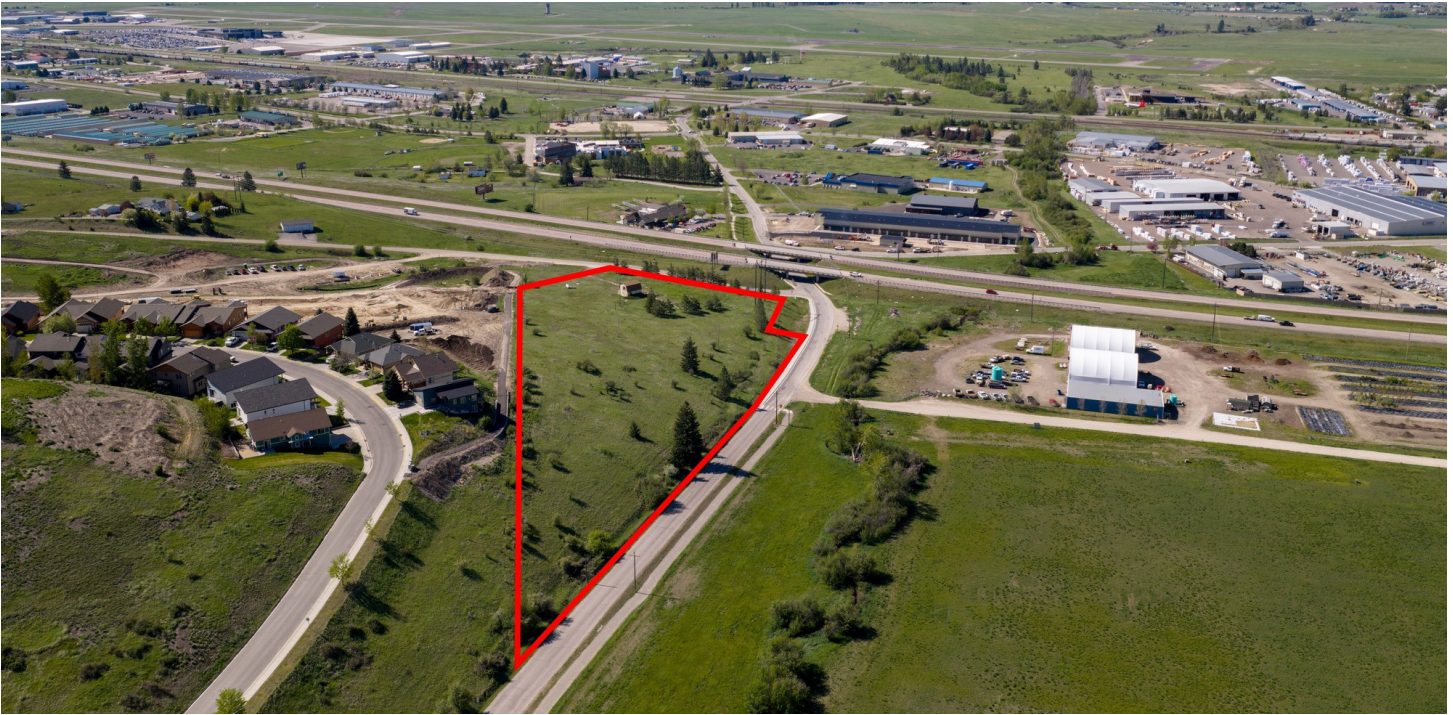


SALE

6900 GOODAN LANE

Missoula, MT 59808



Sale Price

\$1,250,000

OFFERING SUMMARY

Lot Size: 5.933 AC

Price / Acre: \$210,686

Parcel No: 5836392

Property Taxes: \$1,405.15 (2025)

Sewer: Public Available

Water: Public Available

Electricity: Connected

Natural Gas: Connected

County Zoning: MT Suds Legacy Zoning & (LUR) Place Type

PROPERTY OVERVIEW

Positioned in the rapidly growing west Missoula Market within the highly desirable Butler Creek corridor, just off I-90 West, this 5.933-acre parcel presents a rare opportunity for developers and investors to secure land with strong upside potential in one of Missoula's key growth areas.

The property features level to gently sloped terrain, making it well-suited for efficient site planning and future development. A balanced mix of open meadow and mature trees enhances both usability and market appeal, while 360-degree mountain views create a premium setting for residential or mixed-use projects.

Infrastructure advantages include electricity and natural gas already connected, with public water and sewer available. The parcel is currently zoned within Missoula County under the Legacy Zoning District designation of MT Suds (LEG_RZD_MTSUDS_6.15), with Land Use place type designation of Limited Urban Residential, offering a flexible mix of uses including single- to multi-family residential and small-scale commercial, with residential density permitting up to 8 units per acre or 47 dwelling units.

