

Development Land FOR SALE



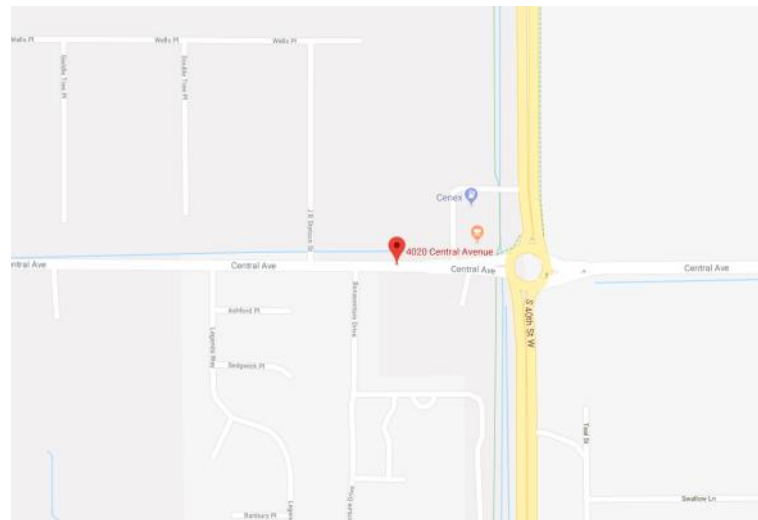
CBS



4020 Central Ave

PROPERTY HIGHLIGHTS

- Priced at \$1,602,790
- 3 lots totaling 3.345 acres
- Prime SW corner of Central Ave & Shiloh Rd
- Zoned for: Neighborhood Commercial & Residential Multi-Family
- Red Zone for Annexation
- Ideal for retail, office, medical service & more



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4020 CENTRAL AVE, BILLINGS, MT 59106

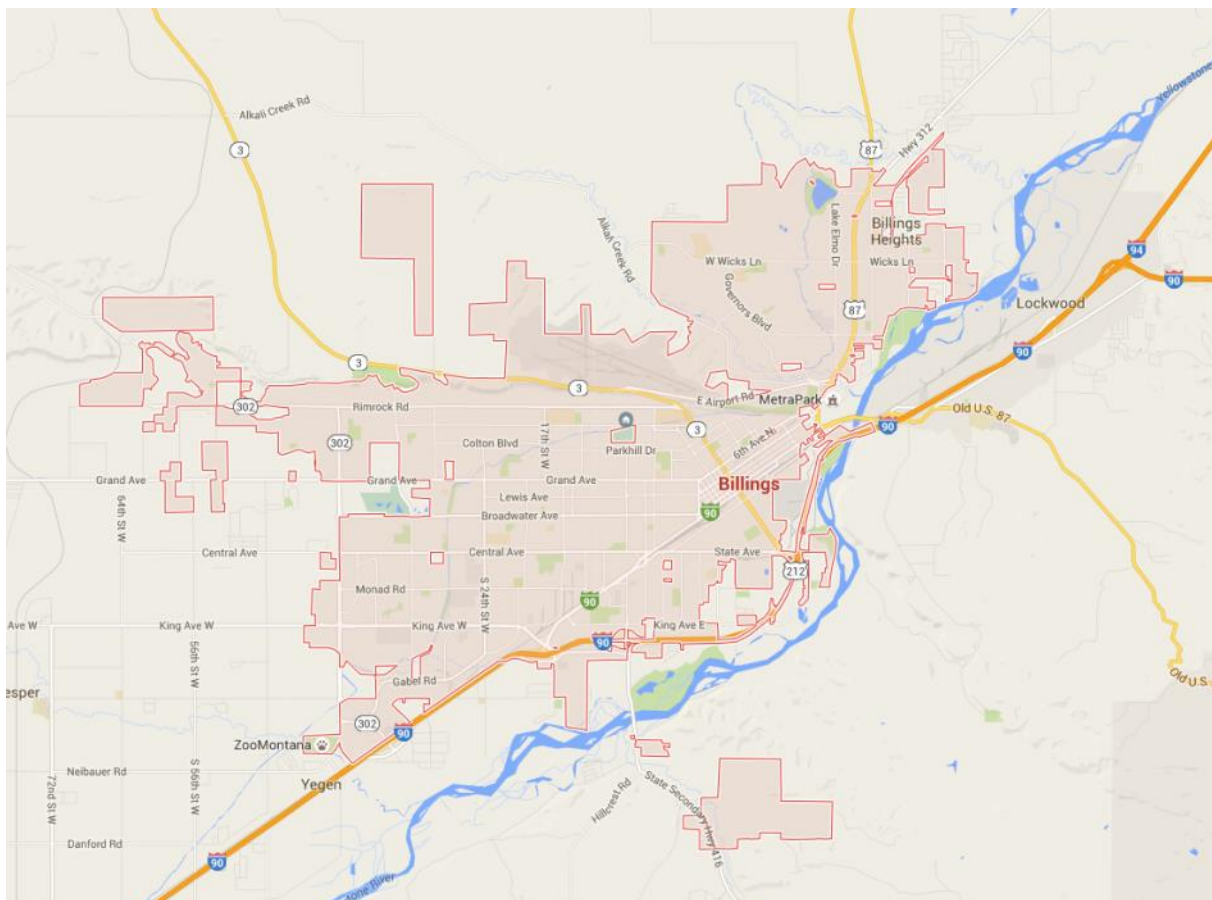
FOR SALE

4020 Central Ave is comprised of 3 lots totaling 3.345 acres and is located on the prime SW corner of Central Ave and Shiloh Road. The land is comprised of two zonings; Neighborhood Commercial and Residential Multi-Family. This ideal development site is located in Yellowstone County within the City Red Zone for annexation. The property is adjacent to city services. Ideal site for retail, Office, Medical Services and more.

