



**COLDWELL
BANKER
COMMERCIAL**

CBS

130-530 SUNLIGHT CIRCLE

Billings, MT 59101



**Phase 2
19 Lots**

**Phase 3
26 Lots**

FOR SALE

CBCMONTANA.COM

OFFICE

Nathan Matelich

Broker/Owner

406 781 6889

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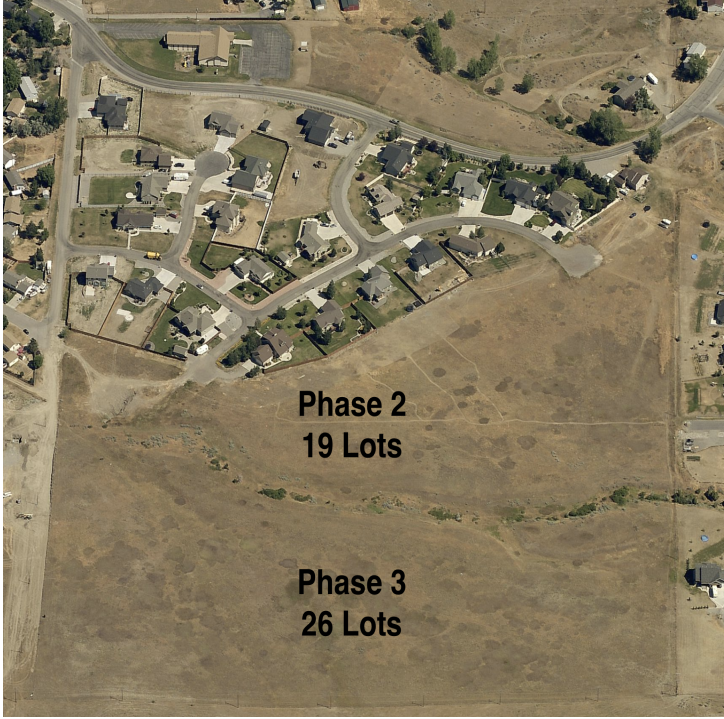
1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001



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SALE



OFFERING SUMMARY

Sale Price: \$285,000 - \$675,000

Lot Size: 9.33 - 23.28 Acres

Zoning: Residential 9600

Price / AC: \$28,995 - \$30,547

PROPERTY OVERVIEW

*Phase 2 & Phase 3 of Emerald Eagle Estates Residential Subdivision

*For Sale \$285,000 (Phase 2) or \$675,000 (Phase 2 & 3)

*9.33 to 23.28 Acres of BUILDABLE Land (\$28,995 to \$30,547/Acre)

*Zoned Residential 9600

*Shovel Ready for Builders/Developers - All Approvals in Place

*Subdivision, Zoning, Platting and Engineering Completed

*19 - 45 Residential Single Family Home Lots

*All Residential Lots are 20,000+ SF

*UTILITIES AVAILABLE: Gas, Electric, Lockwood Water, Septic/Drainfield & Phone/Internet

*Price Range of Homes in Phase 1 is \$325,000 to \$500,000

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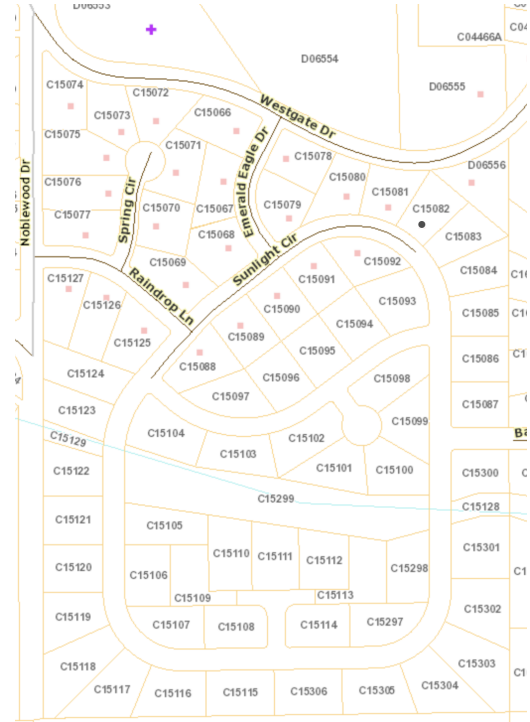
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PROPERTY OVERVIEW:

Phase 2 and Phase 3 of Emerald Eagle Estates subdivision provides the PERFECT opportunity for a residential home builder or developer. With all of the subdivision, engineering, platting and approvals in place, you could start construction on roads & infrastructure the day you purchase the property. If you are a home builder, give yourself a competitive advantage by controlling your lot inventory.

