



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

WAGON TRAIL LOTS

6500 & 6516 Wagon Trail
Billings, MT 59106

AVAILABLE SPACE
1.05 Acre or .5 Acre

AREA

This subdivision will continue to grow and appreciate in value with all of the nice landscaping and owner/users currently onsite. Your real estate investment is safe here. We have 3 lots available priced accordingly. All improvements in. Call your favorite engineer and architect for consultation. Sellers work with Stockman Bank in Billings to subordinate land loans while you develop. Bring us build to suit ideas and we will find you a builder or landlord to lease from if your not ready for ownership.

Come look now to break ground before winter!



CBCMONTANA.COM

LAND

Shaylee Green

Comm Sales Associate
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Todd Sherman

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



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OFFERING SUMMARY

PROPERTY OVERVIEW

GEO Code : 03-0926-07-4-02-27-0000

CCR'S Available upon request. 2 Lots available.

6516 Wagon Trl - \$83,000 1/2 Acre lot

6500 Wagon Trl - \$156,400 1.05 Acre Lot

3 Phase power, gas stubbed to each lot. Septic and cistern approved. Live and work approved use!! Please refer to CCR's. Build your Shop / House today!!!

Zoning: Outside City Limits

PROPERTY HIGHLIGHTS



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Google

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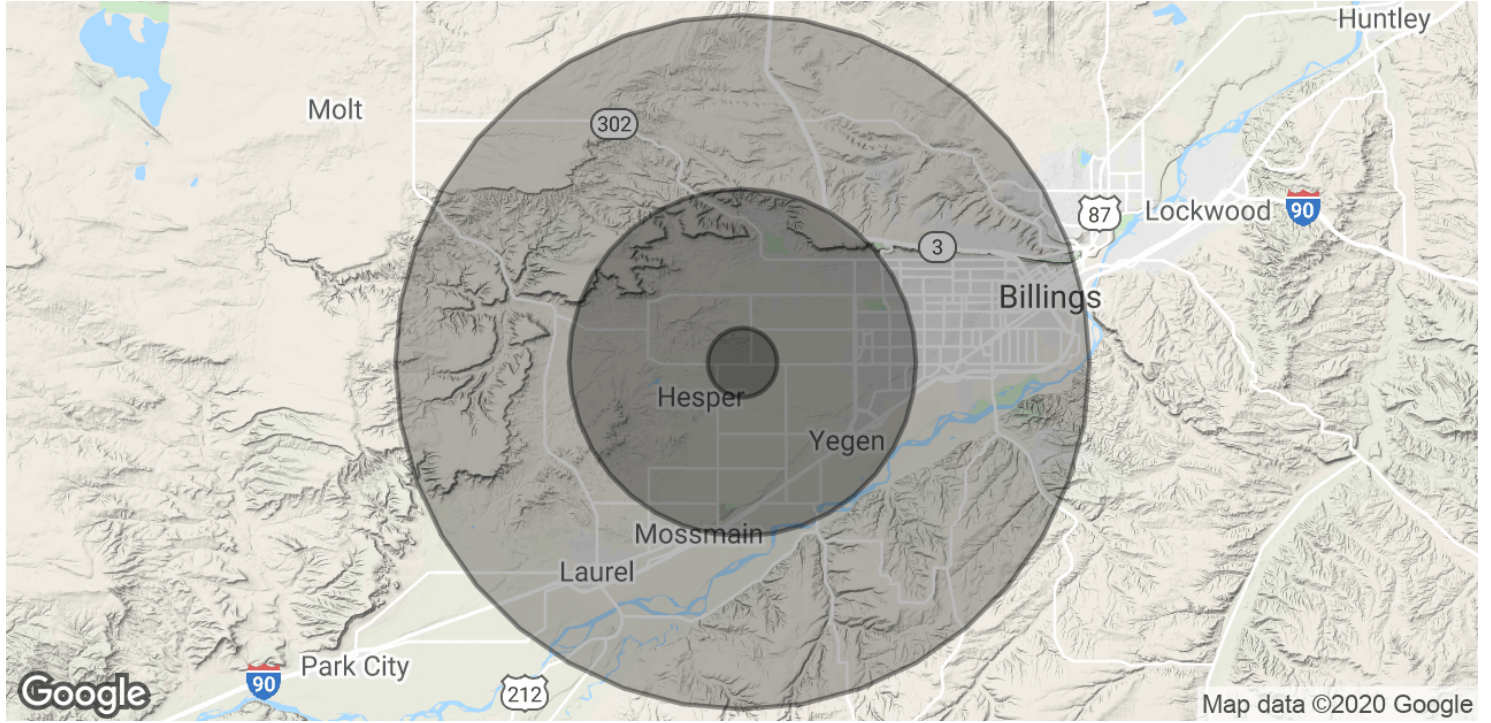
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	163	11,587	79,615
Average age	38.8	40.5	40.4
Average age (Male)	39.9	40.6	38.7
Average age (Female)	37.3	39.7	41.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	60	4,473	34,181
# of persons per HH	2.7	2.6	2.3
Average HH income	\$77,934	\$112,290	\$70,161
Average house value	\$264,842	\$315,004	\$230,245

* Demographic data derived from 2010 US Census

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