

## 2011 REAL ESTATE PROJECT LIST

DNRC is currently developing the following Real Estate Projects in compliance with the agency's Real Estate Management Plan.

Real Estate Project	Description	Office	County	Acres	Urban/Rural	Goal A: Share in Expected Community Growth	Goal B: Plan Proactively	Goal C: Increase Revenue for Trust Beneficiaries
<b>Alaska Road</b>	Commercial/industrial development - Marketing and development of parcel.	<b>CLO</b>	Gallatin	3.3	Urban	Adjacent to existing development and Interstate 90. In growth area.	Annexed and rezoned parcel without negative comments.	Property currently generates no income for the trust.
<b>Amsterdam Road</b>	Mixed use development -Annexation and rezoning of parcel.	<b>CLO</b>	Gallatin	450	Urban	Has development on four sides. In growth area.	Dept. will work with public and local planning agency.	Current revenue from agricultural lease.
<b>Lewis &amp; Clark Subdivision</b>	Commercial/industrial development - market and lease of lots.	<b>CLO</b>	Gallatin	28	Urban	Will add additional possible uses on property.	Successful initial conferences with Bozeman staff.	Increase of uses will increase demand for property.
<b>Mandeville Road</b>	Commercial/industrial development - Design and engineering of subdivision.	<b>CLO</b>	Gallatin	43	Urban	Has development on four sides. In growth area.	Annexed and rezoned parcel without negative comments.	Increase from \$4,000/yr. to \$100,000 for two lots in first year.
<b>Bull Pasture Subdivision</b>	Commercial/industrial development - Marketing of parcel.	<b>ELO</b>	Custer	60	Urban	Less than one mile from Miles City. Supported by local planning office.	Multiple public meetings were held.	Currently unoccupied. Occupancy will generate revenue.
<b>Spring Prairie Commercial Infill</b>	Commercial/professional development - Design, marketing and lease of lots.	<b>NWLO</b>	Flathead	100	Urban	PUD was approved by Kalispell and is in a growth corridor.	An extensive PUD was created and approved by Kalispell.	Yearly revenues will drastically increase with development proceeds.
<b>Stillwater Industrial</b>	Industrial development - Marketing of parcel and RFP process.	<b>NWLO</b>	Flathead	40	Rural	Allowed industrial use in Whitefish Neighborhood Plan	Property is located in approved Whitefish Neighborhood Plan.	Currently used as managed forest land.
<b>Indian Springs Ranch</b>	Residential development - easement exchange to allow expansion golf course. Future sale of residential lots on remainder of tract.	<b>NWLO</b>	Lincoln	40	Urban	Adjacent to proposed residential development on two sides.	Dept. will work with public and local planning agency.	Current revenue from grazing lease.
<b>Skyview Ridge Subdivision</b>	Mixed use development - Sell residential and lease commercial development.	<b>SLO</b>	Yellowstone	285	Urban	Infill location with development on three sides.	Parcel has been in stages of master planning since mid 1980's.	Yearly revenue will increase by over \$130,000.
<b>Reserve Street</b>	Commercial/professional development - Marketing and maintenance.	<b>SWLO</b>	Missoula	2.8	Urban	Infill location on a primary commercial corridor.	All entitlements exist and marketing plan was initiated	Currently unoccupied. Occupancy will generate revenue.

**Questions?** Contact the DNRC at 406-444-0518.