Emerald Eagle Estates boasts large lots with beautiful hillside views, space for large backyards and room for an RV. The naturally sloping lots will provide great views of the lush green hills. Phase 2 will consist of 19 lots and Phase 3 there will be 26 lots which includes plans for a park. Several of these lots will border the Eagle Cliff Conservation easement with a backdrop of cliffs, trees and wildlife providing a country atmosphere. Completion of the new \$50 million Lockwood High School only adds to the demand for high quality homes in Lockwood.



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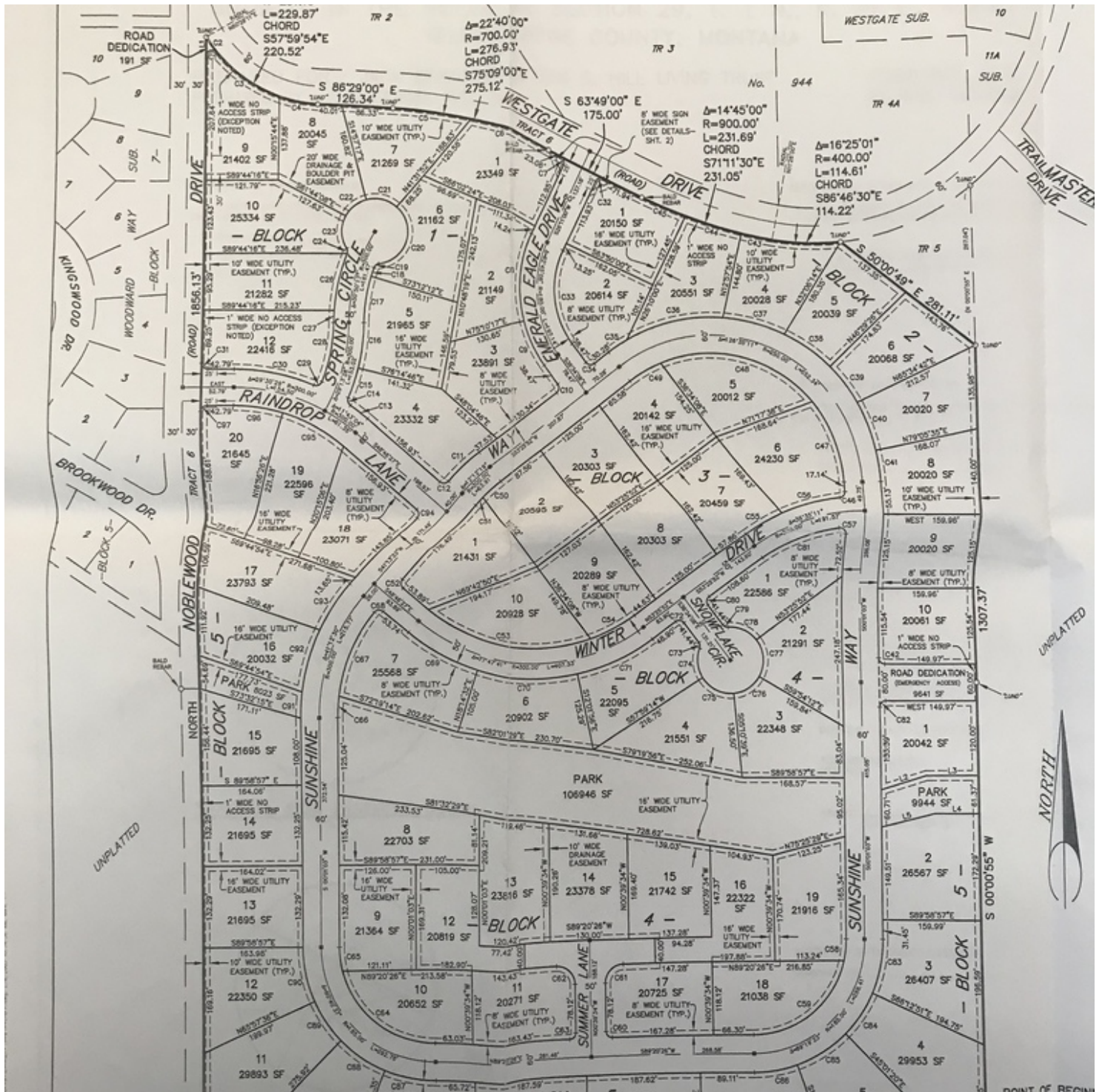
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PLAT MAP

