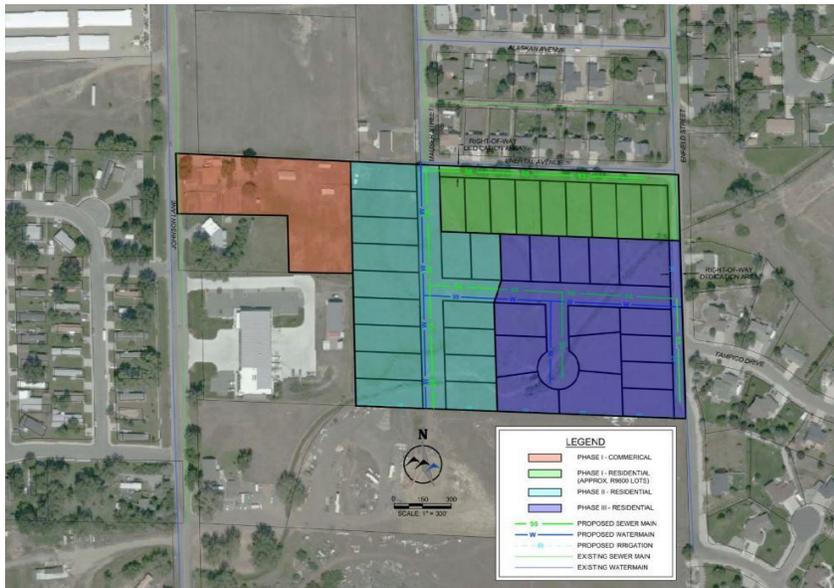


547 JOHNSON LANE

Billings, MT 59101

AVAILABLE SPACE
14.887 Acres

ASKING PRICE
\$980,000



FOR SALE

CBCMONTANA.COM

LAND

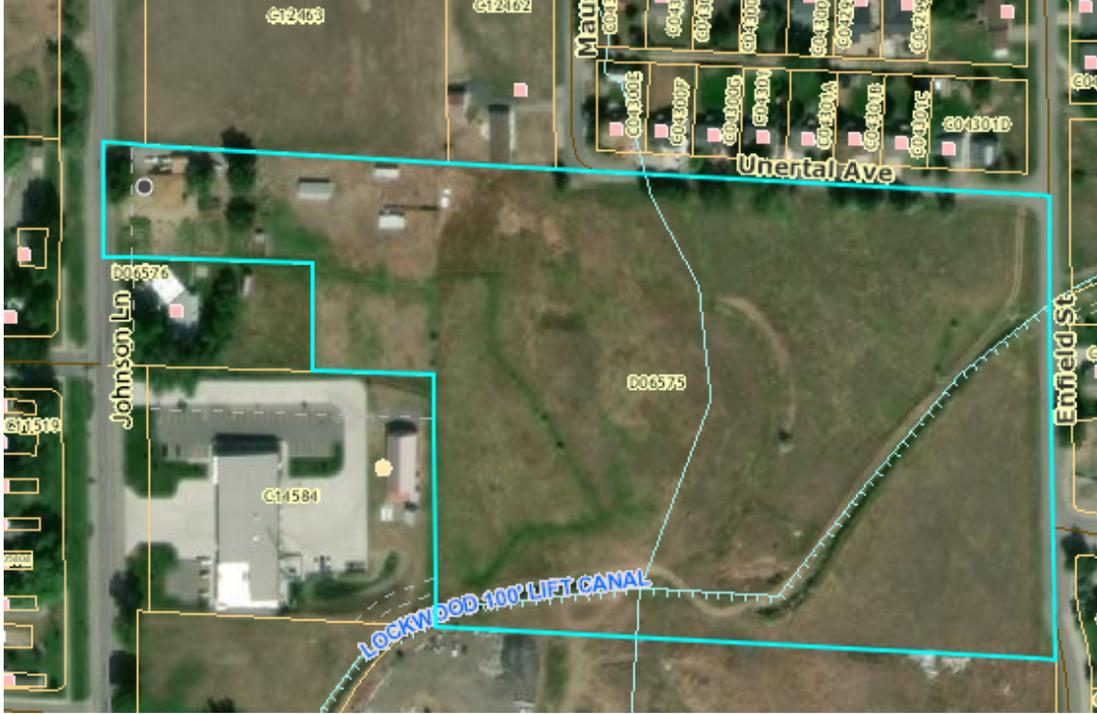
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SALE

547 JOHNSON LANE

Billings, MT 59101



OFFERING SUMMARY

Sale Price: \$980,000

Lot Size: 14.89 Acres

Zoning: Residential 9600

Price / SF: \$1.51

PROPERTY OVERVIEW

14.887 Acres of land zoned Residential 9600 and ready for development.

\$980,000
14.887 Acres \$1.51 SF \$65,829 Acre Zoned Residential 9600 may change to Agricultural zoning with Project Re-code

City Services located in Johnson lane. And nearby subdivisions have stubbed in services as well. Cost to develop will range from another \$1.50-\$2 SF. Inquire for preliminary development plans.
Property is located near brand new K-12 School in quickly growing area. Land could likely be re-zoned for Commercial use.

