



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

CBCWORLDWIDE.COM

**TBD DOON AVE**

Billings, MT 59101



**LAND**

Kyle Schlichenmayer  
406 698 1899  
kyle@cbcmontana.com

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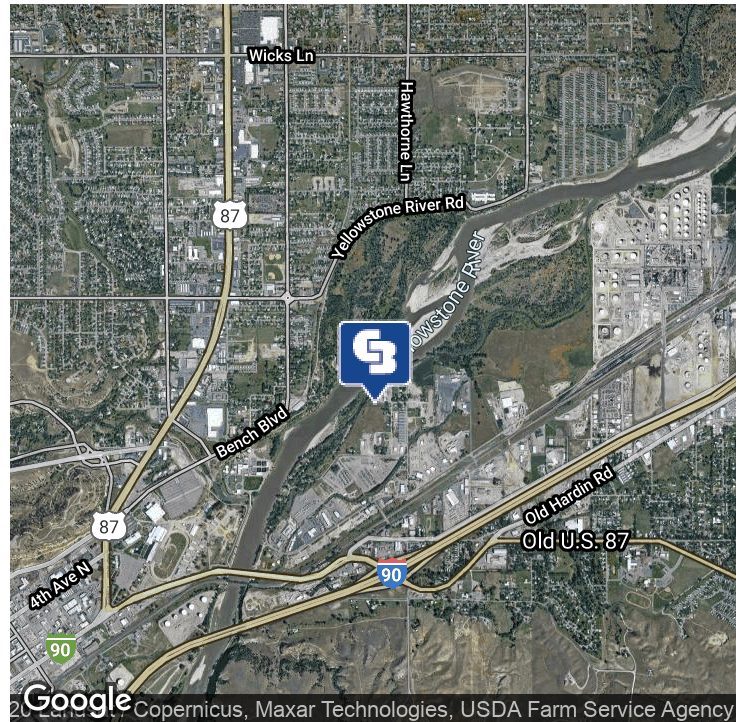
**COLDWELL BANKER COMMERCIAL  
CBS**  
1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001



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SALE



## OFFERING SUMMARY

Sale Price: \$480,000

Lot Size: 4.0 Acres

Price / SF: \$2.75

## PROPERTY OVERVIEW

4 acres on the Yellowstone River in Lockwood for sale

Tract 1A, Certificate of Survey No. 1269

Zoned Controlled Industrial

Less than half of the 4 acres are located in the flood fringe. Improvements are allowed in the flood fringe with permitting.

Access from Doon Ave on north side of property

\$480,000 (\$2.75/SF)

Call agent for viewing or additional details

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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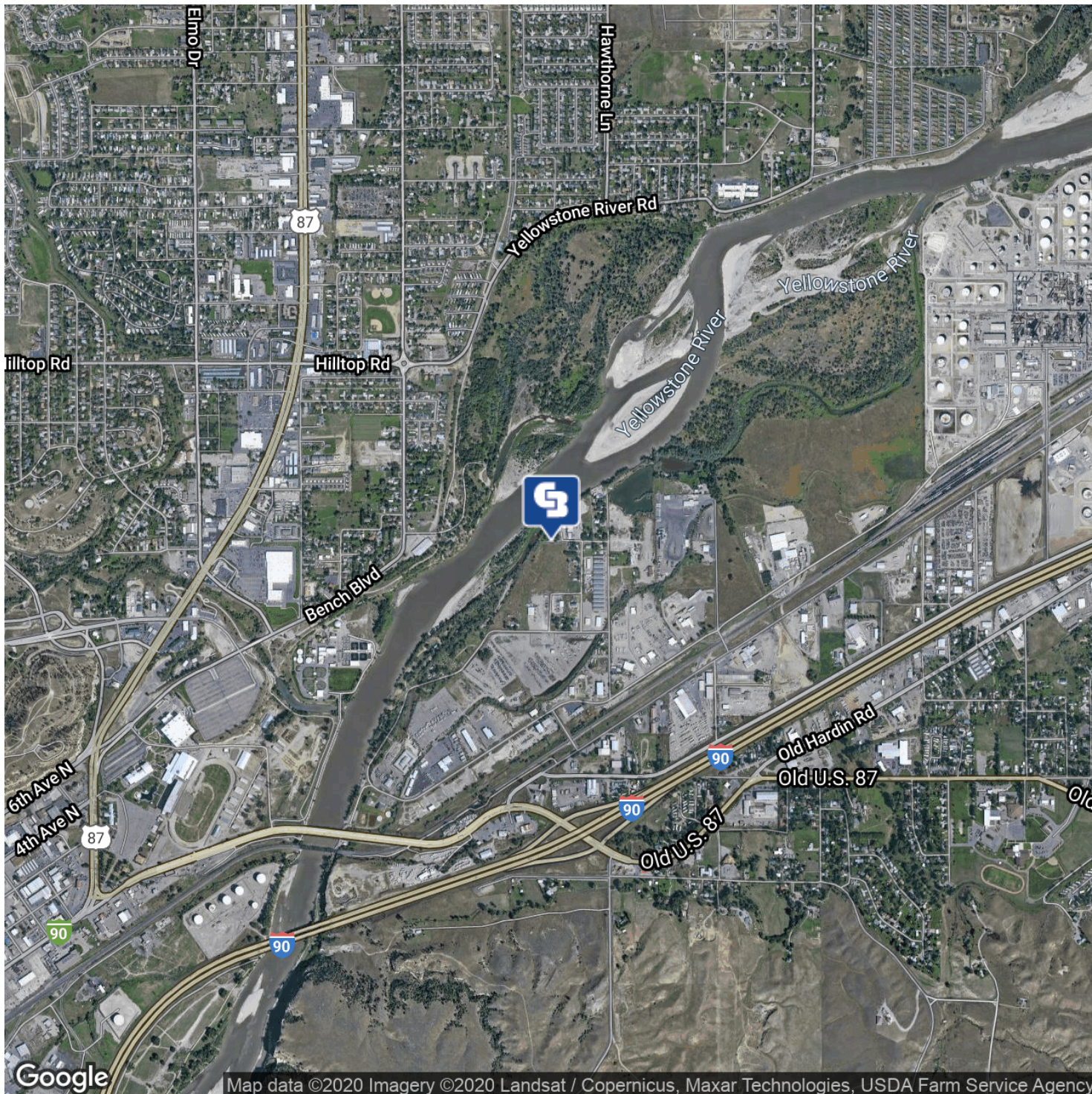




