

The Montana Sapphire Lot 14 A



MONTANA SAPPHIRE SUB. LOT 14A BLOCK I

KARI LANE

MONTANA

BILLINGS

OWNER

TBD

INDEX OF DRAWINGS

T1.0 TITLE/SITE PLAN

ADOPTED CODES

INTERNATIONAL BUILDING CODE, 2012 EDITION
 INTERNATIONAL ENERGY CONSERVATION CODE, 2012 EDITION
 INTERNATIONAL FUEL GAS CODE, 2012 EDITION
 INTERNATIONAL MECHANICAL CODE, 2012 EDITION
 INTERNATIONAL RESIDENTIAL CODE, 2012 EDITION
 NATIONAL ELECTRICAL CODE, 2014 EDITION
 UNIFORM PLUMBING CODE, 2012 EDITION

SITE INFO

PRIMARY OWNER NAME: IDJK PARTNERSHIP LLC
 PROPERTY ADDRESS: 4220 KING AVE W TOWNSHIP: 01 S RANGE: 25 E SECTION: 15
 SUBDIVISION: MONTANA SAPPHIRE SUBD BLOCK: 1 LOT: 14A
 FULL LEGAL: MONTANA SAPPHIRE SUBD, S15, T01 S, R25 E, BLOCK 1, LOT 14A, ACRES 2.028

ZONING: ENTRYWAY LIGHT INDUSTRIAL

GENERAL NOTES

-SITE CAPABLE OF APPROX. 17,500 SF STRUCTURE W/ 80-90 PARKING SPACES.



