Montana School Trust Lands

- 5.2 million acres of surface rights
- Typically Sections 16 and 36 in every township
- Forestry, Agriculture, Minerals, and Real Estate
- Some Sections are in Key locations for Future Commercial Development
DNRC Commercial Property Leasing

- Typically Uses an RFP process- DNRC solicits proposals from all interested parties
- Successful Proponent may enter into a ground lease.
  - Up to 99 years, 30 year initial term, with renewals
  - Small front end investment for the land component
  - 5% of market value is the approximate benchmark annual lease payment
  - Quarterly lease payments
Example Projects

- Section 36 in North Kalispell
- Original Agricultural Lease
- Now home to these Commercial Tenants:
  - Costco
  - Lowes
  - McDonalds
  - Starbucks
  - Coming soon- Cabelas
Section 36 Continued

- Glacier High School
- Kid Sports Ball Fields
- Flathead National Forest Supervisor Office
- DNRC NWLO, Water Resources, and DEQ
- Realignment of Highway 93 North
- Residential Development (85 acres)
Section 36 Next Phases

- Victory Commons Commercial Site (28 acres)
  - Across from FVCC campus
- Bright View Commercial /Professional Site (32 acres)
  - First Tenant has broken ground
- Three Additional Commercial Development parcels
Bozeman Commercial Development Opportunities

Lewis & Clark Commercial Center

Example Projects

• State of Montana Offices
  • DNRC
  • Revenue
  • Agriculture
  • Corrections

• USDA Rural Development Corp.
• Goodwill
• The Fitness Center
• Summit Storage

Lots 2, 3, 4, & 5 Available
I-90 Frontage
Alaska Road, Belgrade MT

- 3.3 acres
- I 90 Frontage
- All Utilities
- Direct Access via Alaska Road
North Park, Bozeman MT

The largest undeveloped parcel of land within the City limits of Bozeman

• A recently completed market analysis and market driven conceptual plan

• A preliminary engineering report in progress

• A combination of State owned and City land available for development
Missoula Development Opportunities

- Two adjacent Reserve Street Parcels, totaling 3 acres
- 465 Feet of frontage on Reserve Street
- Zoned for Commercial and Professional Development
- Could also be used for Multi-Family Residential
Missoula Development Opportunities
Billings Development Opportunities

- **Skyview Ridge Subdivision**
  - 285 acre mixed use subdivision in the City of Billings
    - 11.3 acres commercial (ground lease)
    - 11.92 acres high density multi-family residential (ground lease)
    - Remainder single family residential (sell to private developer)

- **Bull Pasture Subdivision – Miles City**
  - Existing 5 lot subdivision with Light Industrial zoning
  - Future home of new Montana National Guard Armory
  - 37.48 acres available for ground lease in 4 platted lots
Skyview Ridge Subdivision
Billings Heights
Visit our Table for further information

- Detailed information and Contact information for each of these projects
- Ability to offer multiple sites across the entire state
  - Example – Cellular Phone or other Communication Sites
- Questions
- Thank You