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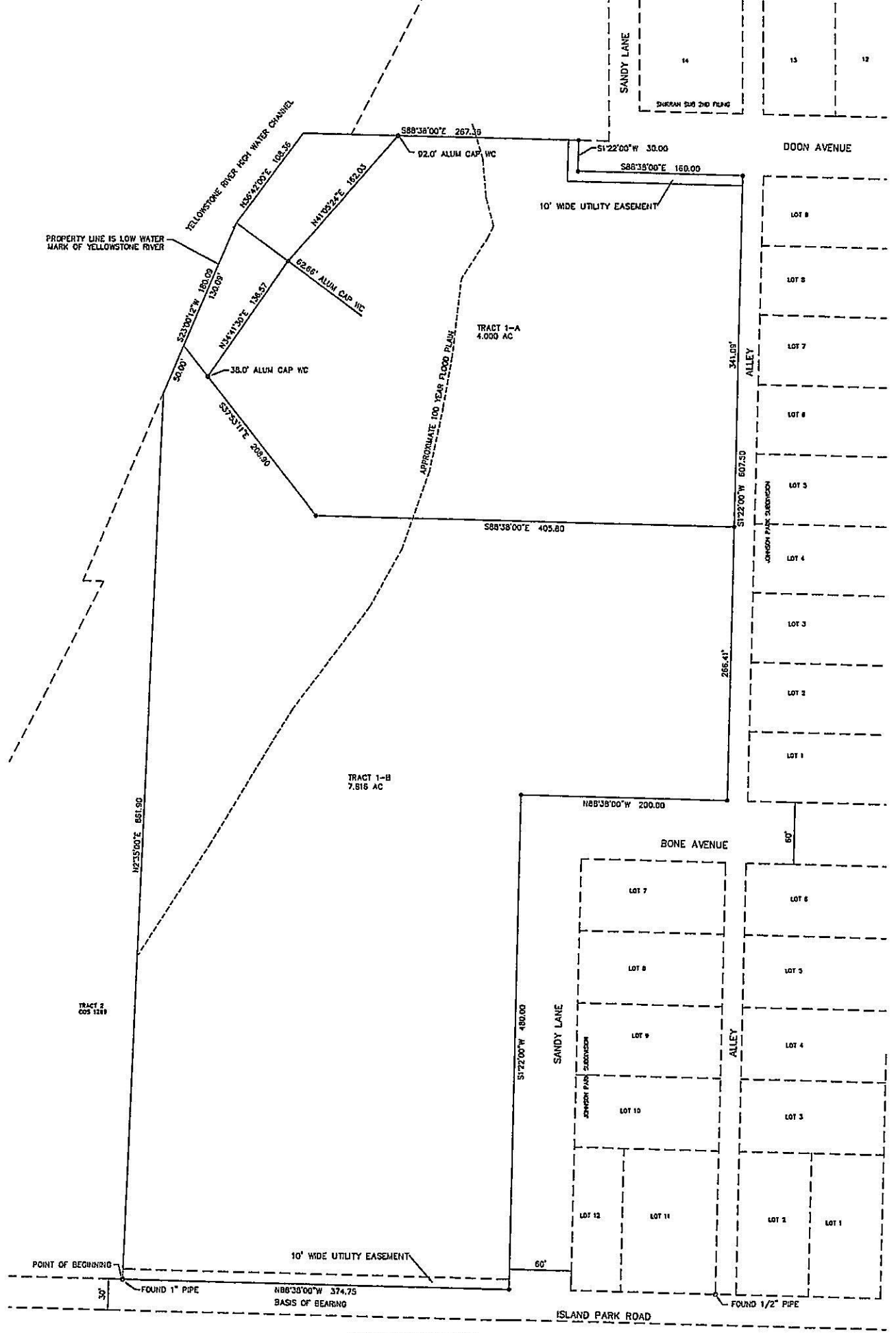
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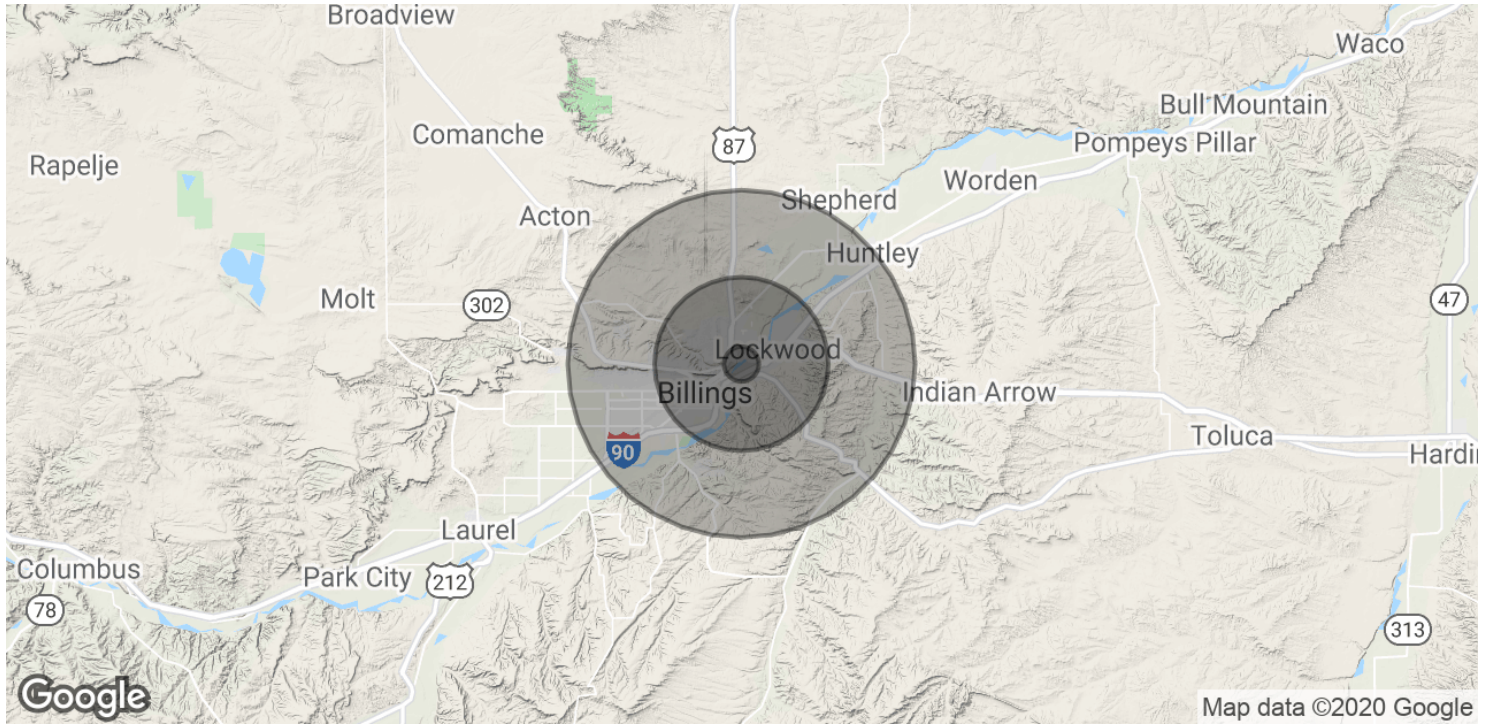




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| <b>POPULATION</b>              | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Population               | 3,454         | 64,009         | 132,182         |
| 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            |
| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
| 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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