



\$1,150,000

40517 Montana
Highway 35,
Polson, MT
59860

Presented By:

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Property Information

Section 1

Approximate Lot Lines





LOCATION DESCRIPTION

Located along Highway 35 within the Polson city limits, this property offers strong visibility along one of the primary corridors connecting Polson, Flathead Lake’s east shore, and the broader Mission Valley region. The site is positioned near a mix of residential neighborhoods, local businesses, service providers, and visitor-oriented traffic, creating exposure to both local residents and travelers moving through the area. Its location near Polson’s commercial core, Flathead Lake amenities, and regional recreation destinations adds to the long-term appeal for a buyer seeking a well-positioned Highway 35 land holding with future planning potential.

OFFERING SUMMARY

Sale Price:	\$1,150,000
Lot Size:	4.09 Acres

DEMOGRAPHICS	1 MILE	2.5 MILES	5 MILES
Total Households	335	1,909	3,000
Total Population	802	4,531	7,238
Average HH Income	\$78,402	\$68,258	\$73,395



PROPERTY DESCRIPTION

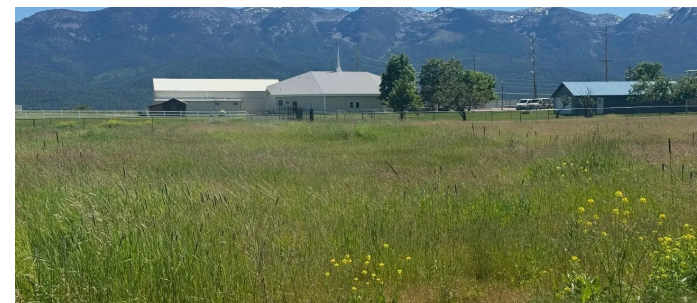
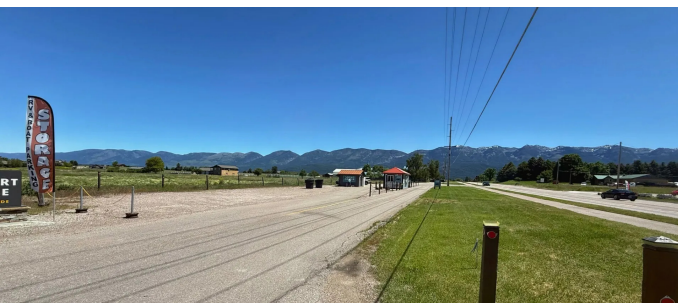
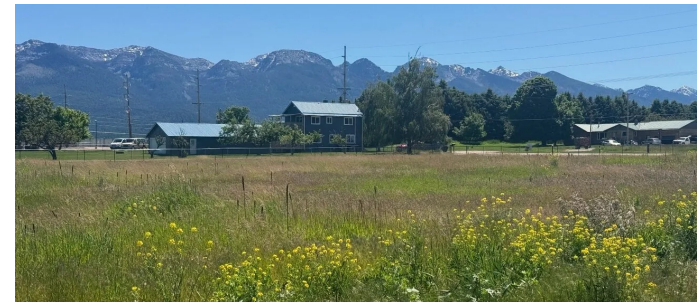
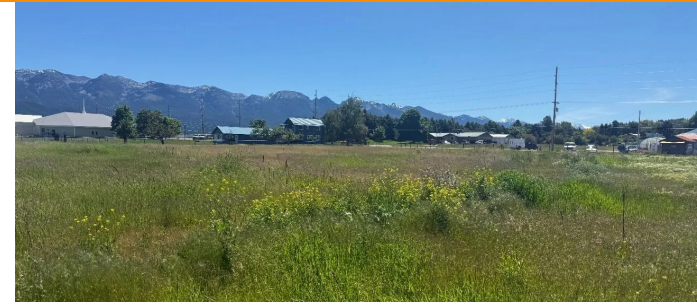
Opportunity to acquire approximately 4.10 acres along Highway 35 within the Polson city limits. The property is located in the Low Density Residential Zoning District (LRZD), which is intended for low-density residential development, with two-family dwellings/duplexes now allowed as a permitted use under a 2023 amendment to the Polson Development Code. The existing owner-operated coffee kiosk will remain in place through a seller leaseback, creating potential interim income for a buyer while future planning and due diligence are completed. The site benefits from Highway 35 visibility, existing commercial improvement history, asphalt paving, and potential additional access cutouts, subject to buyer verification and applicable approvals. Buyer to verify zoning, permitted uses, legal status of the existing commercial use, leaseback terms, utilities, access approvals, easements, and all intended development potential with the City of Polson and all applicable agencies. Florence Coffee which occupies about 10,000 sqft of the 4.1 acres along Hwy 35 will remain there as a long term tenant at \$1200 per month.



