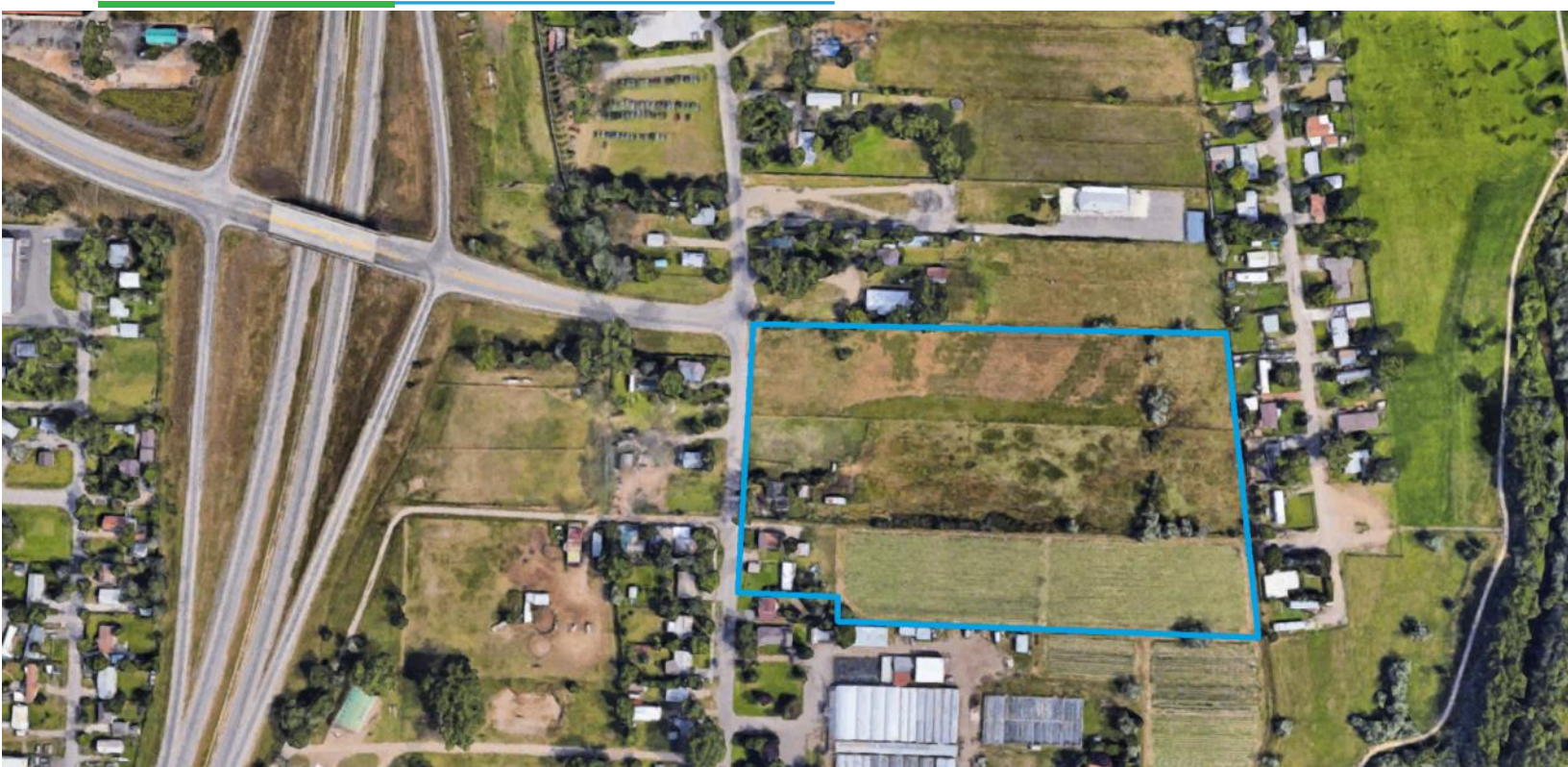


# GARDEN AVE LOTS

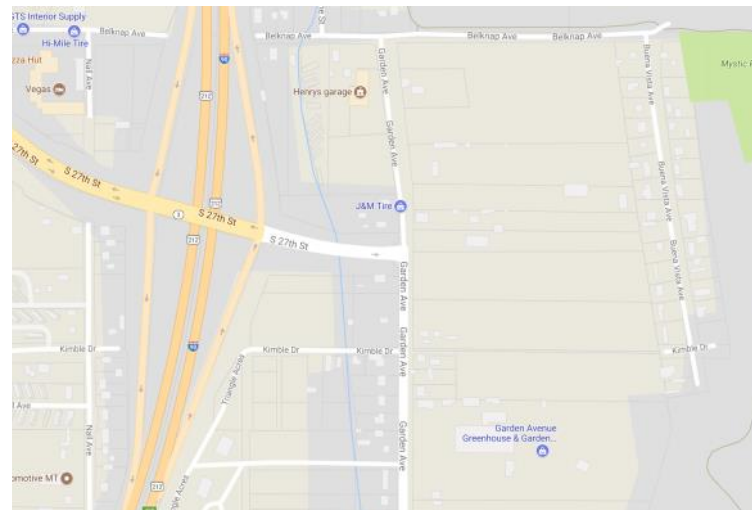
## 14 +/- ACRES FOR SALE



## GARDEN AVE

### PROPERTY HIGHLIGHTS

- For Sale: **\$2.75 PSF**
- Lot Size: **14 +/- ACRES**
- Zoning: **Community Commercial**



