



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

## DEVELOPMENT LAND - CENTRAL AVE MALL

\$3,475,000

AVAILABLE SPACE  
2.95 Acres



# FOR SALE

CBCMONTANA.COM

### OFFICE

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com

©2021 Coldwell Banker. All Rights Reserved. Coldwell Banker and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Realogy Brokerage Group LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

COLDWELL BANKER COMMERCIAL  
CBS  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



SALE

# DEVELOPMENT LAND - CENTRAL AVE MALL

Central Ave Mall, Billings, MT 59102



## OFFERING SUMMARY

Sale Price: \$1,650,000 - \$3,475,000

Available SF:

Lot Size: 2.95 Acres

Zoning: CMU2-Corridor Mixed Use 2

Price / SF: \$27.04

## PROPERTY OVERVIEW

- 2 Vacant Lots
- Lot 1C1 - \$1.825 million - 1.55 AC
- Lot 1C2 - \$1.65 million - 1.4 AC
- All City Services Available
- Shovel Ready
- +/- 138 Parking Spots
- Zoned CMU2-Corridor Mixed Use 2
- Large Pylon Sign
- City Brew Coffee Kiosk Ground Lease in Place
- 30,000+ Cars Per Day (24th St W)
- 17,000+ Cars Per Day (Central)

CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



CBS





**SALE**

## DEVELOPMENT LAND - CENTRAL AVE MALL

Central Ave Mall, Billings, MT 59102



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

**David Mitchell**  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
[d@cbcmontana.com](mailto:d@cbcmontana.com)

**Nathan Matelich**  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
[nathan@cbcmontana.com](mailto:nathan@cbcmontana.com)



**CBS**



# DEVELOPMENT LAND - CENTRAL AVE MALL

Central Ave Mall, Billings, MT 59102

# SALE

## CONCEPT PLAT OF THE AMENDED LOT 1-C, BLOCK 29 DESCRO SUBDIVISION, SEVENTH FILING SITUATED IN THE SE1/4 OF SECTION 1, T. 1S., R.25 E., P.M.M. BILLINGS, MONTANA

PREPARED FOR : CENTRAL AVENUE MALL, LLC.

APRIL, 2020

PREPARED BY : SANDERSON STEWART 

BILLINGS, MONTANA



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



CBS





## LOCATION OVERVIEW

# SALE



24th and Central intersection is a critical retail corner for the largest city in Montana. 30k+ cars per day heading north/south, and over 17k+ cars per day heading east/west, make this one of the busiest, not just in Billings, but the entire state. Demographically, this intersection is positioned with over 105,000 people, a median household income above \$85,000, and nearly 45,000 houses, all within a 5-mile radius. Within several blocks are major retailers including Winco, Target, Albertsons, US Bank, Hobby Lobby, McDonald's, Wendy's, and the Rimrock Mall.

The site has one traffic light off 24th Street at St Johns Ave. Access to the property is available on Central Ave, 25th St W, and 24th St W. In total there are 8 ingress/egress points. To the south of the property is Hobby Lobby and US Bank.

CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



CBS



# STATE OF MONTANA LOCATION MAP

SALE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com

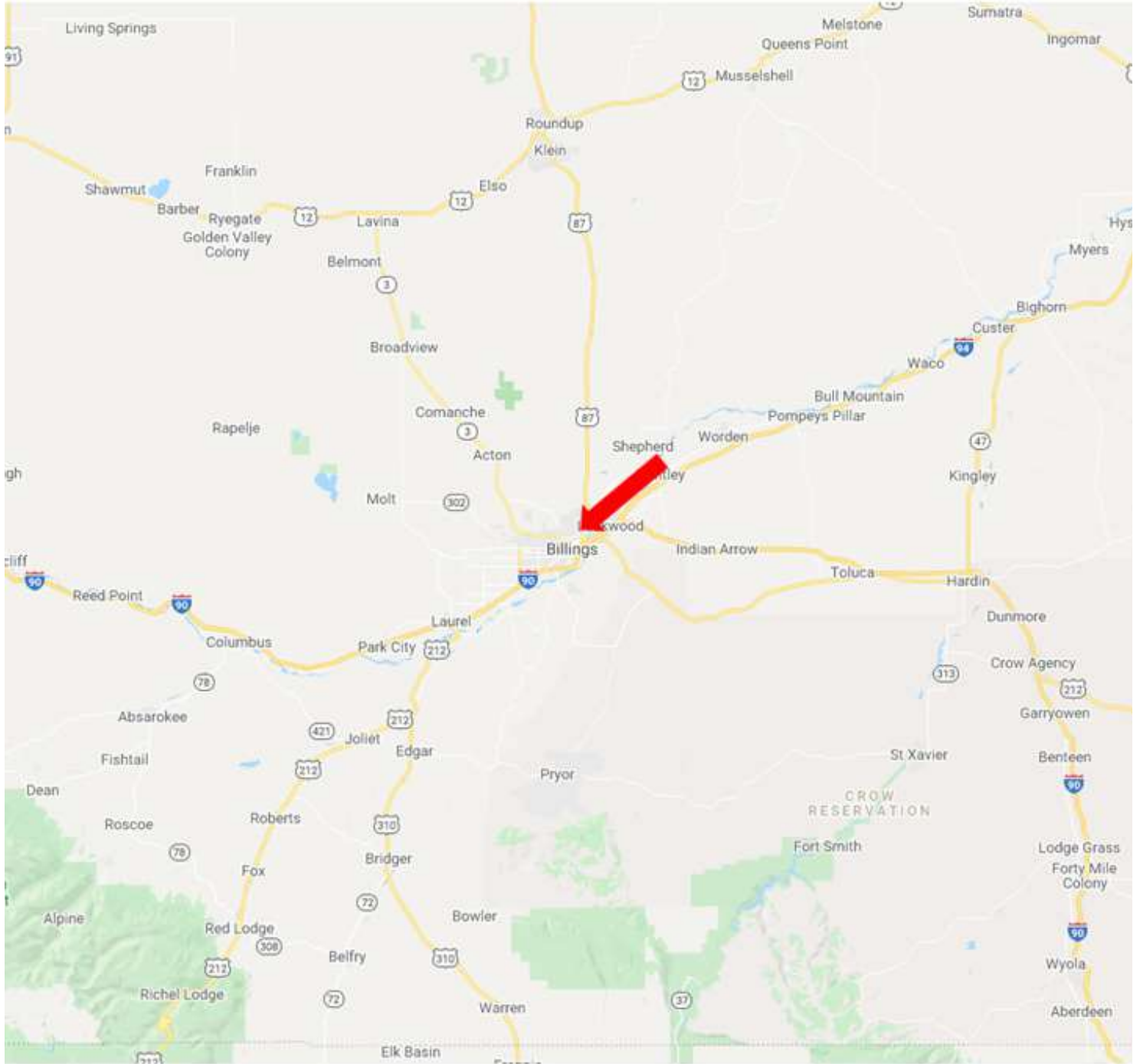


CBS



## REGIONAL LOCATION MAP

SALE



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