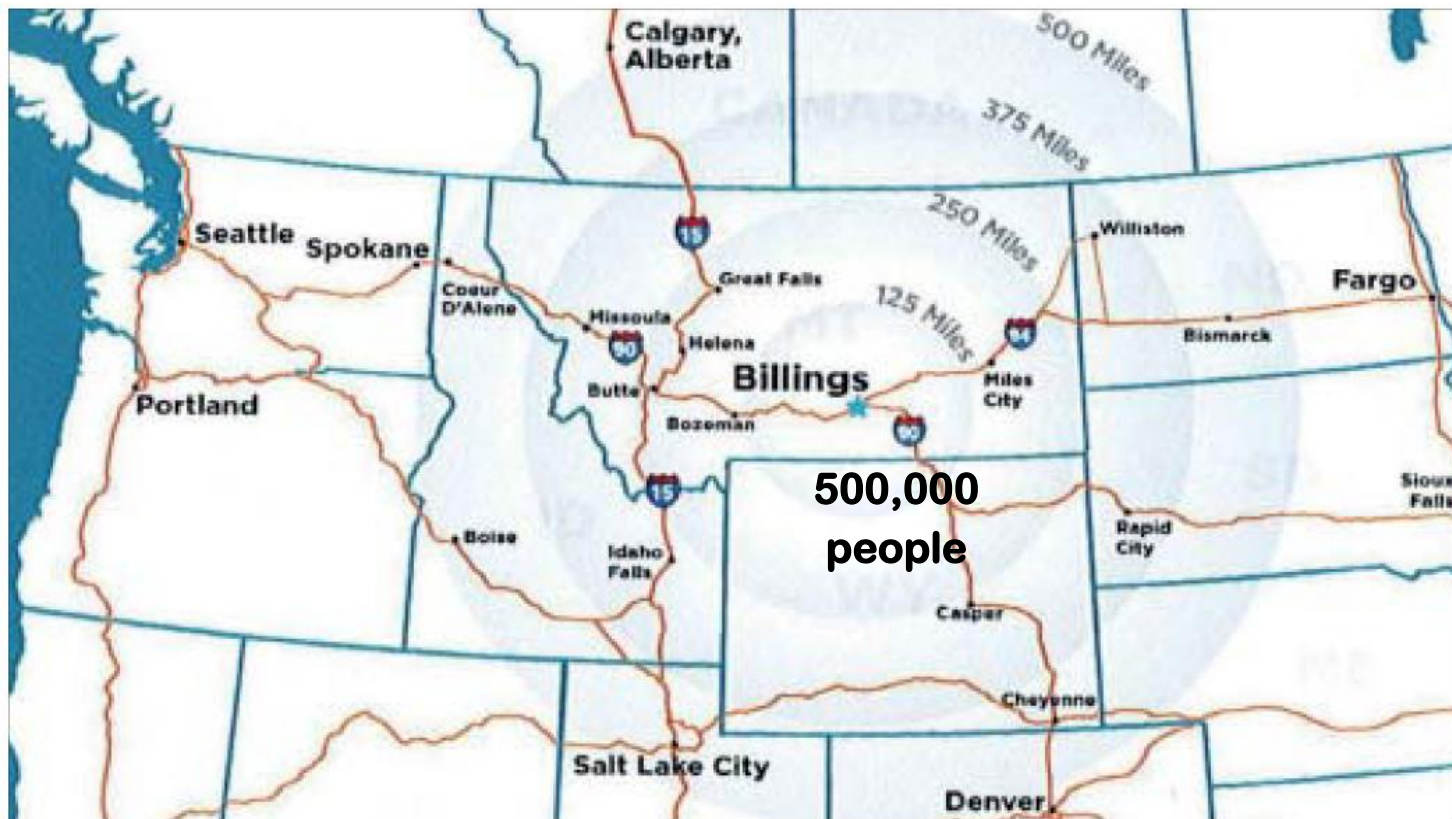


ABOUT MONTANA

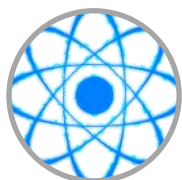
- Largest city in Montana is Billings
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
 - Montana is the 4th lowest in country
- No sales tax
 - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
 - Compared to rest of Montana
- Favorable business climate
 - Montana ranked 6th out of 50 states



MONTANA 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 Health grades 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.

BILLINGS INDUSTRY



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 Distributing and new manufacturing companies like Insulation Snakes. Billings is also home to a number of specialty trucking and logistics companies.

CONTACT INFORMATION

For more information, please contact:

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