

Boundary lines are approximate



SterlingCRE
ADVISORS

High-Visibility Opportunity with Highway 93 Frontage

1829 US Highway 93 North

Victor, Montana

11.22 acres | Commercial Land

Exclusively listed by:

Connor McMahon

406.370.6424

Connor@SterlingCREadvisors.com



SterlingCRE
ADVISORS

Contents

(click to jump to section)

[Executive Summary](#)

[Interactive Links](#)

[Property Details](#)

[Demographics](#)

[Market Overview](#)

[Brokerage Team](#)

[Limiting Conditions](#)

Opportunity Overview

SterlingCRE Advisors is pleased to present a commercial development opportunity on this ±11.22-acre parcel located at 1829 US Highway 93 North in Victor, Montana.

The property centers on a ±6,800 SF shop space with loading, a strong fit for an owner-occupier looking to get a business up and running. For a buyer planning to redevelop the site, the shop offers a practical bridge: lease it out while development plans move through the pipeline. A trailer home on the property adds another income option, whether leased out or used for staff housing.

Situated along US Highway 93, the site sees consistent traffic between Missoula, Stevensville, and the rest of the Bitterroot Valley, drawing both local and regional exposure. The parcel has access to all necessary utilities and supports a wide range of commercial uses.

A cell tower lease is already in place, and the property has completed its required annual DEQ inspections.

Contact SterlingCRE Advisors to schedule a tour or learn more about this opportunity.

Interactive Links



Link to Listing



Street View

Address	1829 US Highway 93 North, Victor
Purchase Price	\$1,000,000
Property Type	Commercial Land
Total Acreage	Acreage: ±11.22 (±488,743 SF)
Building	±6,800 SF steel shop has four (4) grade level roll-up doors.

1829 US Highway 93 North

\$1,000,000

Geocode	13-1565-07-2-01-13-0000
Zoning	Unzoned
Access	US Highway 93 North
Services	Private well and septic
Taxes	\$3,382.40 (2024/2025)
Traffic Count	±13,924 (AADT 2023)





Prime Highway 93 location with exceptional visibility along a busy corridor connecting Missoula, Stevensville, and the Bitterroot Valley



Supports a range of commercial uses with no zoning restrictions



Development ready with access to all necessary utilities. The site benefits from two wells.