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SAMPLE HOMES:

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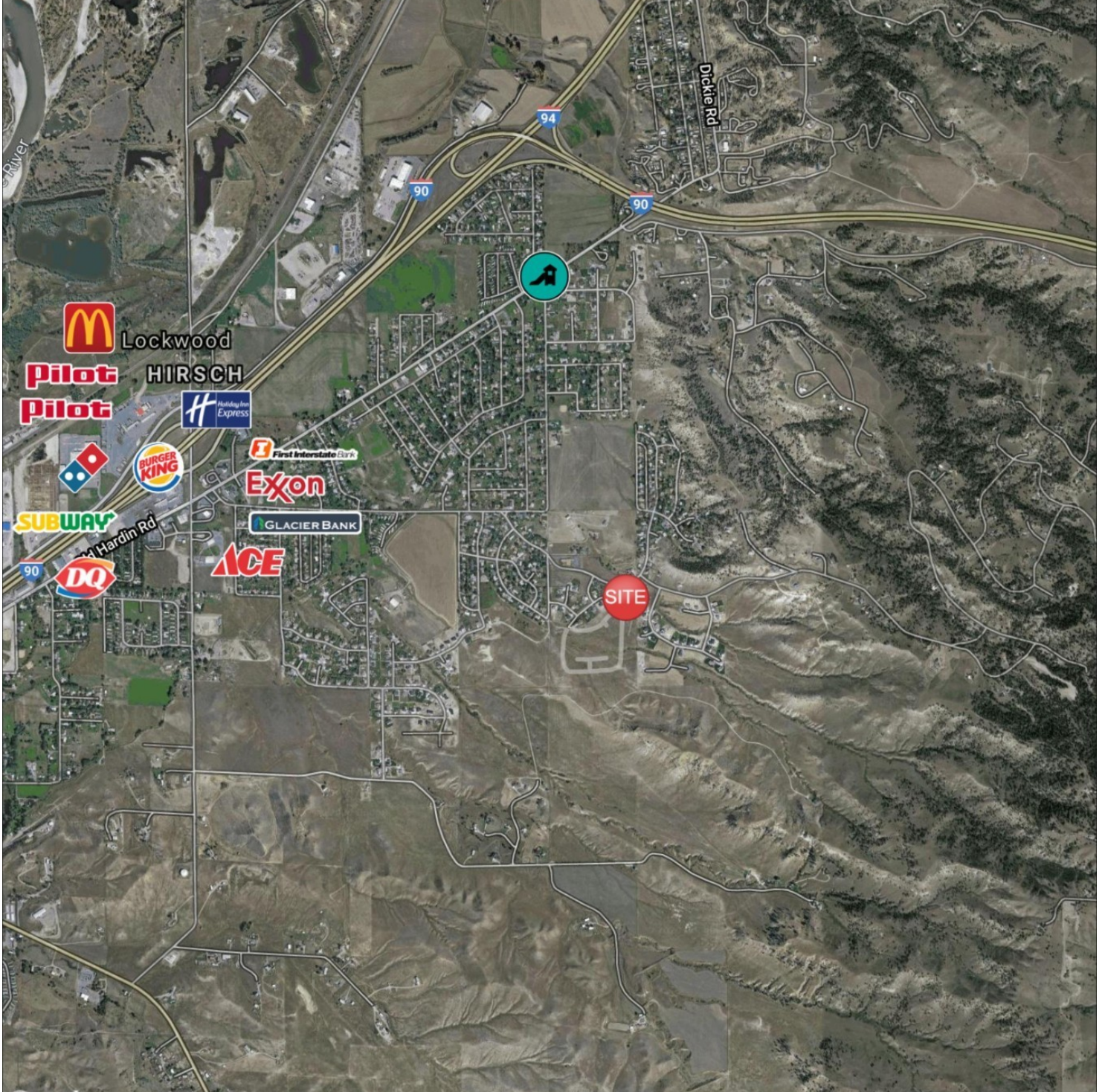