PROPERTY HIGHLIGHTS

- Approximately 4.09 acres along Highway 35 within Polson city limits
- Located in the Low Density Residential Zoning District, offering residential planning potential subject to buyer verification
- Existing owner-operated Florence Coffee kiosk to remain through seller leaseback
- High-visibility Highway 35 location with exposure to local and visitor traffic
- Existing commercial improvement history, including coffee kiosk and asphalt paving
- Additional access cutouts may be available, subject to buyer verification and applicable approvals
- Positioned near Polson's commercial core, residential neighborhoods, Flathead Lake, and regional recreation traffic
- Strong candidate for long-term land hold, residential planning, or redevelopment evaluation

ADDITIONAL PHOTOS



Location Information

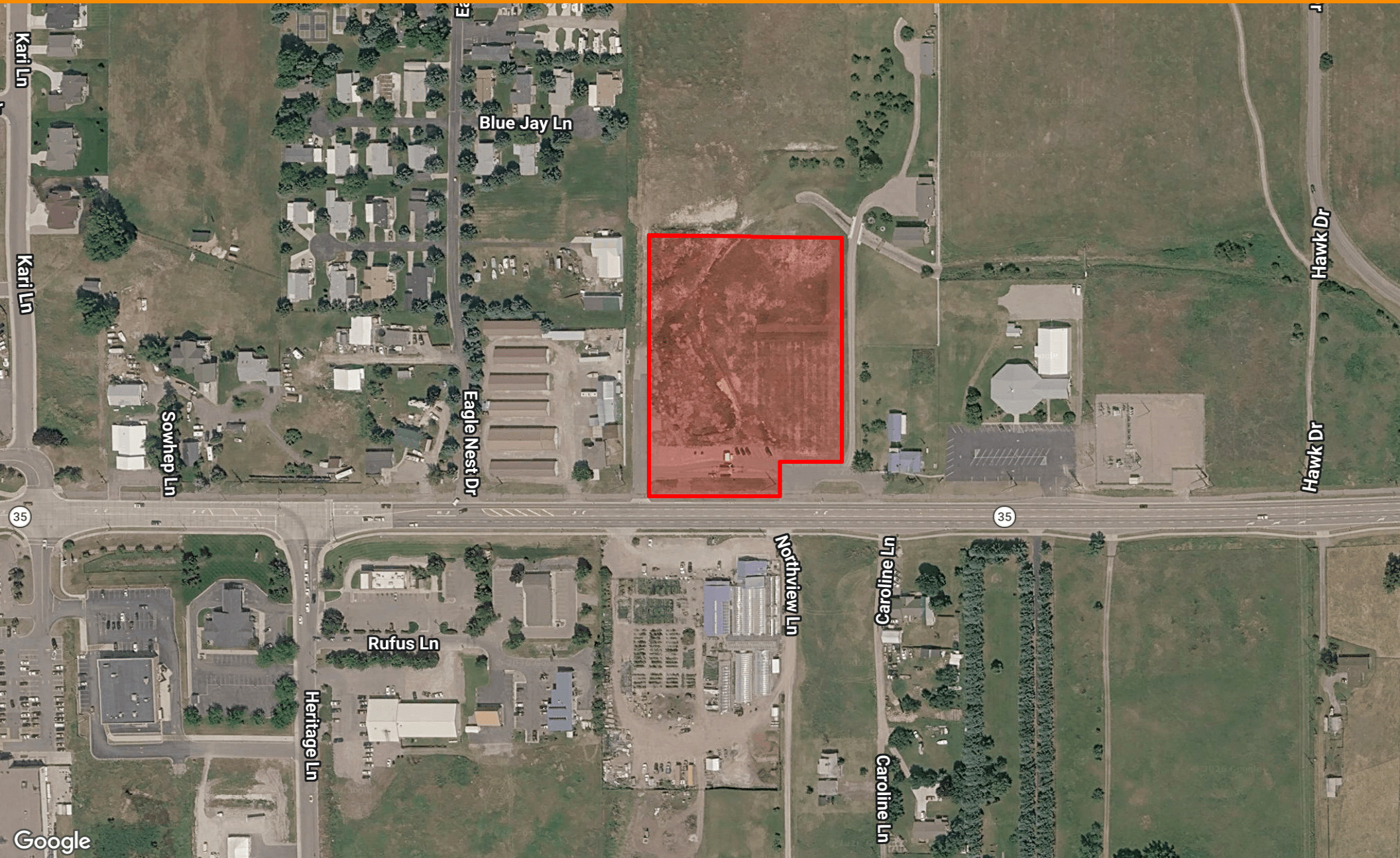
Section 2



REGIONAL MAP



LOCATION MAP



AERIAL MAP



Financial Analysis

Section 3



Demographics

Section 4

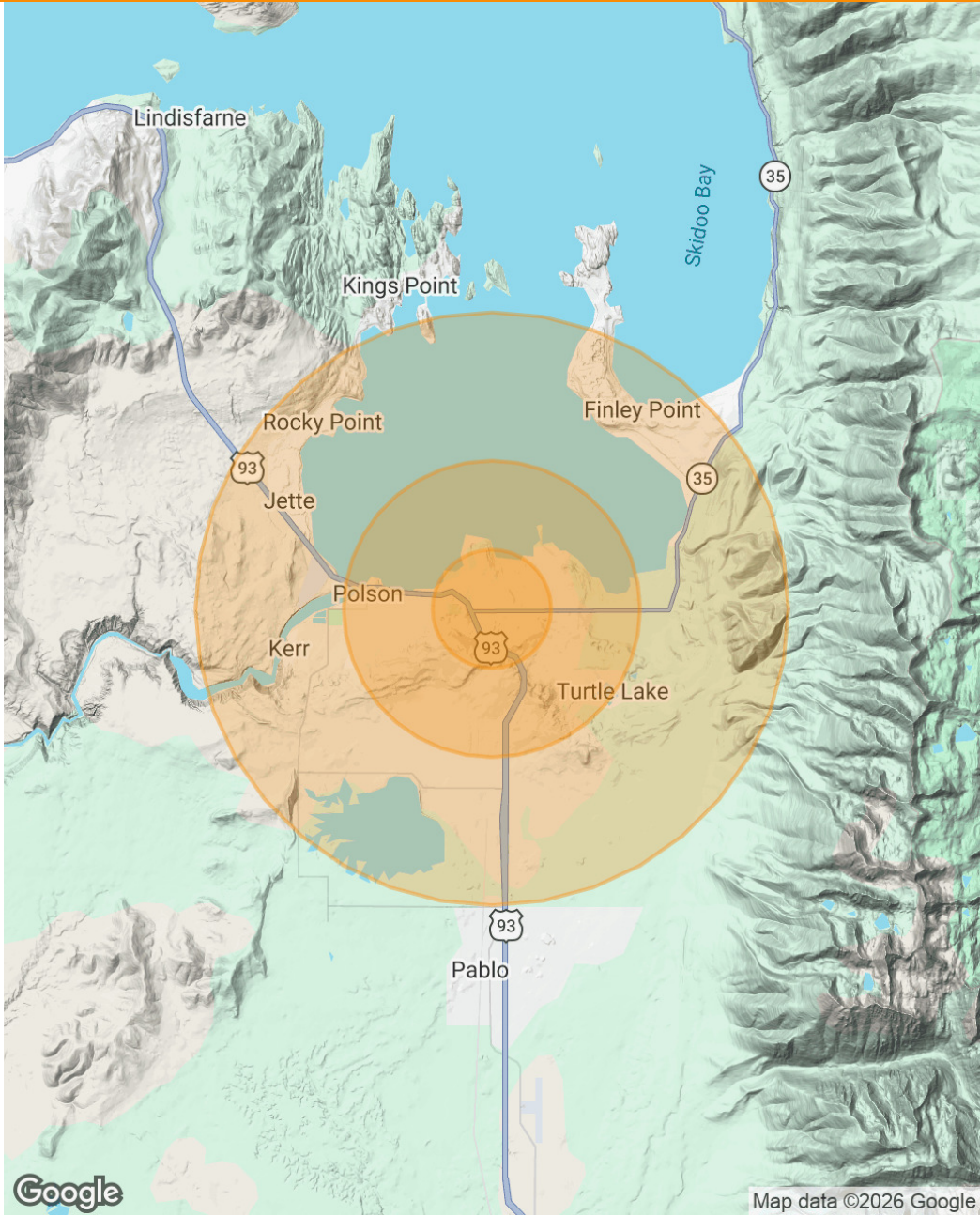


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	2.5 MILES	5 MILES
Total Population	802	4,531	7,238
Average Age	45.4	42.4	43.3
Average Age (Male)	42.1	40.9	41.7