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



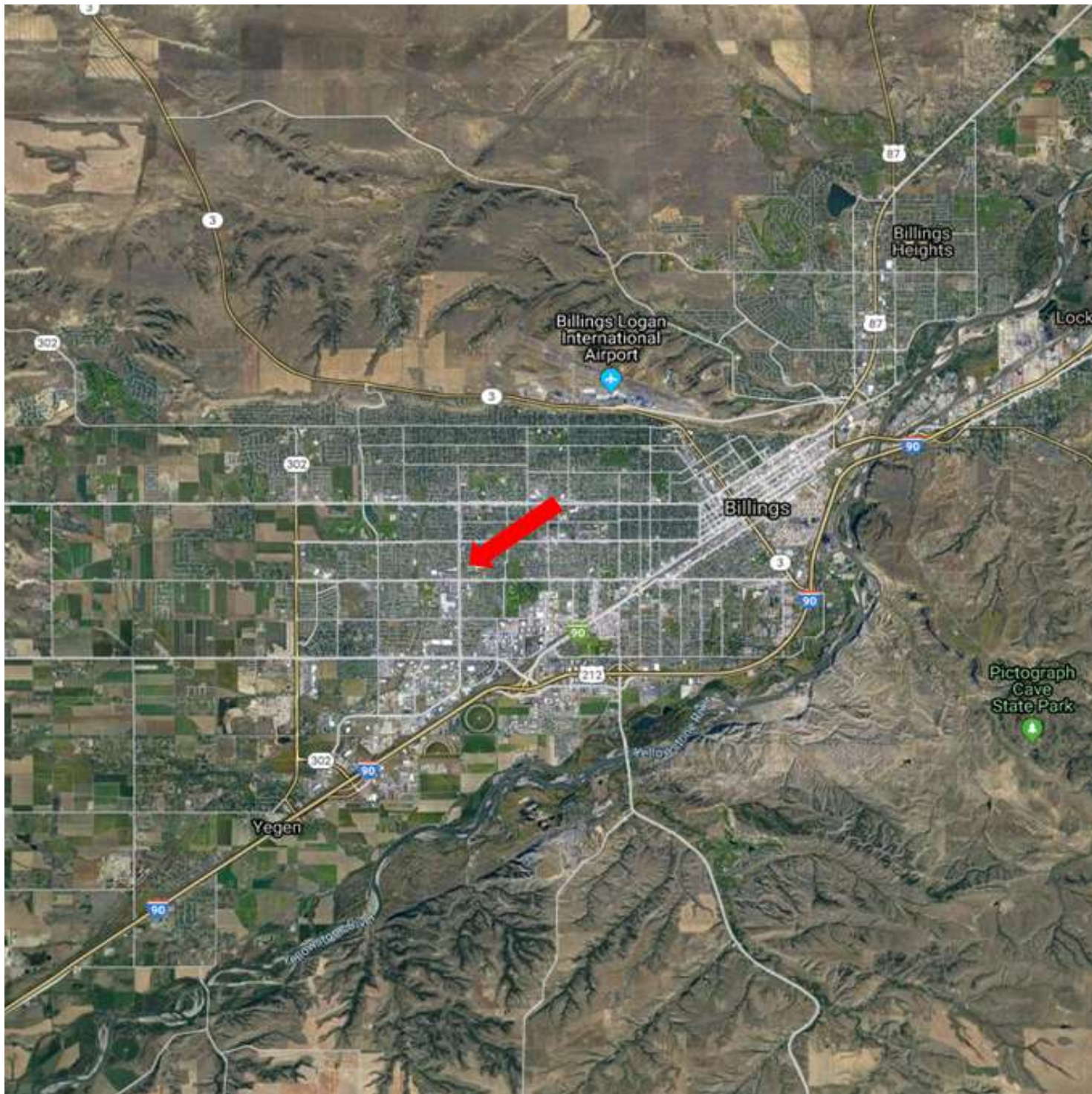
CBS





## CITY OF BILLINGS LOCATION MAP

SALE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



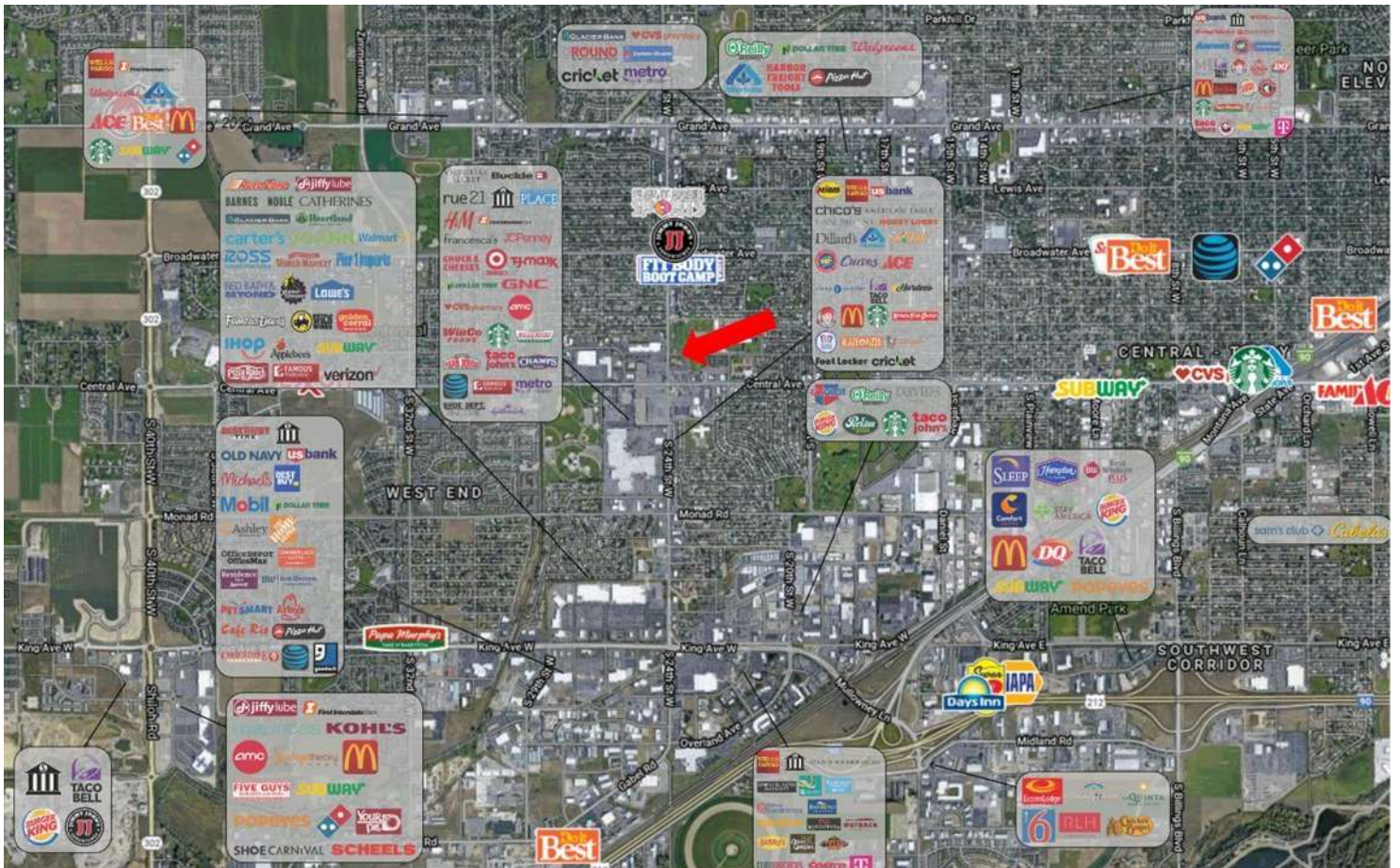
CBS





