



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

## **72ND ST W & KING AVE W PRIME DEVELOPMENT SITE**

72nd & King Ave W  
BillingsBillings, MT 59106

**AVAILABLE SPACE**  
212.69 Acres

**ASKING PRICE**  
\$394,790 - \$730,800

### **AREA**

Original homestead farm comprised of over 212 acres located southwest of 72nd St W and King Ave W. The property offers unobstructed views in all directions. Beautiful tree-lined Canyon Creek runs through the property from the northwest corner to the property's southern boundary. The property abuts the Boys & Girls Ranch to the south, 72nd St W to the east, the BNSF line to the west and King Ave W to the north. The property is best suited for residential development with some commercial opportunities.



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### **OFFICE**

#### **George Warmer**

Managing Partner  
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#### **Blaine Poppler**

Owner, Commercial Broker  
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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



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SALE



## OFFERING SUMMARY

Sale Price: \$394,790 - \$730,800

Lot Size: 212.69 Acres

Zoning: Unzoned

Price / Acre: \$18,500 to \$28,500

## PROPERTY OVERVIEW

The property is comprised of 9 tracts totaling 212.69 acres. The property offers a number of development sites with access to wells, the High Ditch, Big Ditch and Canyon Creek. Individual tracts may be purchased. Tracts along King Ave West offer opportunities for commercial development.

## PROPERTY HIGHLIGHTS

- 212.69 Total Acres
- Access to wells and irrigation canals available
- Canyon Creek Flows through property
- Unique development site offering unimpeded views
- Prime residential and commercial development opportunity

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## LOCATION INFORMATION

Location	72nd St W & King Ave W Prime Development Site
Street Address	72nd & King Ave W
City, State, Zip	Billings, MT 59106
County	Yellowstone
Signal Intersection	No

## BUILDING INFORMATION

Number Of Lots	9
Best Use	Residential Development
Free Standing	No

## PROPERTY HIGHLIGHTS

- 212.69 Total Acres
- Access to wells and irrigation canals available
- Unique development site offering unimpeded views
- Prime residential and commercial development opportunity
- Located on major west end intersection

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# OF LOTS | 9    TOTAL LOT SIZE | 20.0 - 36.54 Acres    TOTAL LOT PRICE | \$394,790 - 730,800    BEST USE | Residential Development



STATUS	LOT #	PRICE PER ACRE	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	Tract 1	Priced at \$25,000 per acre		Industrial	20 Acres	\$500,000	Unzoned
Available	Tract 2	Priced at \$25,000 per acre		Industrial	20 Acres	\$500,000	Unzoned
Available	Tract 3	Priced at \$28,500 per acre		Industrial	20 Acres	\$570,000	Unzoned
Available	Tract 5B	Priced at \$20,000 per acre		Residential	36.54 Acres	\$730,800	Unzoned
Available	Tract 6	Priced at \$18,500 per acre		Residential	21.34 Acres	\$394,790	Unzoned
Available	Tract 7	Priced at \$18,500 per acre		Residential	21.34 Acres	\$394,790	Unzoned
Available	Tract 8	Priced at \$18,500 per acre		Residential	29.8 Acres	\$551,300	Unzoned
Available	Tract 9	Priced at \$20,000 per acre		Residential	20.88 Acres	\$417,600	Unzoned
Available	Tract 10	Priced at \$23,500 per acre		Residential	22.79 Acres	\$535,565	Unzoned

