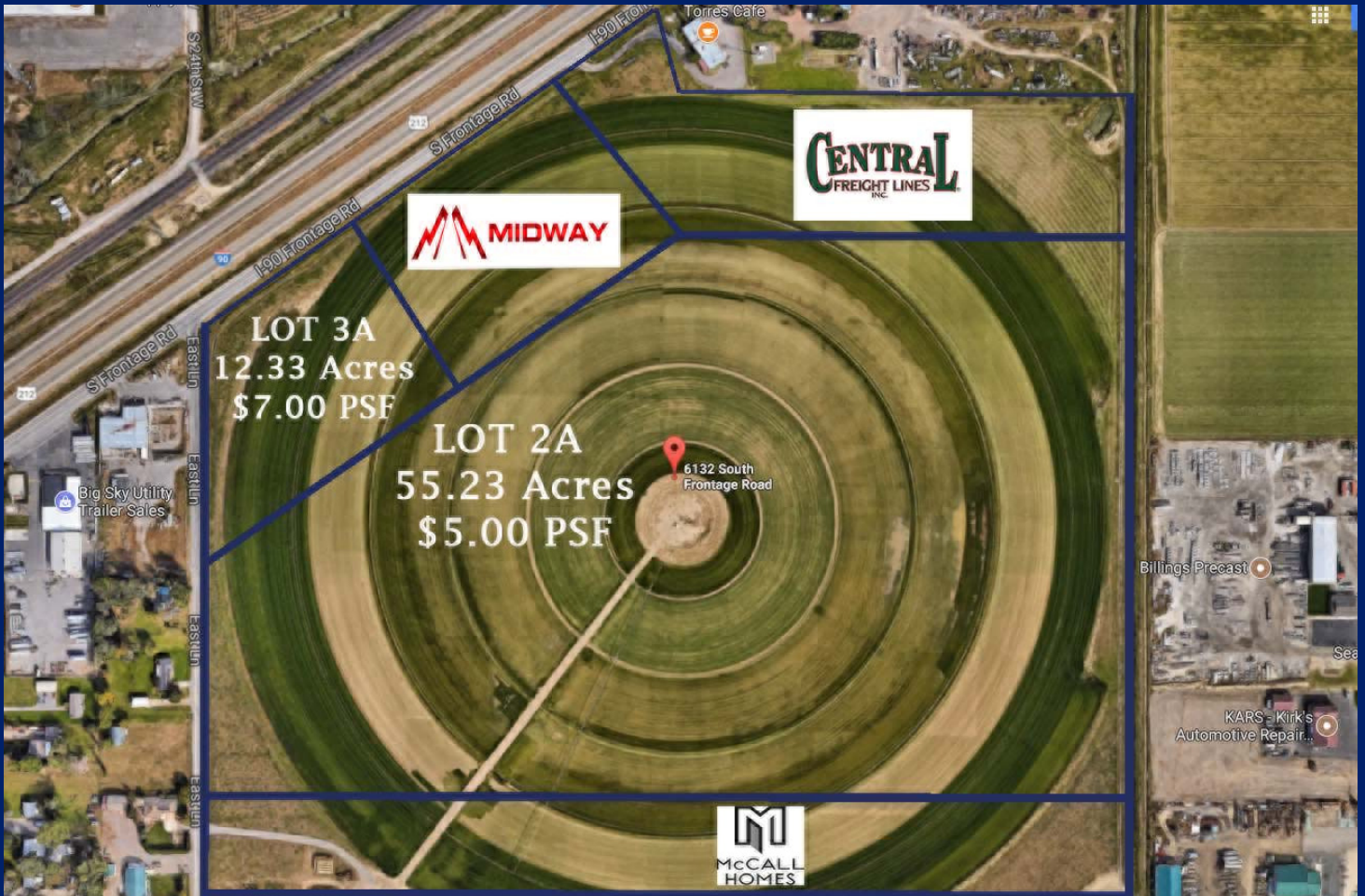


SALE

6300 S FRONTAGE ROAD

Billings, MT 59101



SALE PRICE

\$5.00-\$7.00 / SF



CLICK TO VIEW VIDEO

Blaine Poppler

406 671 0399

blaine@cbcmontana.com



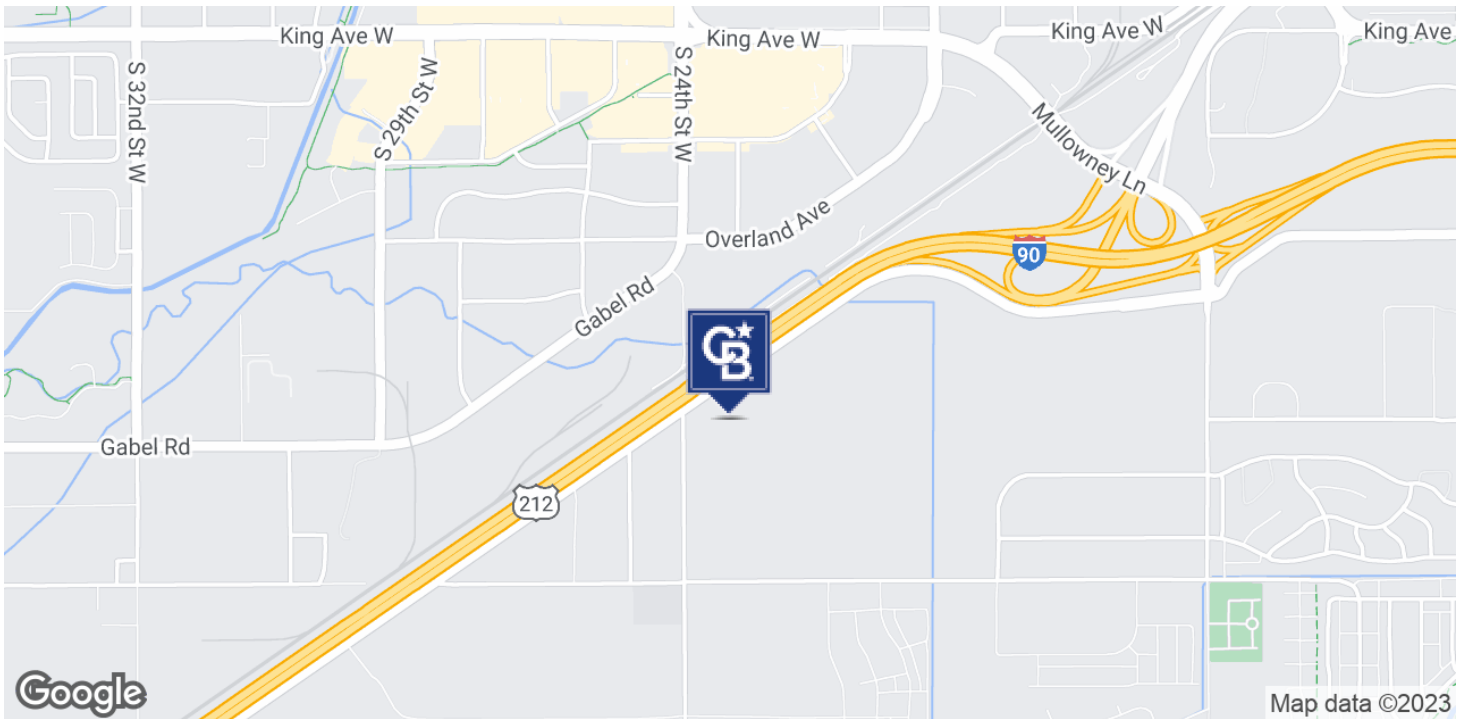
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SALE

6300 S FRONTAGE ROAD

Billings, MT 59101



PROPERTY DESCRIPTION

6300 S Frontage Road offers a prime interstate location for retail and light industrial development. Located between King Ave West and Zoo Drive exits off Interstate 90.

