



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



**FOR SALE**

## HARMONY MEADOWS

\$3.75 / SF

Elysian Rd & Mullowney Ln  
Billings, MT 59101

### AVAILABLE SPACE

30 Acres

### FEATURES

- Lots 5, 6, 7, 8, & 18- \$3.75 PSF
- Lots 1, 2, 3, 4, 9, 19, 20, 21, & 22- \$4.75 PSF

### AREA

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.



### OFFICE

George Warner  
Managing Partner  
406 855 8946  
george@cbcmontana.com

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**COLDWELL BANKER COMMERCIAL**  
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406.656.2001

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SALE

# HARMONY MEADOWS

Elysian Rd & Mallowney Ln, Billings, MT 59101



## OFFERING SUMMARY

Sale Price: \$3.75 / SF

Lot Size: 30.0 Acres

Zoning: Community and Highway Commercial

Price / SF: \$3.75

## PROPERTY OVERVIEW

Harmony Meadows Subdivision located at the south western corner of Elysian Road and Mallowney 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.

## DEVELOPMENT OPPORTUNITIES

Ideal site for retail, office and light industrial applications.

## PROPERTY HIGHLIGHTS

- Lots 5, 6, 7, 8, & 18- \$3.75 PSF
- Lots 1, 2, 3, 4, 9, 19, 20, 21, & 22- \$4.75 PSF

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**PLAT OF HARMONY MEADOWS SUBDIVISION, 2ND FILING**  
 BEING LOTS 1 & 2 OF BLOCK 1 OF HARMONY MEADOWS SUBDIVISION, FIRST FILING  
 LOCATED IN THE NE 1/4 OF SECTION 19, T. 01 S., R. 26 E., P.M.M., CITY OF BILLINGS, YELLOWSTONE COUNTY, MONTANA  
 PREPARED FOR: HARMONY MEADOWS, LLC  
 TOTAL AREA OF SUBDIVISION: .485 ACRES  
 NOVEMBER 2016

PREPARED BY: PERFORMANCE ENGINEERING AND CONSULTING, PLLC

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 28° 28' 00" E	50' 48" 20"
L2	S 89° 50' 00" E	12' 28" 00"
L3	S 89° 50' 00" E	12' 28" 00"
L4	N 89° 50' 00" E	12' 28" 00"
L5	N 89° 50' 00" E	12' 28" 00"
L6	N 89° 50' 00" E	12' 28" 00"
L7	N 89° 50' 00" E	12' 28" 00"
L8	N 89° 50' 00" E	12' 28" 00"
L9	N 89° 50' 00" E	12' 28" 00"
L10	N 89° 50' 00" E	12' 28" 00"
L11	N 89° 50' 00" E	12' 28" 00"
L12	N 89° 50' 00" E	12' 28" 00"
L13	N 89° 50' 00" E	12' 28" 00"
L14	N 89° 50' 00" E	12' 28" 00"
L15	N 89° 50' 00" E	12' 28" 00"
L16	N 89° 50' 00" E	12' 28" 00"
L17	N 89° 50' 00" E	12' 28" 00"
L18	N 89° 50' 00" E	12' 28" 00"

**LINE TABLE**

LINE	BEARING	DISTANCE
L19	N 89° 50' 00" E	12' 28" 00"
L20	N 89° 50' 00" E	12' 28" 00"
L21	N 89° 50' 00" E	12' 28" 00"
L22	N 89° 50' 00" E	12' 28" 00"
L23	N 89° 50' 00" E	12' 28" 00"
L24	N 89° 50' 00" E	12' 28" 00"
L25	N 89° 50' 00" E	12' 28" 00"
L26	N 89° 50' 00" E	12' 28" 00"
L27	N 89° 50' 00" E	12' 28" 00"
L28	N 89° 50' 00" E	12' 28" 00"
L29	N 89° 50' 00" E	12' 28" 00"
L30	N 89° 50' 00" E	12' 28" 00"
L31	N 89° 50' 00" E	12' 28" 00"
L32	N 89° 50' 00" E	12' 28" 00"
L33	N 89° 50' 00" E	12' 28" 00"
L34	N 89° 50' 00" E	12' 28" 00"
L35	N 89° 50' 00" E	12' 28" 00"
L36	N 89° 50' 00" E	12' 28" 00"
L37	N 89° 50' 00" E	12' 28" 00"
L38	N 89° 50' 00" E	12' 28" 00"
L39	N 89° 50' 00" E	12' 28" 00"
L40	N 89° 50' 00" E	12' 28" 00"
L41	N 89° 50' 00" E	12' 28" 00"
L42	N 89° 50' 00" E	12' 28" 00"
L43	N 89° 50' 00" E	12' 28" 00"
L44	N 89° 50' 00" E	12' 28" 00"
L45	N 89° 50' 00" E	12' 28" 00"

