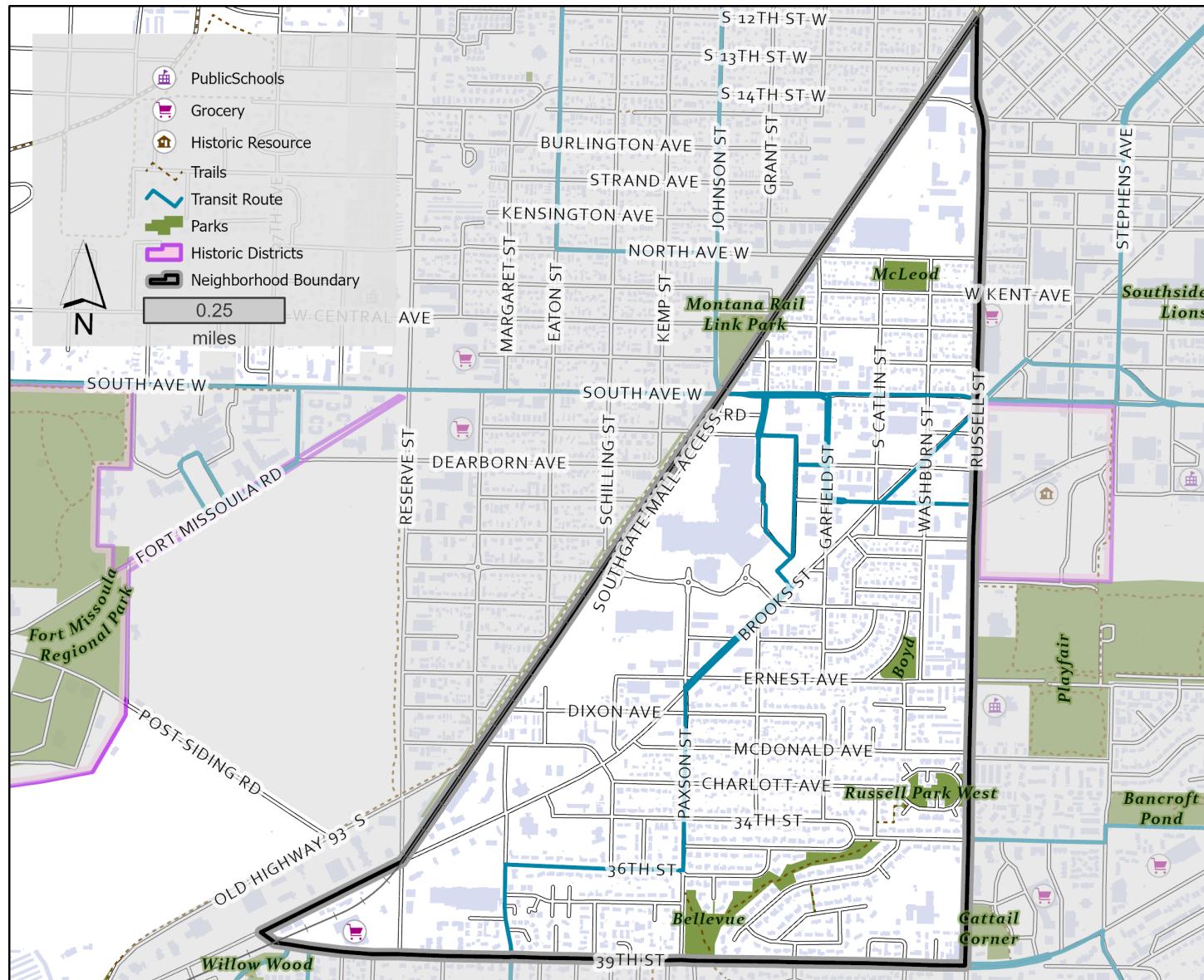


Southgate Triangle | Neighborhood Profile



Walkability

Walking Distance or 1/4 mile from	Percent of Total Area
Grocery Store	37%

Transit Stop	Commuter Trails	Open Space
91%	47%	74%

Existing Sidewalk	28.4 miles
Missing Sidewalk	15.5 miles



SouthgateTriangle@missoula-neighborhoods.org



Community Assets

- Bellevue Park
- McLeod Park
- Boyd Park
- Bitterroot Trail
- Opportunity Resources

