



**COLDWELL  
BANKER  
COMMERCIAL**

**CBS**

**FOR SALE**

**3250 HANNON RD**

Billings, MT 59101

**AVAILABLE SPACE**

6.88 Acres

**ASKING PRICE**

\$395,000.00

**PRICE REDUCTION:**

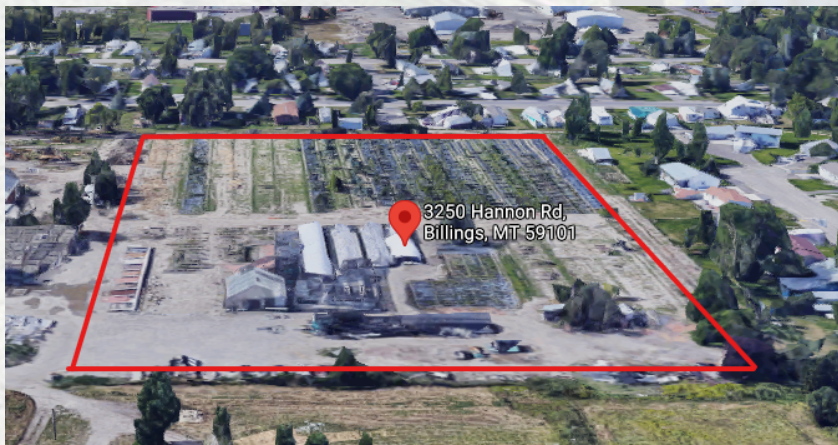
WAS \$534,000

NOW \$395,000

6.88 acres of land for sale in SE Billings.

Two lots available

Located near Billings West end shopping and restaurants



**OFFICE**

Todd Sherman  
406 656 2001  
todd@cbcmontana.com

Shaylee Green CCIM  
406 656 2001  
shaylee@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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# 3250 HANNON RD

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# SALE



## OFFERING SUMMARY

Sale Price: \$395,000

Lot Size: 6.88 Acres

Zoning: NMU-Neighborhood  
Mixed-Use

Price / SF: \$1.32

## PROPERTY OVERVIEW

6.88 acres of land for sale in SE Billings.  
Two lots available:  
3.4 Acres  
3.5 Acres  
Available for sale together or separately.  
Seller will negotiate greenhouses on-site

Zoning:  
NMU Zoning allows residential and Commercial uses.  
The prior zoning of the parcel was Residential 15,000 (R-150). The new zoning allows this use and wide variety of other uses on the property with or without special review approval. NMU has limited restrictions for commercial uses.

Specific Allowed uses here - Schools, daycare, healthcare, Less than 50,000 sf amusement park, Adult daycare, Animal Boarding, Veterinary clinic, Restaurant, Bed and Breakfast, Office, Commercial Greenhouse/Nursery.

## PROPERTY HIGHLIGHTS

- Formerly the Field of Dreams Nursery
- 2 wells with pump houses
- Electrical on site

