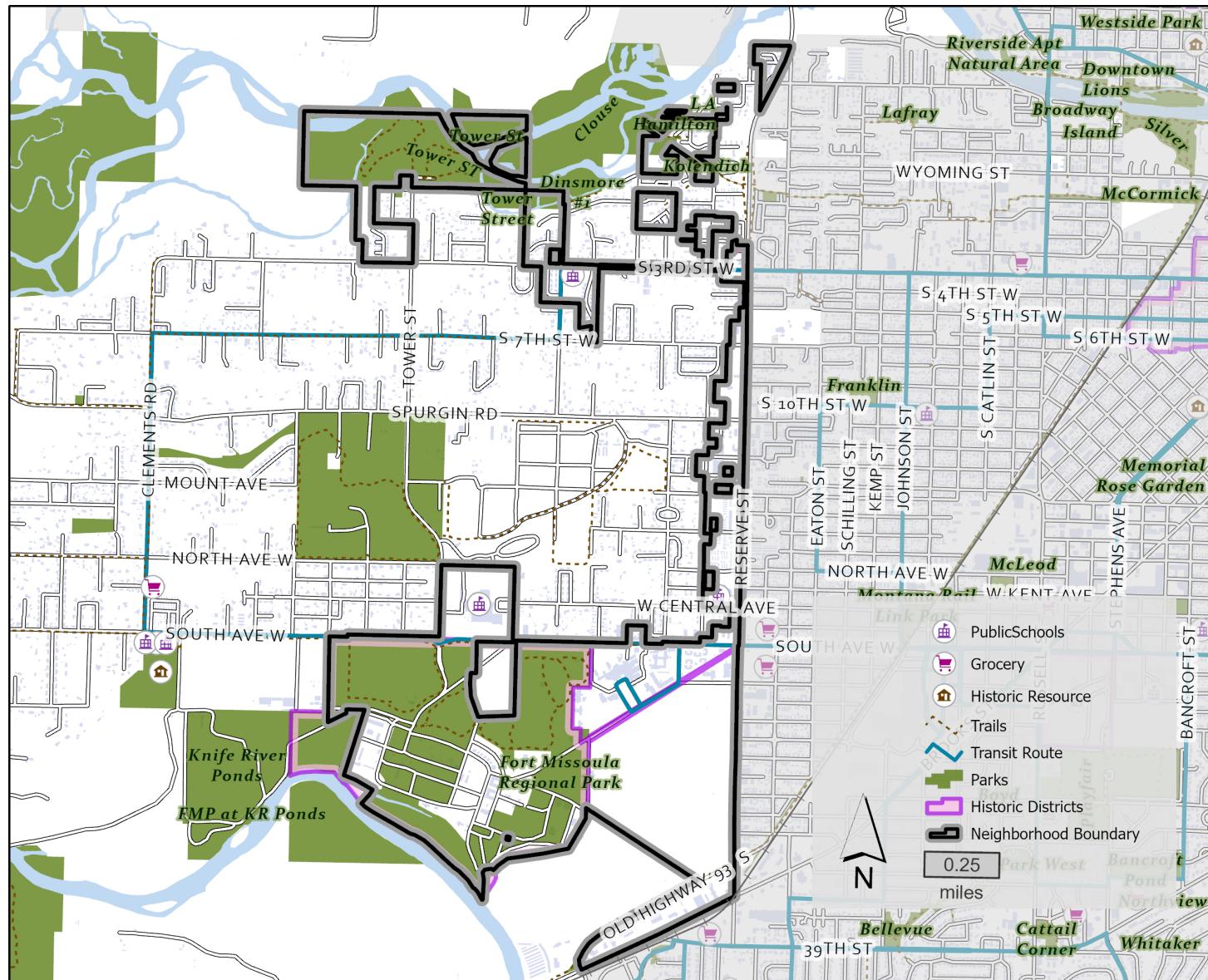


Two Rivers | Neighborhood Profile



Walkability

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

Grocery Store	Transit Stop	Commuter Trails	Open Space	Existing Sidewalk	Missing Sidewalk
10%	40%	24%	77%	12.8 miles	9.6 miles



