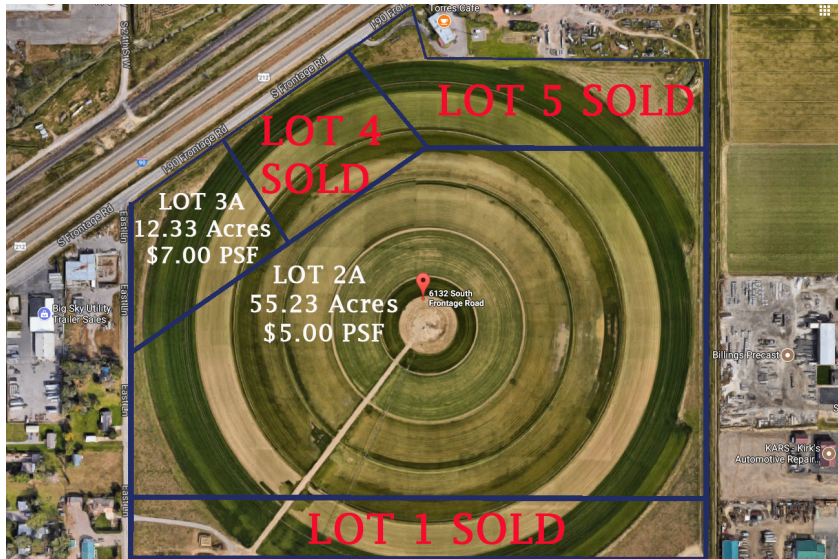


6132 S FRONTAGE ROAD

Billings, MT 59101

AVAILABLE SPACE
67.56 Acres

ASKING PRICE
Varies Based on Lot



Highway Commercial Zoned Land

Blaine Poppler
406 671 0399
blaine@cbcmontana.com

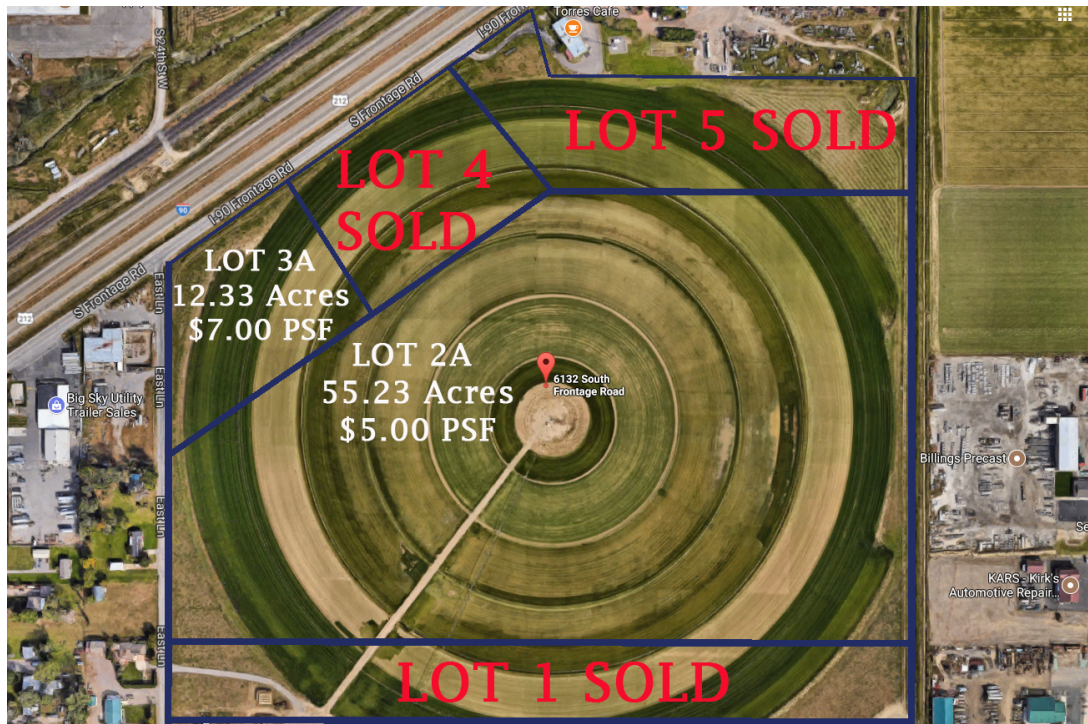
CBCWORLDWIDE.COM



SALE

6132 S FRONTAGE ROAD

Billings, MT 59101



PROPERTY OVERVIEW

6132 S Frontage Road offers a prime interstate location for retail, residential and light industrial development. Located between the King Ave West and Zoo Dr exits South of Interstate 90.

