

Commercial Lots FOR SALE



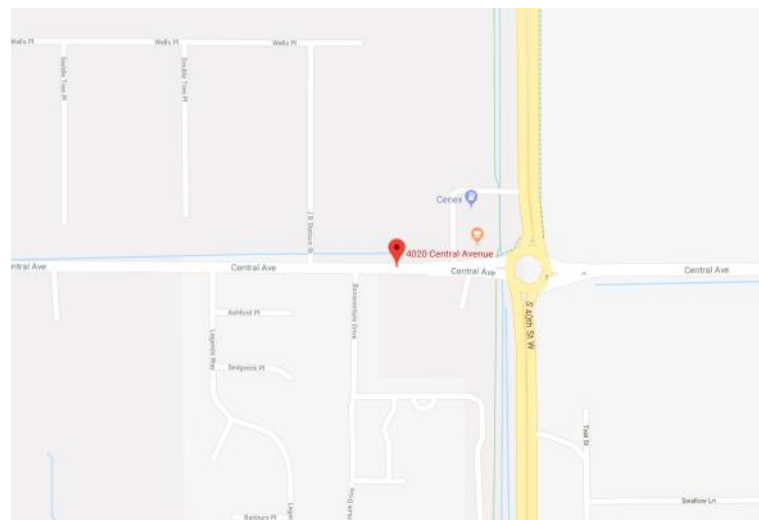
CBS



Elysian Rd & Mullowney Ln

PROPERTY HIGHLIGHTS

.96 to 5.2 Acre lots available for purchase. Community Commercial & Highway Commercial Lots available. All city services included. All off sites completed.



HARMONY MEADOWS, BILLINGS, MT 59101

FOR SALE

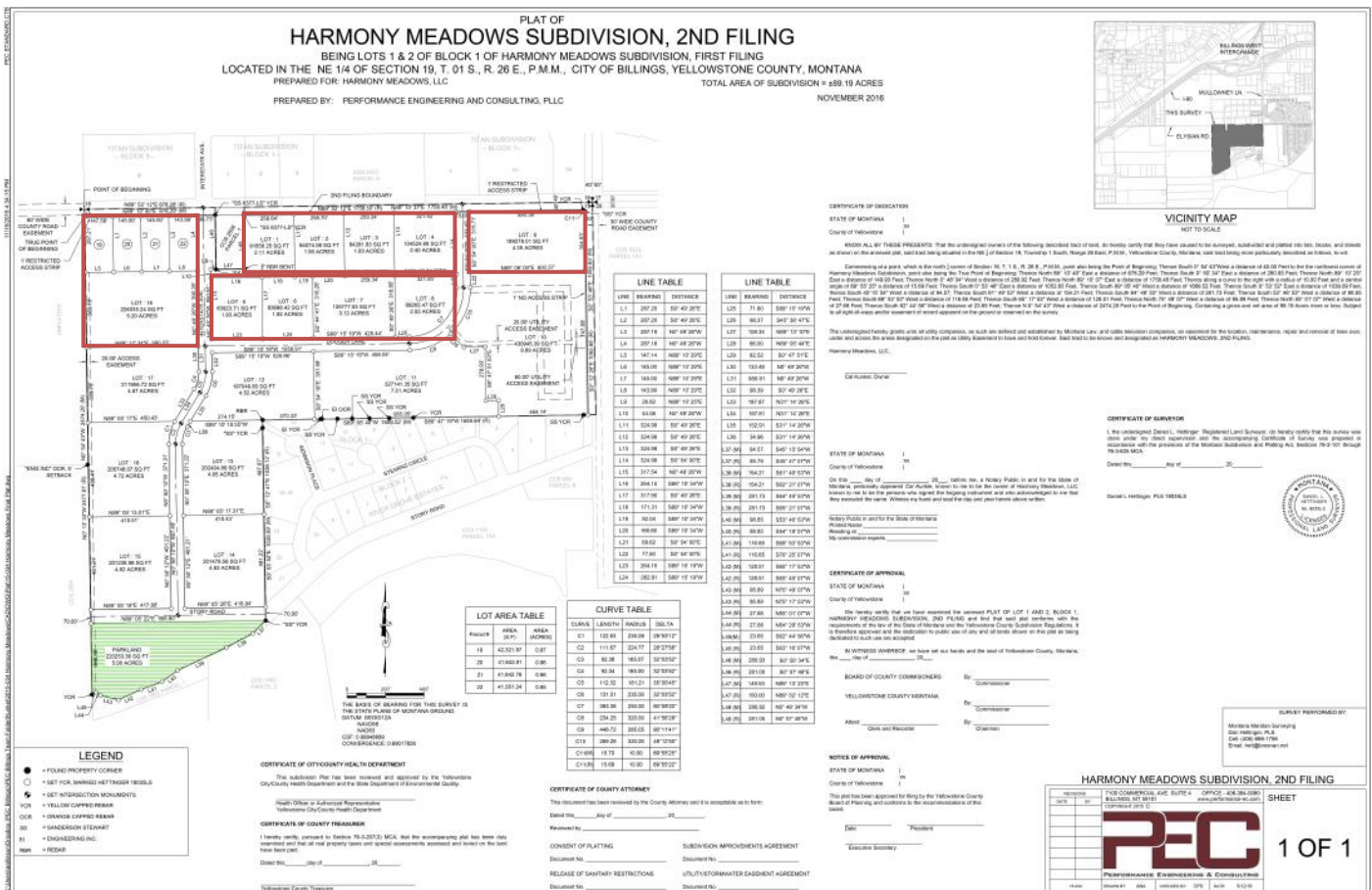
Harmony Meadows Subdivision located at the south western corner of Elysian Road and Mullowney Road offers Highway Commercial & Community Commercial lots for sale. Lots range from .95 to 5.2 acres in size. All off sites are complete with utilities stubbed to the individual lots.