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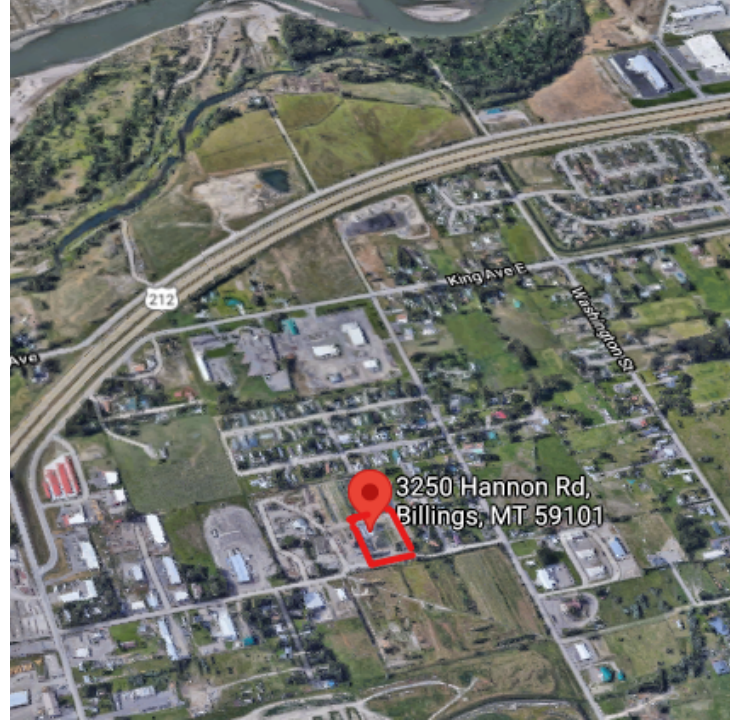
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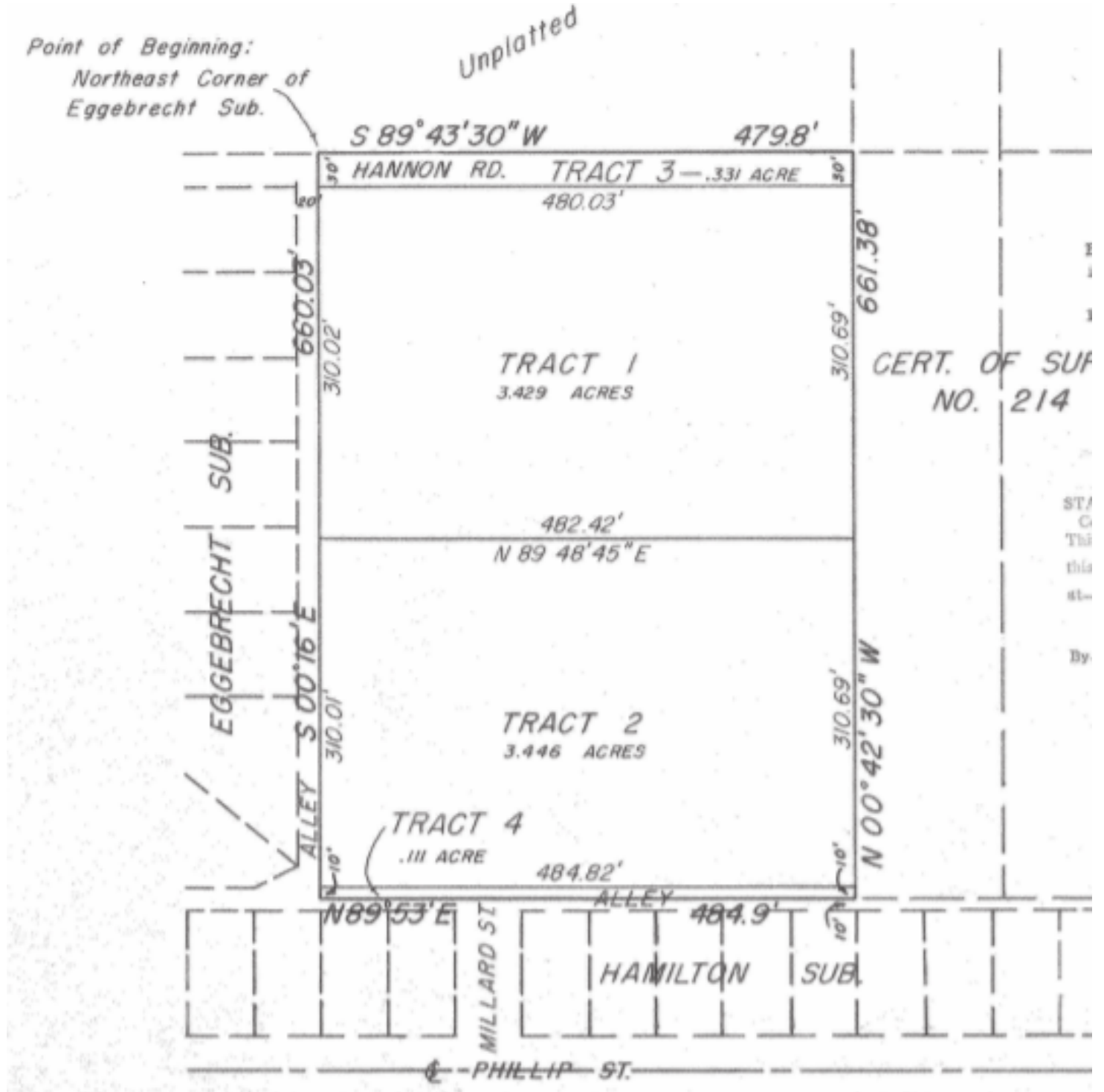
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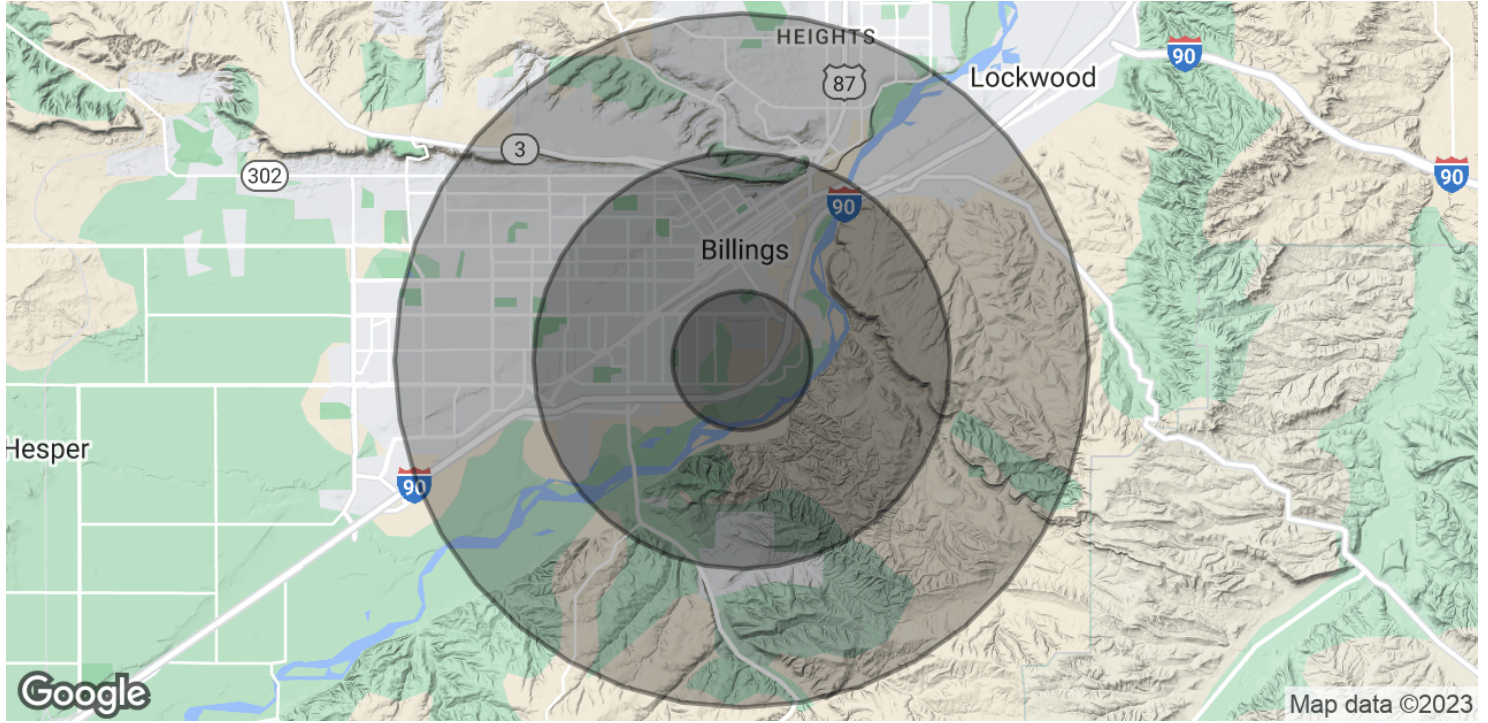
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,240	38,106	86,062
Average age	32.9	34.0	35.3
Average age (Male)	33.9	33.6	33.9
Average age (Female)	32.6	34.6	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,213	16,313	36,953
# of persons per HH	2.8	2.3	2.3
Average HH income	\$43,010	\$43,363	\$51,453
Average house value	\$115,566	\$139,280	\$154,524

