

# SALE

## ALKALI CREEK RD LAND

1600 Alkali Creek Rd Billings, MT 59105



COLDWELL BANKER  
**COMMERCIAL**  
CBS

---

**Kyle Schlichenmayer, CCIM**  
406 698 1899

**Blaine Poppler**  
406 671 0399

©2022 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.



### PROPERTY DESCRIPTION

- \$18,000/acre
- SOUTHERN TRACT (D05658) is 123.52 acres and listed at \$2,223,360
- Can be zoned and developed in the City or in the County to allow flexibility in development options

### OFFERING SUMMARY

Zoning:

Suburban Neighborhood and  
Agriculture

### LOCATION DESCRIPTION

- Located adjacent to City of Billings and in the "Red Zone" for Annexation
- City services in proximity
- Close to downtown and the new inner belt loop connecting Zimmerman Trail to Alkali Creek Rd
- Live creek, gentle sloping valleys, trees and wildlife

**Kyle Schlichenmayer, CCIM**  
406 698 1899

**Blaine Poppler**  
406 671 0399



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# SALE

## ALKALI CREEK RD LAND



---

**Kyle Schlichenmayer, CCIM**  
406 698 1899

**Blaine Poppler**  
406 671 0399



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS



# SALE

## ALKALI CREEK RD LAND



**Kyle Schlichenmayer, CCIM**  
406 698 1899

**Blaine Poppler**  
406 671 0399

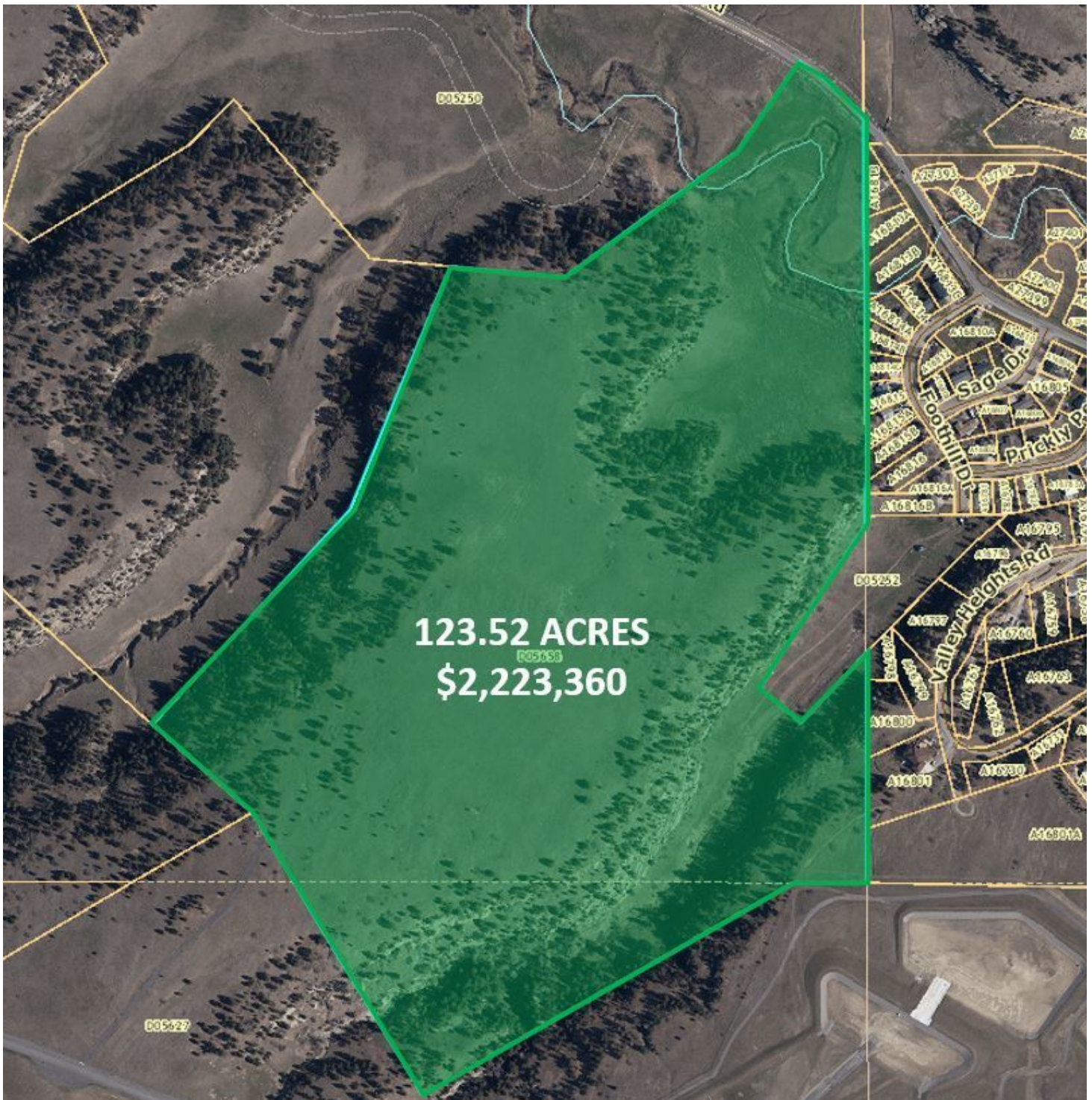


**COLDWELL BANKER  
COMMERCIAL**  
CBS



# SALE

## ALKALI CREEK RD LAND



**Kyle Schlichenmayer, CCIM**  
406 698 1899

**Blaine Poppler**  
406 671 0399



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# SALE

## ALKALI CREEK RD LAND



**Kyle Schlichenmayer, CCIM**  
406 698 1899

**Blaine Poppler**  
406 671 0399



**COLDWELL BANKER  
COMMERCIAL**  
CBS



# SALE

## ALKALI CREEK RD LAND

2021 SUMMARY	1 MILE	3 MILES	5 MILES
Population	1,531	40,389	96,256
Households	521	17,223	40,407
Families	435	9,871	23,994
Avg Household Size	2.91	2.26	2.30
Owner Occupied Housing Units	473	10,434	25,423
Renter Occupied Housing Units	48	6,789	14,984
Median Age	36.2	36.5	37.4
Avg Household Income	\$124,806	\$82,289	\$78,368

## BILLINGS HEIGHTS

The Billings Heights is an extensive suburban Billings neighborhood offering diverse housing and quality schools with high quality of life amenities. To achieve the vision of the Billings Heights, residents will explore, encourage and foster the planning and coordination of Heights resources through effective transportation routes, encouraging small business development and expanding community facilities with sensible land use planning and quality infrastructure development to make the Billings Heights a premier community to live, recreate and work.

**Kyle Schlichenmayer, CCIM**  
406 698 1899

**Blaine Poppler**  
406 671 0399



**COLDWELL BANKER**  
**COMMERCIAL**  
CBS