City of Billings Zoning - 406-247-8662
Lockwood Water/Sewer - 406-325-1292

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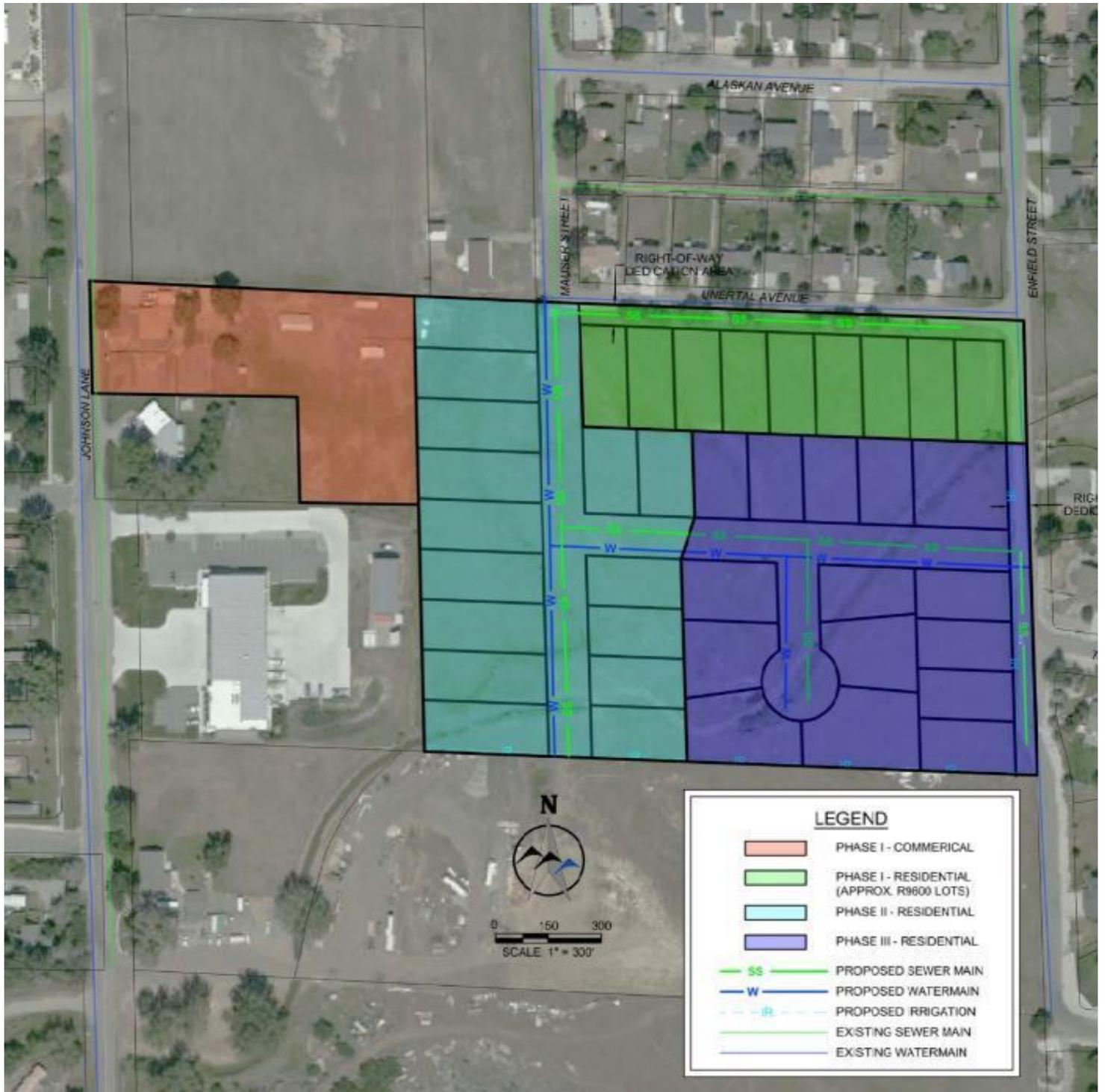
