

## 6132 S FRONTAGE ROAD

Billings, MT 59101

AVAILABLE SPACE  
76.34 Acres

ASKING PRICE  
Varies Based on Lot



# FOR SALE

CBCWORLDWIDE.COM

Highway Commercial Zoned Land

Blaine Poppler  
406 671 0399  
blaine@cbcmontana.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 3 parcels:

Lot 2  
55.23 Acres at \$3.00 PSF

Lot 3  
12.33 Acres at \$5.25 PSF

Lot 4  
8.78 Acres at \$4.75 PSF

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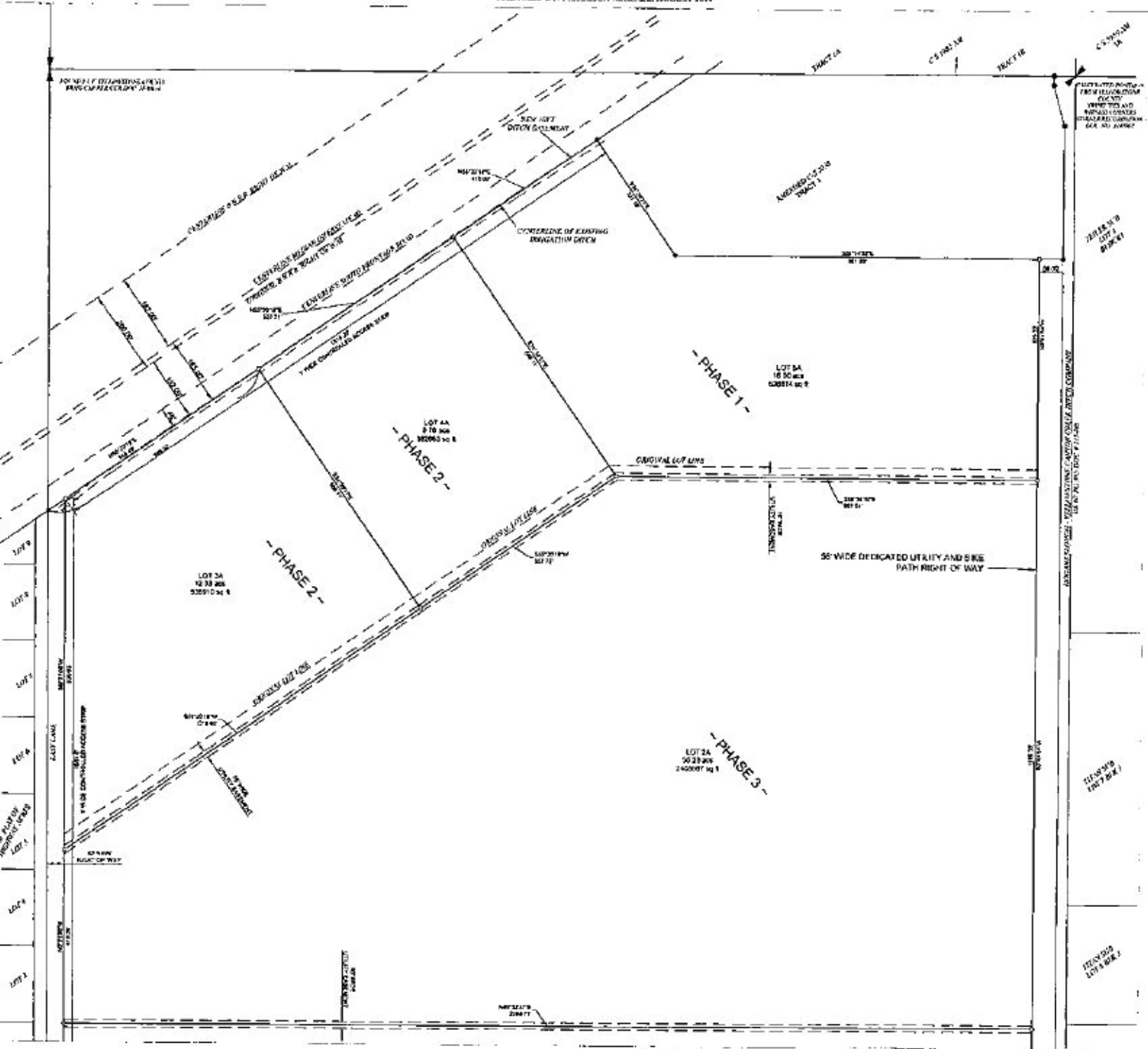


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AMENDED PLAT OF LOTS 2, 3, 4 AND 5 OF  
**QFC SUBDIVISION, FIRST FILING**  
 BEING TRACT 2 OF AMENDED CERTIFICATE OF SURVEY 2038.