SURROUNDING SERVICES

Located 1/2 mile south of Interstate 90 interchange 446 this site offers convenient access to the interstate as well as the King Ave West arterial. Gas stations, restaurants and hotels located within 1/2 mile of site.

DEVELOPMENT OPPORTUNITIES

Ideal site for retail, office and light industrial applications.



HARMONY MEADOWS, BILLINGS, MT 59101

FOR SALE



Community Commercial Lots

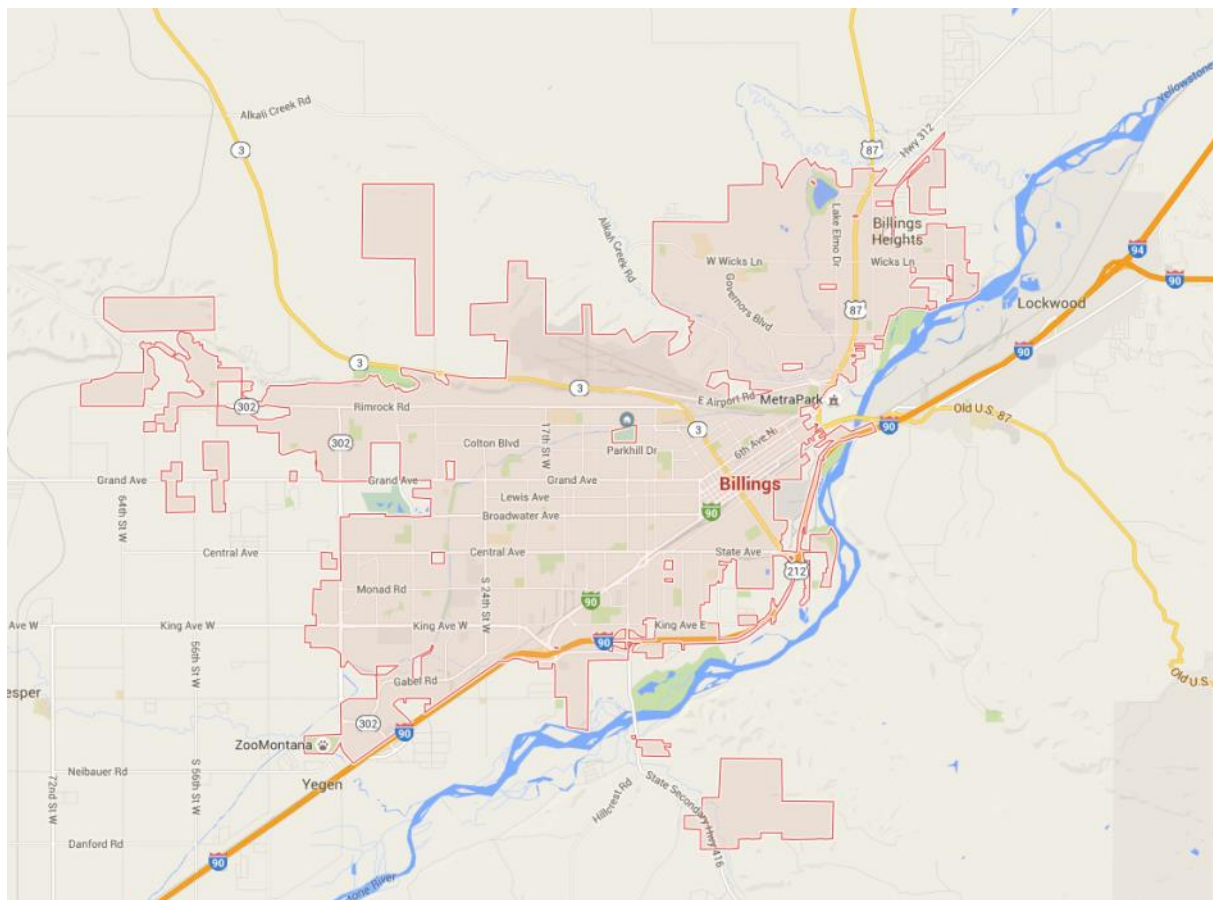
Lot 18	5.20	\$735,590 (\$3.25 PSF)
Lot 19	.97	\$190,449 (\$4.50 PSF)
Lot 20	.96	\$187,398 (\$4.50 PSF)
Lot 21	.96	\$187,392 (\$4.50 PSF)
Lot 22	.95	\$186,081 (\$4.50 PSF)