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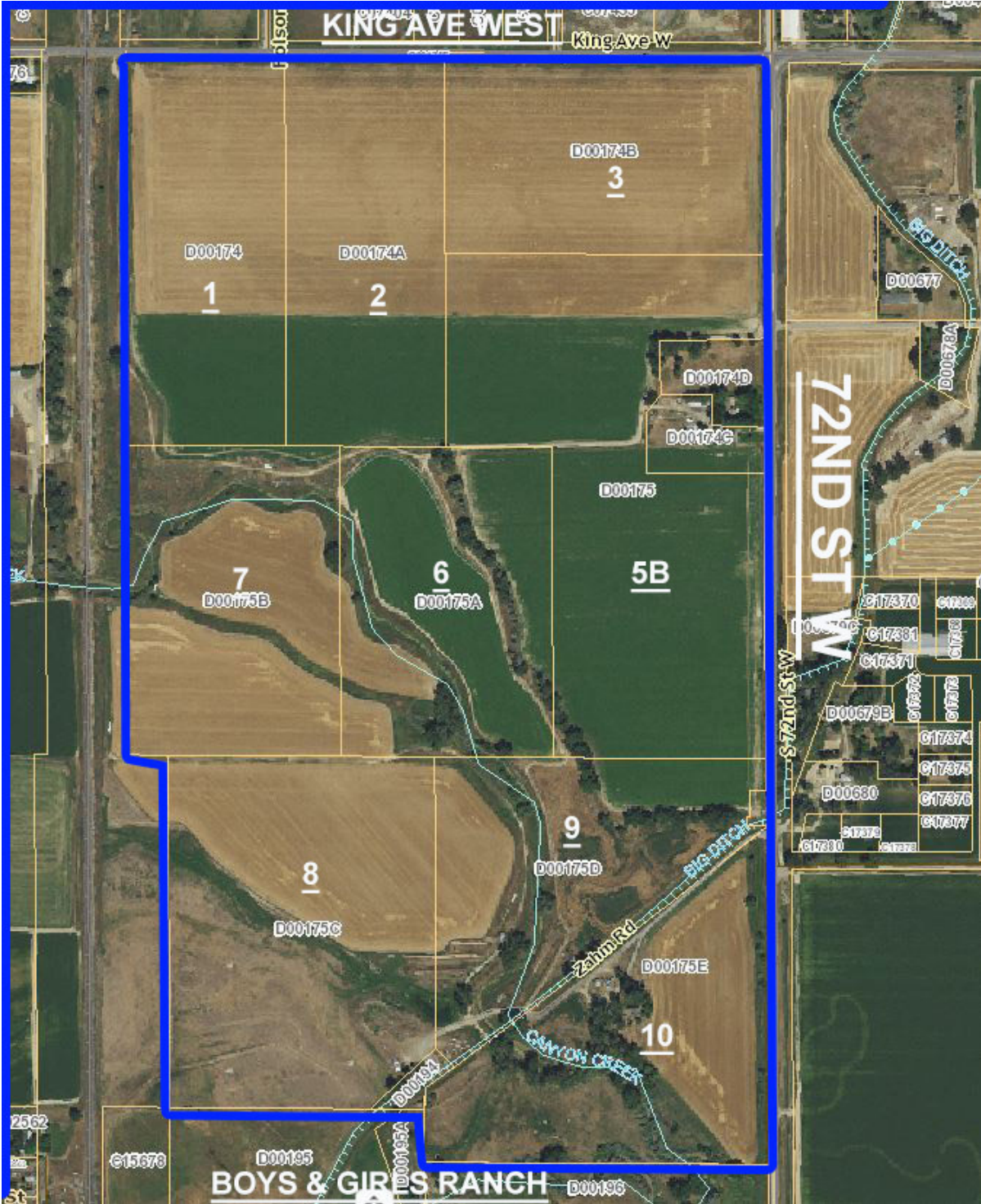




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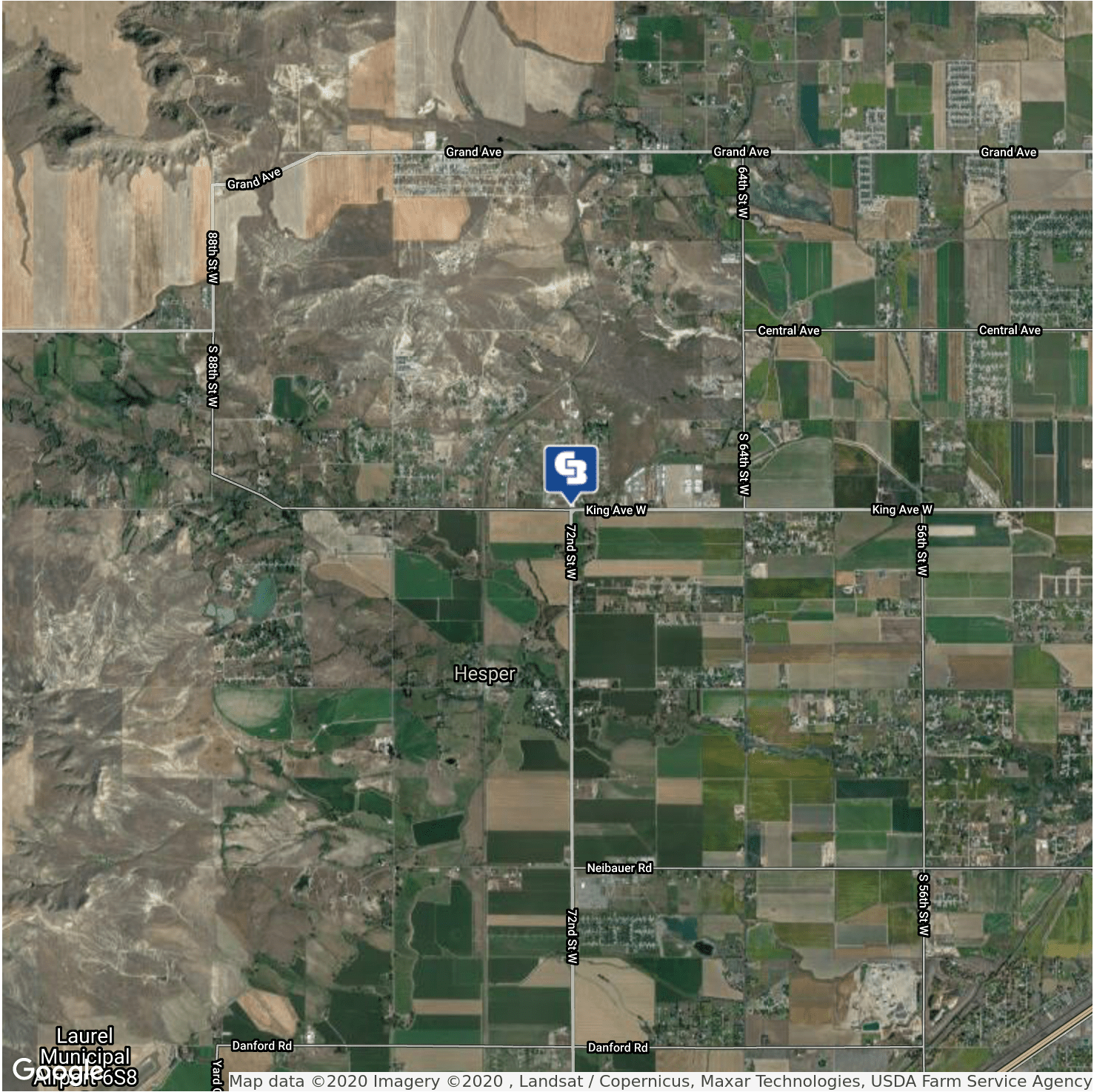