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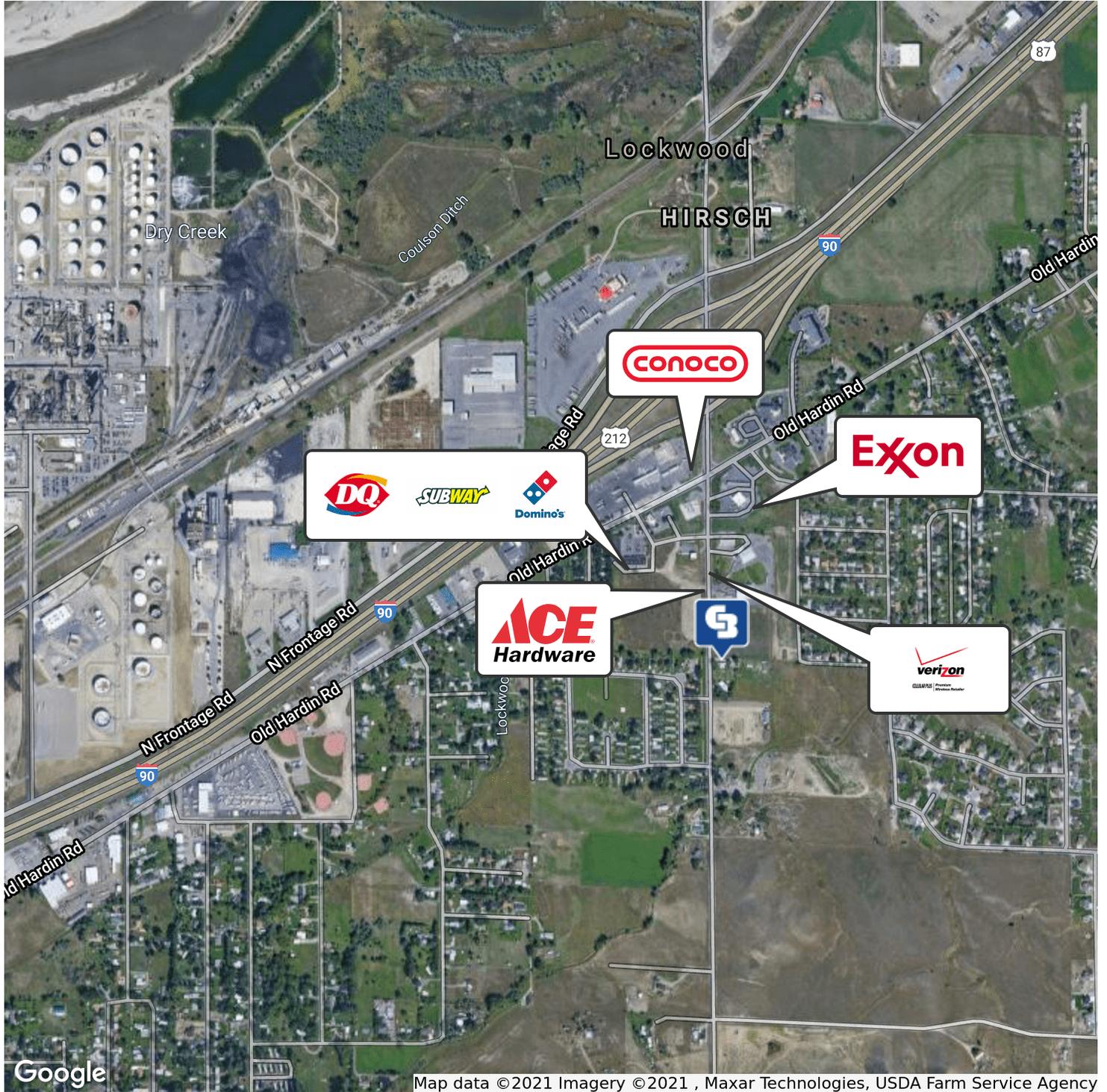
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LOCWOOD NEW SCHOOL

SALE



Lockwood quick facts...

