

Lots for Sale



MALTA BUSINESS & INDUSTRY DEVELOPMENT DISTRICT

ready to build in the

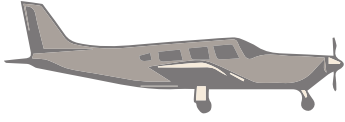
BUSINESS + INDUSTRIAL PARK?

- infrastructure** | Utilities at the facility include electricity, natural gas, fiber optic communications, and accessible public water and sewer main lines.
- location** | Next to the Marian Hills Golf Course, community walking path, and US Route 191 to southern Saskatchewan.
- land** | Large tracts of open land & no building permits required.
- local** | Area industries include farming, ranching, natural resource development, recreation, and manufacturing.



To assist in improving the economic stability of the Phillips County area and the standard of living of its residents. To provide leadership in the county relative to the retention and creation of jobs with expanded wealth of our residents and tax revenue for the communities.

FORMER



Malta Airport

site history

The Malta Business & Industry Development District (MBIDD) is located at the former Malta Airport, which was operated from the 1940's through 1998. The facility consists primarily of fields that were open space around former runways. Former taxiing areas and hangars are located north of the current City of Malta Public Works shop, and are used for light industrial purposes, storage, and offices.

Adjacent uses include residences and schools across the Dodson South Canal to the northeast, open agricultural fields across the Canal to the northwest, the Marian Hills Golf Course and Country Club to the south, and mixed residential and commercial development along U.S. Highway 191 at the eastern facility boundary.

1940s



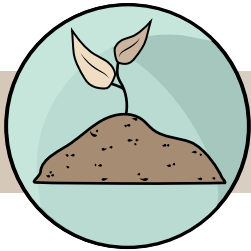
1998



environmental conditions



A former aerial spraying service rinsed planes and containers between the two eastern-most hangars, and drainage went overland to the north.



From the mid-1980's through 2020, environmental investigations and cleanup were accomplished, removing all contaminated soil.