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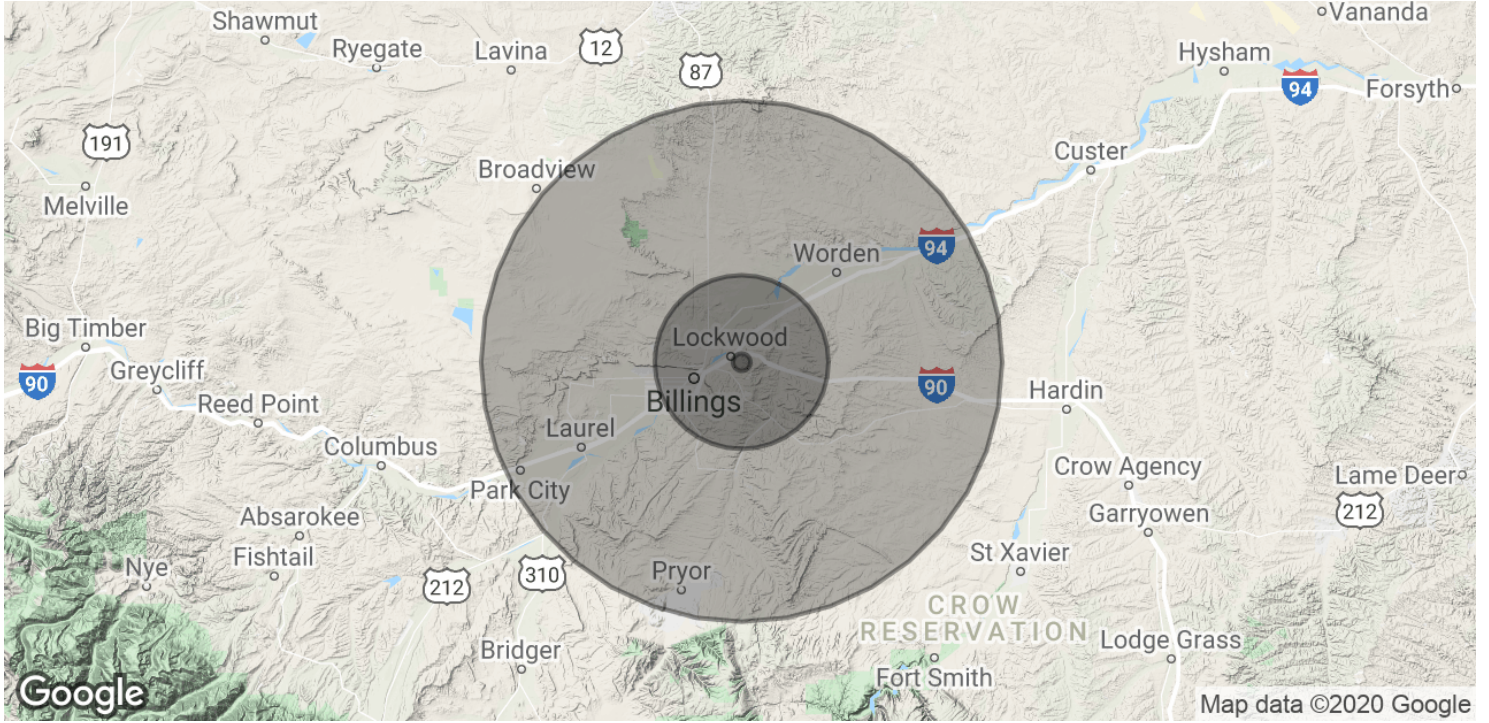
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| POPULATION | 1 MILE | 10 MILES | 30 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 184 | 75,462 | 192,331 |
| Average age | 35.7 | 35.7 | 37.8 |
| Average age (Male) | 35.5 | 34.6 | 36.4 |
| Average age (Female) | 37.0 | 37.0 | 39.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 10 MILES | 30 MILES |
| Total households | 73 | 30,665 | 80,145 |
| # of persons per HH | 2.5 | 2.5 | 2.4 |
| Average HH income | \$54,014 | \$53,975 | \$62,615 |
| Average house value | \$141,265 | \$152,894 | \$197,400 |

* Demographic data derived from 2010 US Census

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