The property may be annexed into the city, and public services are now available.

Lot 2A
55.23 Acres at \$5.00 PSF

Lot 3A
12.33 Acres at \$7.00 PSF

PROPERTY HIGHLIGHTS

- Water and sewer - City of Billings
- 596 feet frontage on S Frontage Road
- Interstate Visibility

OFFERING SUMMARY

Sale Price:	\$5.00-\$7.00 / SF
Lot Size:	67.56 Acres
Zoning:	CX (Heavy Commercial)

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	883	41,533	62,392
Total Population	2,006	93,835	146,551
Average HH Income	\$53,218	\$57,268	\$61,025

DRONE FOOTAGE

Blaine Poppler
406 671 0399
blaine@cbcmontana.com

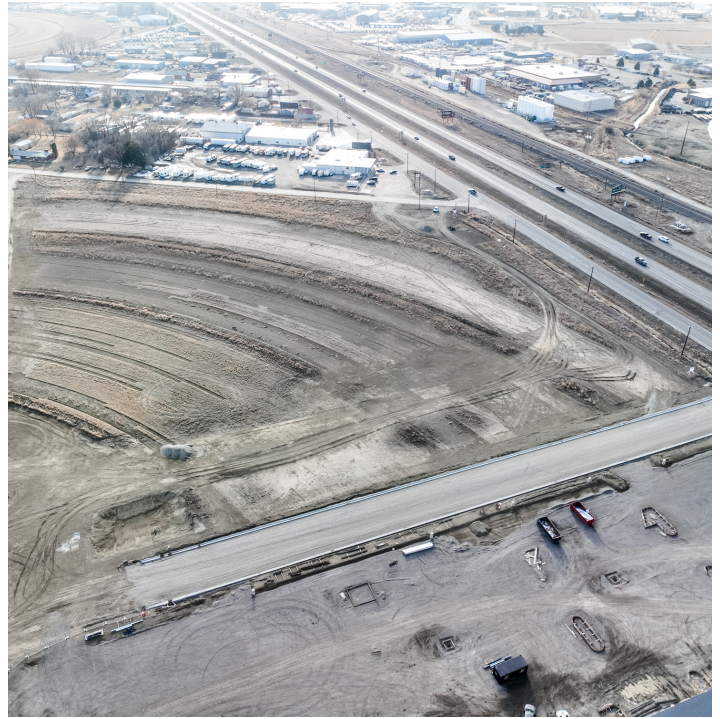


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PHOTOS

6300 S FRONTAGE ROAD

6300 S Frontage Road Billings, MT 59101



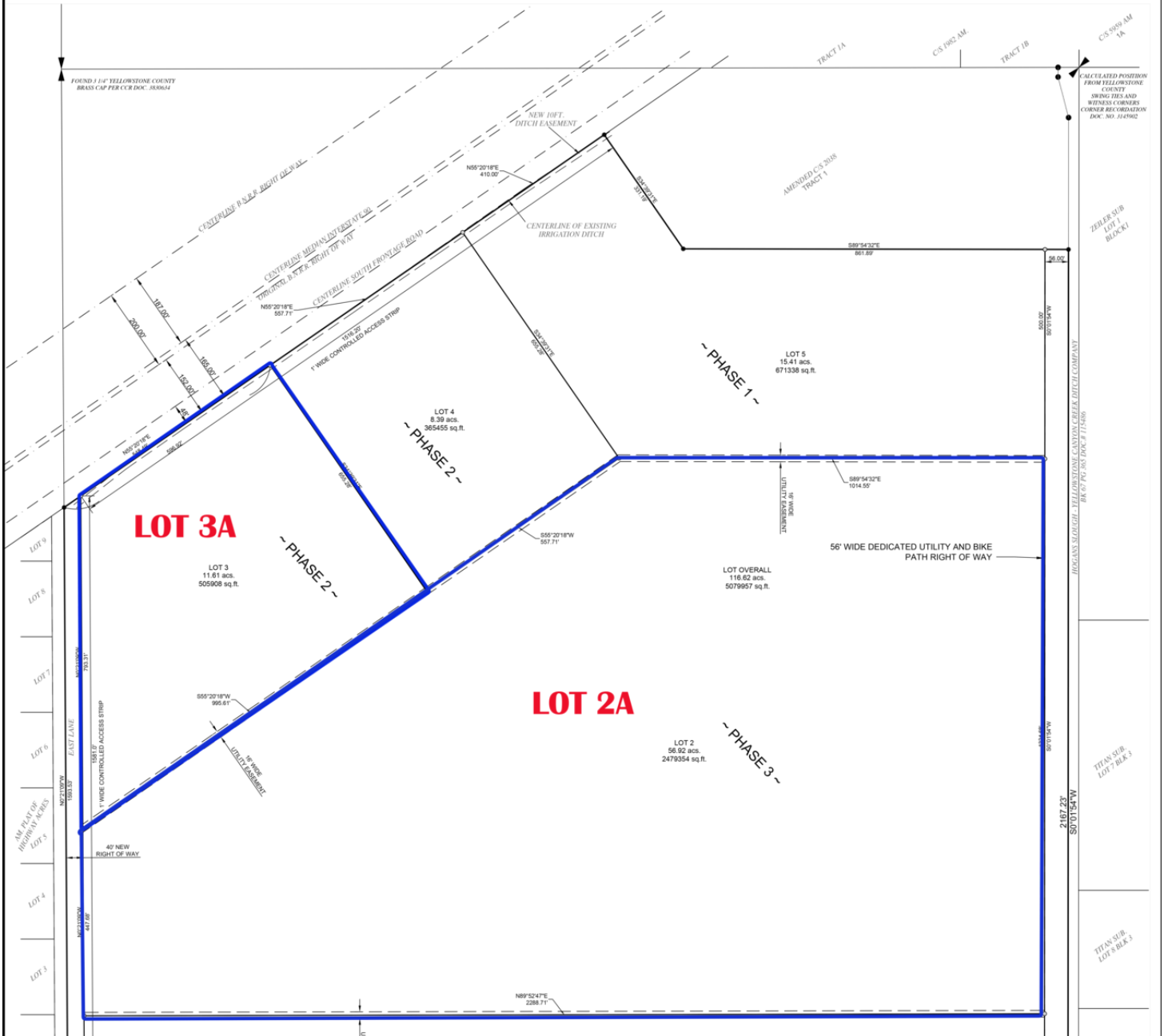
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406 671 0399
blaine@cbcmontana.com



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QFC SUBDIVISION, FIRST FILING BEING TRACT 2 OF AMENDED CERTIFICATE OF SURVEY 2038.

IN THE SOUTHWEST 1/4 SECTION 18, T.1S. R.26E., P.M.M.
YELLOWSTONE COUNTY, MONTANA
COMMISSIONED BY: QUARNBURG FARMING CORPORATION
PREPARED BY: MORRISON MAIERLE, NOVEMBER 2018