Lockwood isn't exactly a neighborhood of Billings, but is considered a suburb. It is located 10 minutes northeast of Billings along Interstate 90. Although there has been lots of talk about annexing Lockwood to the city, as of right now there are no plans to do so. If you're seeking to view the homes for sale in Lockwood MT, you will find they're set in an area with arural vibe, yet close to the action in downtown Billings. Lockwood's population is 7,479 as of the last census. It is the largest unincorporated community in Montana. Lockwood is one of the state's fastest-growing communities. The total area of Lockwood is 12.9 square milesIf you buy a house in Lockwood, you'll be joining the more than 81 percent of Lockwood residents who own their homes. This is a civic-minded group of neighbors who care about their community. Meetings to discuss Lockwood's future are typically well-attended and the residents have put up both a website - LockwoodMontana.com - and a Facebook page.

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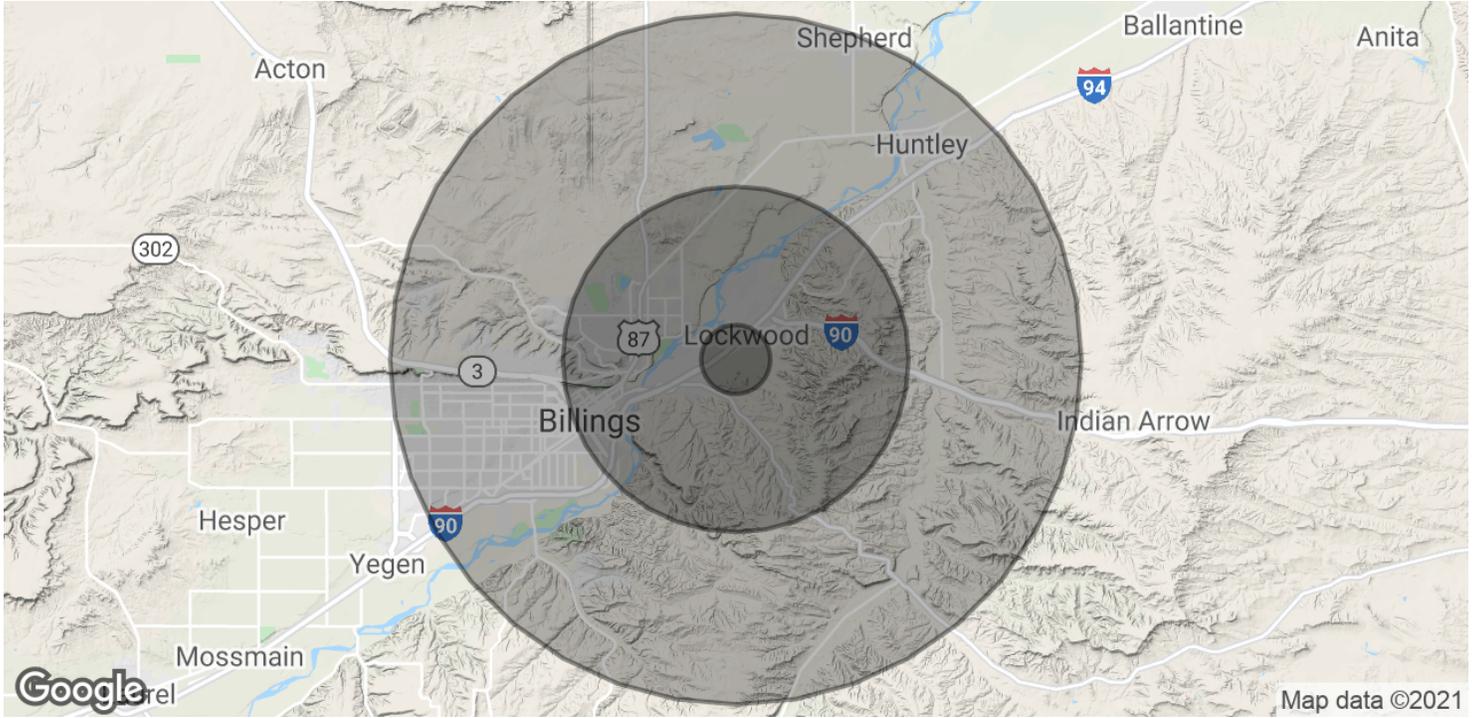
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547 JOHNSON LANE

Billings, MT 59101

SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,164	27,013	98,963
Average age	34.9	36.2	35.3
Average age (Male)	34.3	34.3	33.8
Average age (Female)	36.7	38.1	37.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	476	10,985	41,196
# of persons per HH	2.4	2.5	2.4
Average HH income	\$48,129	\$51,694	\$53,463
Average house value	\$124,179	\$149,202	\$155,295

* Demographic data derived from 2010 US Census

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