



**COLDWELL
BANKER
COMMERCIAL**

CBS

00 LOCKWOOD RD

Billings, MT 59101

AVAILABLE SPACE

1.654 Acres

ASKING PRICE

\$216,144

FOR SALE

CBCMONTANA.COM



Industrial Land (11)

Shaylee Green
406 208 7723
shaylee@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



00 LOCKWOOD RD-\$216,144

Tax ID: C0513



OFFERING SUMMARY

Sale Price: \$216,144

Lot Size: 1.654 Acres

Zoning: I1 - Light Industrial

Price / SF: \$3.00

PROPERTY OVERVIEW

Property is located outside Billings City limits in an Industrial Area. The property has Light Industrial Zoning. The property has access to public service for water and sewer. Grading is mostly flat with some minimal sloping which could accommodate a dock high building if needed. The property also has some paved road access from North and South of Silverfox Subdivision. Buyer to verify all SF and pricing prior to making an offer.

Possible adjacent lots for sale. See additional brochures 1680 Lockwood rd. Subdivision improvements include power, gas, public water and sewer with Lockwood.

With competitive pricing @ \$3 SF , and limited restrictions these lots are going to be purchased and developed relatively quick.

00 Lockwood Rd - 1.654 Acres - 72,048 SF - \$216,144

Additional lots available in Silver Fox Subdivision are adjacent to this parcel and prices listed below.

- Lot 1 - 1.03 Acres - 44,866 SF - \$134,600
- Lot 2 - 1.38 Acres - 59,924 SF - NOT FOR SALE
- Lot 3 - 2.05 Acres - 89,298 SF - \$267,456
- Lot 4 - .76 Acres - 33105 SF - \$99,316
- Lot 5 - 1.39 Acres - 60548 SF - \$181,645

CBCMONTANA.COM

Shaylee Green
406 208 7723
shaylee@cbcmontana.com



CBS



00 LOCKWOOD RD

Tax ID C05103

SALE



SANFORD SUBD, S25, T01 N, R26 E, BLOCK 4, LOT 7A, AMND LT 1-12 & LT 2-11 BLK 3

- 1.654 Acres
- 72,048 SF
- \$216,144
- I1 - Light Industrial

CBCMONTANA.COM

Shaylee Green
406 208 7723
shaylee@cbcmontana.com



CBS



00 LOCKWOOD RD

Billings, MT 59101

SALE



Google

Map data ©2021 Google Imagery ©2021 , Landsat / Copernicus, Maxar Technologies, USDA Farm Service Agency

CBCMONTANA.COM

Shaylee Green
406 208 7723
shaylee@cbcmontana.com



CBS



SALE

LOT 1, 1680 LOCKWOOD RD

Tax ID C17218



SILVER FOX SUB (18), S25, T01 N, R26 E, LOT 1

- 1.03 Acres
- 44,995 SF
- \$134,985
- I1 - Light Industrial

CBCMONTANA.COM

Shaylee Green
406 208 7723
shaylee@cbcmontana.com





LOT 3, 1680 LOCKWOOD RD

Tax ID C17219

SALE



SILVER FOX SUB (18), S25, T01 N, R26 E, LOT 3

- 2.05 Acres
- 89,298 SF
- \$267,456
- I1 - Light Industrial

CBCMONTANA.COM

Shaylee Green
 406 208 7723
 shaylee@cbcmontana.com



SALE

LOT 4, 1680 LOCKWOOD RD

Tax ID C17220



SILVER FOX SUB (18), S25, T01 N, R26 E, LOT 4

- .76 Acres
- 33,105 SF
- \$99,316
- I1 - Light Industrial

CBCMONTANA.COM

Shaylee Green
406 208 7723
shaylee@cbcmontana.com



CBS



LOT 5, 1680 LOCKWOOD RD

Tax ID C17221

SALE



SILVER FOX SUB (18), S25, T01 N, R26 E, LOT 5

- 1.39 Acres
- 60,548 SF
- \$181,645
- I1 - Light Industrial

CBCMONTANA.COM

Shaylee Green
406 208 7723
shaylee@cbcmontana.com





BILLINGS, MT

Photos Courtesy of the Billings Chamber of Commerce



CBCMONTANA.COM

Shaylee Green
406 208 7723
shaylee@cbcmontana.com





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

Shaylee Green
406 208 7723
shaylee@cbcmontana.com



CBS