The property may be annexed into the city and public services are now available.

76.34 Total acres zoned Highway Commercial in 2 parcels:

Lot 2A
55.23 Acres at \$5.00 PSF

Lot 3A
12.33 Acres at \$7.00 PSF

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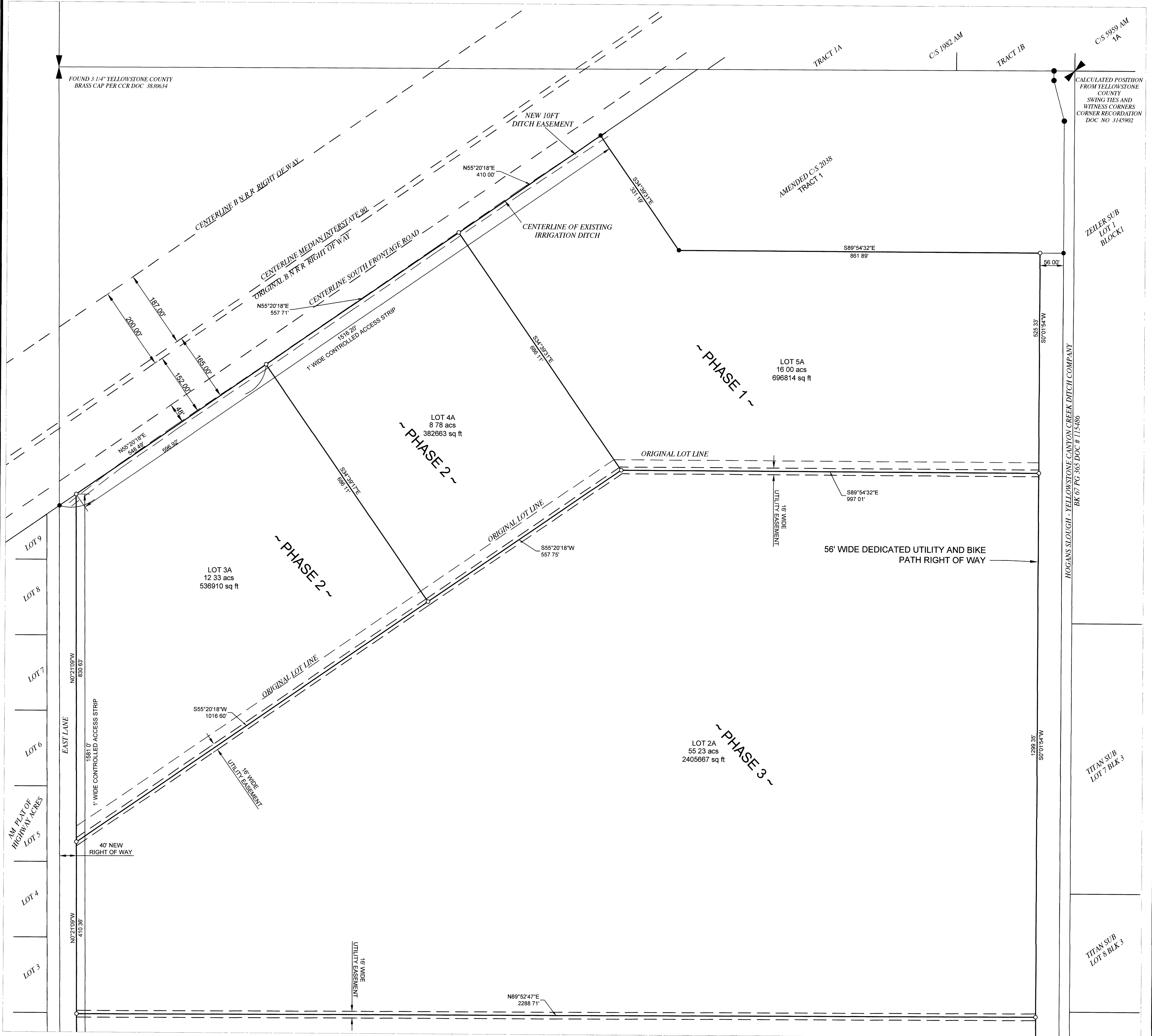