**David Mitchell**  
**(406) 794-3404**  
[d@cbcmontana.com](mailto:d@cbcmontana.com)

GARDEN AVE, BILLINGS, MT 59101

FOR SALE | PROPERTY HIGHLIGHTS

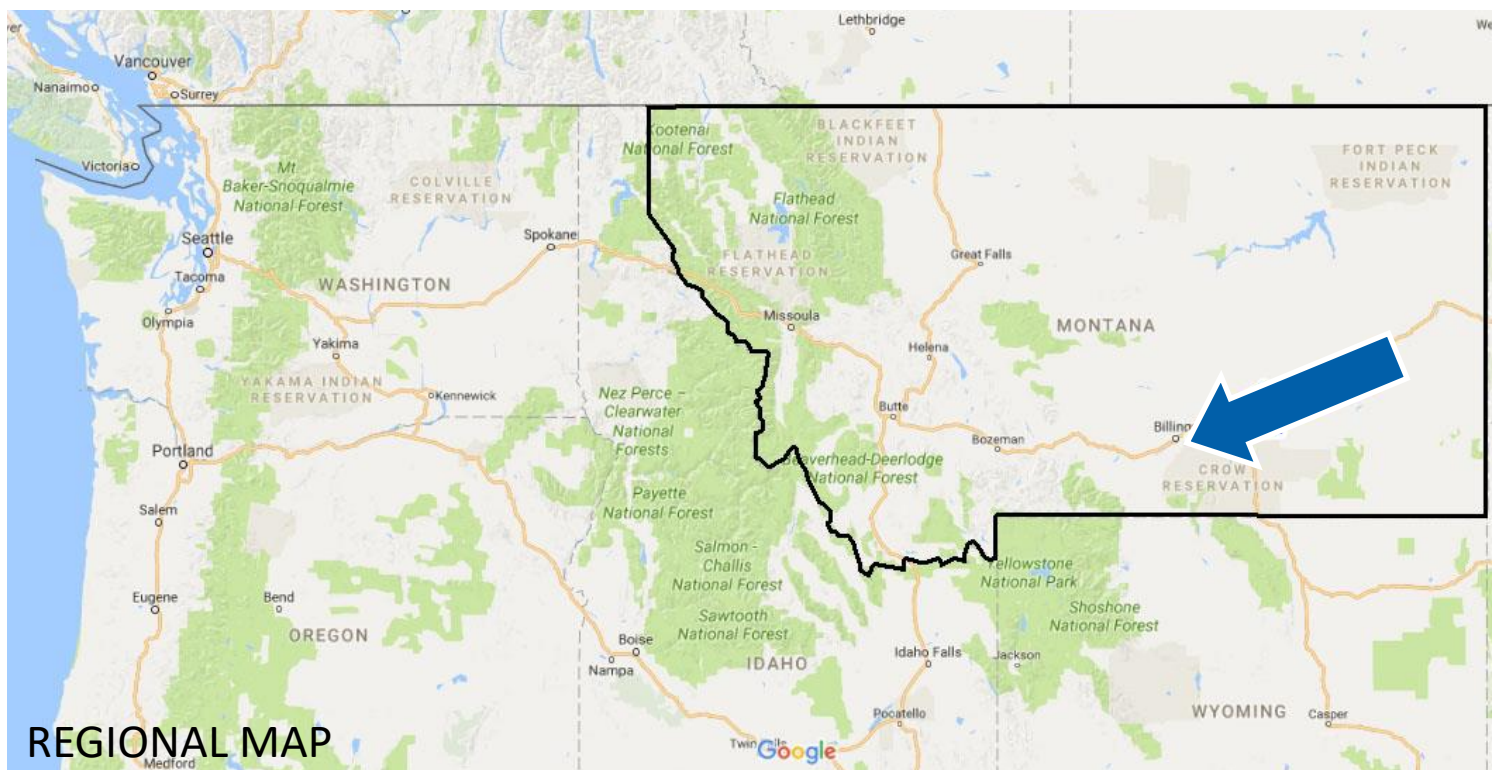
Located at the 27th Street S ramp of I-90, these 14 +/- acres provide premium access to the interstate. The property offers affordable land for commercial and industrial use.

