

CORDER

AND ASSOCIATES, LLC



Ultimate Entrepreneurial Endeavor

1445 NW Bypass, Great Falls, MT 59404

Offered at \$1,999,000

Presented Exclusively by

Staci Corder, Broker

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Property Information

Acres: 34.409 (Deeded)

Taxes: \$176.68 (2022)

Utilities: Power

Legal: S03, T20 N, R03 E, IN SENW, TRACT 1
COS 3779, MK 2AA; S03, T20 N, R03 E, IN S2NW
MK 11EE; S03, T20 N, R03 E, C.O.S. 622, IN
SENW, TRACT 1 LESS 0.04 ACRES DOT R/W

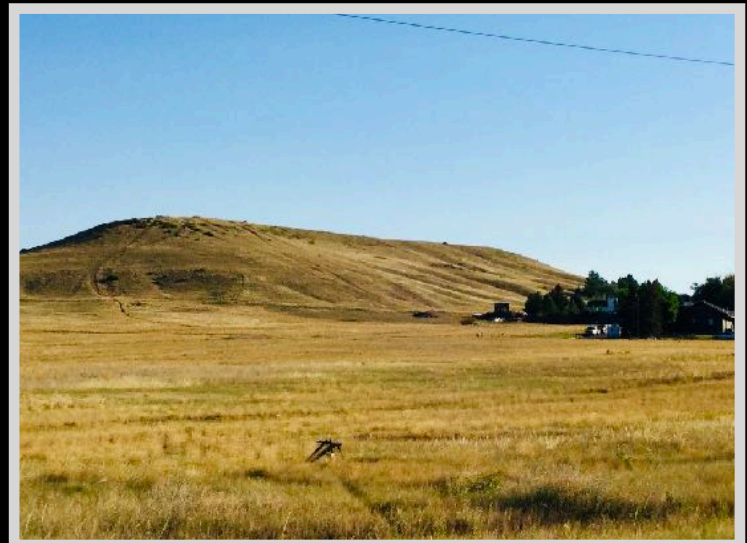
Access: Northwest Bypass or Stuckey Rd.

Zoning: Urban Residential and Industrial



Executive Summary

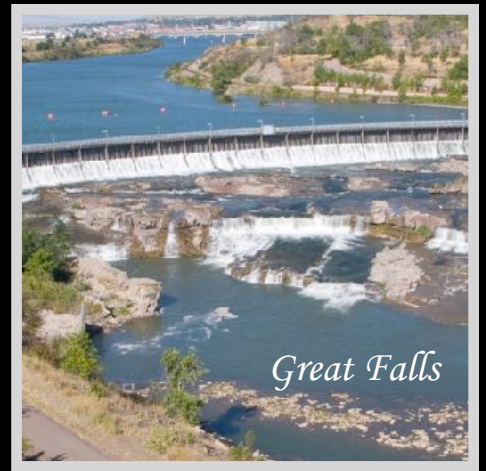
Prime real estate totaling 34.409 acres is available in the northwestern portion of Great Falls, Montana. Great Falls is growing, this area in particular. The possibilities are endless. The property lies just outside of city limits. Approximately 18 acres are zoned for residential and about 16 acres are zoned for light industrial. Develop these acres and contribute to the flourishing community of Great Falls. The Northwest Bypass sees a high volume of traffic. Develop a subdivision to provide homes. Valley View Subdivision borders the northeast corner.



The information is provided by outside sources and deemed reliable but not guaranteed by the brokerage firm, its agents or representatives. Buyers and their agents are encouraged to conduct due diligence, and verify to their satisfaction, the information contained herein regarding property.

Local Area

Great Falls, MT is located in the central part of the state and straddles the mighty Missouri River. The seat of Cascade County is referred to as the “Electric City” because of its numerous dams and power plants. Great Falls includes many recreational activities for you and your family to enjoy together such as the C. M. Russell Museum which displays famed artist Charlie Russell’s works and home. Get outside and enjoy the crystal-clear waters of Giant Springs State Park or float and fish the Missouri River. The city boasts the Lewis and Clark Interpretive Center. The center provides displays and exhibits that trace the explorers’ journey! Great Falls holds one of the most prestigious medical facilities in the state and offers an International Airport. Great Falls International Airport offers flights of Alaska, Allegiant, Delta, and United, with direct flights to Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City, Seattle, and Chicago (seasonally). With too much to list, Great Falls awaits exploration, and you are sure to cherish the memories that you will make!