Rare opportunity to secure a key development site in a rapidly expanding region



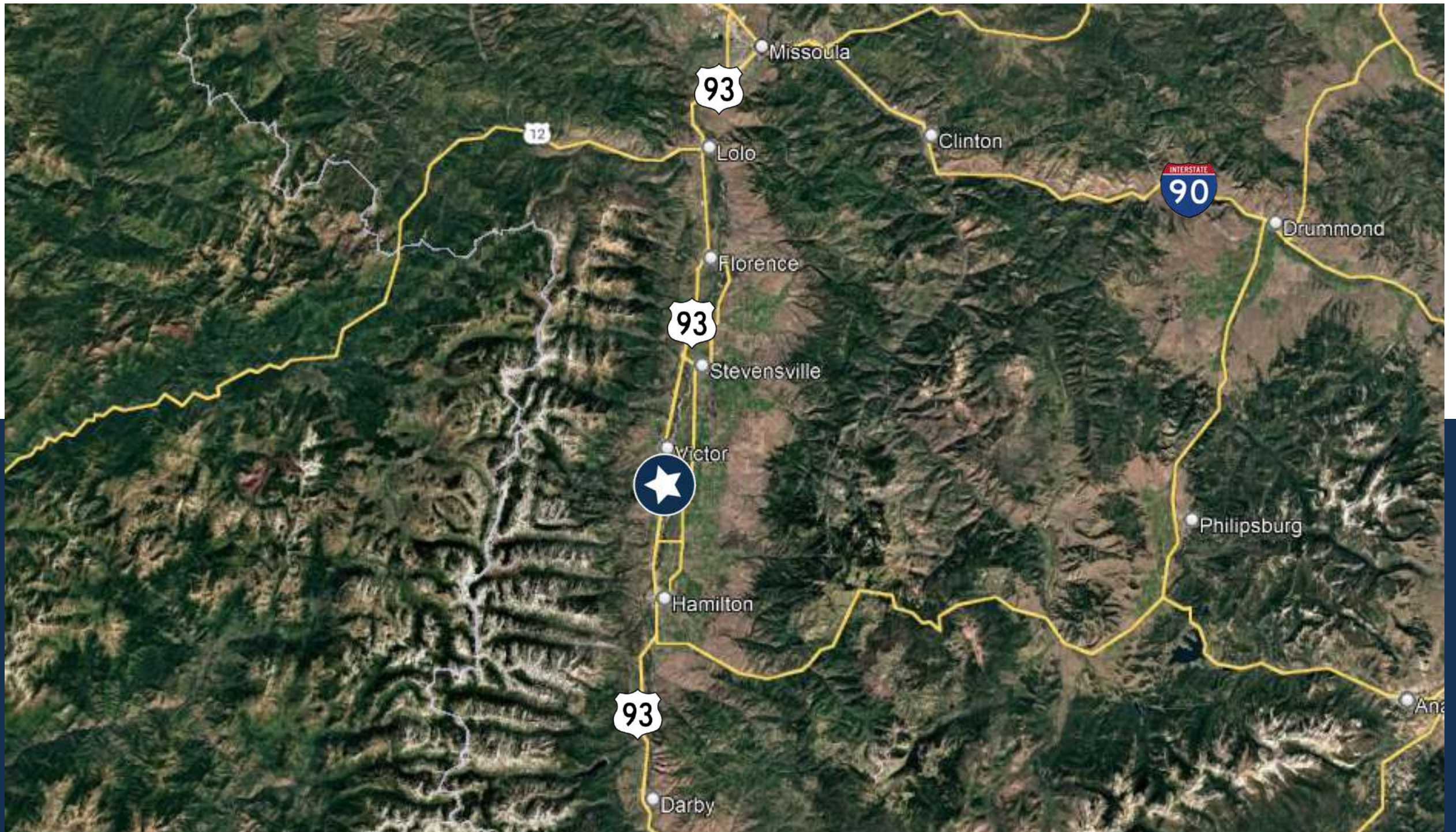
±11.22 acres of prime land offering ample space for large-scale development or multiple uses

An aerial photograph of a rural landscape. In the foreground, there's a large, mostly empty parking lot with some vehicles. To the left of the parking lot is a small pond. The middle ground shows a mix of open fields, some trees, and a few buildings. In the background, there are rolling hills and mountains under a clear sky. A dark blue rectangular box is overlaid in the center of the image, containing the word "LOCATION" in white capital letters.

