



TBD 57TH STREET SOUTH

GREAT FALLS, MONTANA 59405 · 19.04-ACRE DEVELOPMENT SITE

SALE PRICE

\$2,500,000

SITE

±19.04 AC

PRICE / AC

\$131,303

TRAFFIC

8,825 AADT

PROPERTY OVERVIEW

±19.04-acre development site on the 57th Street corridor at 3rd Ave S, just outside Great Falls city zoning. The site sits next to the proposed 100-acre "The Falls" mixed-use project by Mitchell Development, planned for roughly 630,000 SF of retail and office, two hotels and 831 residential units. Close to East End Walmart, Malmstrom AFB, schools and transit. Buyer to verify zoning and intended use with Cascade County.

PROPERTY HIGHLIGHTS

- ±19.04 acres / 829,382 SF
- Frontage on 57th St S and 3rd Ave S
- 8,825 AADT on 57th Street (2020)
- Adjacent to proposed "The Falls" development
- Near Malmstrom AFB and East End Walmart
- Commercial, multifamily or mixed-use potential
- Not in a flood plain
- Fast-growing east side of Great Falls

Zoning is by Cascade County; buyer to verify permitted uses. Information on the proposed development is from public sources and is not guaranteed. Information has been provided from sources deemed reliable but is not guaranteed. Buyer or tenant to verify all information to its own satisfaction.

SCOTT BLUMFIELD

BROKER/OWNER · LIC. RRE-RBS-LIC-16312

406-750-0276 · scott@catalyst-cre.com

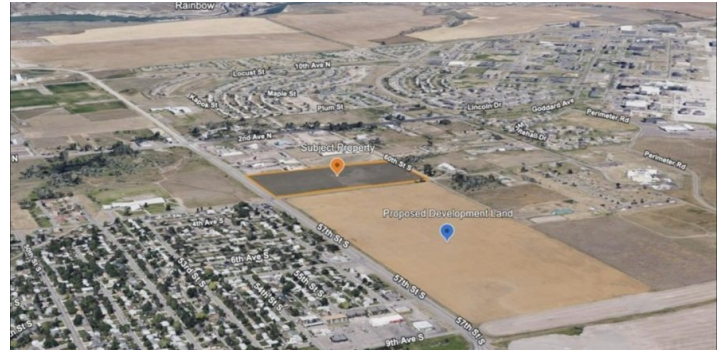
CATALYST COMMERCIAL REAL ESTATE SERVICES

21 3rd Street N, Suite 5A, Great Falls, MT 59401

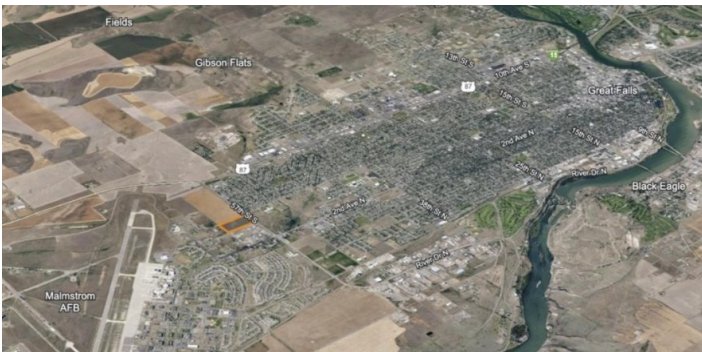
MLS #30072716



SITE AERIAL — 57TH ST CORRIDOR



NEXT TO PROPOSED DEVELOPMENT LAND



GREAT FALLS AREA CONTEXT



PARCEL MAP

PROPERTY DETAILS

ADDRESS	TBD 57th Street S
CITY / COUNTY	Great Falls / Cascade County, MT
JURISDICTION	Outside city limits
LEGAL DESCRIPTION	Beebe Tracts, Lots 60, 61A, 62A & 63
SECTION / TWP / RNG	S10, T20N, R04E
GEOCODE	02301610202010000
ASSESSOR NUMBER	0001970500
SITE AREA	±19.04 AC / 829,382 SF
MLS NUMBER	30072716

SALE PRICE	\$2,500,000
PRICE PER ACRE	\$131,303
PRICE PER SF	\$3.01
ZONING	Commercial (county)
TRAFFIC — 57TH ST	8,825 AADT (2020)
2025 REAL ESTATE TAXES	\$15,003.78
FLOOD PLAIN	None
SHOWINGS	Vacant land
TITLE	Chicago Title

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