



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

BILLINGS HEIGHTS RESIDENTIAL DEVELOPMENT OPPORTUNITY

1536 Wicks Lane, Billings, MT 59105

AVAILABLE SPACE

2.537 Acres

ASKING PRICE

\$212,765



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LAND

Blaine Poppler

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



1536 WICKS LANE

Billings, MT 59105

SALE



OFFERING SUMMARY

Sale Price: \$212,765

Lot Size: 2.54 Acres

Zoning: R7000

Price / SF: \$1.93

PROPERTY HIGHLIGHTS

- \$1.93/sqft
- 2 lots totaling 110,511 sqft
- City services available
- Prime corner for single family homes or duplexes

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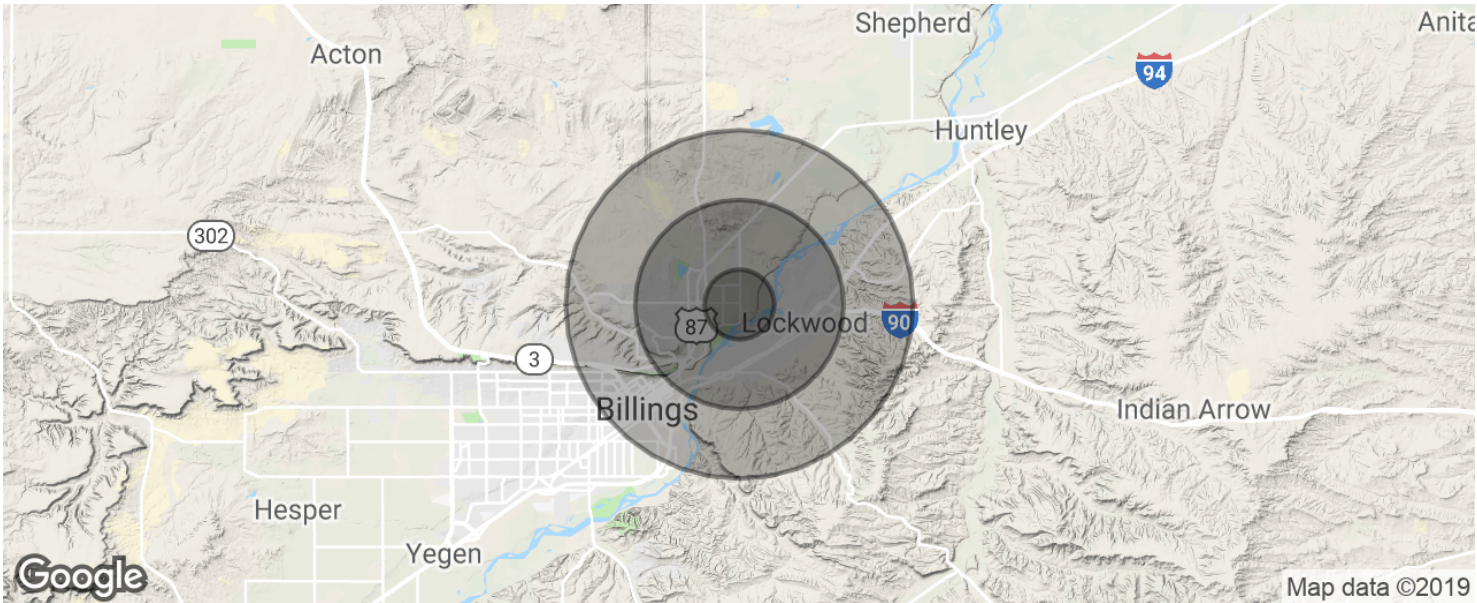
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1536 WICKS LANE

Billings, MT 59105

SALE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,423	25,232	46,389
Median age	34.8	36.4	36.0
Median age (Male)	31.7	34.3	34.3
Median age (Female)	38.8	38.5	37.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,696	10,305	18,836
# of persons per HH	2.6	2.4	2.5
Average HH income	\$56,504	\$52,541	\$55,214
Average house value	\$162,987	\$150,719	\$145,918

* Demographic data derived from 2010 US Census

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