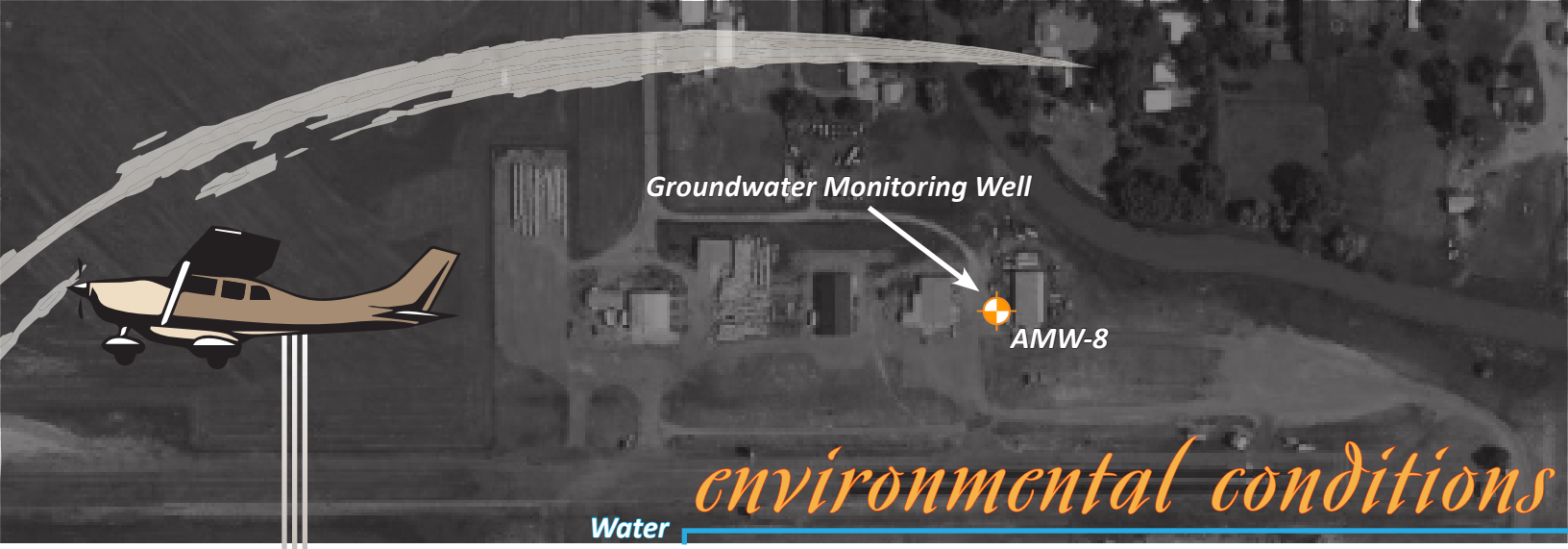
199 AVAILABLE ACRES

regulatory accomplishments Revised Site Boundary

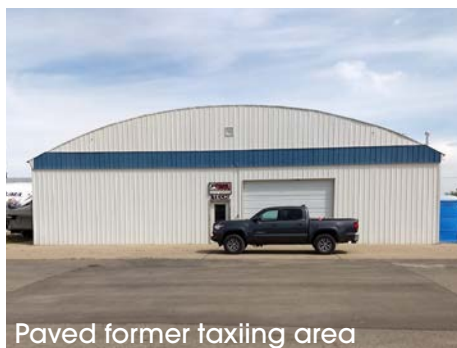
Through the state's Voluntary Cleanup process, the City of Malta was able to focus regulatory concern on a small area. The Montana Department of Environmental Quality (DEQ) has determined the regulated facility is 13.3 acres in the vicinity of the former hangar buildings. The remaining 199 acres of the former airport are not encumbered by DEQ regulatory listing.

regulatory accomplishments Soil Closure Letter

In August 2020, the Montana DEQ issued a No Further Action letter for the facility, confirming that soil cleanup was complete.



Northern edge of the hangars area



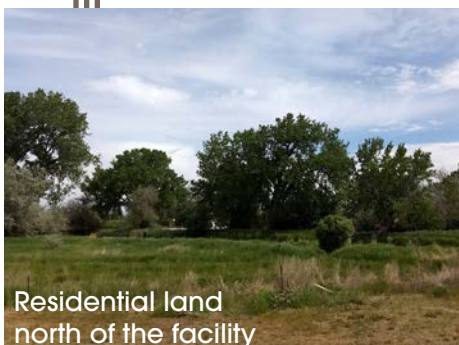
Paved former taxiing area



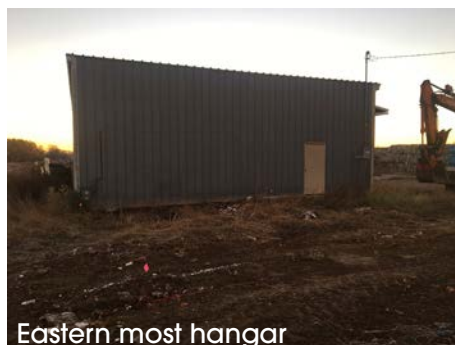
2016 Excavation

residual concern Picloram in One Well

The Voluntary Cleanup was for soil only and did not address groundwater. The residual concern for groundwater is one contaminant (Picloram) is present in one well (AMW-8). The last time groundwater monitoring occurred at the facility was in 2011, and at that time the concentrations of Picloram were within 0.2 parts per million of the compliance threshold. Environmental activities since then focused on defining the site boundary, areas of soil contamination, and resolving the soil concerns. City water main service lines have been extended onto the facility, therefore use of shallow groundwater is not anticipated during redevelopment of the property.



Residential land north of the facility



Eastern most hangar



Former excavation adjacent to privately-owned hangar

WHY

Choose Malta?

Benefits of working & living in Phillips County, Montana



Location | At the intersection of US Highways 2 and 191, Malta, Montana is a regional transportation hub, with access to Great Falls and Billings MT, Williston, ND and to the US/Canadian border at the port of Morgan. Malta also has direct, daily rail passenger service with Amtrak.

Low Taxes | Montana has no sales tax and no inventory tax and is ranked 5th-best state in the 2021 State Business Tax Climate Index published by The Tax Foundation.

Space to Grow | Malta Business and Industry Development District (MBIDD) has 200+ acres of open land with nearby public utilities, near residential neighborhoods and schools buffered by the Dodson South Canal. The Marion Hills golf course (open to the public) is located adjacent to the MBIDD. Phillips County has 1.6 million acres of public lands, including the C.M. Russell and Bowdoin National Wildlife Refuges, access to Fort Peck Lake and the Little Rocky Mountains.

Ag' Community | Life in Phillips County is connected to our agricultural economy, with 96% of our land area used for rangeland or crops. Phillips County regularly leads the state in beef cattle production and produces more than 4 million bushels of wheat annually. Agriculture and natural resource extraction provide over 30% of the jobs in Phillips County, and are the basis for many of our community's values.

Healthcare + Education | Malta hosts the Phillips County Hospital and excellent pre-K through 12th grade school system, which collaborates with nearby Ft. Belknap Community College and Montana State University-Northern.