- 4 inch city water pipe to each lot
- Gas and electric onsite, drain field availability
- Phase I study complete and clear
- Engineering report upon request

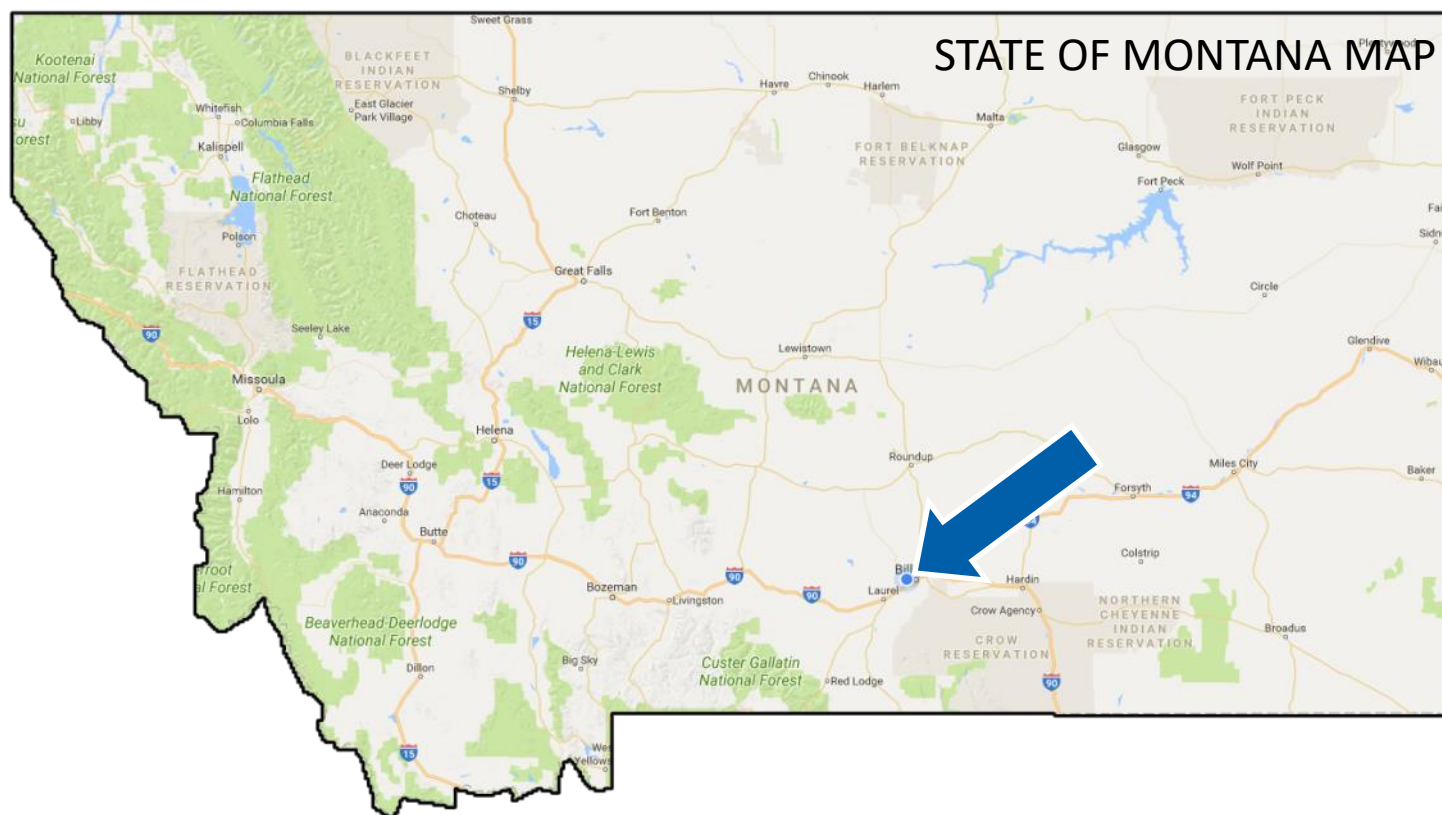


GARDEN AVE, BILLINGS, MT 59105

FOR SALE | REGIONAL/STATE MAPS



REGIONAL MAP



STATE OF MONTANA MAP

GARDEN AVE, BILLINGS, MT 59105