Highway Commercial Lots

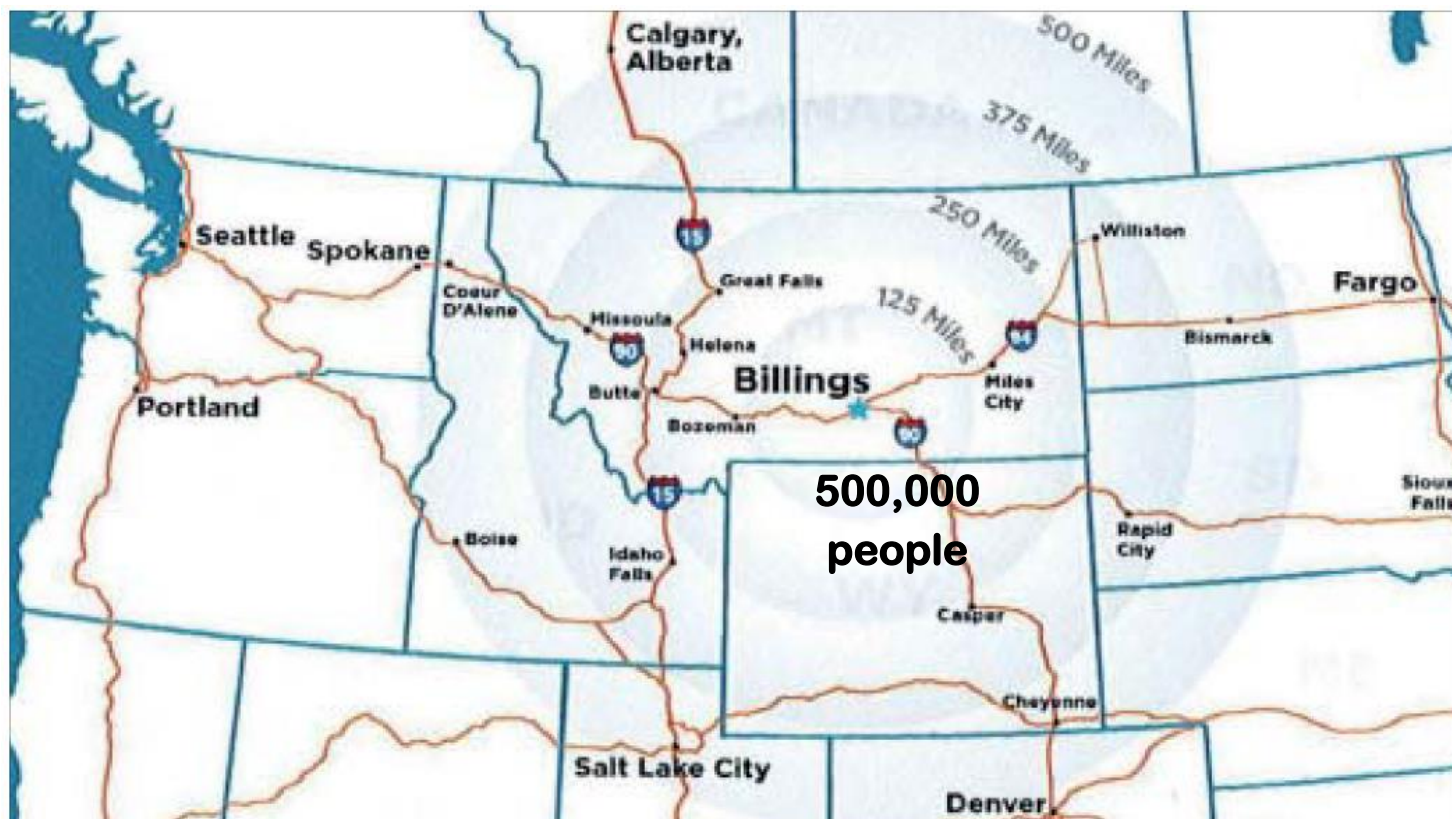
Lot 1	2.10	\$413,362 (\$4.50 PSF)
Lot 2	1.93	\$378,333 (\$4.50 PSF)
Lot 3	1.93	\$379,268 (\$4.50 PSF)
Lot 4	2.40	\$470,361 (\$4.50 PSF)
Lot 5	1.93	\$293,733 (\$3.50PSF)
Lot 6	1.92	\$292,944 (\$3.50PSF)
Lot 7	3.12	\$475,220 (\$3.50PSF)
Lot 8	2.02	\$312,429 (\$3.50PSF)
Lot 9	4.35	\$851,751 (\$4.50 PSF)

ABOUT MONTANA

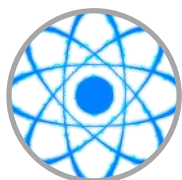
- Largest city in Montana is Billings
- Trade and distribution hub for MT, WY, ND, and SD
- Foreclosure rate
 - Montana is the 4th lowest in country
- No sales tax
 - Attracts shoppers from neighboring states
- \$1 out of every \$7 spent in Billings
 - Compared to rest of Montana
- Favorable business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



CBS

CONTACT INFORMATION

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