Situated near Grant Creek and surrounded by major mountain ranges, the property combines strong environmental appeal with proximity to Missoula's amenities, employment centers, and transportation routes, providing key drivers for long-term

John Drew
(406) 544-4055
johndrew@cbcmt.com

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



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DESIRABLE LOCATION

Located in the desirable Grant Creek area just north of I-90 West, near Grant Creek Road and Butler Creek Road, this property offers high visibility and quick access to Reserve Street's primary commercial corridor, Missoula International Airport, Snowbowl Ski Resort, St Patrick's Hospital, Desmet School, and Downtown Missoula. The area combines strong growth momentum, established infrastructure, urban conveniences, and unmatched natural surroundings make this one of the most well-positioned development sites in the valley.

SCARCE OPPORTUNITY

Infill sites of this acreage in Grant Creek simply don't come available. This is a first-mover advantage in a supply-constrained market.

FLEXIBLE ZONING & DENSITY READY

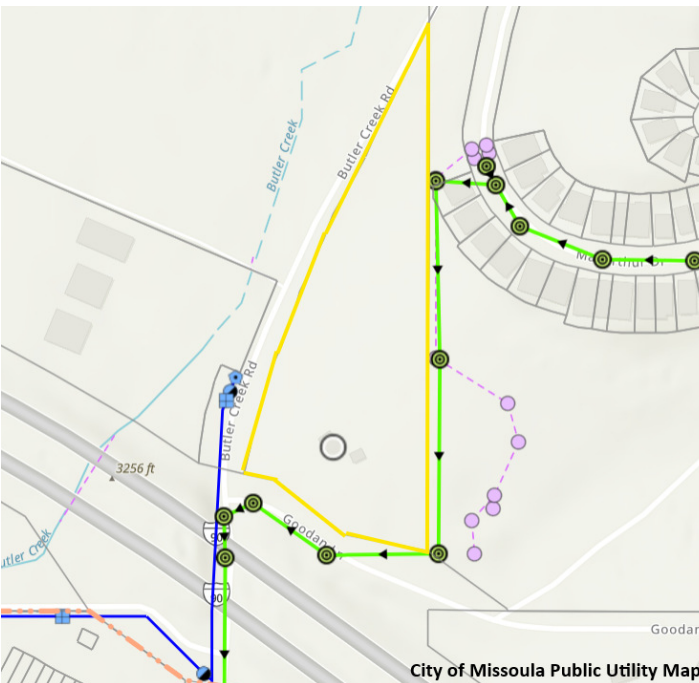
Permitted for up to 47 dwelling units, mixed-use commercial potential, gives developers room to optimize the project mix for market conditions.

LOW-RISK DEVELOPMENT SITE

Utilities connected, water and sewer available at the property, level to gently sloping and clean terrain, reducing upfront costs and timeline risks.

VIEWS AND RECREATION

360-degree mountain views from every angle paired with nearby access to Council Grove State Park, hiking trails, and Snowbowl Ski resort, add instant marketability and pricing power to any residential product.