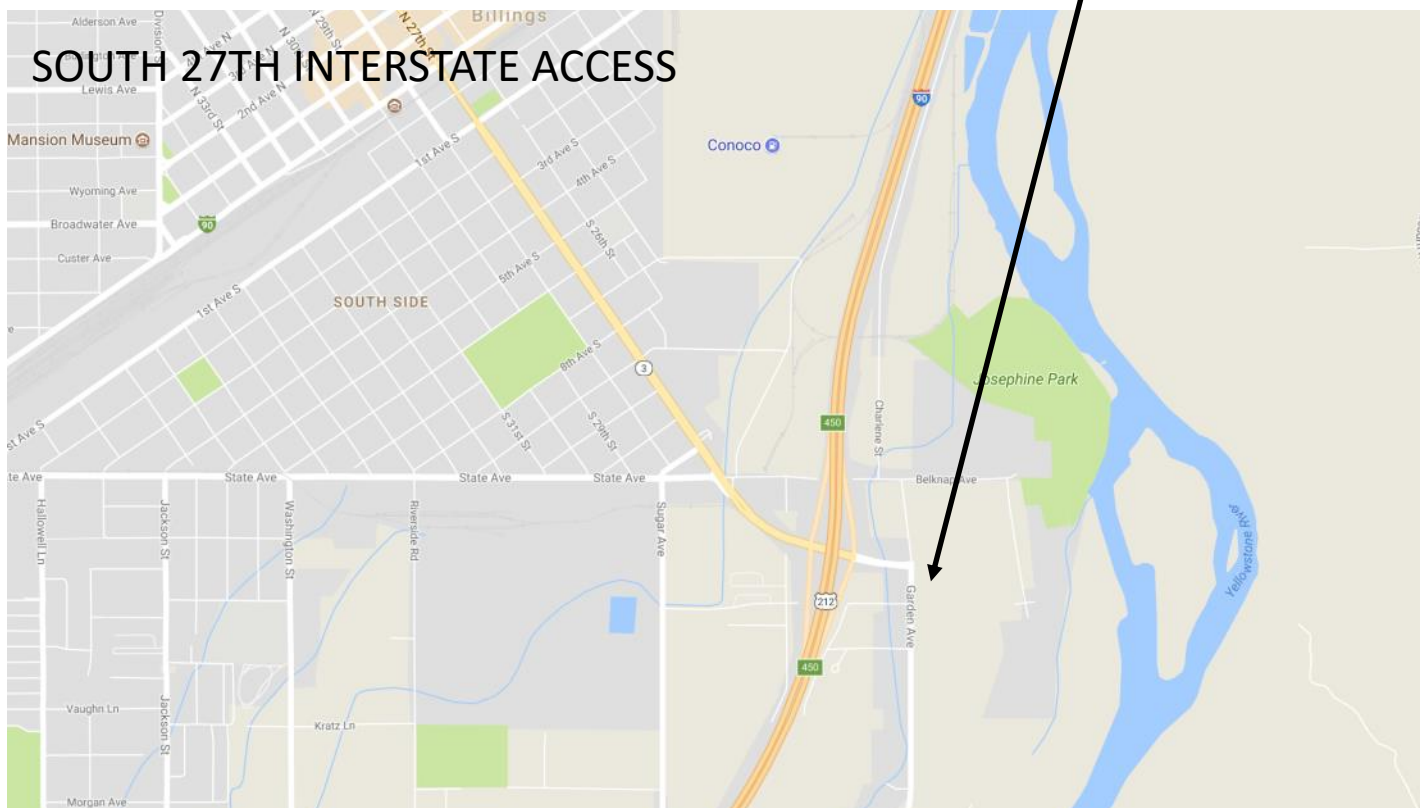
FOR SALE | CITY/NEIGHBORHOOD MAPS

# CITY OF BILLINGS



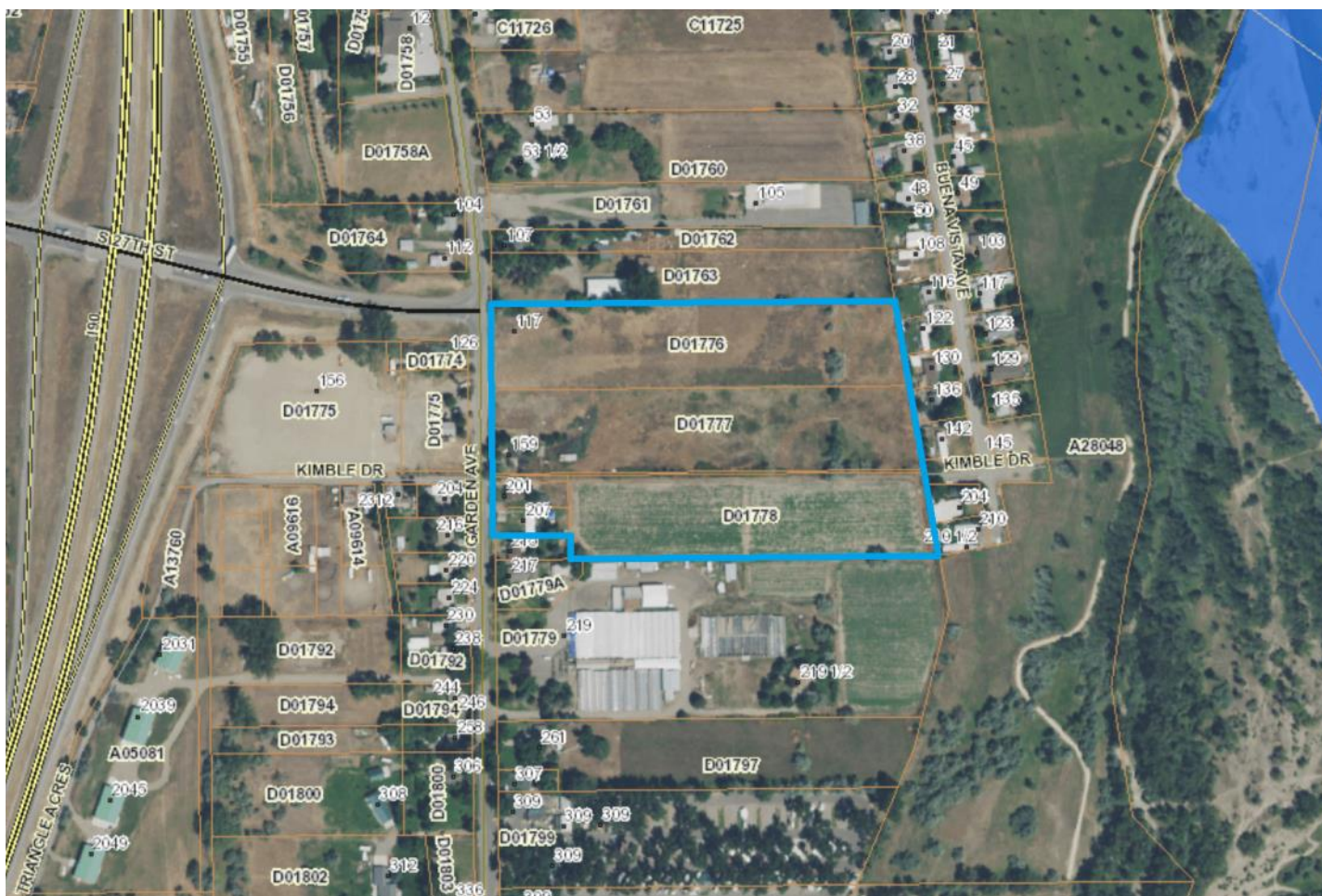
Garden Ave Lots

# SOUTH 27TH INTERSTATE ACCESS



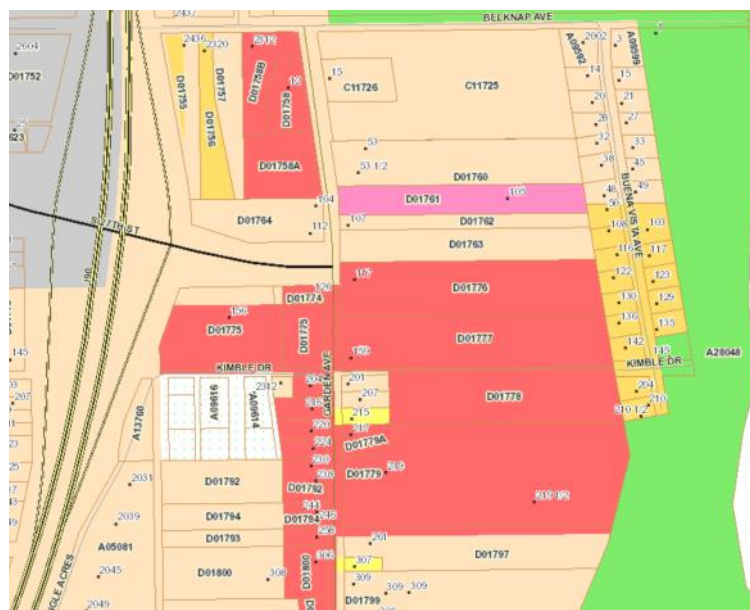
GARDEN AVE, BILLINGS, MT 59105

FOR SALE | ZONING DETAILS



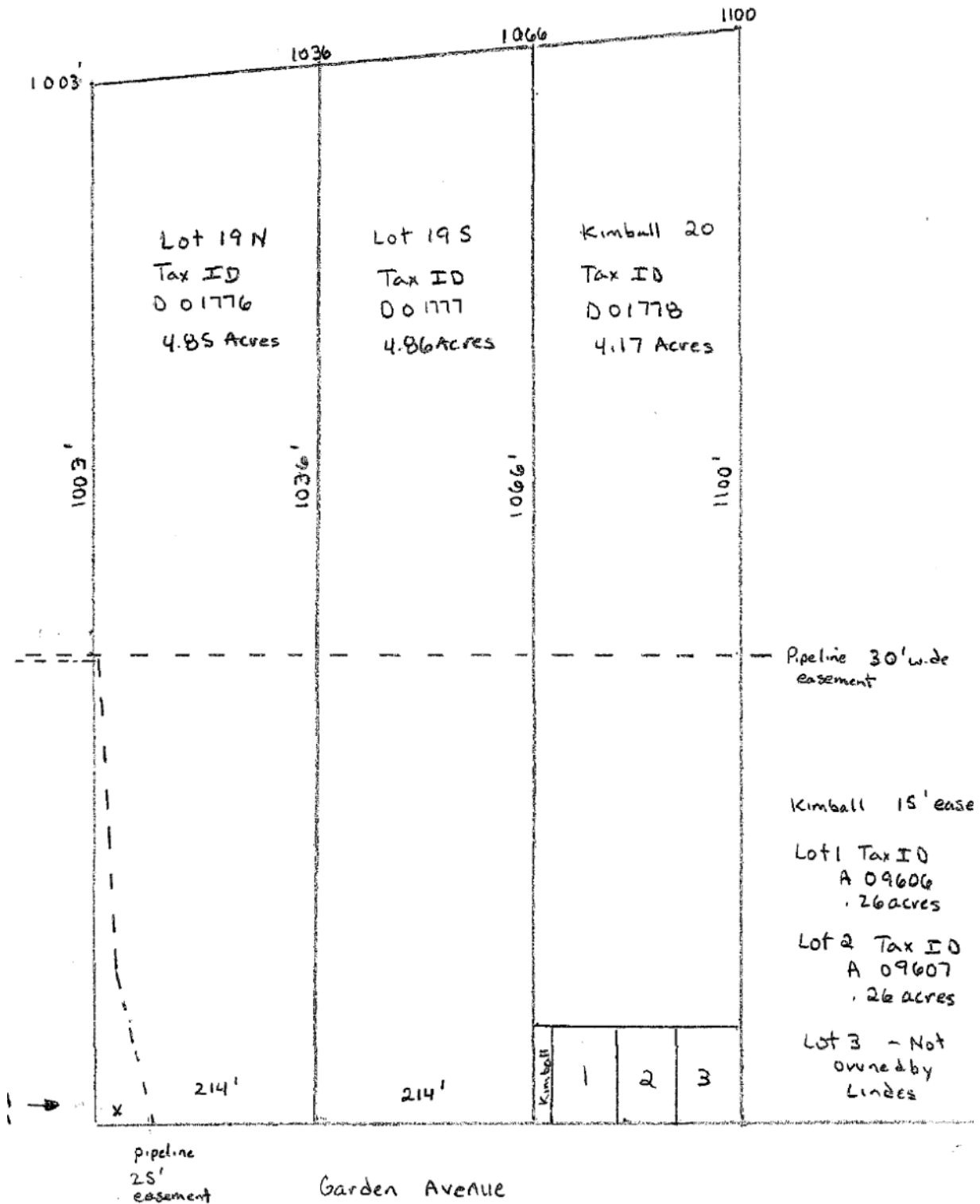
COMMUNITY COMMERCIAL (CC—City of Billings):

The community commercial zone is intended primarily to accommodate community retail, service and office facilities offering a greater variety than would normally be found in a neighborhood or convenience retail development. Facilities within the classification will generally serve the community, and is commensurate with the purchasing power and needs of the present and potential population within the trade area. It is intended that these business facilities be provided in business corridors or in islands (thirty (30) acres) centrally located in the trade area rather than a strip development along arterials.



