

**SCHEELS**



**KOHL'S**



**GMC**



**Demographics  
(5 Mile Radius)**

Average Income  
**\$ 62,124**

Population  
**100,048**

Shiloh Road

King Ave West

8A

5

12

13

16

2

14A

1

# THE MONTANA SAPPHIRE



# THE MONTANA SAPPHIRE





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# MONTANA SAPPHIRE

## INVESTMENT HIGHLIGHTS



The Montana Sapphire offers a prime west end location for Retail, Office and Residential Development. Located at the intersection of Shiloh Road & King Avenue West, The Montana Sapphire is home to retail, services, office and active and retirement living communities. Directly across the street is the new 220,000 Scheels Sporting Goods Center and Carmike Theatres. To the north is the 122 acre St Vincent medical campus under development. The Montana Sapphire comprises 65 acres of commercially zoned property with 6 lots available for sale.

### LOT 12

Lot 12 offers a prime location for a grocery anchored tenant to meet the demands of a growing residential area. Lot 12 comprises 8.54 acres zoned for grocery services with all offsite expenses paid. Utilities have been stubbed into the site making it ready for development.

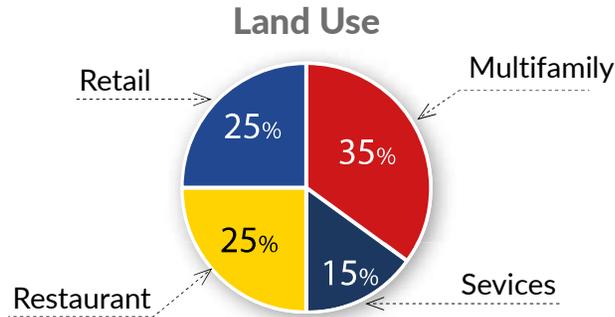
### LOT 14 A

Prime 2 acre site for gasoline & convenience store. Located on the roundabout shared by the new St Vincent medical campus. Lot 14A offers convenient access and superior visibility.

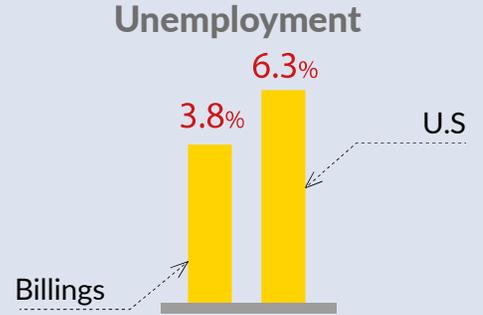


**QUICK STATS**

**Montana Sapphire**



*The Montana Sapphire offers retailers the opportunity to locate in the heart of the fastest growing retail and housing area in Billings.*



**Sales Tax**  
**0%**



**6th** out of 50 states  
FAVORABLE BUSINESS  
ENVIRONMENT

**4th** lowest  
FORECLOSURE RATE (MONTANA)



## TAPESTRY SEGMENTS



### Bright Young Professionals

941 households

**32%**  
of Households



### Old and Newcomers

726 households

**25%**  
of Households



### Midlife Constants

566 households

**19%**  
of Households

esri data & graphics

Coldwell Banker Commercial





Coldwell Banker Commercial



### TENANT MIX

#### MIXED USE DEVELOPMENT

The Montana Sapphire offers housing, retail, services and restaurants all within the 65 acre development. Eat , workout, and go to the bank all within walking distance of your residence.



## RECENT ADDITIONS TO THE MONTANA SAPPHIRE



### **THE DIVIDE BAR & GRILL**

The Divide Bar & Grill provides a great atmosphere, dynamic food and great brews to Billings' west end and its surrounding areas



### **FUEL FITNESS**

Fuel Fitness is a new 15,000 square foot fitness center. This is the company's 4th Montana location. Fuel Fitness offers state of the art equipment in a 24/7 operation.