**LOT AREA TABLE**

Parcel #	AREA (SQ. FT.)	AREA (ACRES)
19	43,331.97	0.97
20	41,643.91	0.96
21	41,643.91	0.96
22	41,351.36	0.95

**CURVE TABLE**

CURVE	LENGTH	CHORD	DELTA
C1	122.63	235.28	207°12'
C2	111.67	224.77	207°52'
C3	89.26	185.03	207°59'
C4	89.26	185.03	207°59'
C5	112.50	191.21	207°52'
C6	131.51	235.50	207°52'
C7	203.36	295.58	207°52'
C8	224.65	320.33	207°52'
C9	146.72	206.03	207°14'
C10	169.76	235.50	207°52'
C11	151.71	150.00	207°52'
C12	151.71	150.00	207°52'

**LEGEND**

- FOUND PROPERTY CORNER
- SET-PC MARKERS LETTERING 18035.5
- SET INTERSECTION MARKERS
- YELLOW GARNET HERM
- YELLOW GARNET HERM
- ORANGE GARNET HERM
- SANGHVINI STEWART
- MONTGOMERY INC
- HERB

**CERTIFICATE OF CITY/COUNTY HEALTH DEPARTMENT**  
 This subdivision has been reviewed and approved by the Yellowstone City/County Health Department and the State Department of Environmental Quality.  
 Health Officer: [Signature]  
 Yellowstone City/County Health Department

**CERTIFICATE OF COUNTY TREASURER**  
 I hereby certify, pursuant to Section 76-3-205(2), MCA that the accompanying plat has been duly examined and that all real property taxes and special assessments assessed and levied on the land have been paid.  
 Date: \_\_\_\_\_

**CERTIFICATE OF COUNTY ATTORNEY**  
 This document has been reviewed by the County Attorney and it is approved as to form.  
 Date: \_\_\_\_\_

**CONSENT OF PLATTING** SUBDIVISION IMPROVEMENTS AGREEMENT  
 Document No: \_\_\_\_\_

**RELEASE OF SANITARY RESTRICTIONS** UTILITY STOP/WATER AGREEMENT  
 Document No: \_\_\_\_\_

**CERTIFICATE OF APPROVAL**  
 STATE OF MONTANA  
 County of Yellowstone  
 I, \_\_\_\_\_, County Clerk and Recorder, do hereby certify that the survey was done under the direct supervision of the accompanying Certificate of Survey, was prepared in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-10 through 76-3-25, MCA.  
 Date: \_\_\_\_\_

**CERTIFICATE OF SURVEYOR**  
 I, the undersigned, Registered Professional Land Surveyor, do hereby certify that the survey was done under the direct supervision of the accompanying Certificate of Survey, was prepared in accordance with the provisions of the Montana Subdivision and Platting Act, Sections 76-3-10 through 76-3-25, MCA.  
 Date: \_\_\_\_\_  
 David L. Hestger, P.L.S. 18235-5

**CERTIFICATE OF APPROVAL**  
 STATE OF MONTANA  
 County of Yellowstone  
 We hereby certify that we have examined the annexed PLAT OF LOTS 1 AND 2 OF BLOCK 1 OF HARMONY MEADOWS SUBDIVISION, 2ND FILING and find that said plat conforms with the requirements of the laws of the State of Montana and the Yellowstone County Subdivision Regulations as a plat approved and the decision to public use of any and all lands shown on the plat as being available for use as intended.  
 IN WITNESS WHEREOF, we have set our hands and the seal of the Yellowstone County, Montana, on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.  
 BOARD OF COUNTY COMMISSIONERS By: \_\_\_\_\_  
 YELLOWSTONE COUNTY MONTANA By: \_\_\_\_\_  
 Attest: \_\_\_\_\_ Clerk and Recorder By: \_\_\_\_\_