IN THE SOUTHWEST 1/4 SECTION 16, T.15. N. R. 26. E. P. 114 N.  
 YELLOWSTONE COUNTY, MONTANA  
 COMMISSIONED BY: QUAINBURG FARMING CORPORATION  
 PREPARED BY: MORRISON MARBLE, AUGUST 2019





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Google

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### **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**

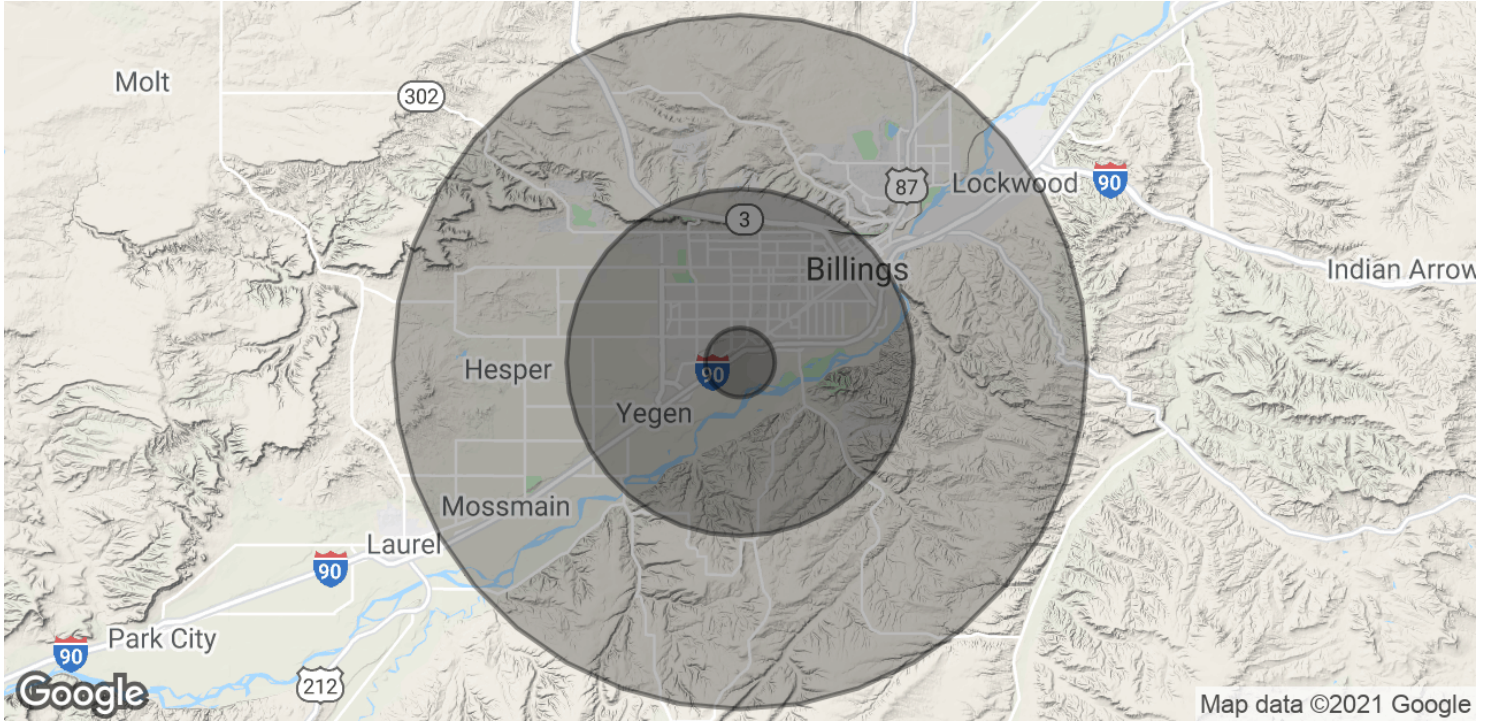
Located a day's drive from Denver, Calgary, Salt Lake and Spokane, Billings is well positioned as a warehousing and distributing hub. This industry continues to grow with FedEx Ground constructing a 146,000 sq. ft., \$38 million dollar facility and local companies expanding like Gardner Distributing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



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,006	93,835	146,551
Average age	36.8	38.2	38.0
Average age (Male)	34.9	36.2	36.4
Average age (Female)	38.9	40.5	39.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	883	41,533	62,392
# of persons per HH	2.3	2.3	2.3
Average HH income	\$53,218	\$57,268	\$61,025
Average house value	\$147,855	\$186,512	\$203,054

\* Demographic data derived from 2010 US Census

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