



**COLDWELL
BANKER
COMMERCIAL**

CBS

FOR SALE

CBCWORLDWIDE.COM

TBD DOON AVE

Billings, MT 59101



LAND

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



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SALE



OFFERING SUMMARY

Sale Price: \$415,000

Lot Size: 4 Acres

Price / SF: \$2.38

PROPERTY OVERVIEW

PRICE REDUCTION!

Was \$480,000, Now \$415,000.

Pricing breakdown: 2 acres out of the flood fringe is priced at \$2.75/sf (\$240,000) and 2 acres in the flood fringe is priced at \$2/sf (\$175,000)

4 acres on the Yellowstone River in Lockwood for sale

S26, T01 N, R26 E, C.O.S. 1269, PARCEL 1A, (21)

Zoned I1 - Light Industrial

Lockwood water and sewer service is currently available in Bonnie Lane to the east and Sandy Lane to the north

Roughly 2 acres are located in the flood fringe.

Access from Doon Ave on north side of property

360 Degree Aerial Tour Here:

<https://kuula.co/share/collection/7PjSd?fs=1&vr=1&zoom=1&sd=1&initload=0&thumbs=1&info=0&logo=-1>

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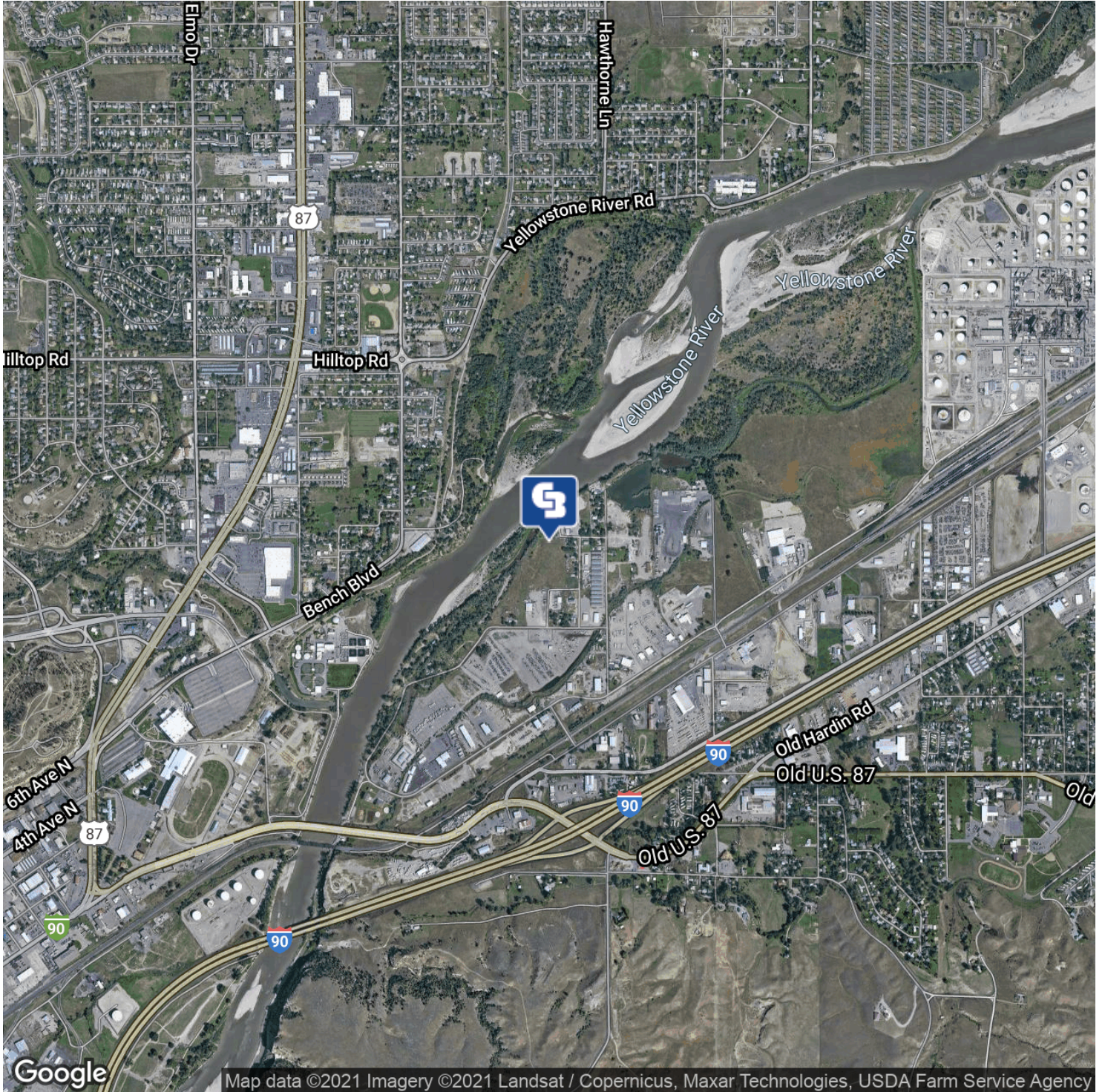
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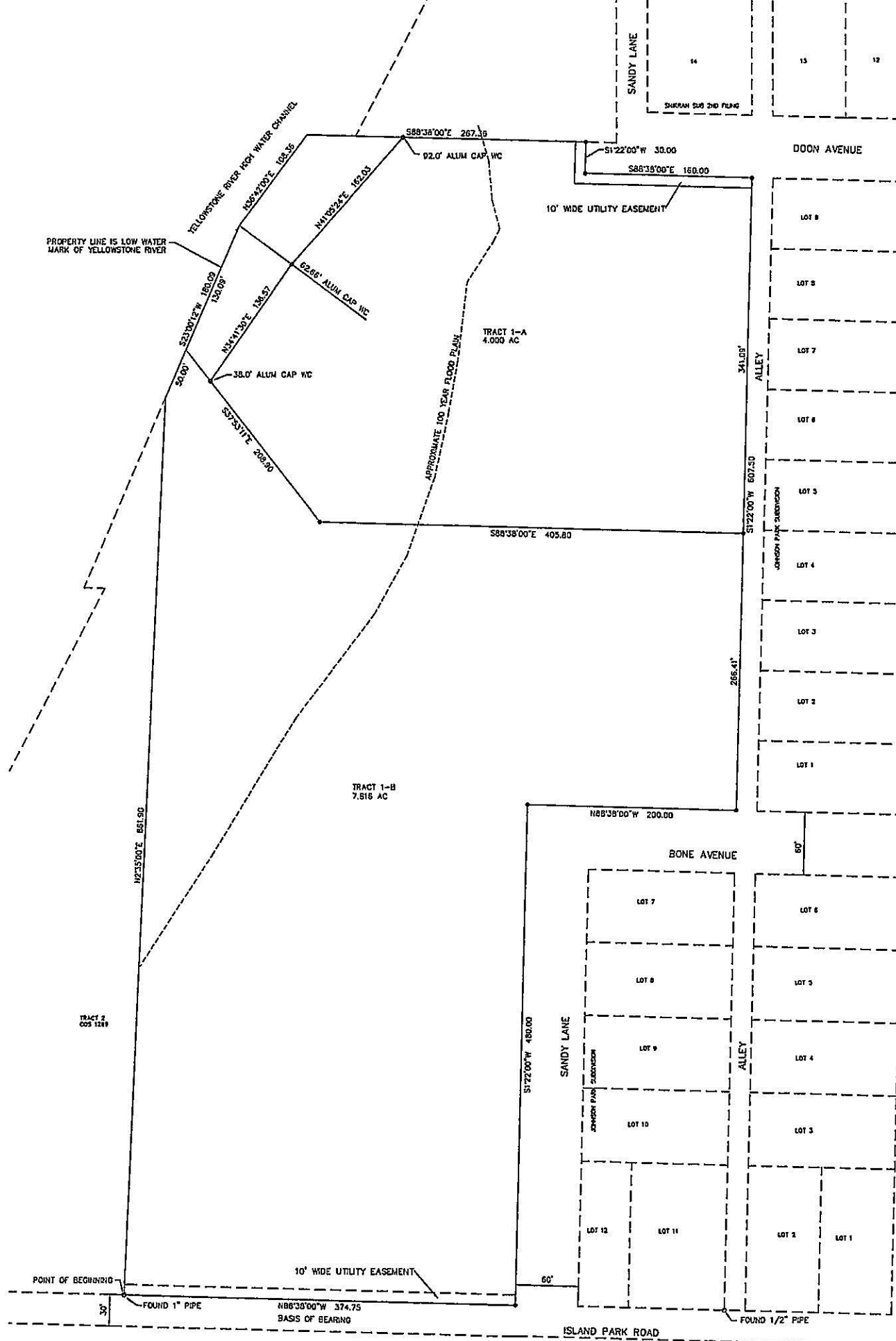