### **JIMMY JOHNS**

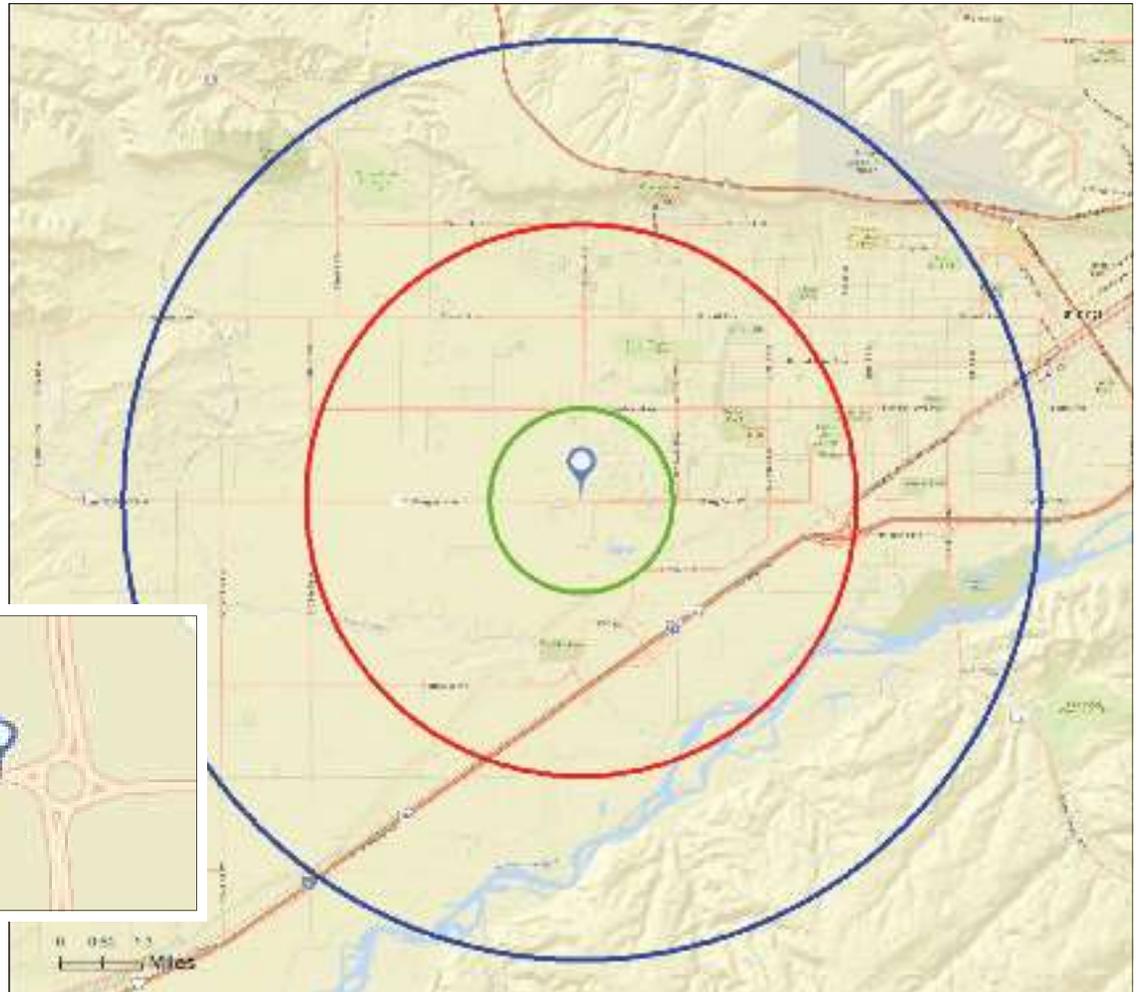
Jimmy John's third location in Billings offers fresh food to a rapidly growing west end population.

Pricing	Acres	List Price	PSF
Lot 2	1.688	\$514,705	\$7.00
Lot 5	2.138	\$651,919	\$7.00
Lot 8A	2.489	\$1,517,891	\$14.00
Lot 12	8.5363	\$3,532,492	\$9.50
Lot 13	2.187	\$904,900	\$9.50
Lot 14 A	2.028	\$1,236,756	\$14.00



## ABOUT BILLINGS

- LARGEST CITY IN MONTANA
- TRADE AND DISTRIBUTION HUB for MT, WY, ND and SD
- FORECLOSURE RATE  
Montana is 4th lowest in country
- NO SALES TAX  
attracts shoppers from neighboring states
- \$1 OUT OF EVERY \$7 SPENT IN BILLINGS compared to rest of Montana
- FAVORABLE BUSINESS CLIMATE  
Montana ranked 6th out of 50 states



**BILLINGS TRADE AREA**



## BILLINGS INDUSTRY



### ENERGY

With shale formations, coal reserves, oil fields and farm facilities surrounding Billings, the location is ideal for upstream and mid stream oil and gas as well as other energy development companies.



### HEALTHCARE

Billings is home to two-state -of-the-art hospitals, Billings Clinic and St. Vincent Healthcare. Billings Clinic, a member of the Mayo Clinic Health Network, and St. Vincent Healthcare were recently awarded by Healthgrades for excellence in patient safety. These hospitals are the largest employers in the community and the state.