**NOTICE OF APPROVAL**  
 STATE OF MONTANA  
 County of Yellowstone  
 This plat has been approved to file by the Yellowstone County Board of Planning and Zoning as the recommendation of the Board.  
 Date: \_\_\_\_\_  
 \_\_\_\_\_ President  
 \_\_\_\_\_ Executive Secretary

**HARMONY MEADOWS SUBDIVISION, 2ND FILING**  
 SHEET 1 OF 1  
 PERFORMANCE ENGINEERING & CONSULTING  
 1909 14th Ave. Billings, MT 59101  
 406.596.1700  
 www.performance-engineering.com

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# SALE

### AVAILABLE FOR SALE OR BUILD TO SUIT

# 4.35 ACRE

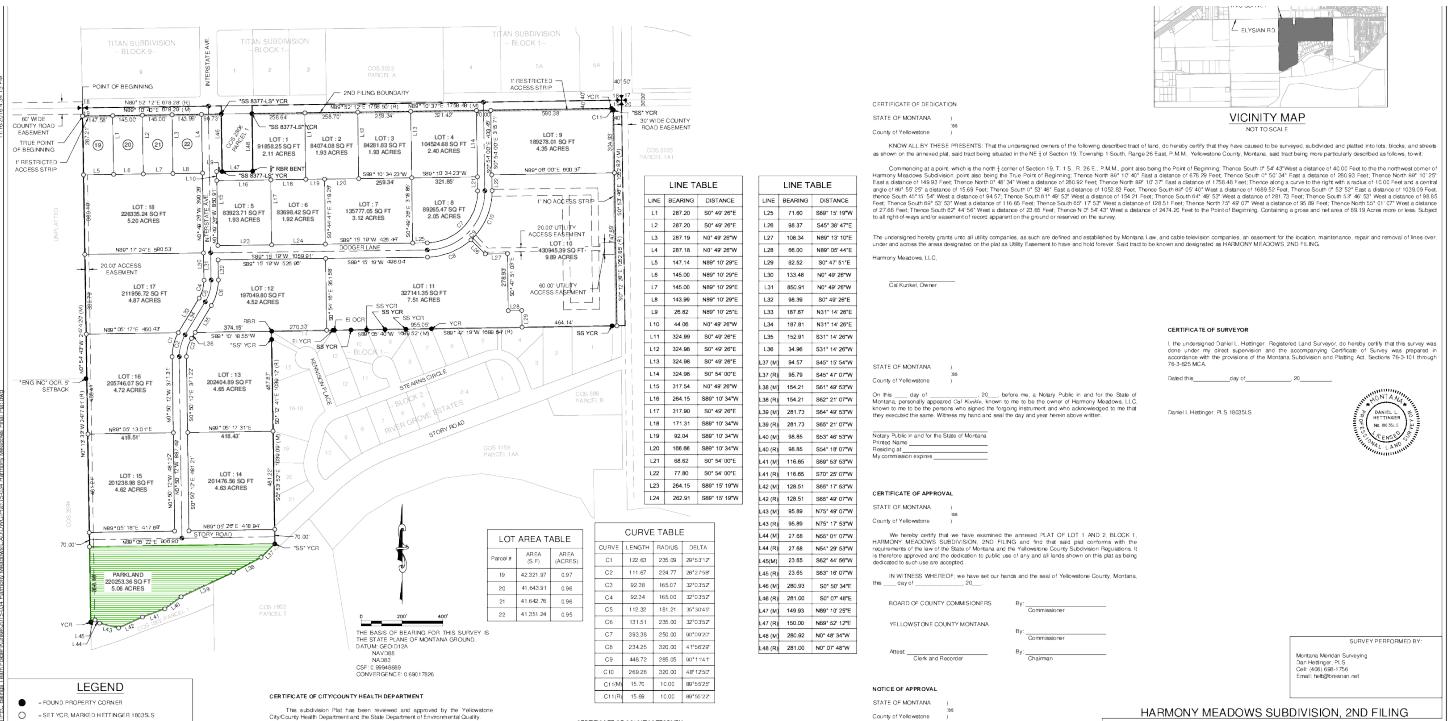