# TRADE AREA

# SALE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



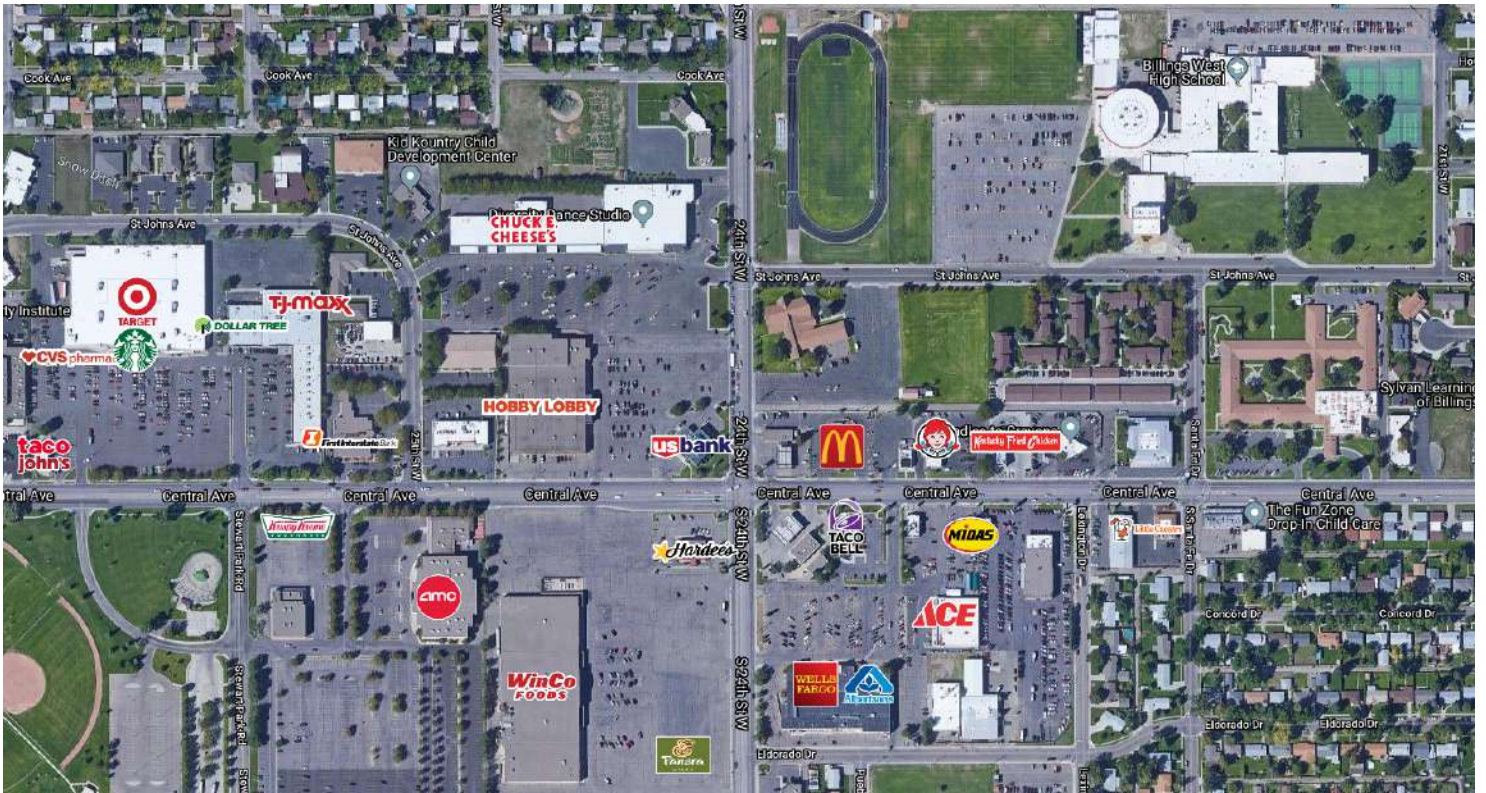
CBS





# NEIGHBORHOOD AERIAL

# SALE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



CBS





# SITE AERIAL

# SALE



CBCMONTANA.COM

David Mitchell  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

Nathan Matelich  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



**COLDWELL  
BANKER  
COMMERCIAL**

CBS



## BILLINGS MARKET

SALE

### 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 trail head 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).