**COLDWELL
BANKER
COMMERCIAL**

CBS

AMENDED PLAT OF LOTS 2, 3, 4 AND 5 OF.
QFC SUBDIVISION, FIRST FILING
BEING TRACT 2 OF AMENDED CERTIFICATE OF SURVEY 2038.

IN THE SOUTHWEST 1/4 SECTION 18, T.1S. R.26E., P.M.M.
YELLOWSTONE COUNTY, MONTANA
COMMISSIONED BY: QUARNBURG FARMING CORPORATION
PREPARED BY: MORRISON MAIERLE, AUGUST 2019



CITY-COUNTY HEALTH DEPARTMENT:

This Subdivision Plat has been reviewed and approved by the Riverstone Health
Chad Ingham ss, Dated on this 27th day of August 2020
Health Officer/Authorized Representative
Yellowstone City-County Health Department
dba RiverStone Health

CERTIFICATE OF COUNTY ATTORNEY

This document has been reviewed by the County Attorney's office and is acceptable as to form.

Date: 9-3-20
Reviewed by: *[Signature]*

CERTIFICATE OF COUNTY TREASURER

I hereby certify that all real property taxes and special assessments have been paid per M.C.A. 76-3-207(3)

Date: 28 August 2020

Sherry Long
Yellowstone County Treasurer

By *Mona Hunt*
Deputy

PURPOSE OF SURVEY: RELOCATION OF LOT LINES

The undersigned hereby certifies that the purpose of this survey is to relocate the common boundary lines between adjacent properties within a platted subdivision, five (5) or fewer lots are being affected and no additional lots are being hereby created. Therefore this survey is exempt from review as a subdivision pursuant to Section 76-3-207(1)(d), M.C.A.

Pursuant to ARM 24 183 1104(1)(f)(ii)(C), the area that is removed from one tract of record and joined with another tract is not itself a tract of record. Said area shall not be available as a reference legal description in any subsequent real property transfer after the initial transfer associated with the amended plat on which said area is described, unless said area is included with or excluded from adjoining tracts of record.

We further certify that this subdivision is exempt from review by the Montana Department of Environmental Quality as a subdivision pursuant to 76-4-125(1)(d)(ii) M.C.A. and further that that there are no parkland dedication requirements pursuant to 76-3-621(3)(b), M.C.A. subdivision into parcels that are all nonresidential.

By *Chad Ingham*
Chad Ingham
President Quarnburg Farming Corporation

CERTIFICATE OF SURVEYOR

STATE OF MONTANA)
County of Yellowstone) ss

This is to certify that John D. Ingham, a Licensed Professional Land Surveyor, Montana License No. 14736PLS, performed a survey in August, 2019, in accordance with the Montana Subdivision and Platting Act, Title 76 Chapter 3, M.C.A. and the regulation adopted pursuant thereto, situated in the SW1/4 of Section 18, T. 1 S., R. 26 E., P.M.M. Yellowstone County Montana, being more particularly described as follows:

Lots 2, 3, 4 and 5 of QFC Subdivision, First Filing, according to the official plat on file on the office of the Clerk and Recorder of Yellowstone County, Montana, under Document No. 3882956; said described tract containing a gross and net area of 4,022,054 square feet (92.33) acres.

That the monuments found and set are of the character and occupy the positions shown hereon, that said survey and the plat hereof shows the true and correct dimensions and that the plat conforms with the work on the ground

John D. Ingham
John D. Ingham, PLS Montana Registration 14736PLS
INGRAHAM
14736PLS
LICENSED PROFESSIONAL LAND SURVEYOR

9-9-20
Date





6132 S FRONTAGE ROAD

Billings, MT 59101

SALE



CBCWORLDWIDE.COM

Blaine Poppler
406 671 0399
blaine@cbcmontana.com



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.



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.



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.



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.



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 Aviates Group are headquartered in Billings.



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.