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PROPERTY LINE IS LOW WATER MARK OF YELLOWSTONE RIVER

YELLOWSTONE RIVER HIGH WATER CHANNEL
 155°42'00"E 108.35
 N11°02'24"E 192.03
 38.0' ALUM CAP WC
 N34°31'30"E 138.57
 231°01'12"W 160.09
 120.09'

TRACT 1-B
 7.516 AC

TRACT 1-A
 4.000 AC

TRACT 2
 COS 1289

POINT OF BEGINNING

FOUND 1" PIPE

10' WIDE UTILITY EASEMENT

N88°38'00"W 374.75
 BASIS OF BEARING

ISLAND PARK ROAD

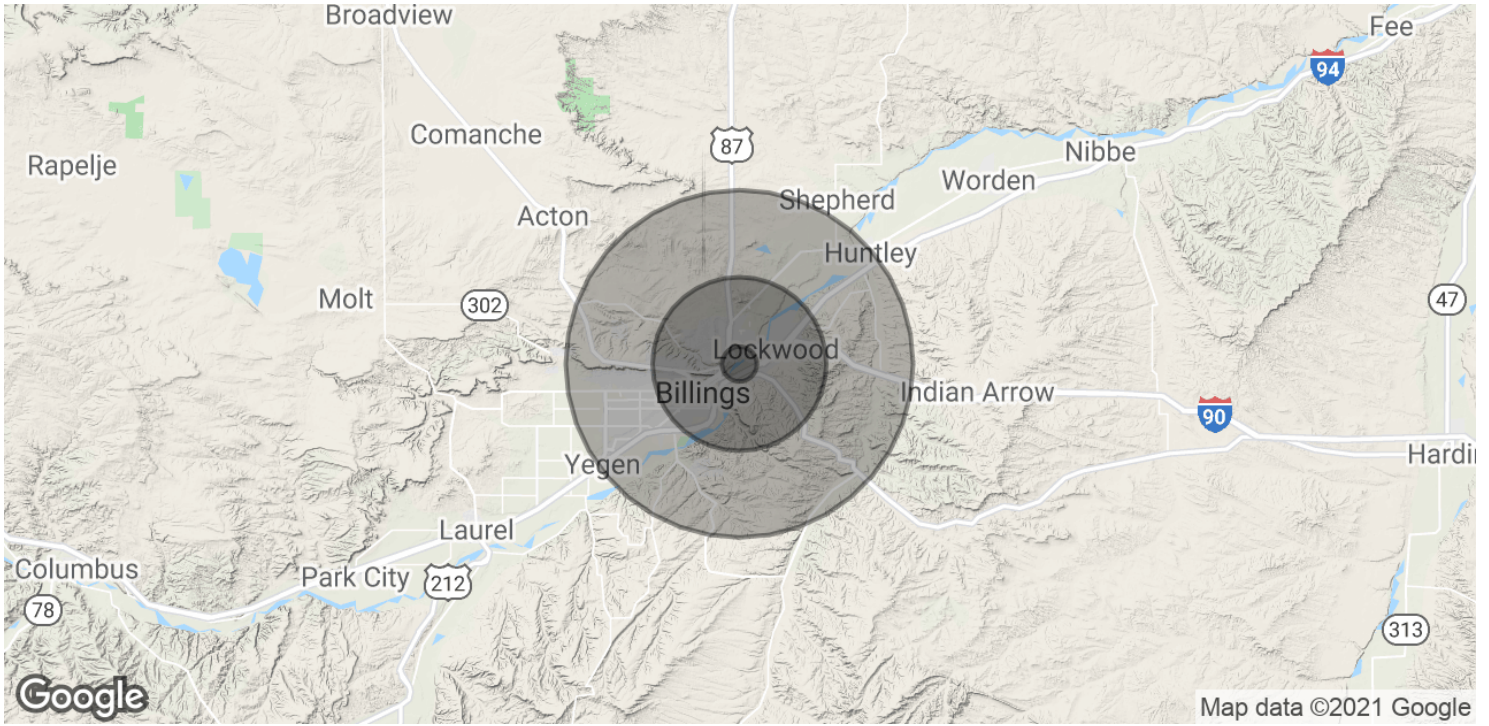
FOUND 1/2" PIPE



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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,454	64,009	132,182
Average age	36.3	35.5	37.0
Average age (Male)	34.0	34.3	35.4
Average age (Female)	38.4	36.8	39.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,480	26,169	55,794
# of persons per HH	2.3	2.4	2.4
Average HH income	\$46,970	\$52,569	\$55,979
Average house value	\$146,129	\$150,103	\$169,623

* Demographic data derived from 2010 US Census

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