CBCMONTANA.COM

**David Mitchell**  
Principal | Broker  
O: 406 656 2001 | C: 406 794 3404  
d@cbcmontana.com

**Nathan Matelich**  
Broker/Owner  
O: 406 656 2001 | C: 406 781 6889  
nathan@cbcmontana.com



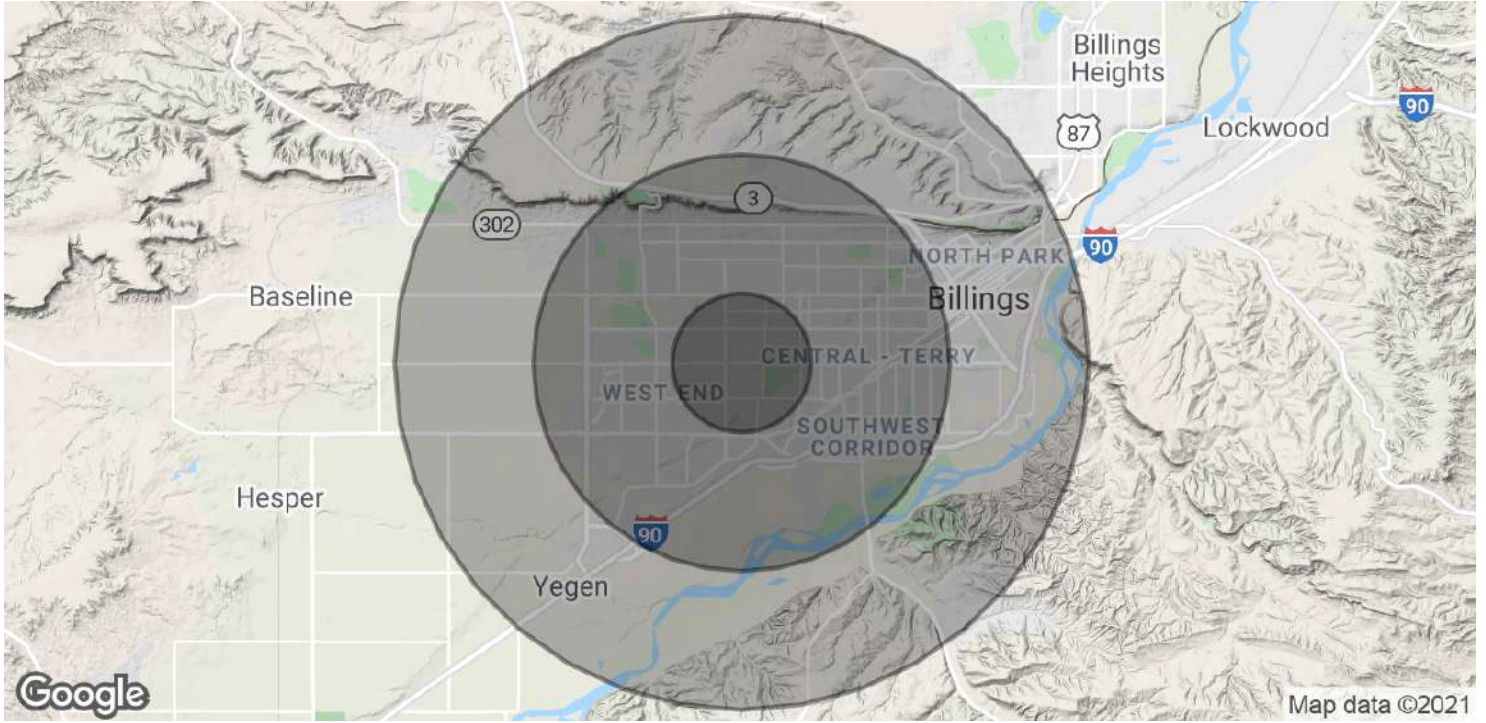
CBS





# DEVELOPMENT LAND - CENTRAL AVE MALL

Central Ave Mall, Billings, MT 59102



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,904	65,749	100,931
Average age	39.7	39.1	38.4
Average age (Male)	37.1	36.8	36.5
Average age (Female)	42.1	41.7	40.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,394	29,458	44,364
# of persons per HH	2.3	2.2	2.3
Average HH income	\$56,241	\$58,402	\$58,329
Average house value	\$155,926	\$186,851	\$192,324

\* Demographic data derived from 2010 US Census

CBCMONTANA.COM

David Mitchell  
 Principal | Broker  
 O: 406 656 2001 | C: 406 794 3404  
 d@cbcmontana.com

Nathan Matelich  
 Broker/Owner  
 O: 406 656 2001 | C: 406 781 6889  
 nathan@cbcmontana.com



CBS