Blaine Poppler
406 671 0399
blaine@cbcmontana.com

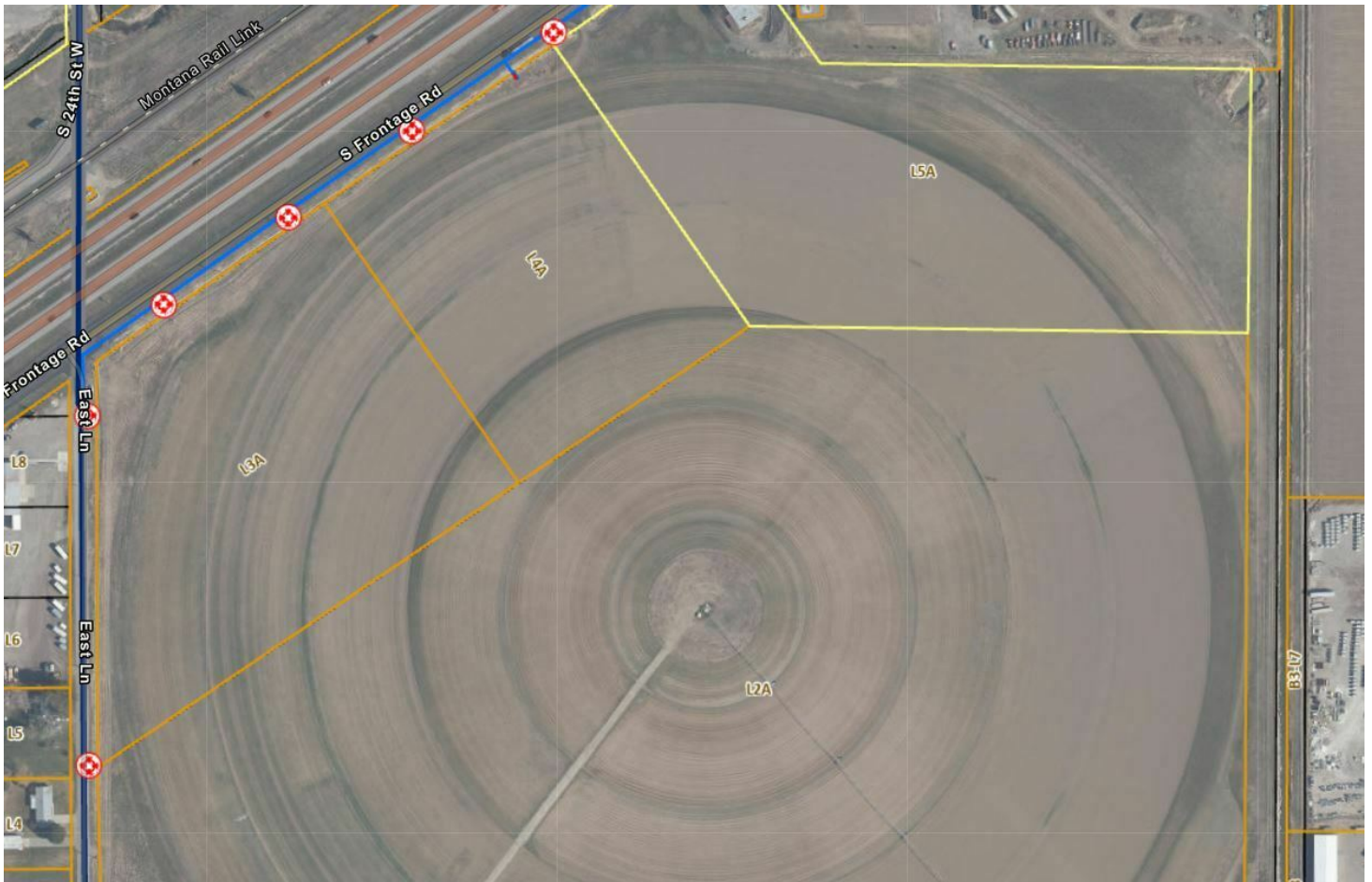


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WATER UTILITIES (IN BLUE)

