



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

WOODGATE DR

Billings, MT 59106

AVAILABLE SPACE

20 Acres

ASKING PRICE

\$429,000

AREA

56th St W & Woodgate Dr is a prime piece of residential development land or ranchette located on the west end of Billings. Neighboring property owners are predominantly residential homes with large detached garages/shops. Highest and best use might be to perform a minor subdivision and create 5 qty 4 acre lots. Access off of 56th St W on Woodgate Drive.

CBCMONTANA.COM



OFFICE

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



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OFFERING SUMMARY

Sale Price: \$429,000

Lot Size: 20.0 Acres

Zoning: Agricultural Open

Price / SF: \$0.49

PROPERTY OVERVIEW

*20 Acres of Land for Sale

*\$429,000 (\$21,450/acre)

*Agricultural Open Zoning

*Topography is level

*Ideal residential subdivision with 4-6 acre lots

*Well/cistern and septic

*Subject to CC&R's -- Ask agent for details.

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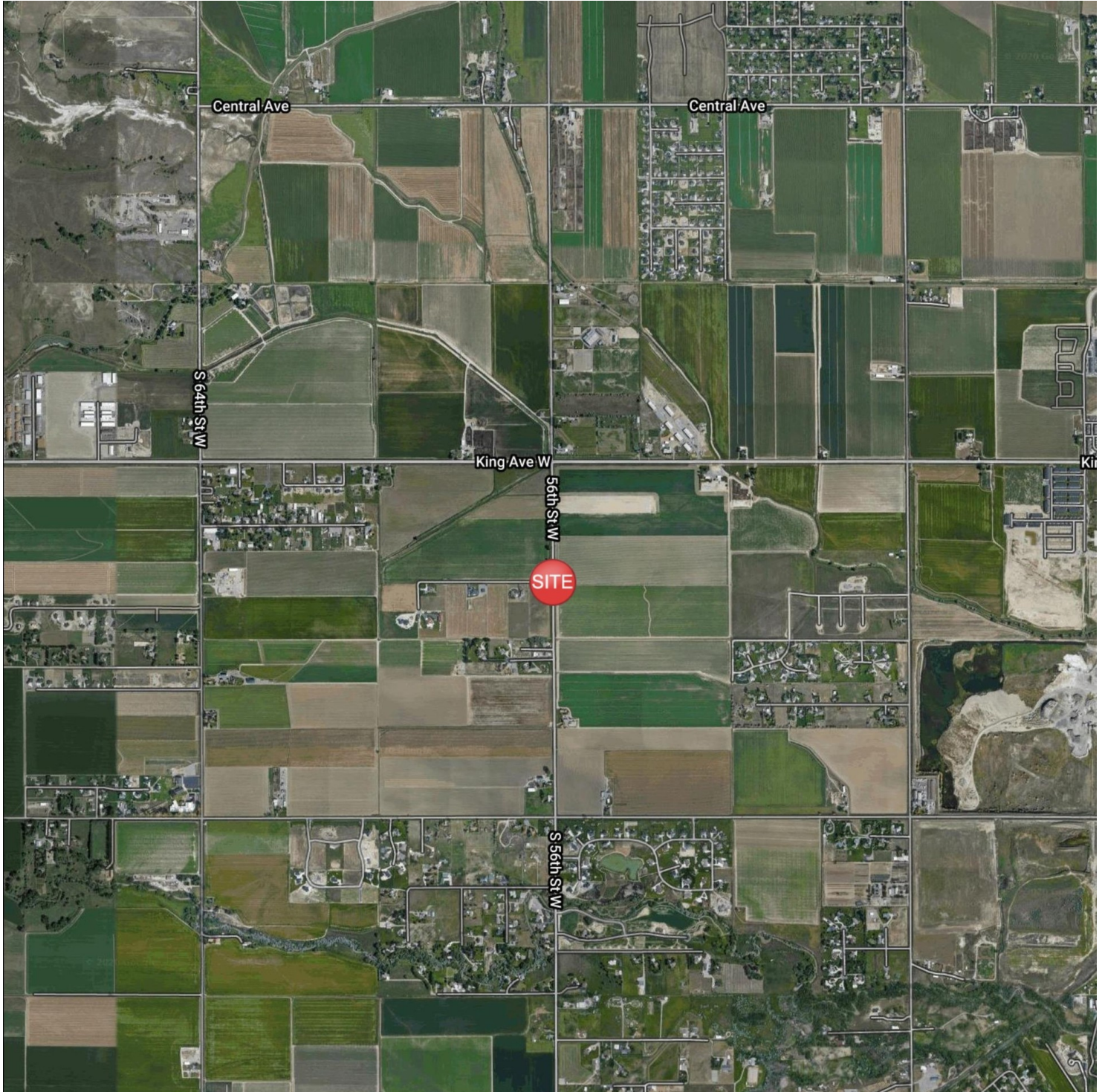
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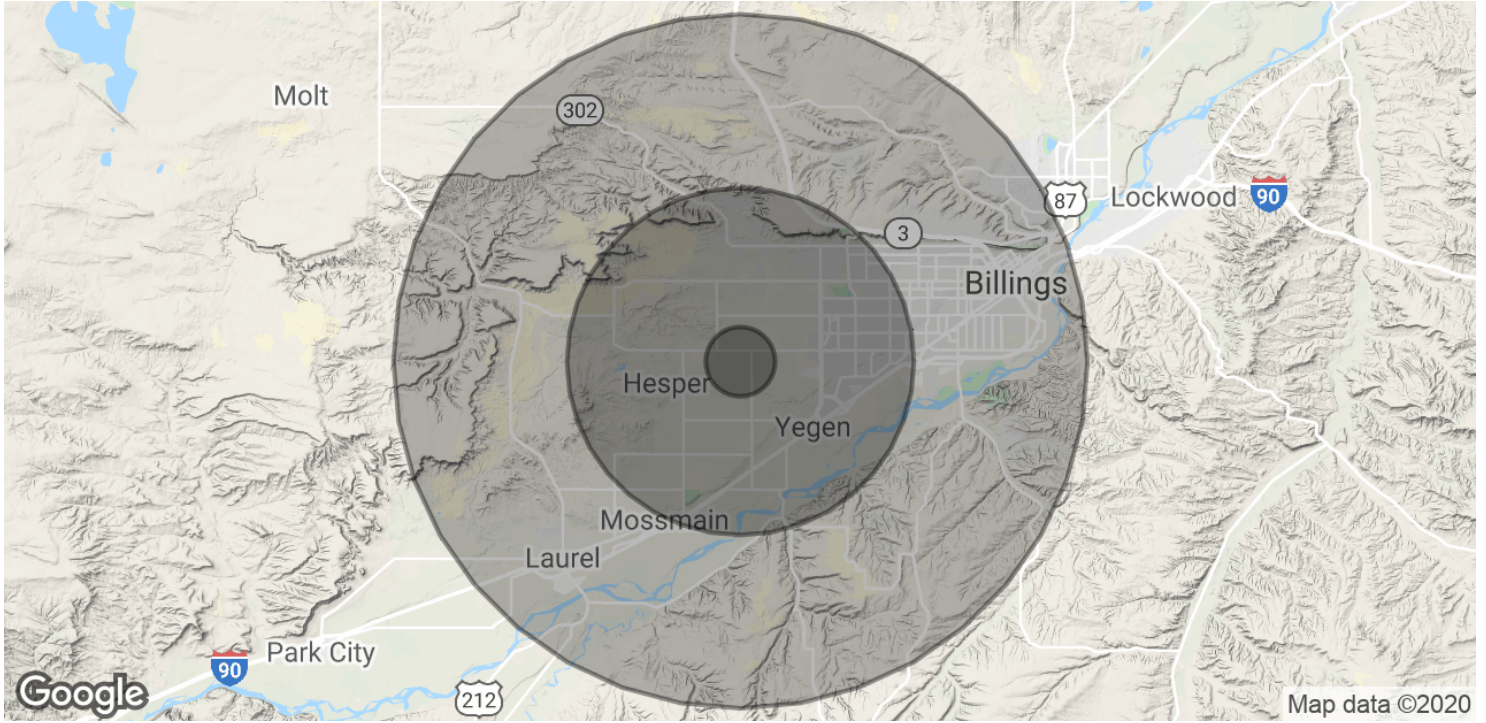
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	25,923	96,166
Median age	38.8	40.3	39.3
Median age (Male)	39.9	38.5	37.5
Median age (Female)	37.3	40.8	41.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	11,253	41,643
# of persons per HH	2.7	2.3	2.3
Average HH income	\$77,934	\$78,872	\$66,208
Average house value	\$264,842	\$255,028	\$220,773

* Demographic data derived from 2010 US Census

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