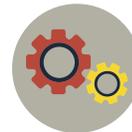
### REGIONAL HEADQUARTERS

Low labor costs and low effective tax rates makes Billings an ideal location for this industry sector. Between 2003 and 2010, Billings experienced an 8.4% compound annual growth rate in regional managing offices. Corporations like Wells Fargo and GE have had great success with back office operations, and companies like KOA and Avitus Group are headquartered in Billings.



### DATA CENTERS & IT SERVICES

Billings offers a very safe and reliable geographic location for housing data. Located on a major fiber optic route that runs from Minneapolis to Seattle, Montana's internet speeds are as fast as (or faster) anywhere in the nation. The investment put into fiber allows the state to embrace next generation technology and significant growth in the technology sector.



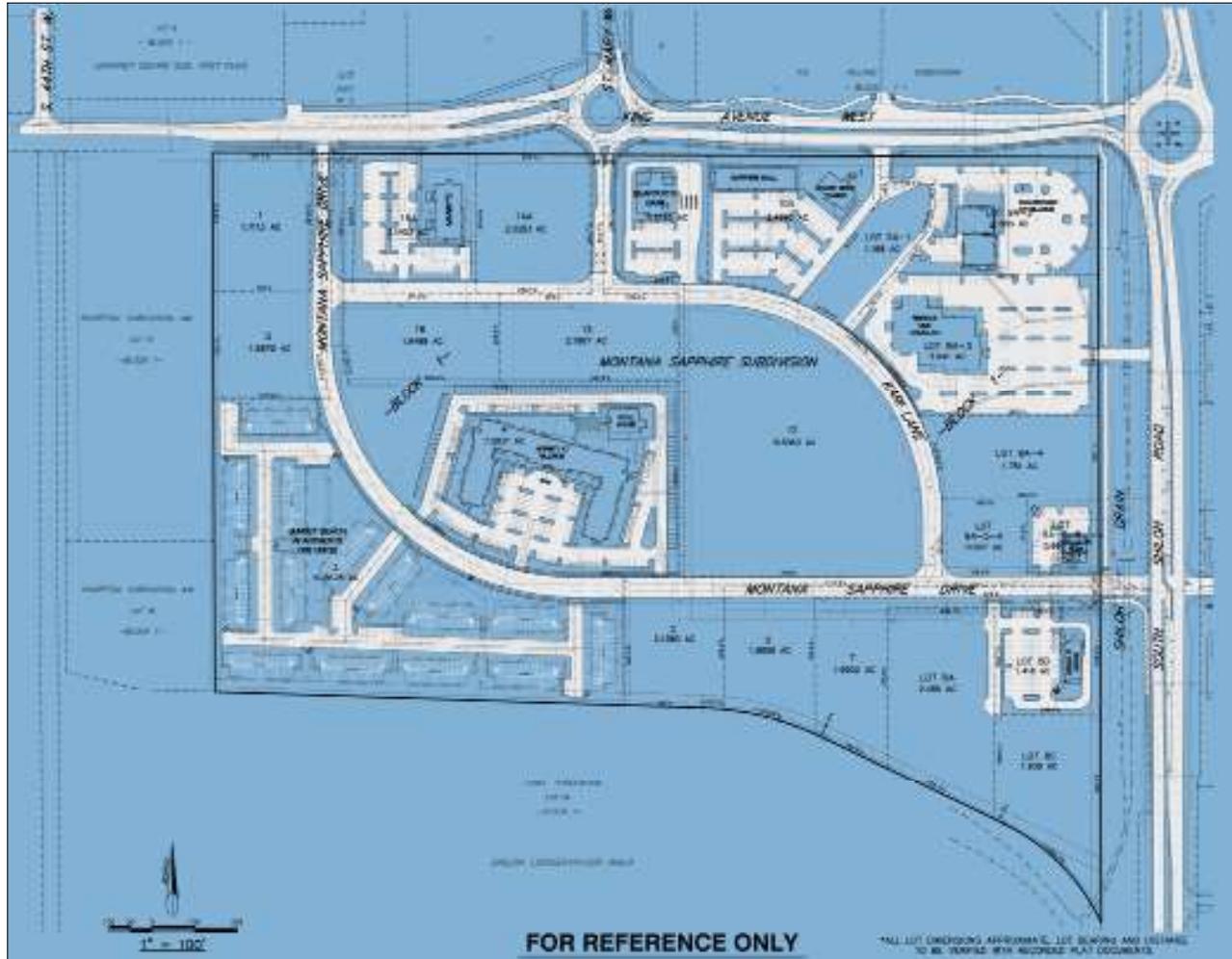
### MANUFACTURING

With extremely competitive natural gas prices and access to a population of over 10 million within a day's drive, Billings is a great place for manufacturing value-added food products, machinery and equipment, chemicals and plastics.



### WAREHOUSING

Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Diistributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.



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