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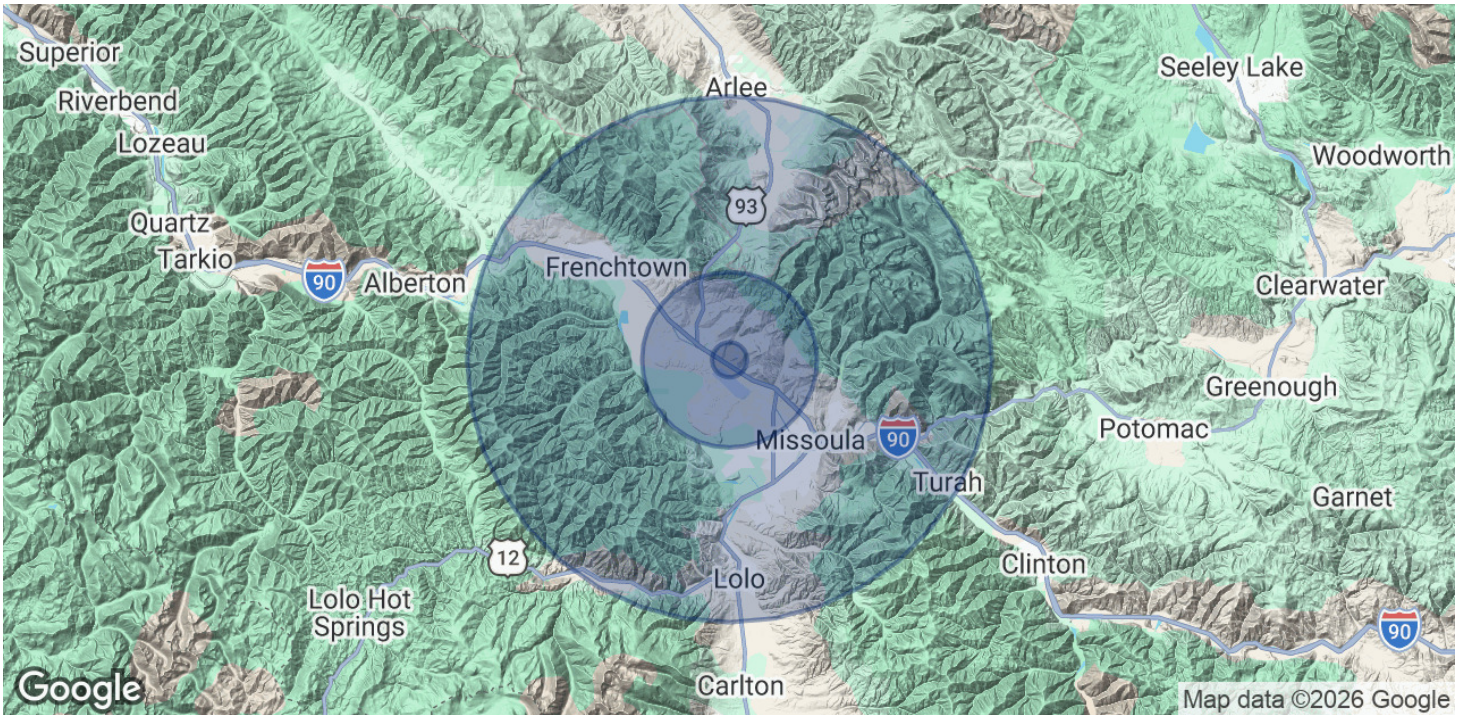


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DEMOGRAPHICS

6900 GOODAN LANE

Missoula, MT 59808



POPULATION

	1 MILE	5 MILES	15 MILES
Total Population	777	21,936	107,805
Average Age	35.7	36.3	37.4
Average Age (Male)	33.4	34.7	36.5
Average Age (Female)	35.9	37.7	38.4

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	15 MILES
Total Households	299	9,188	46,582
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$113,732	\$97,009	\$96,807
Average House Value	\$465,207	\$411,458	\$459,722

2023 American Community Survey (ACS)

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COMMERCIAL | **WARNE**

CONTACT

6900 GOODAN LANE

Missoula, MT 59808



JOHN DREW

Responsible Broker

johndrew@cbcmt.com

Direct: (406) 544-4055

PROFESSIONAL BACKGROUND

John is the Managing Partner for Coldwell Banker Commercial in Missoula, Montana and recently formed Drew Warne Advisory Group with his business partner Tyler Warne.

In his previous role, John was the SVP and Managing Partner for Commercial Brokerage Services with Norton Commercial and Acreage Group in Atlanta Georgia. He was also the Managing Partner for Norton Drew, LLC and JDREW Real Estate Advisors.

John held executive corporate real estate position with The Staubach Company and CB Richard Ellis (CBRE) and began his career with Cousins Properties in Atlanta. He has provided valuable direction and leadership to his clients, colleagues, and team members for many years. He delivers projects on time and on budget, exceeding expectations and resulting in repeat business over extended periods of time.

John has a proven track record of success in delivering expert real estate advice and service to a wide range of companies, developers, investors, and property owners. He is known for being analytical and skillful in handling complicated real estate transactions.

EDUCATION

Mercer University - B.S. - Psychology, Business, and Human Services.

Warton School of Business - Executive Business Planning.

Georgia Academy for Economic Development.

Certified Commercial Investment Member (CCIM) Coursework.

MEMBERSHIPS

Licensed Broker in Montana & Georgia.

Drew Ward Warne

712 Spruce Street Suite 17

Missoula, MT 59802

406.544.4055

John Drew

(406) 544-4055

johndrew@cbcmt.com

Kelsey Ward

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kelsey@cbcmt.com



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COMMERCIAL | **WARNE**

CONTACT

6900 GOODAN LANE

Missoula, MT 59808



KELSEY WARD

Sales Associate

kelsey@cbcmt.com

Direct: (406) 544-7772

MT #RRE-RBS-LIC-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

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John Drew

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