## RETAIL • OFFICE RESTAURANT SITE



Financed by



# 406.652.6100



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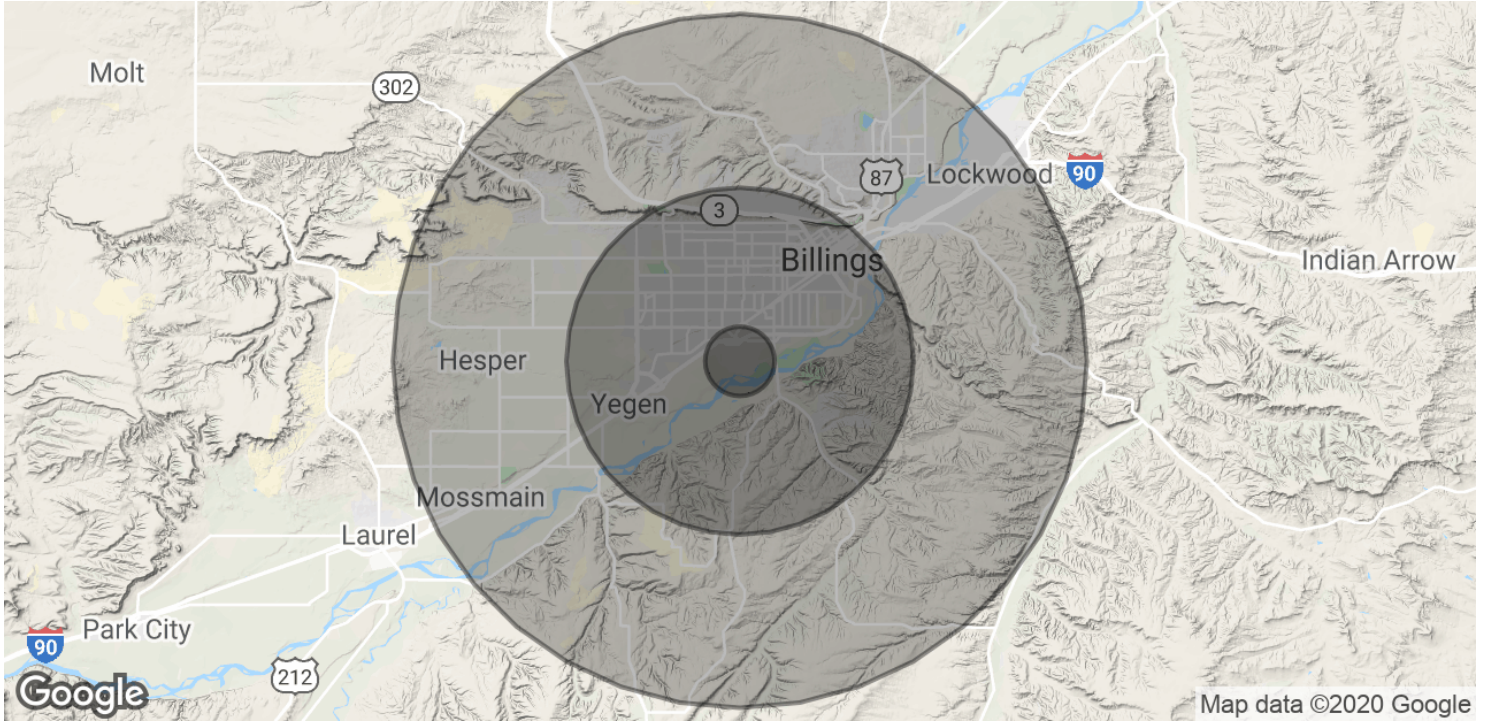
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,143	96,273	149,252
Average age	36.2	37.6	37.9
Average age (Male)	32.4	35.8	36.2
Average age (Female)	40.1	39.7	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	484	42,345	63,281
# of persons per HH	2.4	2.3	2.4
Average HH income	\$47,473	\$55,252	\$61,368
Average house value	\$127,362	\$179,600	\$201,308

\* Demographic data derived from 2010 US Census

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