



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

**FOR SALE**

## **EXCELLENT RESIDENTIAL DEVELOPMENT OPPORTUNITY**

Billings, MT

### AVAILABLE SPACE

178 Acres

### ASKING PRICE

\$3,455,850

### AREA

Blue Creek/Briarwood

CBCMONTANA.COM



### OFFICE

Blaine Poppler

406.671.0399

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Kyle Schlichenmayer

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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



# 178 ACRE RESIDENTIAL DEVELOPMENT OPPORTUNITY

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## OFFERING SUMMARY

Sale Price: \$3,455,850

Lot Size: 178.0 Acres

Zoning: R7000

[CBCMONTANA.COM](http://CBCMONTANA.COM)

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## PROPERTY OVERVIEW

178 acres of residential development land with 2 access points (Colleen Drive and Bowman Drive)  
Zoned Residential 7000  
Within city's "red zone" for annexation  
City water and sewer available  
Desirable area adjacent to Briarwood Golf Club  
Smaller tracts available  
118 acres prime development land at \$30,000/acre  
60 acres of potential development land at \$6,000/acre  
Total price = \$3,900,000  
\$444,150 utility access discount  
Sale price = \$3,455,850



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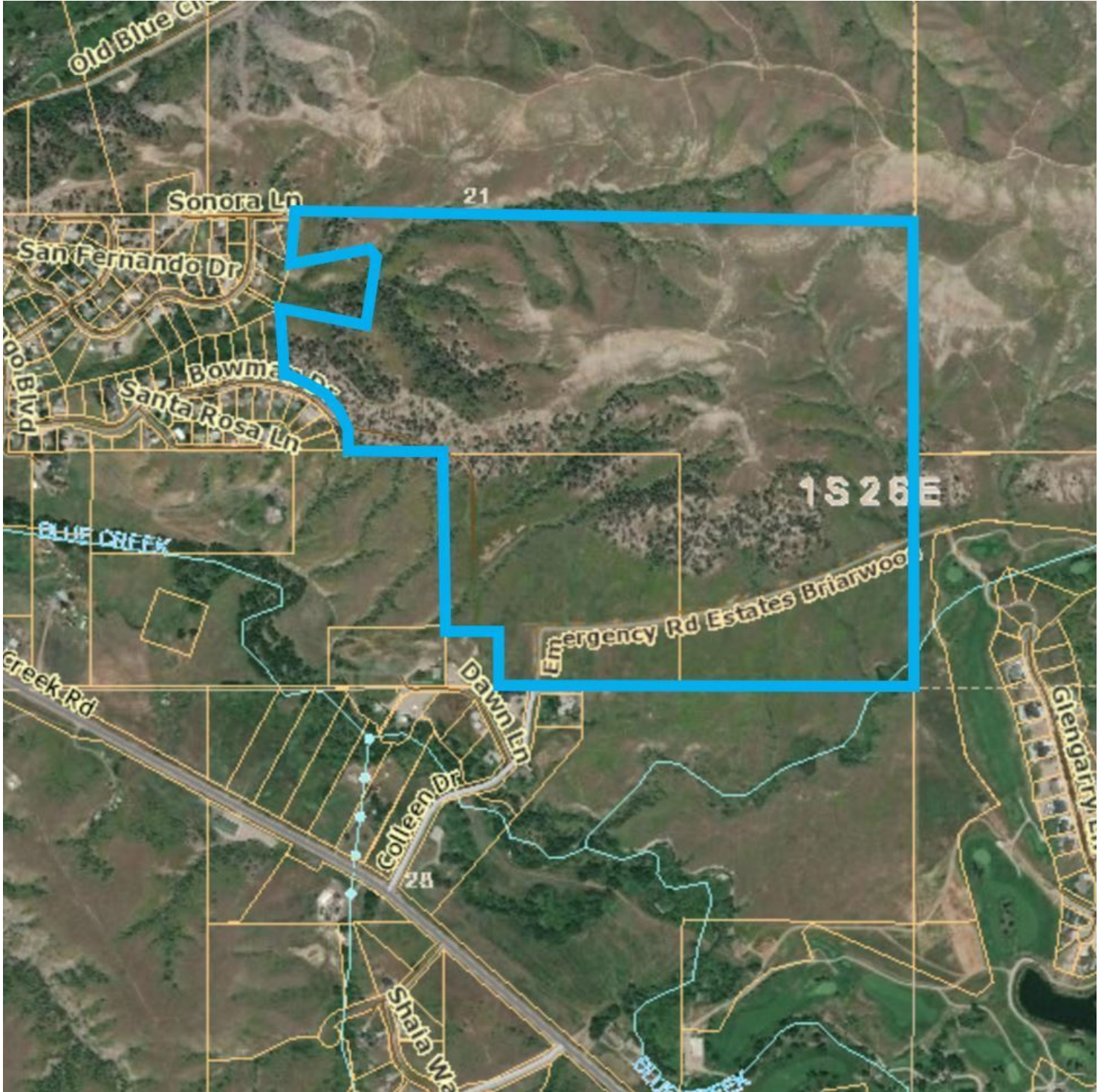
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# BLUE CREEK/BRIARWOOD COUNTRY CLUB