INSPIRATION IMAGE

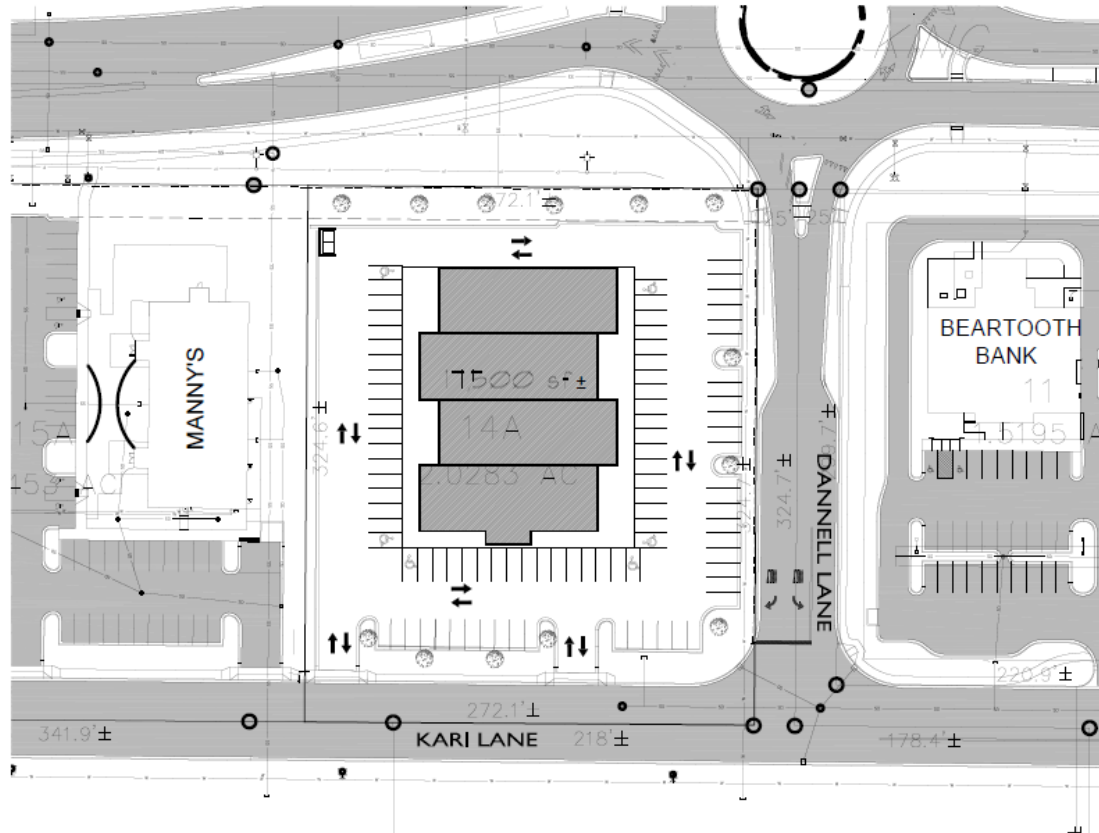
NTS

SITE LOCATION



VICINITY MAP

NTS



1 SITE PLAN
 T1.0 SCALE: 1/32"=1'-0"



A-LINE
 DRAFTING AND DESIGN
 JEFF WOLLSCHLAGER
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 725 GRAND AVENUE
 BILLINGS, MT, 59101

MONTANA SAPPHIRE

INVESTMENT HIGHLIGHTS

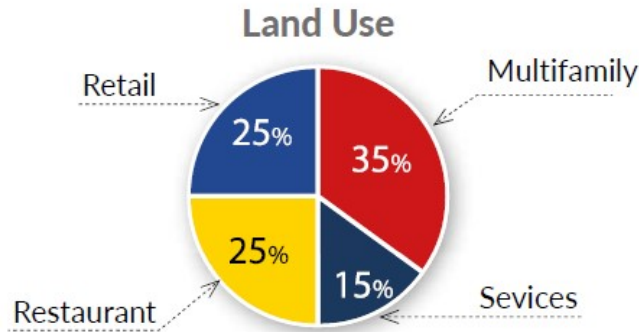
The Montana Sapphire offers a prime west end location for Retail, Office and Residential Development. Located at the intersection of Shiloh Road and King Avenue West, The Montana Sapphire is home to retail, office and active and retirement living communities. Directly across the street is the new 220,000sqft Scheels Sporting Goods Center and AMC Theaters. To the north is the 122 acre St Vincent medical campus under development. The Montana Sapphire comprises 65 acres of commercially zoned property with 6 lots available for sale.

LOT 14A

Prime 2 acre site for retail/restaurant. Located on the roundabout shared by the new St Vincent medical campus. Lot 14 A offers convenient access and superior visibility

Quick Stats

Montana Sapphire



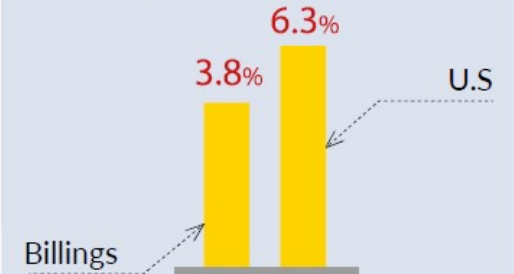
Trade Area



The Montana Sapphire offers retailers the opportunity to locate in the heart of the fastest growing retail and housing area in Billings.



Unemployment



Sales Tax

0%



6th out of 50 states
FAVROABLE BUSINESS
ENVIRONMENT

4th lowest
FORECLOSURE RATE (MONTANA)



TAPESLY SEGMENTS



Bright Young Professionals

941 households

32%

of Households



Old and Newcomers

726 households

25%

of Households



Midlife Constants

566 households

19%

of Households

esri data & graphics

Coldwell Banker Commercial





TENANT MIX

MIXED USE DEVELOPMENT

The Montana Sapphire offers housing, retail, services and restaurants all within the 65 acre development. Eat, workout and go to the bank all within walking distance of your residence.