\* Demographic data derived from 2020 ACS - US Census

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### TODD SHERMAN

Comm Sales Associate

todd@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.570.8961

MT #54530

### PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Sales, Leasing, and Commercial development. Todd works throughout the state finding suitable locations for National tenants, as well as working with Owners and Landlords listing all kinds of Commercial properties including; business sales, land, Industrial facilities, Hospitality, and Medical facilities. Since joining the Coldwell Banker Commercial team in 2018, Todd has been Rookie of the Year as well as Top Producer in 2020, with over \$8 Million in revenue. In 1988, Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. With his extensive industry related background, Todd has an extensive network of Real Estate Professionals and Affiliates throughout the region. Through this network, Todd is able to effectively connect Buyers and Tenants to Sellers and Landlords.

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### SHAYLEE GREEN CCIM

Broker

shaylee@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.208.7723

### PROFESSIONAL BACKGROUND

Shaylee grew up in Billings, MT and has spent most of her life taking advantage of the amazing outdoor activities Montana has to offer -- camping, hiking, rock climbing, snowboarding and everything in between. Shaylee Studied Theology at Yellowstone Christian College right after high school and Completed an A.A. with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings. She has 5 beautiful and very spunky children whom she tirelessly raises by herself while establishing her career in Real Estate. They are her pride and JOY! She has successfully completed multiple transactions and has extensive knowledge of investment grade properties. She exudes passion for small business owners because she comes from generations of hardworking farmers and ranchers and many extended family members are also self employed. Needless to say, its in her blood. She is a Nationally licensed Realtor and carries her Montana State license as well. She is also on track to achieve her brokers license 2021 through the number and complexity of transactions she has completed at Coldwell Banker Commercial. She has completed three courses in the 4 tier program to receive the Certified Commercial Investment Manager (CCIM) designation. She is on schedule to receive the third tier CCIM 103 soon. Shaylee joined Coldwell Banker Commercial after realizing that her true passion is commercial real estate. Because Shaylee does what she loves, she feels like she will never have to "work" another day in her life. She is proud to be the only female on the Coldwell Banker Commercial team in an advanced career field and wishes to pioneer the way for other women who want to make a huge, positive impact in their community.

### EDUCATION

She is a Nationally licensed Realtor, Broker, and a Certified Commercial Investment Manager (CCIM) designee. This designation is the equivalent of a masters degree in commercial real estate. CCIM's are experts at minimizing your risk, maximizing your ROI, and optimizing the value of your real estate.

Shaylee Studied Theology at Yellowstone Christian College and Completed an A.A. in Christian studies with a minor in Humanities. She then moved on to Study Elementary Education at MSU in Billings.

### MEMBERSHIPS

Notable transactions and clients:

- \*Accumulated \$18,000,000 +/- in total sales.
- \*Accumulated 1,507,200 sf leased retail, office, and industrial.
- \*Billings Athletic Club - \$1,000,000 sale - 20,000 SF
- \*\$3.5 Million - 80+ Bed Assisted Living Portfolio
- \*Whalen Tire - \$1,165,000 Sale - 1 AC - 20,000 SF
- \*1640 Lockwood - \$1,000,000 -10,080 SF - 2 AC
- \*23 Unit Multifamily portfolio
- \*Mobile home parks - 7+ Sales
- \*Land sales - 3-5 parcels yearly average including recreational or commercial subdivisions
- \*Estate sales with 6+ family members - 4 transactions.
- \*Major Clients - Phillips 66, Brand Safeway, Lavish Salon Studios, Magic City Casino, 777 Fitness, Sissies Cleaning, Thrivent Financial, Polar Services, Mountain Mudd
- \*Businesses sold - Montana Beauty Institute, Rae Rae's Bakery, Reliable Water Services, Ember and Indigo, Brookstone Monument, J-Wash Carwash.

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