Average Age (Female)	49.9	44.7	45.3

HOUSEHOLDS & INCOME	1 MILE	2.5 MILES	5 MILES
Total Households	335	1,909	3,000
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$78,402	\$68,258	\$73,395
Average House Value	\$369,762	\$332,206	\$376,118

2023 American Community Survey (ACS)



Advisor Bios

Section 5





JESSIE EAGEN

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PROFESSIONAL BACKGROUND

Jessie Eagen is one of the most seasoned and experienced Real Estate agents in the Missoula area. Surviving 34+ years in Montana real estate, with the economic twists and turns, has proven to be a great accomplishment for Jessie. Since his first property sale in 1993 for \$112,000, Jessie has remained focused and determined to be a leader in his field. He has combined his dedication and experience to make a giant footprint in the Residential, Commercial & Investment, and Flathead Lake markets the past 34 years and he continues to raise his personal bar to deliver excellence in every transaction.

Jessie has always been heavily involved in all aspects of real estate, from development of new multi-family projects, building spec homes, consulting on residential developments to buying and selling homes for himself. With his well-rounded experience in all areas of the industry, Jessie prides himself on being an aggressive negotiator with the foresight in knowing how to get the deal done. He's always looking for buyers and sellers, a real competitive advantage in the industry. He finds the right buyers, the right sellers, the right investors, the right property and he brings it all to you.

Jessie's personable and professional character allow him to build and maintain solid relationships, which explains why his business has grown mostly from referrals and repeat clients. He uses sound knowledge, cutting edge technology, tried wisdom, tenacity and a good amount of hustle to achieve the goals and expectations of his clients.

Jessie was born and raised in Great Falls, MT. After graduating from University of Montana with a Business degree, Jessie began his real estate career in 1992 and made Missoula home. Despite Jessie's busy schedule, he still finds time to spend with his loving family. He spends his time between his hometown of Missoula and his favorite place in the world, Flathead Lake.

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