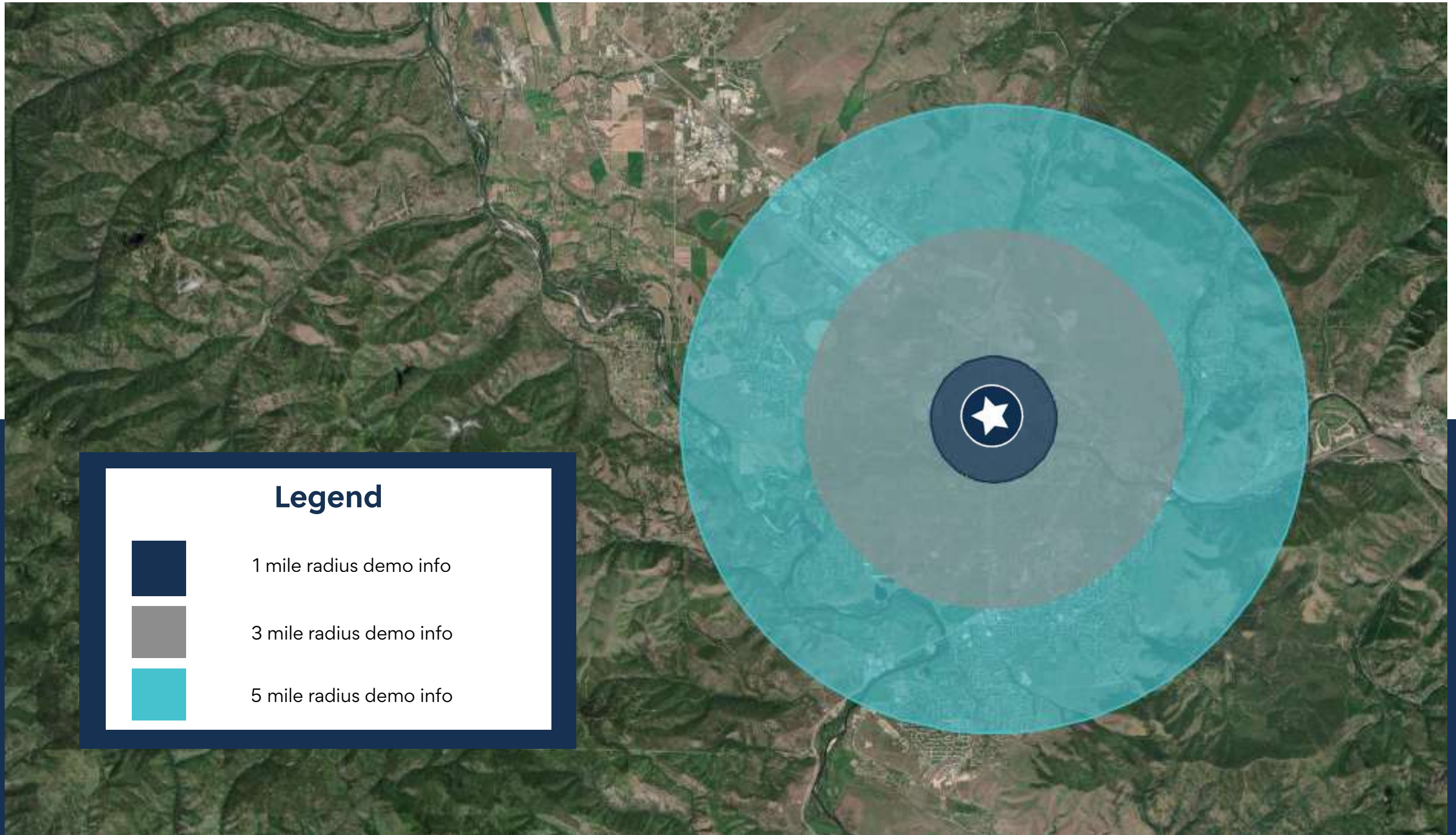
LOCATION



SterlingCRE
ADVISORS



Regional Locator Map



Legend



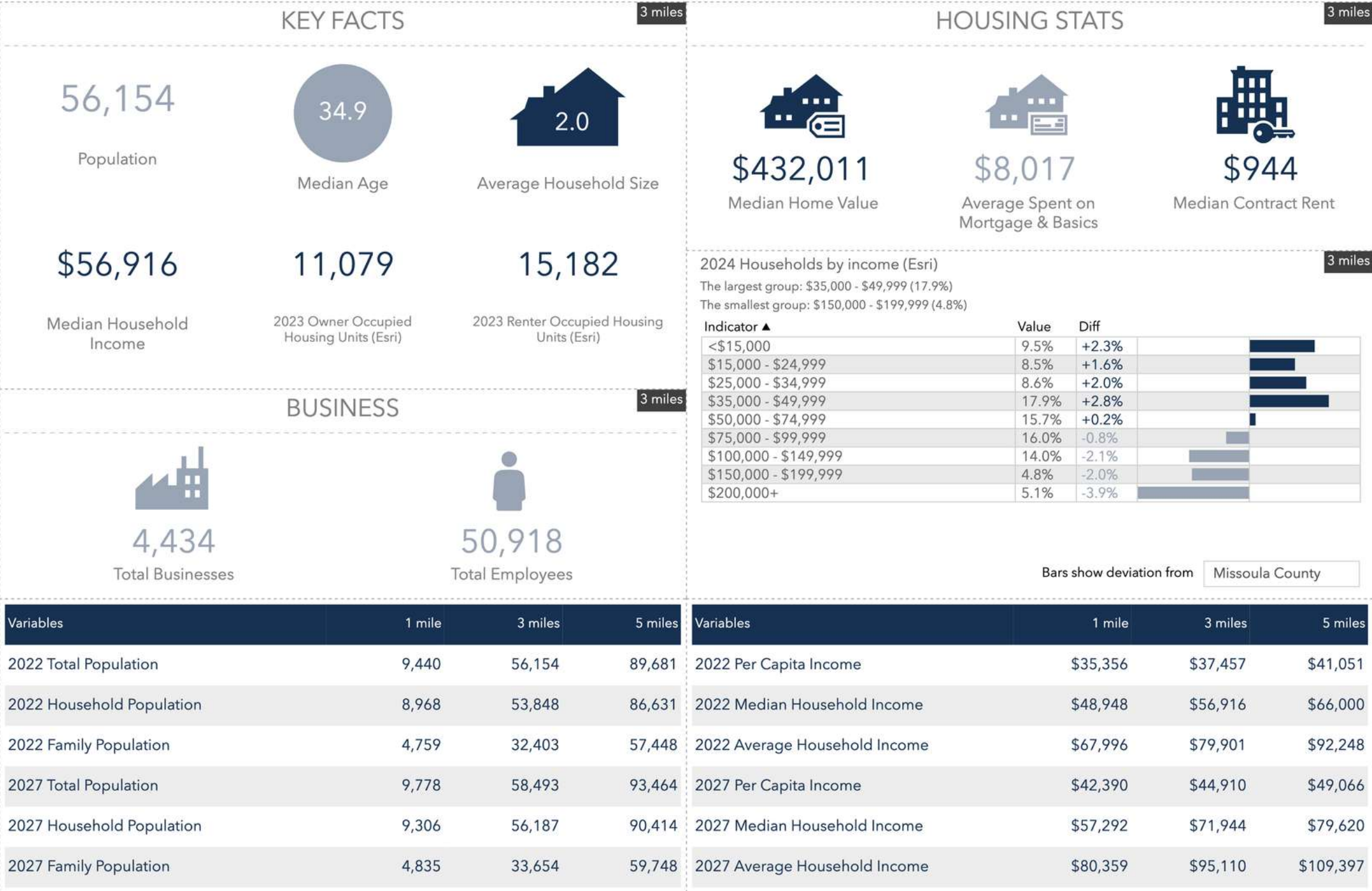
1 mile radius demo info



3 mile radius demo info



5 mile radius demo info