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View of Briarwood Golf Course from property



View of Briarwood Golf Course from property



View of Billings from property



View of South Hills from property

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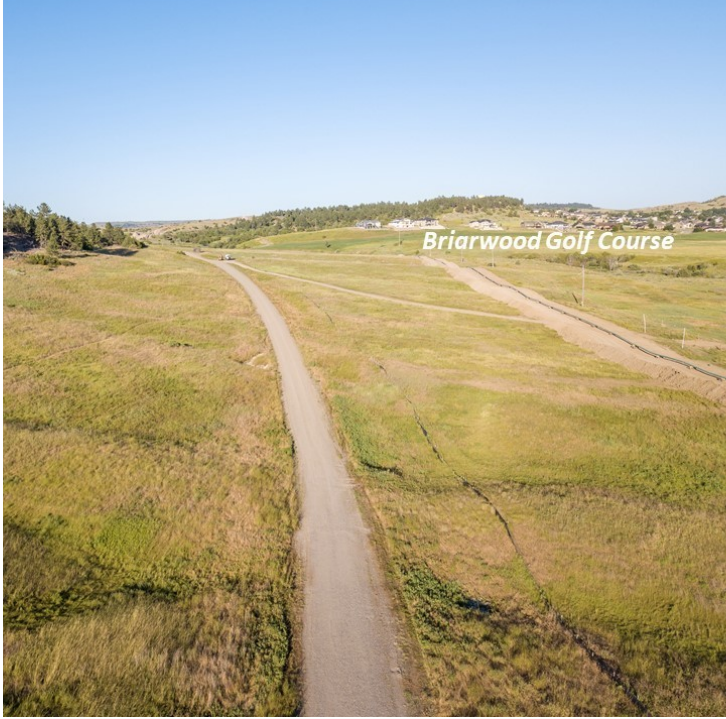
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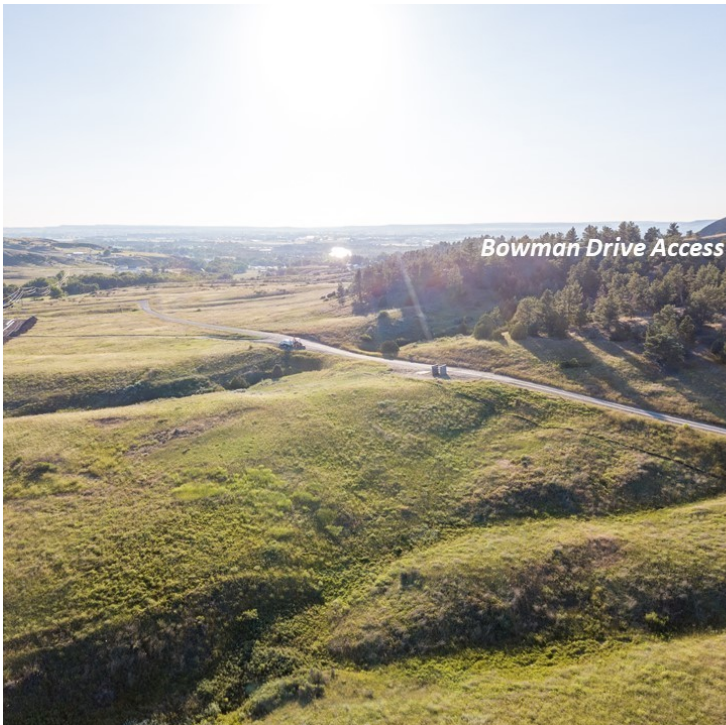
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*Briarwood Golf Course*



