

FACT SHEET: South of 4 Mile Drive, East of Kalispell Bypass (Alternate–US 93)

MDT Project Information: MT 15(76), Kalispell Bypass, 2038-076-000, Parcel 62A

Property: Vacant tract the size of 21.26 Acres more or less.

Property Location: Approximately 0.1 miles South of 4 Mile Drive and East of the Kalispell Bypass (Alternate-US 93).

Access: The property has access from Northridge Way, which is a 60-foot-wide city street in the Northland Subdivision which borders the property to the south. Northridge Way is paved, and has curbing, sidewalks, and streetlights. According to the City of Kalispell Planning Department, depending on the density of future development of this property, additional access may be required.

Zoning: Flathead County SAG-10 Suburban Agricultural Zoning District. There is potential for the property to be annexed into the City of Kalispell as Urban Residential Use. Please contact the Flathead County Planning Department and City of Kalispell Planning Department.

Topography: Generally, the property slopes gradually upward from the property boundaries, forming a large hill in the center.

Water Availability: No water source on property currently but property is large enough for a well and septic. City Services border the property to the south and could potentially connect to City of Kalispell water and sewer services if it were to be annexed into the city limits.

Fencing: The western boundary and a portion of the southern boundary is fenced with a chain link fence.