MULTIFAMILY



FITNESS



RETAIL



FOOD



SERVICE

RECENT ADDITIONS TO THE MONTANA SAPPHIRE



THE DIVIDE BAR & GRILL

The Divide Bar & Grill provides a great atmosphere, dynamic food and great brews to Billings' west end and its surrounding areas



JIMMY JOHN'S

Jimmy John's third location in Billings offers fresh food to a rapidly growing west end population.



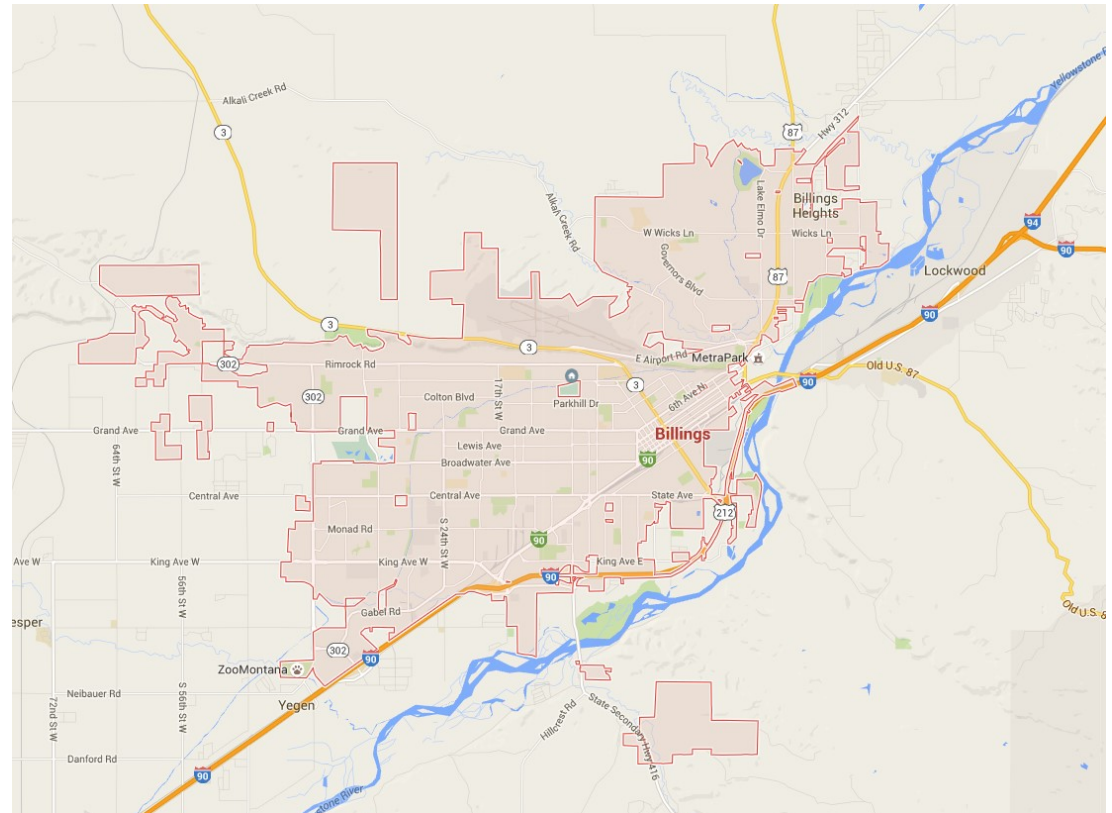
FUEL FITNESS

Fuel Fitness is a new 15,000 square foot fitness center. This is the company's 4th Montana location. Fuel Fitness offers state of the art equipment in a 24/7 operation.

PRICING	ACRES	LIST PRICE	PSF
Lot 2	1.688	\$514,705	\$7.00
Lot 5	2.138	\$651,919	\$7.00
Lot 8A	2.489	\$1,517,891	\$14.00
Lot 12	8.5363	\$3,532,492	\$9.50
Lot 13	2.187	\$904,900	\$9.50
Lot 14 A	2.028	\$1,236,756	\$14.00

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 Aviates Group are headquartered in Billings.



