Associate

kelsey@cbcmt.com

Direct: (406) 544-7772

MT #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

TSB

800 N Last Chance Gulch, Suite 103
Helena, MT 59601
406.442.1736

Kelsey Ward

(406) 544-7772

kelsey@cbcmt.com

J. Michael Joki

(406) 431-5157

mike@cbcmt.com



COLDWELL BANKER
COMMERCIAL

TSB

MEADOW VIEW HOMES SUBDIVISION

4824 Clearview Way, Missoula, MT 59803



J. MICHAEL JOKI

Broker

mike@cbcmt.com

Direct: **(406) 431-5157**

PROFESSIONAL BACKGROUND

Commercial valuation is a long term devotion. J. Michael Joki also has a successful career as a real estate appraiser. In 1987 Joki and Associates was founded as a real estate valuation and consultation business. J. Michael Joki holds both the MAI and SRA designations with the Appraisal Institute - a world renowned appraisal organization. Over the past 36 years Mr. Joki has completed analysis and valuation of numerous property types with some being extremely complex in nature.

This experience and knowledge gives his clients a unique advantage when determining the listing price of their property or evaluating the price of a potential purchase. In addition, Mike is well versed on issues regarding right of way, easement, and eminent domain. Mike has testified in a number of city, county, state, and federal court cases as an expert witness.

EDUCATION

Bachelor of Science in Business, Montana State University 1987

MEMBERSHIPS

National Association of Realtors
Montana Association of Realtors
Helena Association of Realtors
Member of Montana Chapter of Appraisal Institute
Appraisal Institute Member
SRA Designation, 1992
MAI Designation, 2003

TSB

800 N Last Chance Gulch, Suite 103
Helena, MT 59601
406.442.1736

Kelsey Ward

(406) 544-7772

kelsey@cbcmt.com

J. Michael Joki

(406) 431-5157

mike@cbcmt.com



**COLDWELL BANKER
COMMERCIAL**

TSB

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from TSB its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither TSB its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. TSB will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. TSB makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. TSB does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TSB in compliance with all applicable fair housing and equal opportunity laws.





Article 4.2

RESIDENTIAL DISTRICTS

Article 4.2

RESIDENTIAL

Division 4.2.01 General

Section 4.2.01-A. Purpose

The purpose of the Residential districts is to implement the Rural, Limited Urban, and Urban Residential Place Types identified in the *Land Use Plan* and support the City's long-term vision for equitable, sustainable, connected, and well-integrated neighborhood development.

Section 4.2.01-B. Description

The districts provide a variety of housing opportunities ranging from low-density rural areas to compact, urban neighborhoods. While the zoning districts primarily accommodate residential uses, some nonresidential uses that enhance neighborhood vitality, walkability, and access to services are allowed. Section 4.2.02 Context, below, provides general guidance and intent for the Residential district categories and includes graphics for illustrative purposes only.

Section 4.2.01-C. Standards Overview

The Residential district standards are calibrated to provide flexibility in housing types and site design within clearly defined ranges. The standards support the desired scale and physical patterns of existing and developing neighborhoods assigned in the Place Types Map and help implement the goals of the Land Use Plan by promoting housing choice, neighborhood stability, and responsible land use patterns consistent with the City's values and future growth strategy.

Section 4.2.01-D. Districts Established

The City's residential districts are listed below.
Higher numeric indicators indicate a wider range of development opportunity.

MAP SYMBOL	DISTRICT NAME
R-R1	Rural Residential
LU-R1	Limited Urban Residential 1
LU-R2	Limited Urban Residential 2
U-R1	Urban Residential 1
U-R2	Urban Residential 2
U-R3	Urban Residential 3
U-R4	Urban Residential 4

Table 4.2.01-1 Residential Zoning District

Division 4.2.02 Contexts

Section 4.2.02-A. Rural Residential District

Rural Residential District

- **R-R1 Rural Residential**

1. Purpose

The Rural Residential district supports the City's goals for land stewardship, environmental constraints, and limited infrastructure expansion in rural fringe areas. Limited residential development is allowed to preserve the natural, pastoral character and open landscapes of Missoula's rural edges and prioritize agricultural uses and safety of residents against environmental dangers.

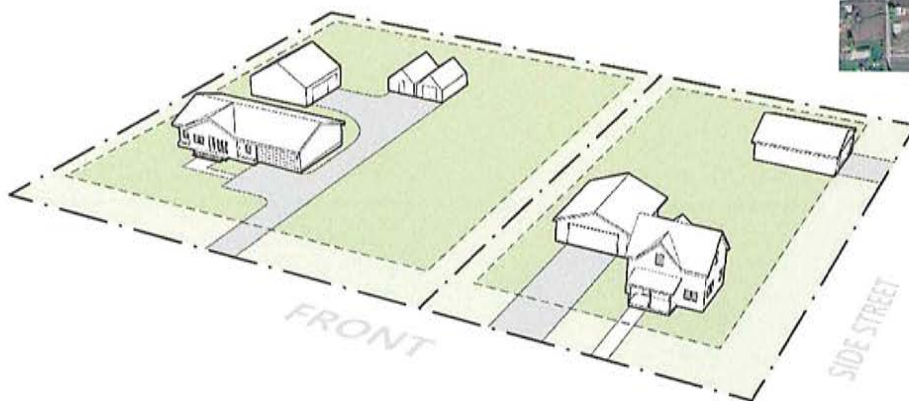
2. Description

Development patterns are predominantly car-dependent along roads with rural cross sections with minimal access to public transit and limited walkability. While some existing dedicated trails and commuter routes support biking and walking to key amenities or connections to urbanized areas, travel is mostly accommodated on roadways. Parcels often have multiple structures that typically have large setbacks from public roads.

3. Standards Overview

The Rural Residential standards support, maintain, and promote a variety of low intensity housing opportunities that emphasize the preservation of open space, natural resources, and rural character.

Figure 4.2.02-1 Rural Residential Context Diagram and Pictures



Section 4.2.02-B. Limited Urban Residential Districts

Limited Urban Residential Districts

- **LU-R1** Limited Urban Residential 1
- **LU-R2** Limited Urban Residential 2

1. Purpose

The Limited Urban Residential districts support the City's goals for housing diversity, incremental growth, and context-sensitive development at the edges of urban neighborhoods. Moderate intensity residential development is allowed to provide a range of housing options while responding to environmental or topographical constraints.

2. Description

Development patterns in Limited Urban Residential areas are likely car-dependent, with limited transit access and moderate walkability. Existing street and block patterns provide limited connectivity and often include large blocks, curvilinear roads, cul-de-sacs and irregular-shaped parcels. Some blocks do not have existing sidewalks or alleys, and it is not uncommon for driveways and garages to be accessed directly from the street. Buildings typically have medium-to-large street setbacks with driveways that provide on-site parking.

3. Standards Overview

The Limited Urban Residential standards support, maintain, and promote a variety of moderate-intensity housing opportunities—primarily single-family homes, duplexes, and “missing middle” options—while preserving a suburban character.

Figure 4.2.02-2 Limited Urban Residential Context Diagram, Block Pattern, and Pictures