*Colleen Lane Access*



*Bowman Drive Access*



*Blue Creek Volunteer Fire Department*

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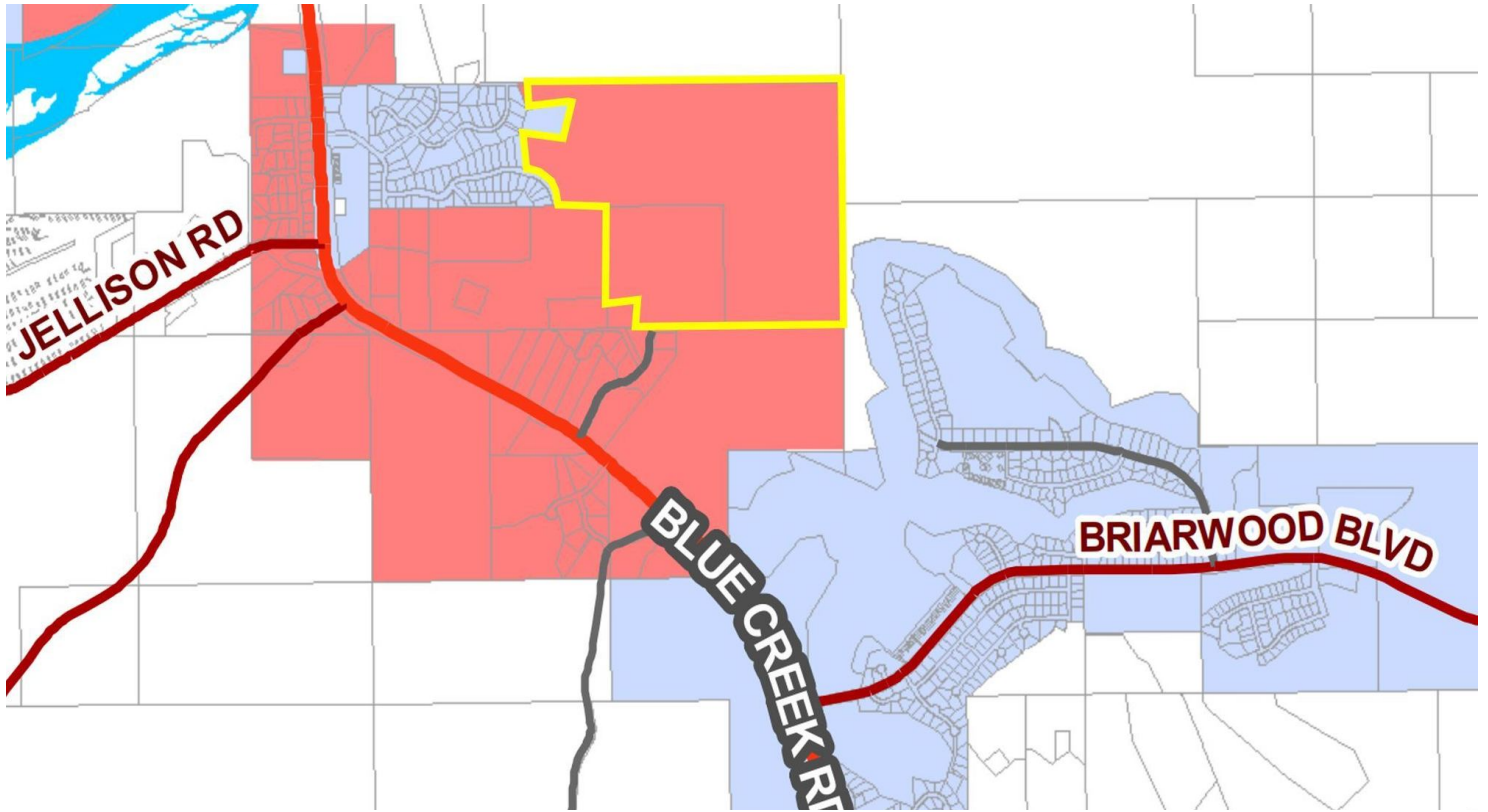
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## CITY OF BILLINGS ANNEXATION MAP

The blue area indicates the city of Billings while the red indicates the city annexation petition area. This means that the city of Billings supports the annexation of the red areas and are likely the next areas to become part of the city.

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## CITY OF BILLINGS

Billings is not only the largest city in Montana, it is the largest city within 500 miles, making it the logical hub in the northern Montana region and western Canada. Home to Montana State University - Billings and Rocky Mountain College, approximately 7,000 highly educated students enter the Billings economy each year. Additionally, Billings is Montana's trailhead to Little Big Horn Battlefield, Pompey's Pillar National Monument, the Dinosaur Trail, Yellowstone National Park and much more. Within Billings, you will find worldwide cuisine, shopping unique to "Montana's style," attractions that are second to none when it comes to the true west, and arts and events that attract all interests. From financial services to world-class healthcare and consumer product manufacturing to steel production, the region's diverse economy provides the stability for a vibrant community.

There are 158,980 residents in Yellowstone County and 110,323 in the city of Billings. From 2010-2017, population of Yellowstone County increased by 7.4%.

Median household income is \$58,058 and average home price is \$235,950.

## ECONOMY

The Billings area is a major financial, medical, wholesale and retail center. Agricultural products, natural resources, health care, retail, wholesale trade and tourism have contributed to area growth. Billings avoided the effects of the past recession, and the economy has remained strong with construction and housing start up as well as large investments in the community by national companies and major new road construction projects.

