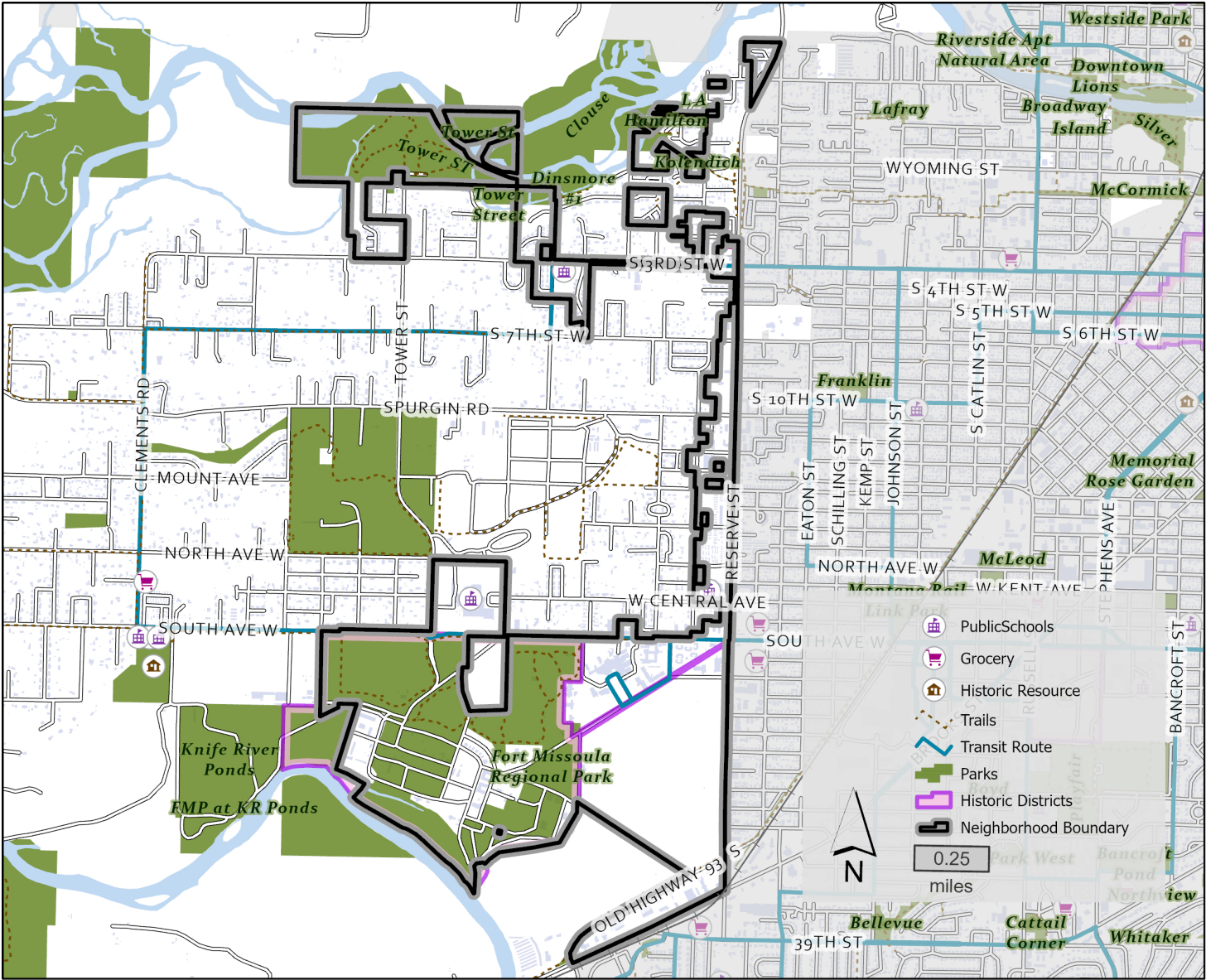



Two Rivers | Neighborhood Profile





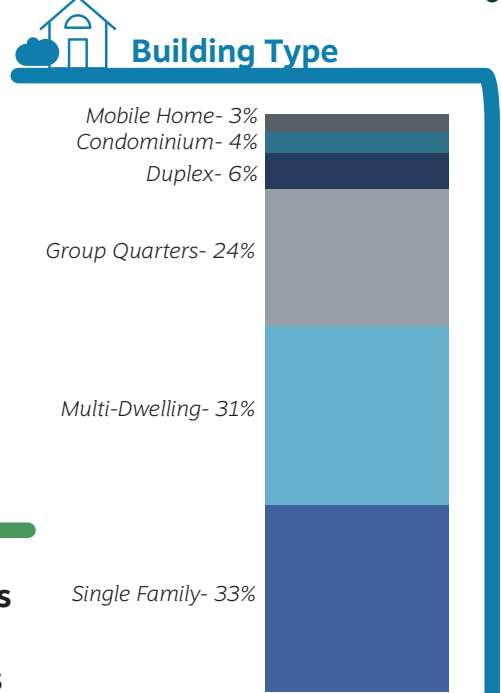
Community Assets


- Fort Missoula
- Tower Street Park
- Big Sky High School
- CS Porter Middle School
- Orchard Homes Community Garden
- Milwaukee Trail
- Northern Rockies Heritage Center

381 acres of open space

41% of total area is public

10% Tree Canopy Covered





Walkability

Walking Distance or 1/4 mile from	Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	Missing Sidewalk
Percent of Total Area	10%	40%	24%	77%	12.8 miles	9.6 miles

Two Rivers | Neighborhood Profile

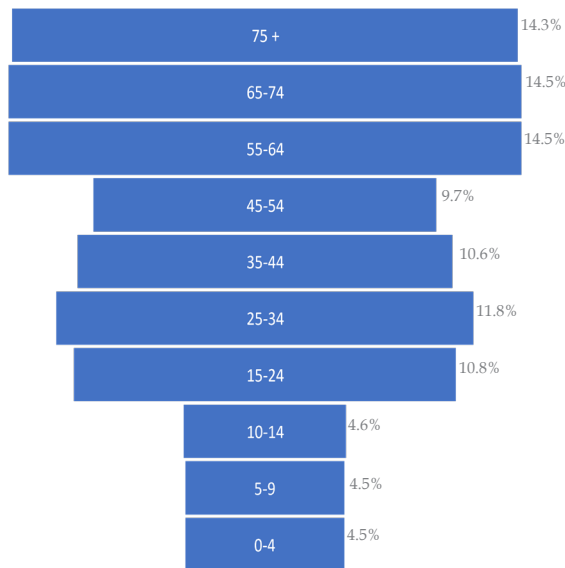


Demographics

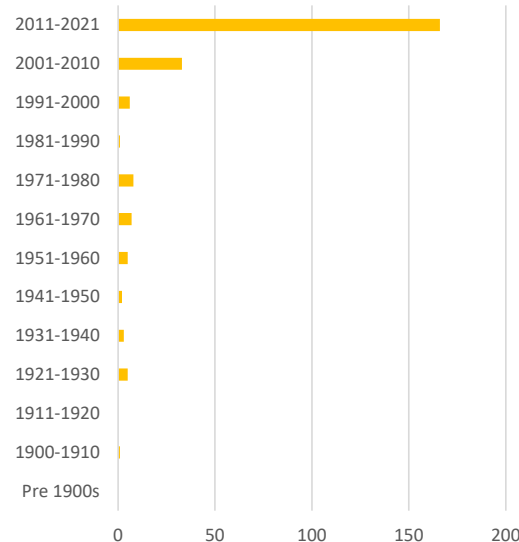
	Neighborhood	City-Wide
Total Population 2022	1,470	1.8%
Percent Growth 2010-2022	10%	10%
Average People per Household	2.68	2.15
Median Age	48.3	33.8
High School Diploma or Higher	96%	97%
Bachelors Degree or Higher	39%	49%

Ethnicity	Neighborhood	City-Wide
Non-Hispanic	97.2%	97.1%
Hispanic	2.8%	2.9%
Race	Neighborhood	City-Wide
White	88.2%	84.5%
Black	0.4%	0.9%
American Indian	2.8%	2.9%
Asian	2.6%	1.3%
Pacific Islander	0.1%	0.1%
Other	0.9%	3.0%
Two or More	5.2%	7.2%

Population Age Pyramid



Age of Residential Buildings



Housing

	Neighborhood	City-Wide
Total Housing Units	501	1%
Owner Occupied Household	56%	47%
Renter Occupied Household	44%	53%
Median Household Income	\$66,500	\$54,820
2022 Median Home Sales Price	\$615,000	\$519,000
Median Gross Rent	\$1,129	\$895
Households without a Vehicle	5%	7.5%
Drove Alone to Work	78%	71%