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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

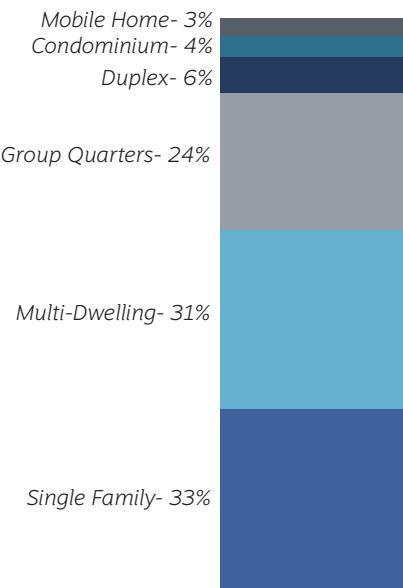
381 acres of open space

41% of total area is public

10% Tree Canopy Covered



Building Type



Two Rivers | Neighborhood Profile

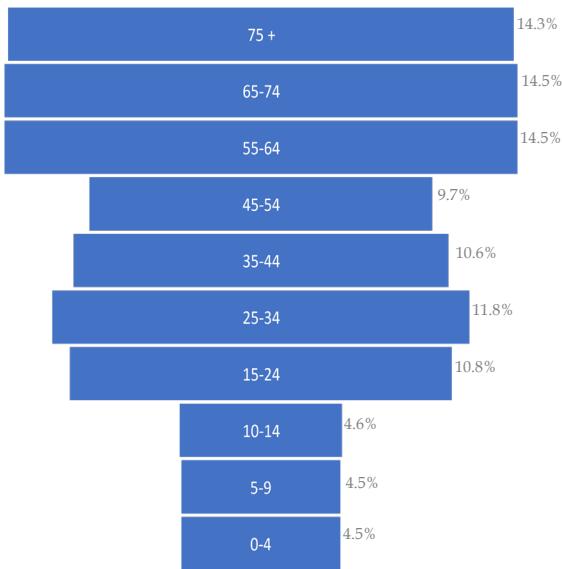


Demographics

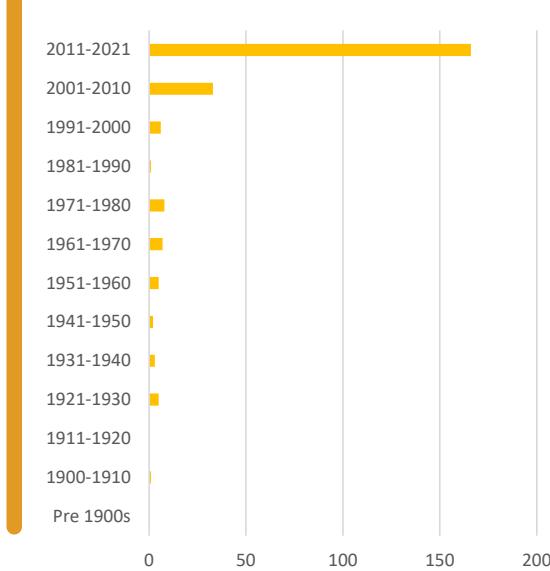


	Neighborhood	City-Wide		Ethnicity	Neighborhood	City-Wide
Total Population 2022	1,470	1.8%		Non-Hispanic	97.2%	97.1%
Percent Growth 2010-2022	10%	10%		Hispanic	2.8%	2.9%
Average People per Household	2.68	2.15		Race	Neighborhood	City-Wide
Median Age	48.3	33.8		White	88.2%	84.5%
High School Diploma or Higher	96%	97%		Black	0.4%	0.9%
Bachelors Degree or Higher	39%	49%		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



	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%