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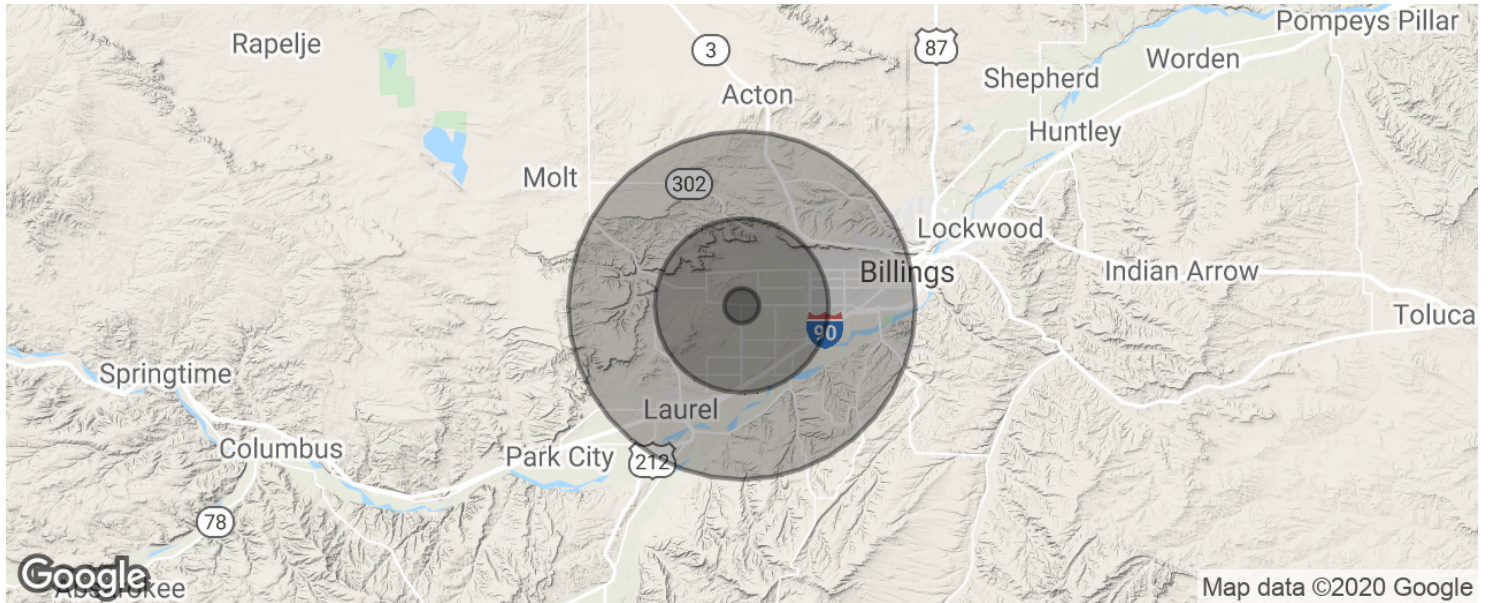




## 72ND ST W & KING AVE W PRIME DEVELOPMENT SITE

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	163	7,640	66,727
Median age	38.8	40.9	41.4
Median age (Male)	39.9	41.8	39.8
Median age (Female)	37.3	39.6	42.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	2,768	28,744
# of persons per HH	2.7	2.8	2.3
Average HH income	\$77,934	\$122,705	\$71,206
Average house value	\$264,842	\$327,446	\$228,662

\* Demographic data derived from 2010 US Census

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