PROPERTY DETAILS



SterlingCRE
ADVISORS



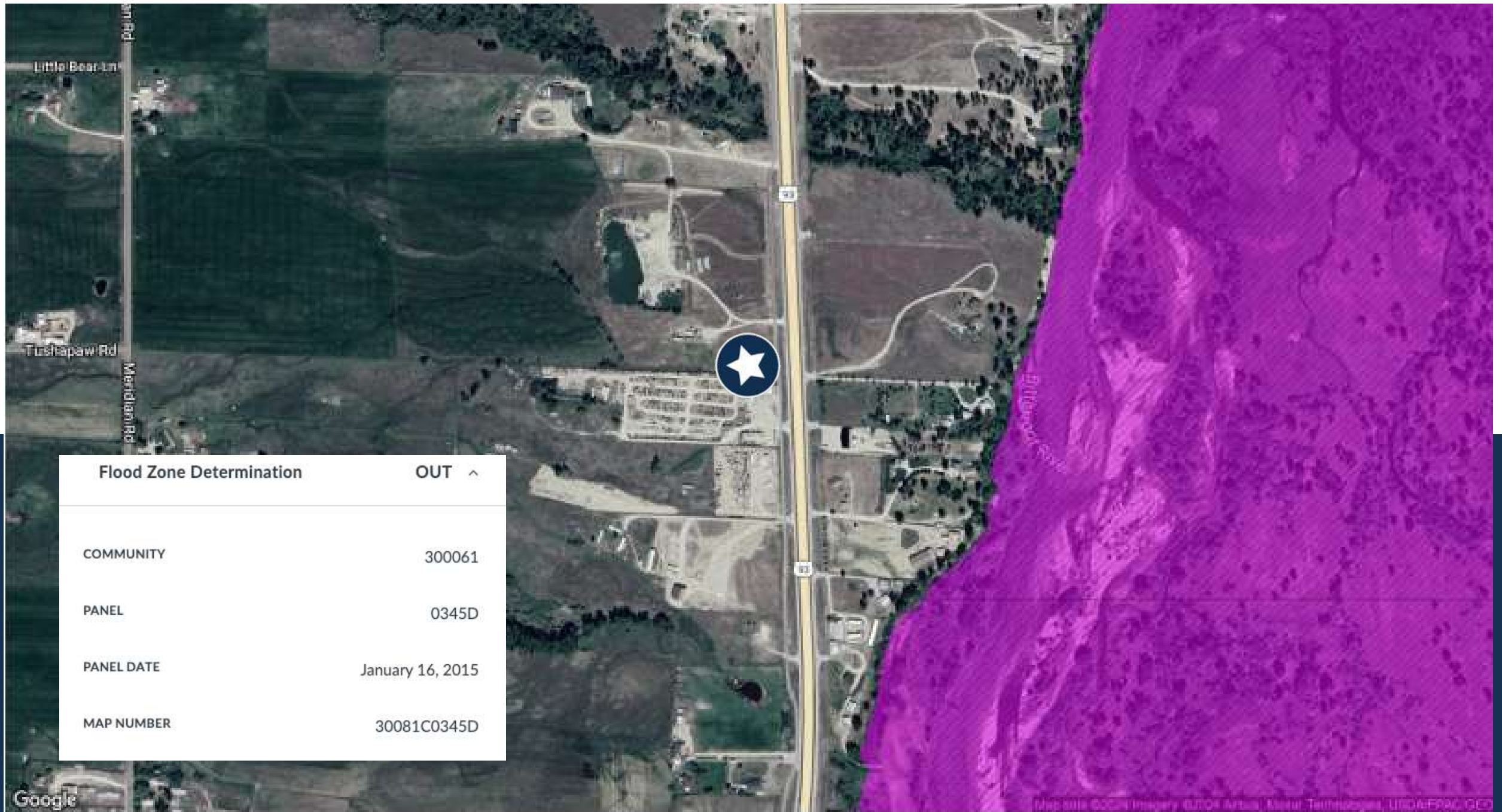
Boundary lines are approximate





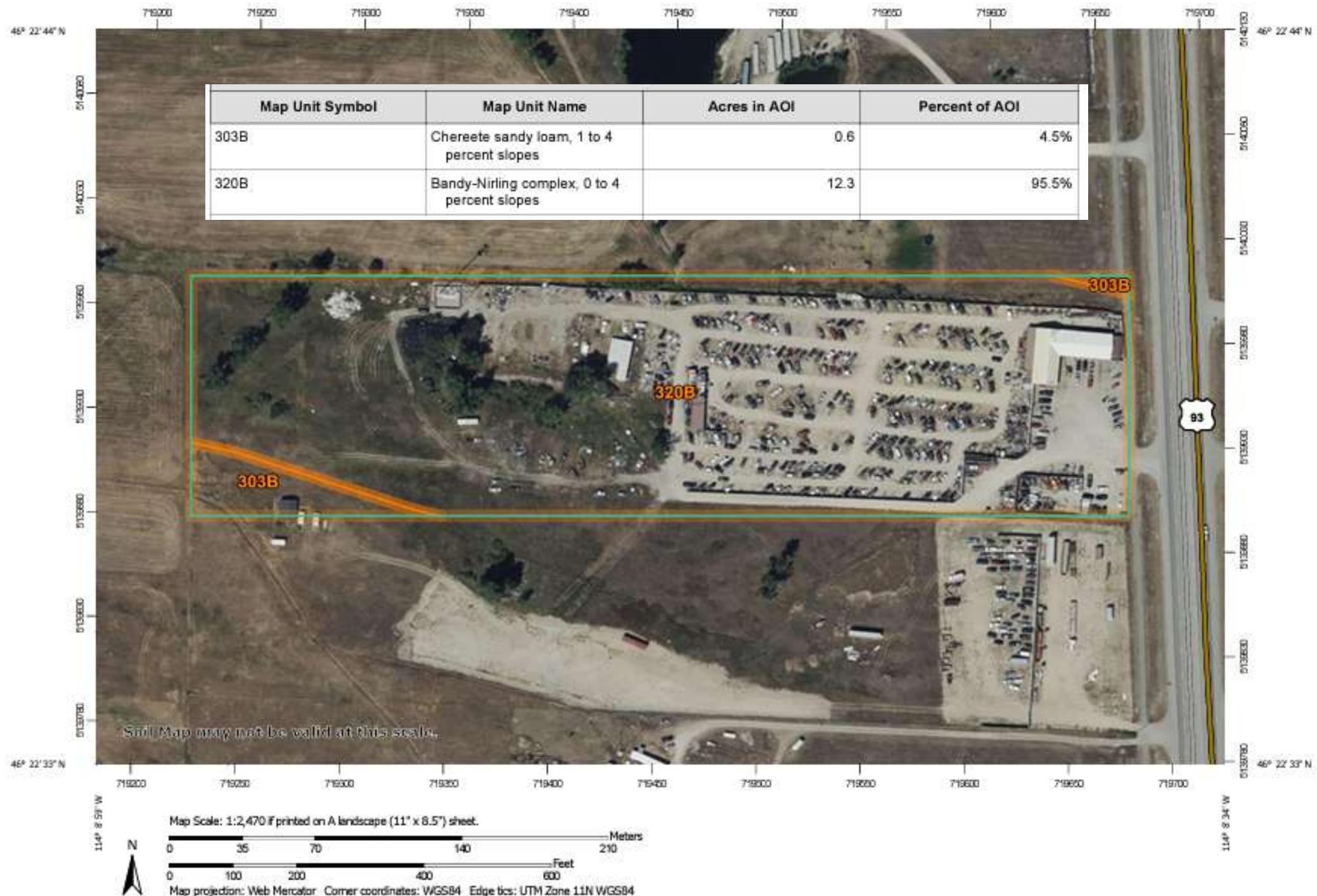


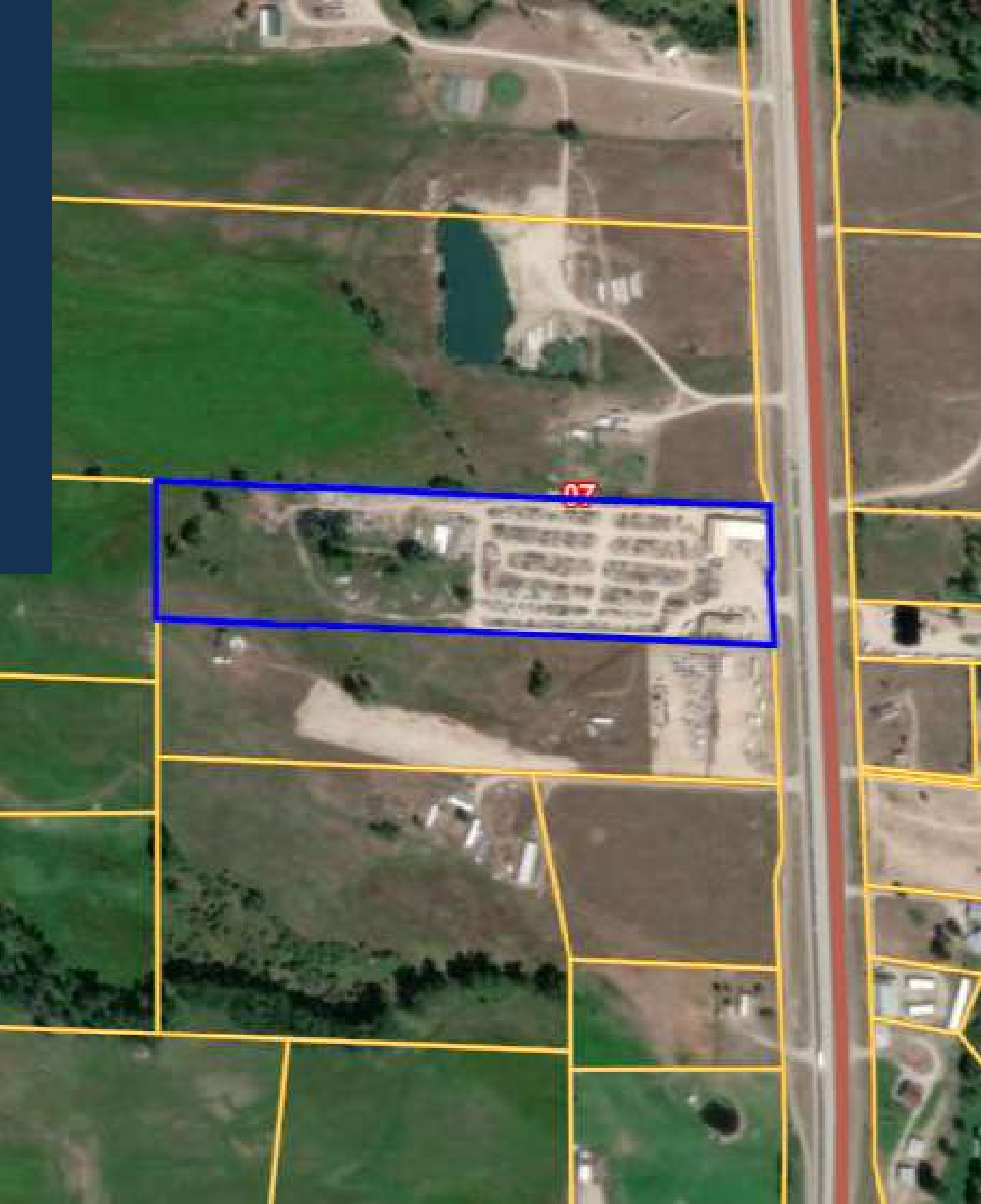




Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

Flood Plain





Utilities

Water	Private Well
-------	--------------

Wastewater Private Septic

Utilities	Electric to Site
-----------	------------------

An aerial photograph of a large, undeveloped industrial or commercial site. The foreground shows a large, flat, brownish field with some tire tracks. In the middle ground, there is a large, rectangular pond or reservoir. To the right of the pond, there is a large, paved parking lot filled with many cars. Several buildings, including a large warehouse-like structure, are visible near the parking lot. In the background, there is a dense forest of evergreen trees. The sky is clear and blue.