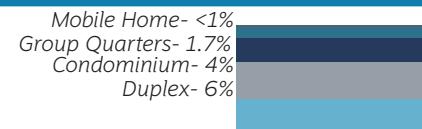
14.7 acres of open space

2% of total area is public

14% Tree Canopy Covered



Building Type



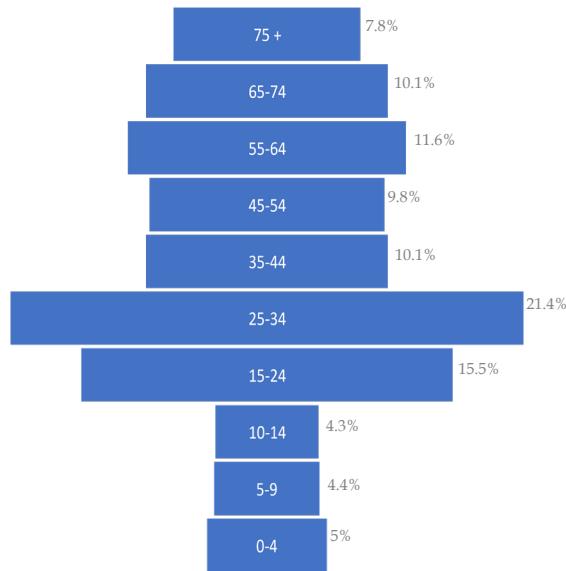
Southgate Triangle | Neighborhood Profile



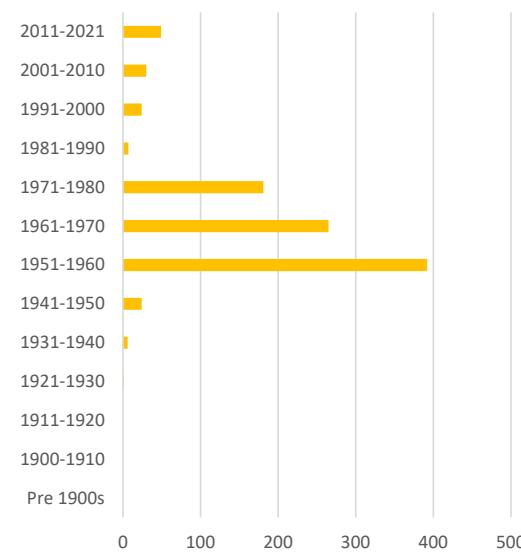
Demographics

	Neighborhood	City-Wide	Ethnicity	Neighborhood	City-Wide
Total Population 2022	3,362	4%	Non-Hispanic	95.5%	97.1%
Percent Growth 2010-2022	1%	10%	Hispanic	4.5%	2.9%
Average People per Household	2.24	2.15	Race	Neighborhood	City-Wide
Median Age	34.7	33.8	White	83.4%	84.5%
High School Diploma or Higher	99%	97%	Black	1.1%	0.9%
Bachelors Degree or Higher	40%	49%	American Indian	3.8%	2.9%
			Asian	1.7%	1.3%
			Pacific Islander	0.2%	0.1%
			Other	1%	3.0%
			Two or More	8.9%	7.2%

Population Age Pyramid



Age of Residential Buildings



	Neighborhood	City-Wide
Total Housing Units	1,537	4%
Owner Occupied Household	40%	47%
Renter Occupied Household	60%	53%
Median Household Income	\$53,214	\$54,820
2022 Median Home Sales Price	\$535,000	\$519,000
Median Gross Rent	\$1,017	\$895
Households without a Vehicle	11%	7.5%
Drove Alone to Work	64%	71%

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