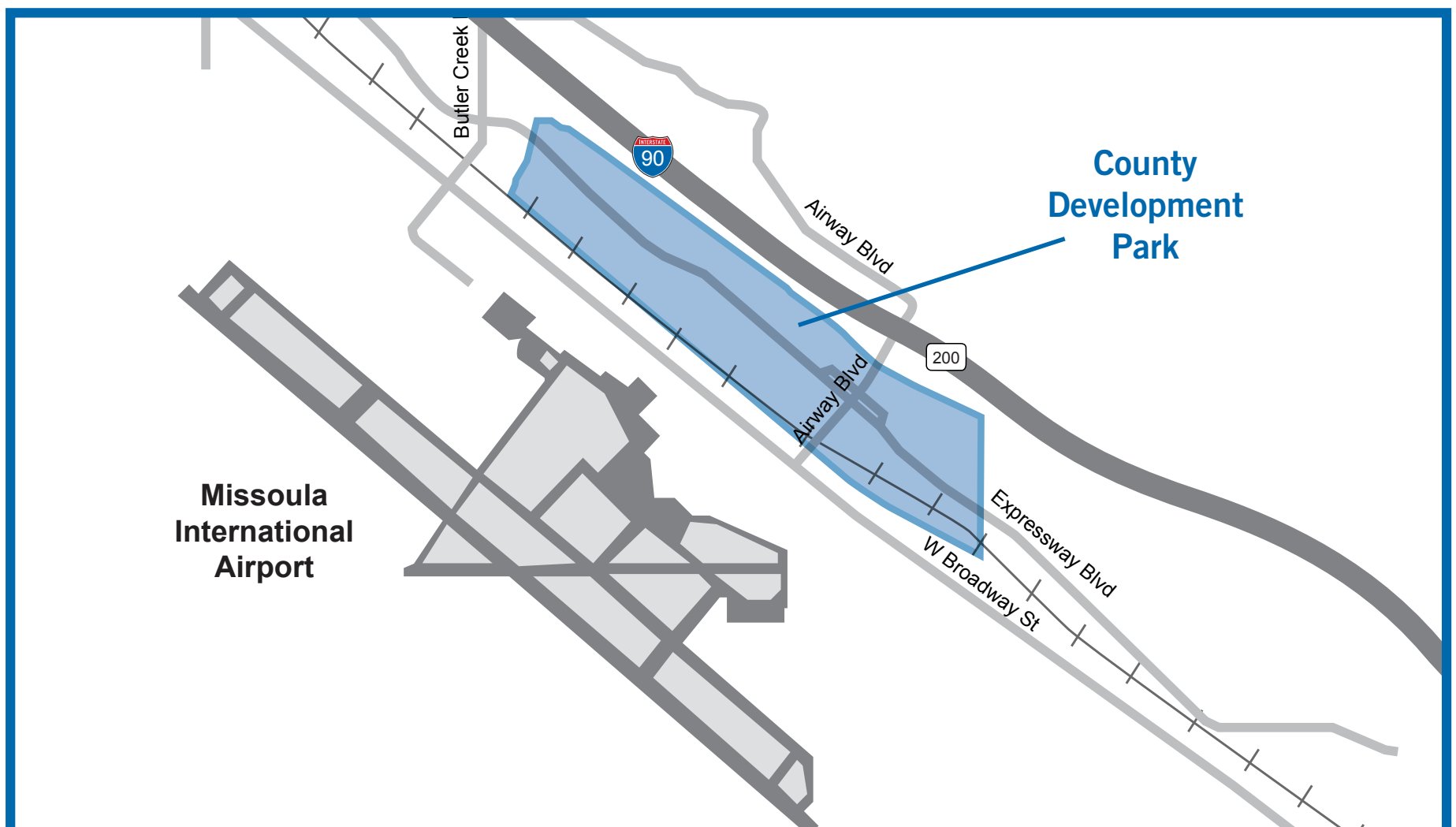




COUNTY

MISSOULA COUNTY DEVELOPMENT PARK



- This 446-acre mixed-use business park has one of the finest locations, just west of Missoula between Interstate 90 and the Missoula International Airport.
- Approximately 83 acres of technology, industrial and commercial lots remain for sale by Missoula County.
- Lot sizes and boundaries can be customized; street, water, sewer, gas, electric provided to each lot.
- The Development Park has its own unique Special Zoning District. There are covenants and Design Guidelines to assure high standards and to protect long-term investment.
- The setting is a campus environment with buildings and streets located in a park-like setting, with common architectural and landscape elements.
- There are over 60 acres of parkland designated within the Development Park, with miles of connecting trails. There is also the Historic LaLonde ranch site.
- The Development Park has two Tax Increment Finance Districts, one industrial and one technology, which were created to finance infrastructure within the Park and the adjacent International Airport. Public infrastructure projects including roads, sewer, water, gas and electricity, telecommunication lines in the Technology District, sidewalks, street lights, hydrants, parks and trails are financed through TIF funds. Bonds have been issued to accelerate the installation of infrastructure improvements. Other incentives may also be available.