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.



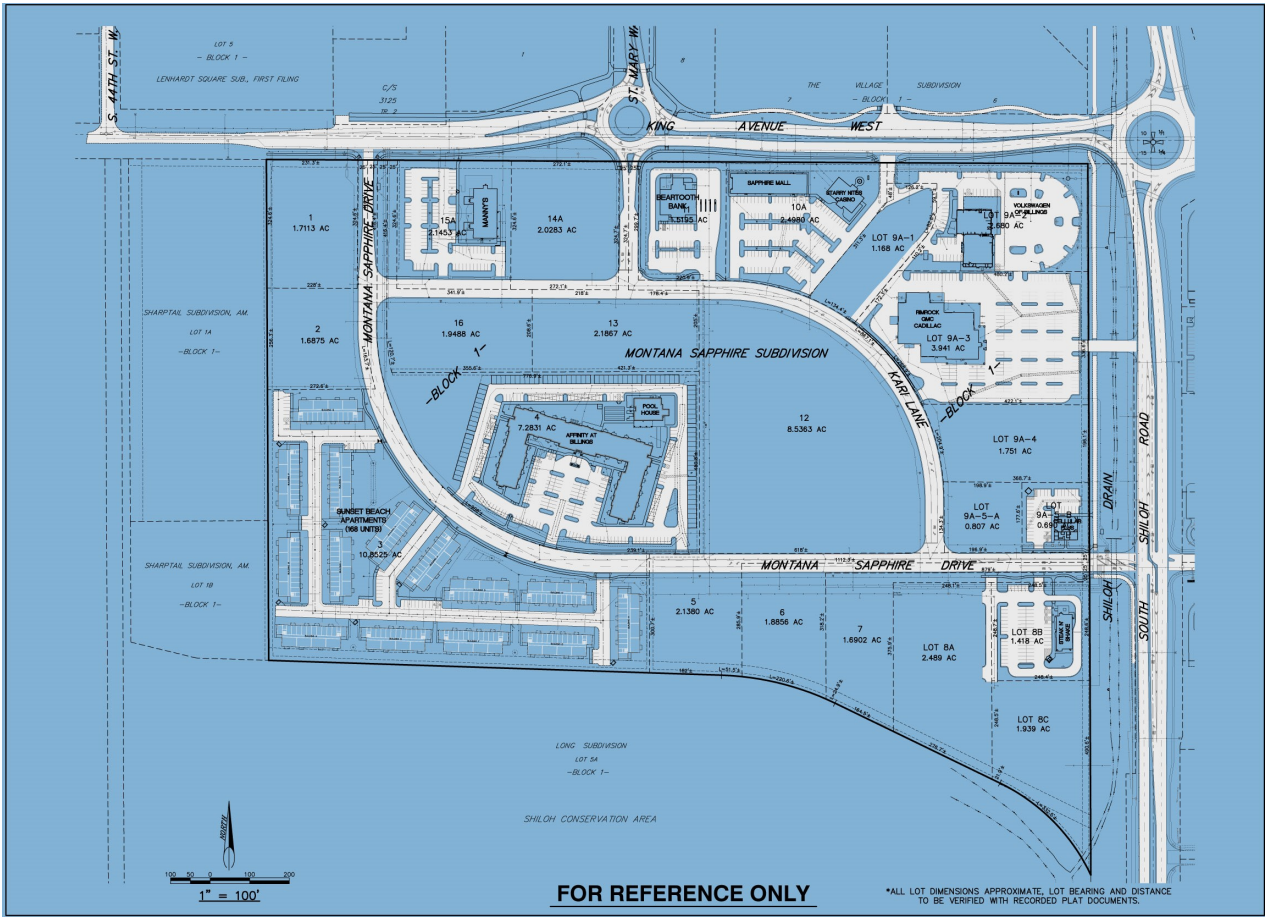
MANUFACTURING

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.



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