There are 5,614 employer establishments and unemployment rate in Yellowstone County is 3.7%.

## NATIONAL RECOGNITION

Billings has been recognized for a number of reasons by national publications including but not limited to: #2 in job satisfaction (Gallup's Best and Worst Cities for Well-Being), Best Small Places for Business and Careers (Forbes), Most Sustainable Towns in the West (Sunset Magazine), and America's Best Town (Outside Magazine).

## THE BRIARWOOD GOLF CLUB

Twice recognized as the #1 golf course in Montana, players experience a mature, 18 hole championship golf course that is strikingly scenic as it is challenging. The course is harmoniously designed into a diverse terrain of rolling hills, creek bottoms, and open rangelands. The Briarwood has many memorable holes, including #16. A signature par 3 with an elevation drop of over 120 feet from tee to green.

In addition to the golf course being one of areas best layouts and premier clubs for over 30 years, the Black Bunker Bar & Grill was remodeled in 2016 and the Briarwood pool was remodeled in 2018. With these amenities and a number of different membership options, there is something for the whole family.

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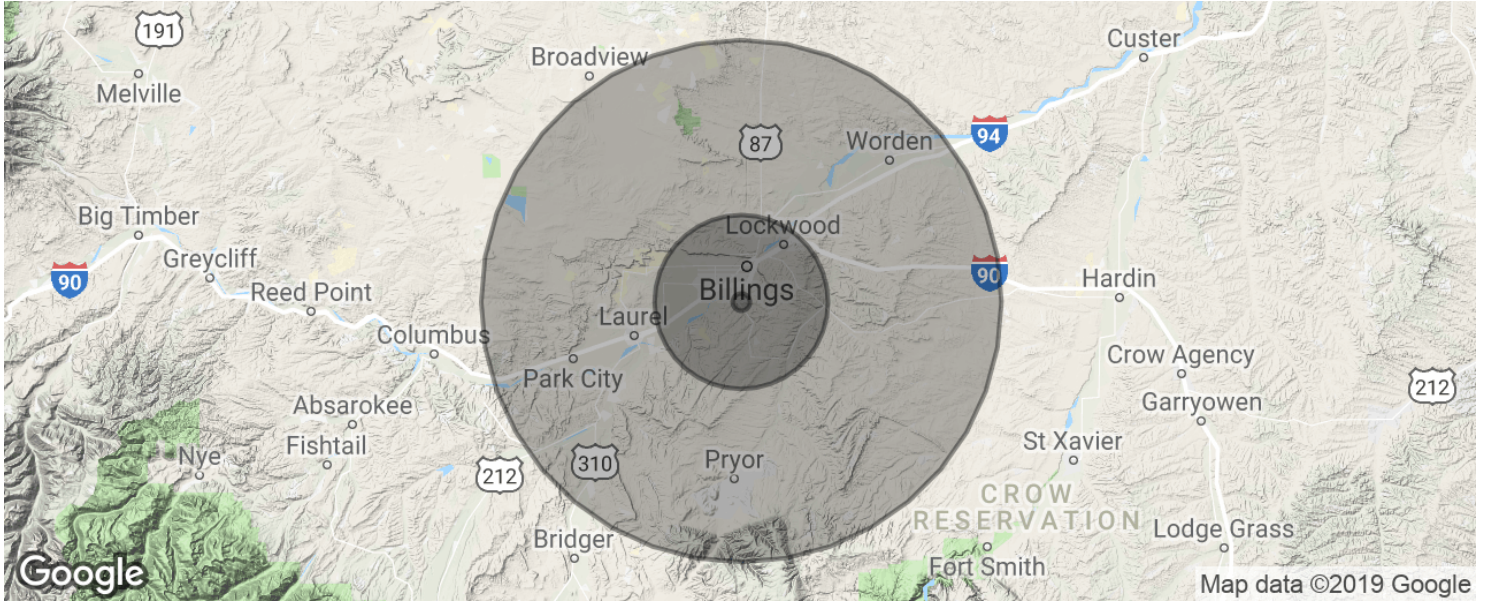




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<b>POPULATION</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total population	41	148,007	194,559
Median age	38.9	37.5	38.2
Median age (Male)	40.1	35.7	36.9
Median age (Female)	37.8	39.3	39.5
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>10 MILES</b>	<b>30 MILES</b>
Total households	14	63,203	80,630
# of persons per HH	2.9	2.3	2.4
Average HH income	\$83,493	\$57,752	\$63,548
Average house value	\$220,494	\$181,441	\$202,604

\* Demographic data derived from 2010 US Census

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