MARKET OVERVIEW



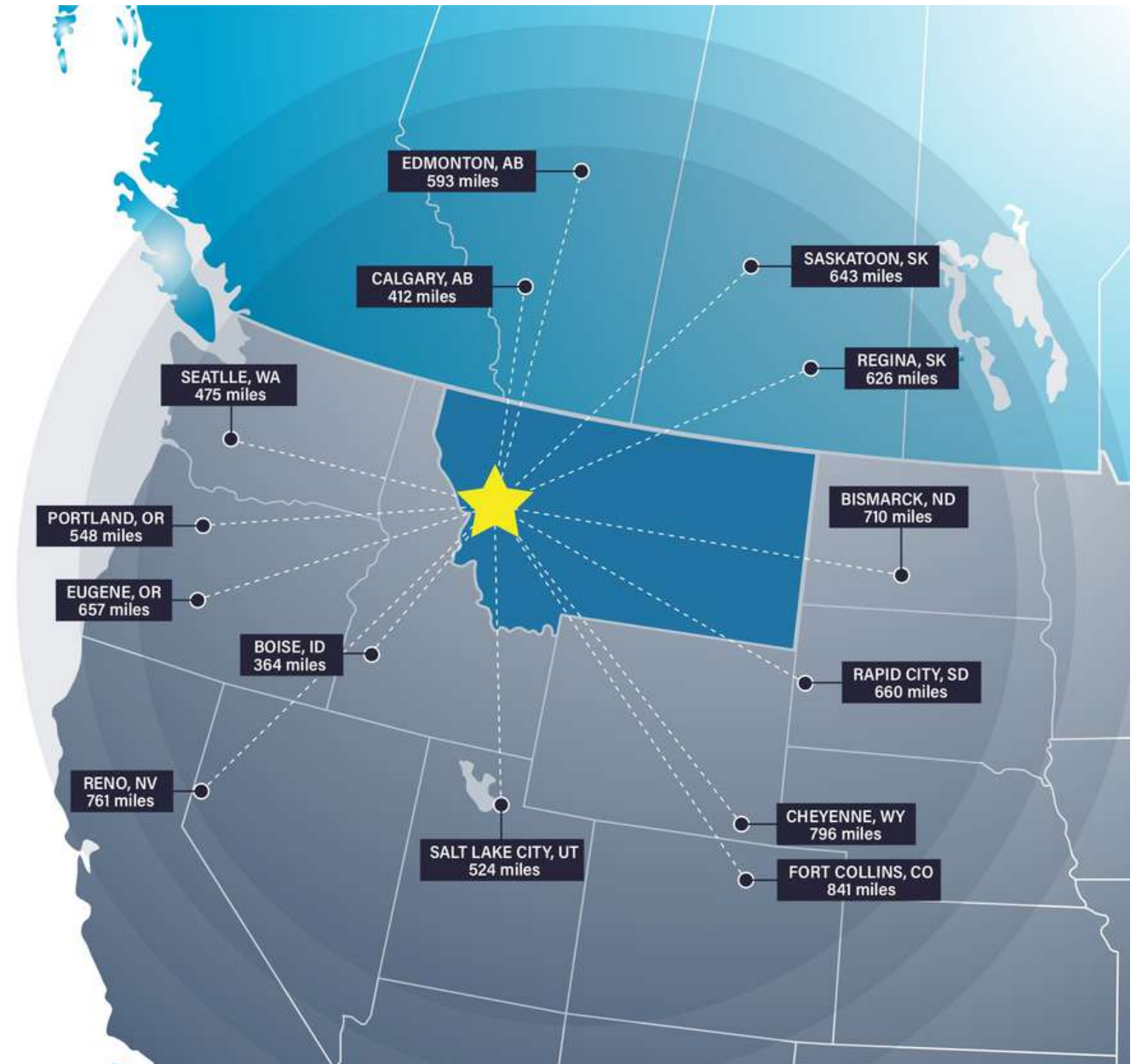
SterlingCRE
ADVISORS

Northwest Access

Western Montana offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Western Montana is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to US Highway 93 and Interstate 90 mean Montana's major cities including Billings, Bozeman, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Missoula International Airport round out the city's access to a multimodal transportation network.



Missoula Air Service

Missoula International Airport offers **direct flights** to major cities on the west coast and midwest.





Brokerage Team



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



CHRIS BRISTOL
Commercial Real Estate Advisor
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.

Disclaimer

CONFIDENTIALITY & DISCLAIMER All materials and information received or derived from SterlingCRE Advisors 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, the financial performance of the property, the projected financial performance of the property for any party's intended use or any and all other matters. Neither SterlingCRE Advisors its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of 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. SterlingCRE Advisors 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. SterlingCRE Advisors makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. SterlingCRE Advisors 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 SterlingCRE Advisors in compliance with all applicable fair housing and equal opportunity laws.