Area Attractions

First Peoples Buffalo Jump State Park

This buffalo jump is considered to be the largest bison cliff jump in the United States. The native people utilized the jump for at least two thousand years before Lewis and Clark ventured through on their expedition through Montana. The park has an interpretive trail, picnic tables, and a protected black-tailed prairie dog town.



Benton Lake National Wildlife Refuge

This shallow basin was left as a result of the last glacier in the area. It covers over 5000 acres and is a bird haven. The refuge supports a variety of wildlife and migratory waterfowl.

Freezeout Lake Wildlife Management Area

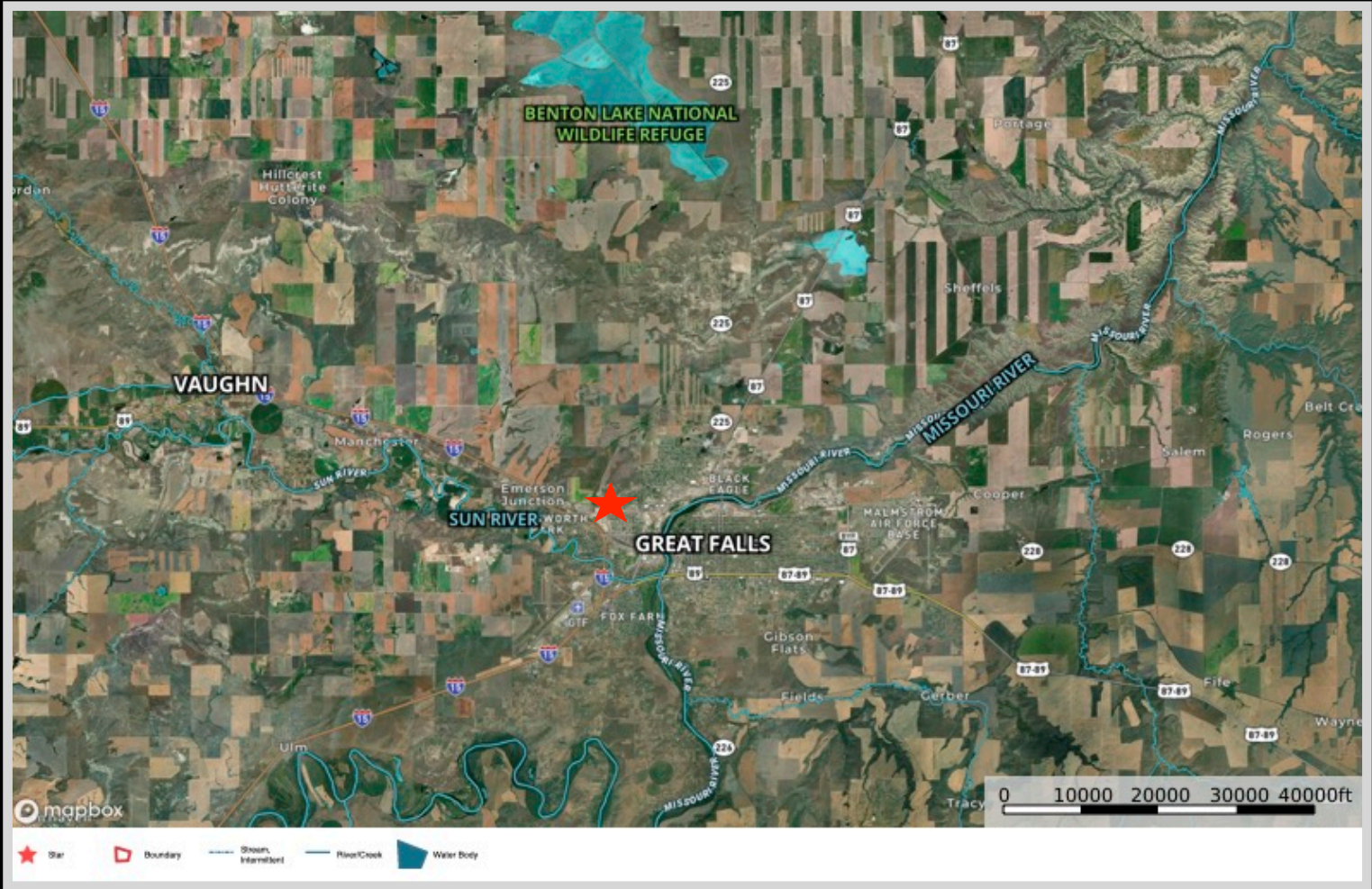
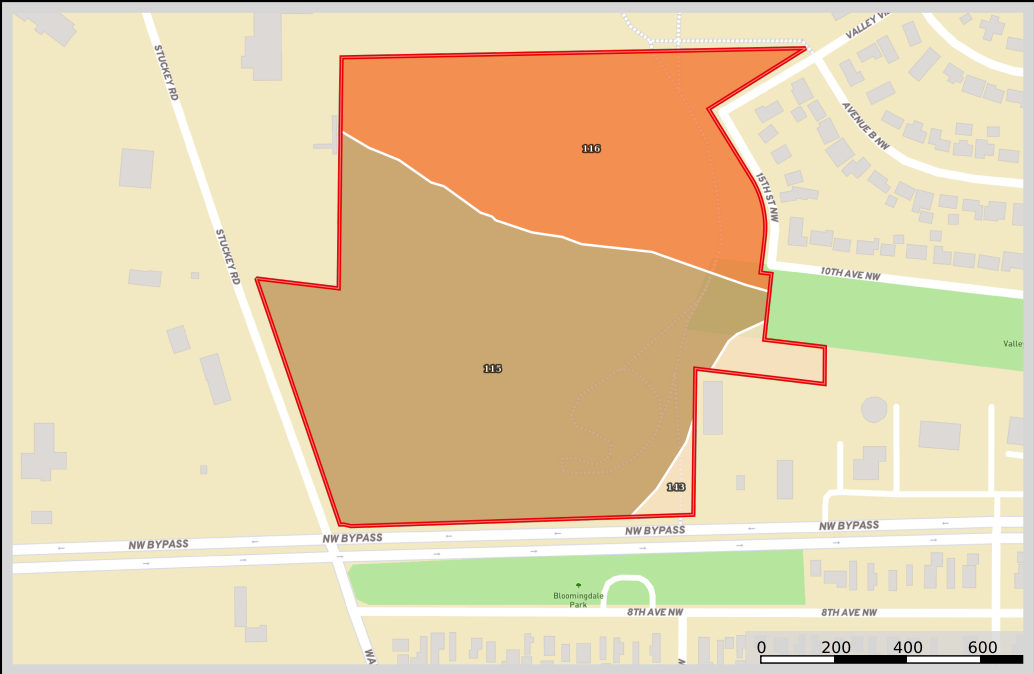
The Freezeout Lake Wildlife Management Area is located between Fairfield and Choteau and is known for the massive snow geese and tundra swan migrations that take place in the spring and fall.

Giant Springs State Park

The Lewis and Clark Expedition in 1805 discovered Giant Springs State Park. The crystal-clear water originates in the Little Belt Mountains and takes twenty-six years to reach the springs! It is no wonder it is the most visited state park in Montana. The park sprawls out over 4,500 acres and is centered around the “Mighty Mo” (Missouri River). Many people utilize the park’s twenty miles of trail to bike, hike, walk, bird watch, or just enjoy the scenery. The park also features waterfalls for which Great Falls was named. Be sure to visit the fish hatchery while at the park. The monster trout raised here are quite a sight! Fishing is fantastic here. Once named the shortest river in the world, the Roe River flows out into the Missouri. This state park is one of Montana’s gems!



Property Map



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