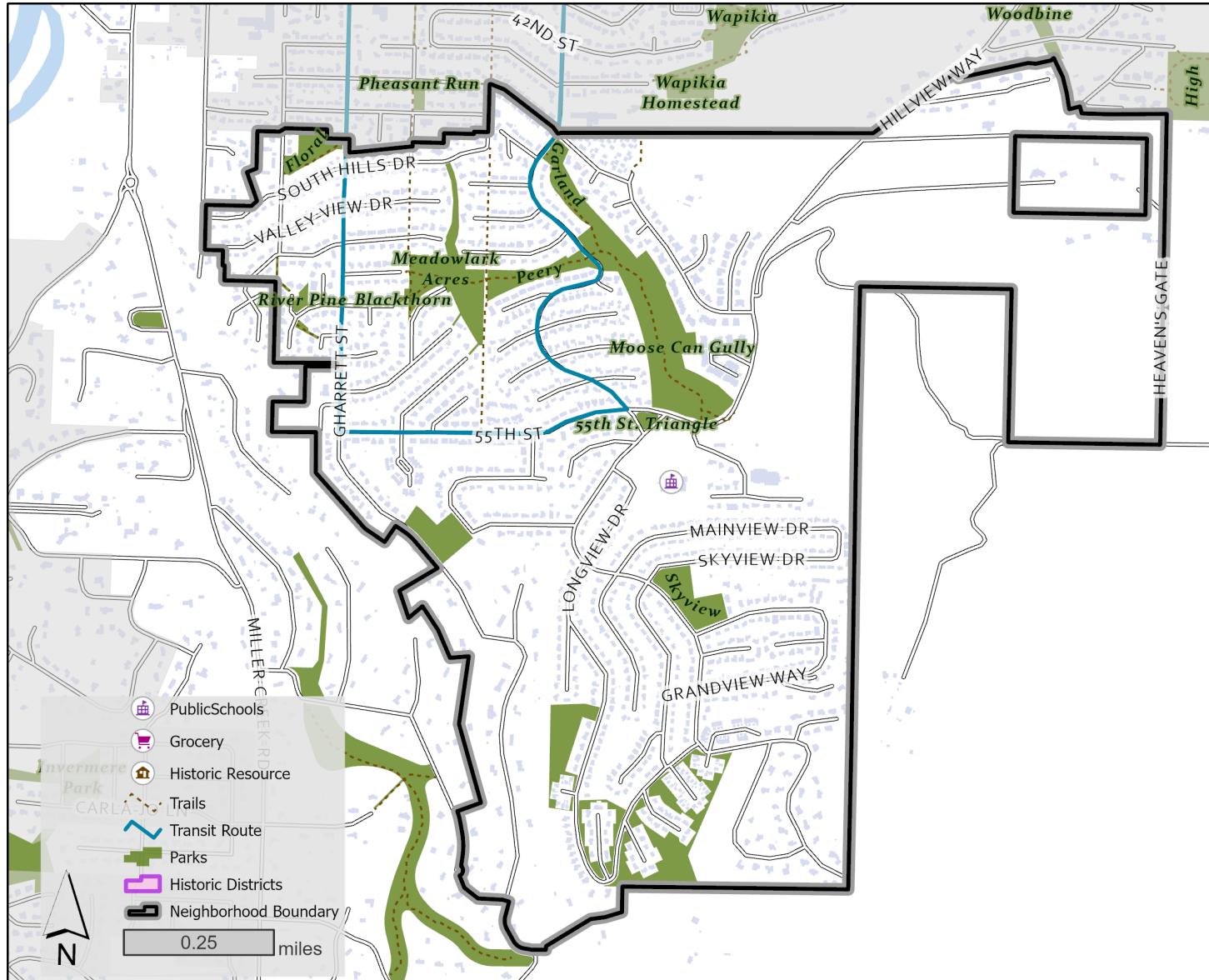


Moose Can Gully | Neighborhood Profile



MooseCanGully@missoula-neighborhoods.org



Community Assets

- Skyview Park
- Peery Park Trail
- Garland Park
- Moose Can Gully Park

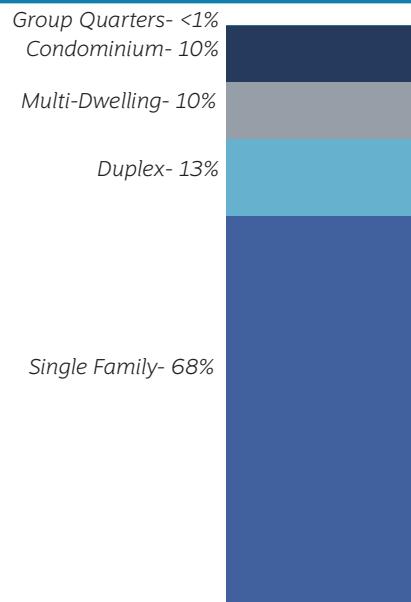
56.3 acres of open space

7% of total area is public

11% Tree Canopy Covered



Building Type



Walkability



Walking Distance or 1/4 mile from
Percent of Total Area

	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	Missing Sidewalk
0%	42%	1%	93%	19.4 miles	8 miles	

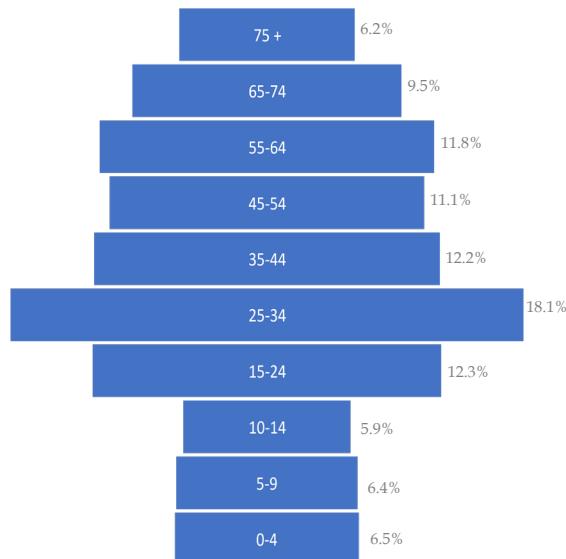
Moose Can Gully | Neighborhood Profile



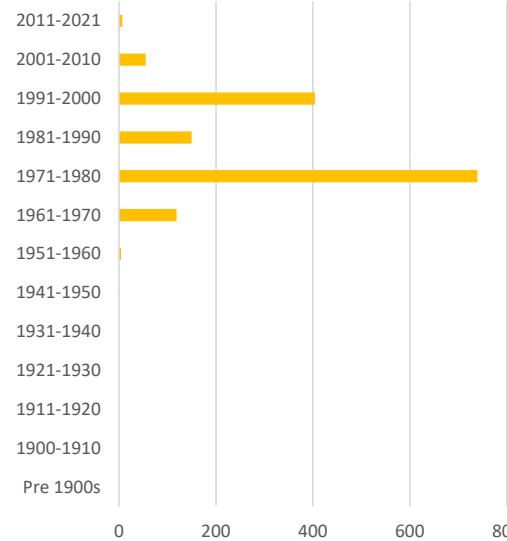
Demographics

	Neighborhood	City-Wide		Ethnicity	Neighborhood	City-Wide
Total Population 2022	3,803	4.5%		Non-Hispanic	96.6%	97.1%
Percent Growth 2010-2022	-1%	10%		Hispanic	3.4%	2.9%
Average People per Household	2.55	2.15		Race	Neighborhood	City-Wide
Median Age	35.6	33.8		White	87.6%	84.5%
High School Diploma or Higher	96%	97%		Black	0.7%	0.9%
Bachelors Degree or Higher	52%	49%		American Indian	2.7%	2.9%
				Asian	1.3%	1.3%
				Pacific Islander	0.2%	0.1%
				Other	0.8%	3.0%
				Two or More	6.8%	7.2%

Population Age Pyramid



Age of Residential Buildings



	Neighborhood	City-Wide
Total Housing Units	1,653	4%
Owner Occupied Household	78%	47%
Renter Occupied Household	22%	53%
Median Household Income	\$78,249	\$54,820
2022 Median Home Sales Price	\$495,000	\$519,000
Median Gross Rent	\$1,254	\$895
Households without a Vehicle	3%	7.5%
Drove Alone to Work	74%	71%

Sources: CPDI, ESRI Business Analyst, Census Bureau, Montana DOR, Missoula Organization of Realtors, Invest Health