GARDEN AVE, BILLINGS, MT 59105

FOR SALE | PLAT MAP



GARDEN AVE, BILLINGS, MT 59105

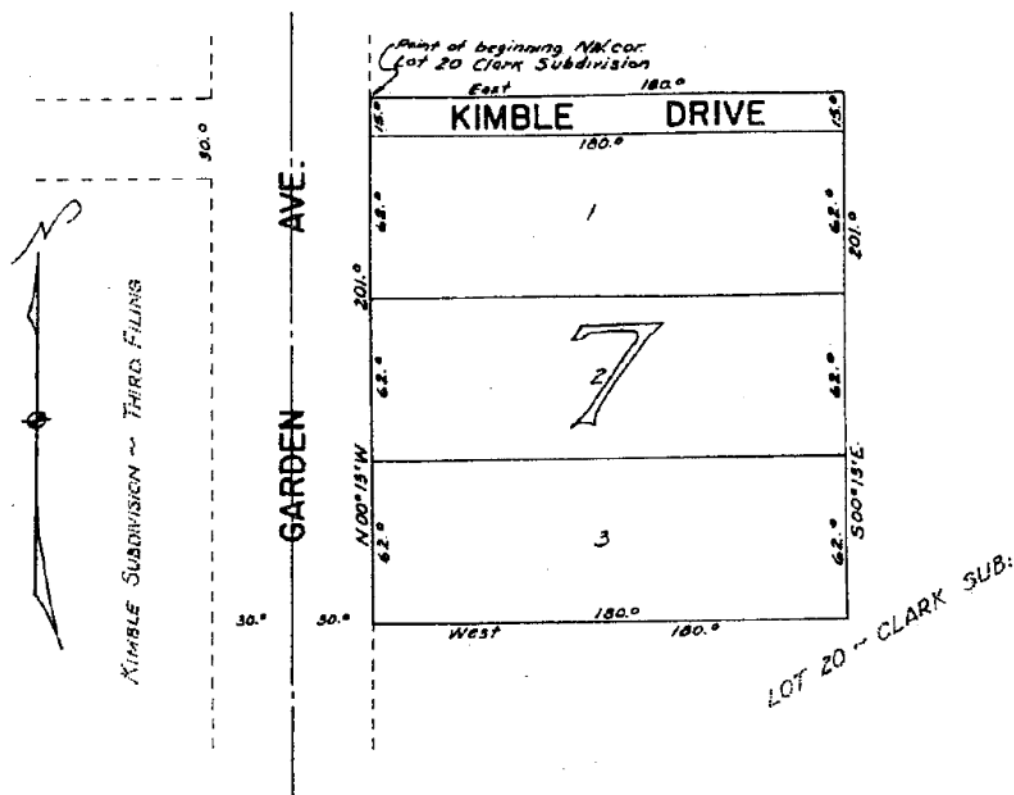
FOR SALE | PLAT MAP

# KIMBLE SUBDIVISION — SECOND FILING

IN SW1/4 NE1/4 SEC. 11, T-1S, R-26E

Plat & Survey by Sage Engineers & Land Planners

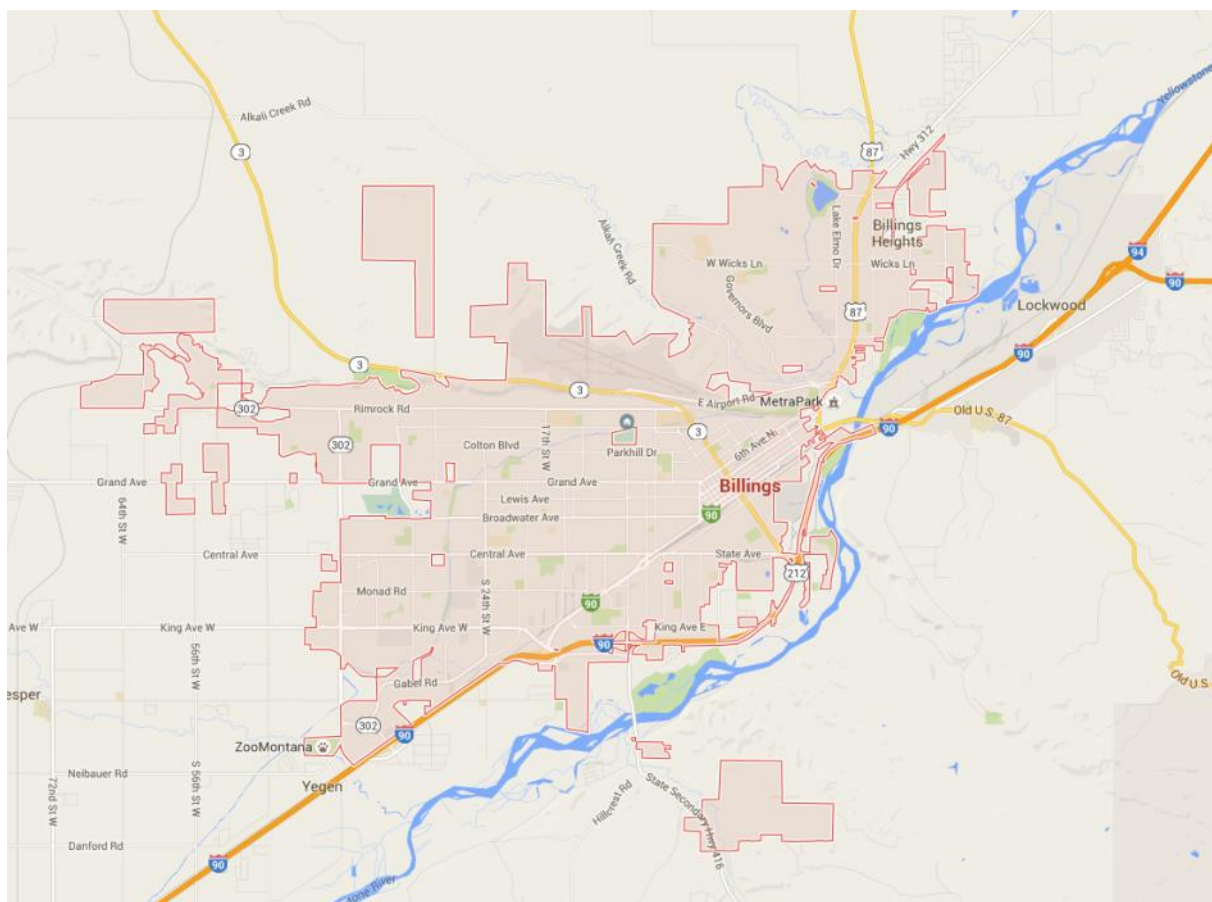
July, 1955



\*CONTACT LISTING BROKER FOR RESTAURANT SALES VOLUMES

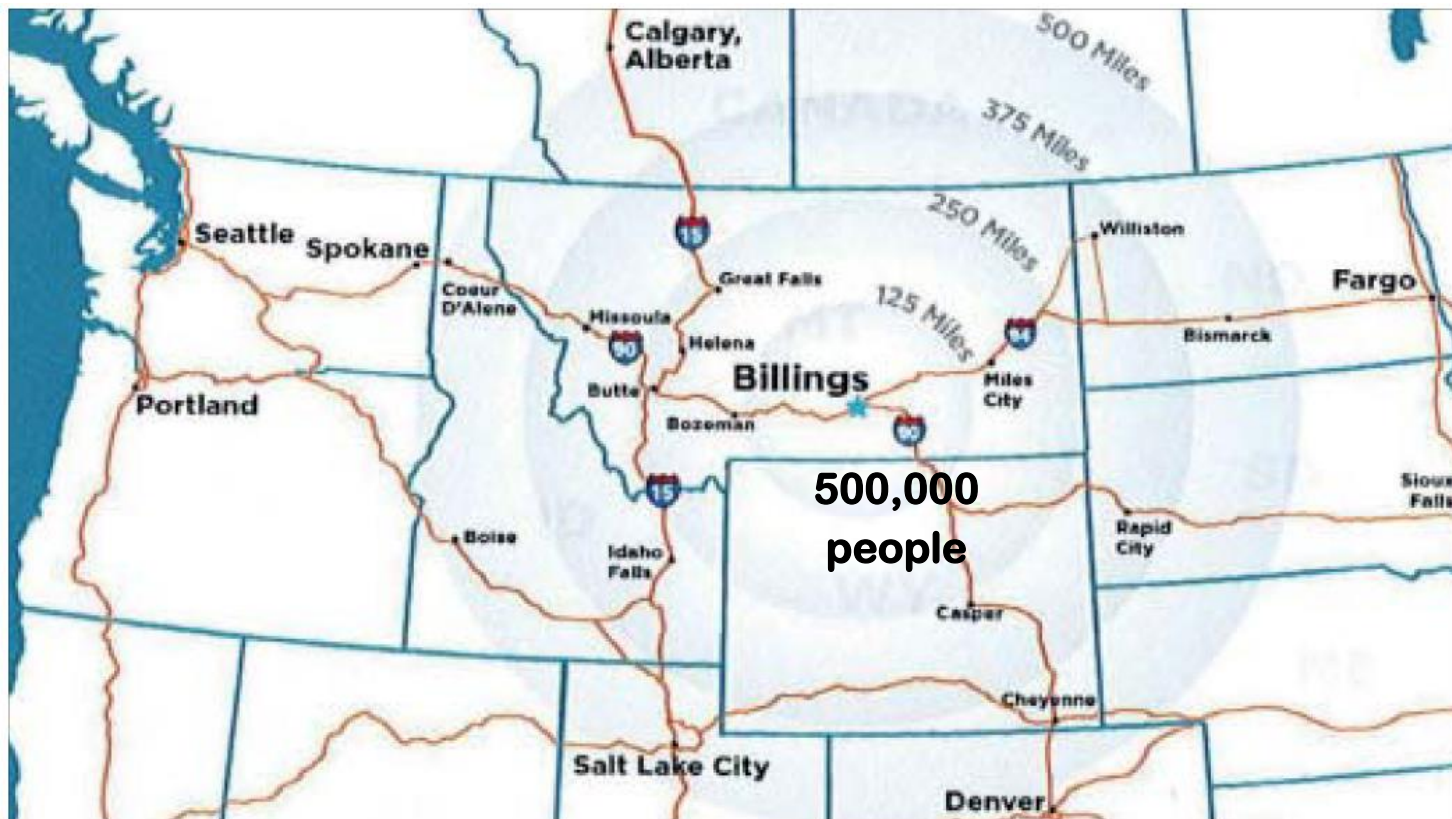
## ABOUT BILLINGS

- Largest city in Montana
- 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



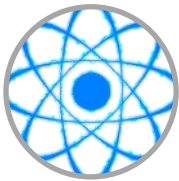


## BILLINGS TRADE AREA



## 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 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

---

For more information, please contact:

**David Mitchell CCIM**

**COLDWELL BANKER COMMERCIAL CBS**

1215 24th St West

Billings, MT 59102

(406) 794-3404

**[d@cbcmontana.com](mailto:d@cbcmontana.com)**