6300 S FRONTAGE ROAD

Billings, MT 59101



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blaine@cbcmontana.com

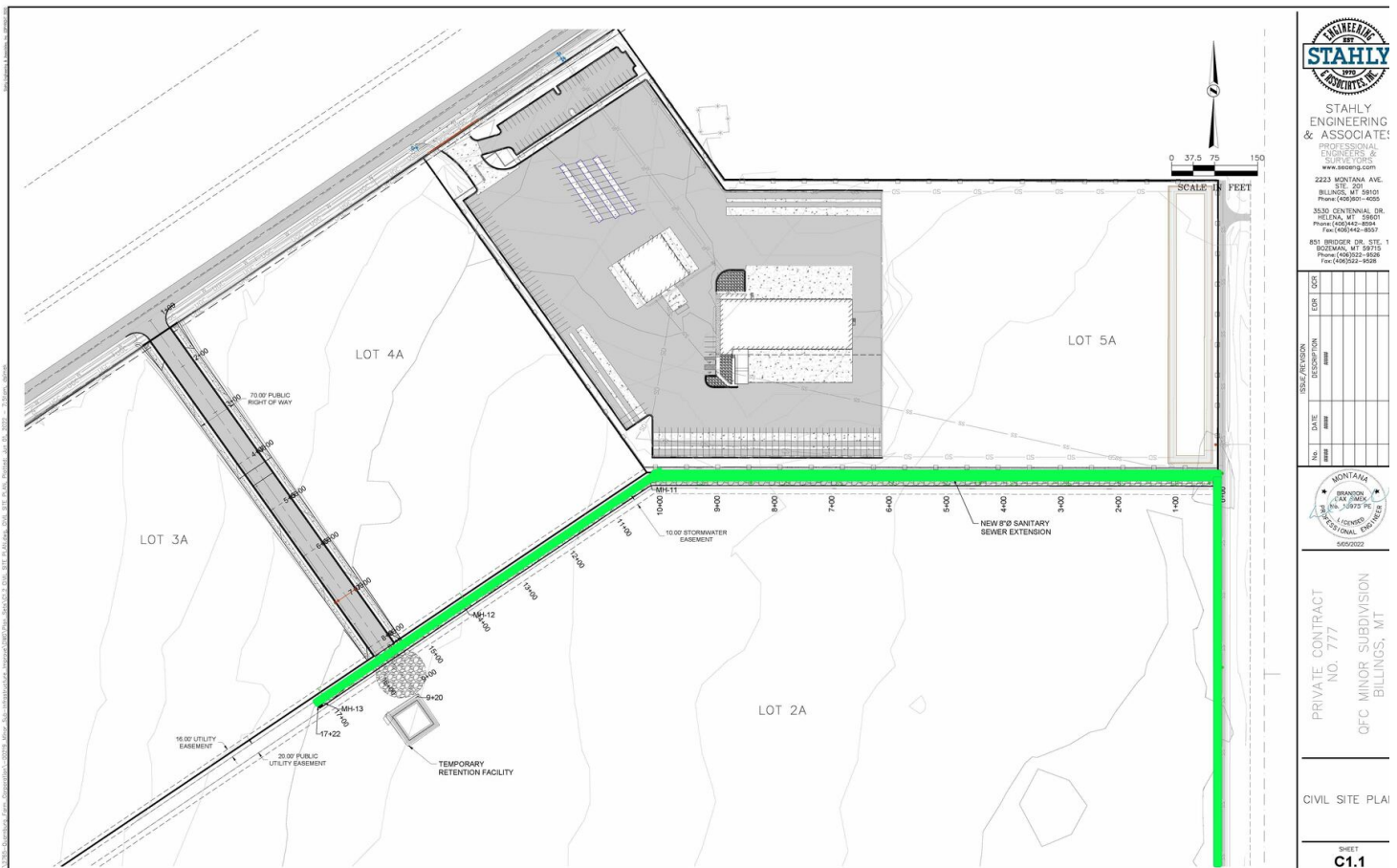


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SEWER (IN GREEN)

6300 S FRONTAGE ROAD

Billings, MT 59101



Blaine Poppler
 406 671 0399
 blaine@cbcmontana.com



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SHARED ACCESS AGREEMENT (RED)

6300 S FRONTAGE ROAD

Billings, MT 59101



Blaine Poppler
406 671 0399
blaine@cbcmontana.com

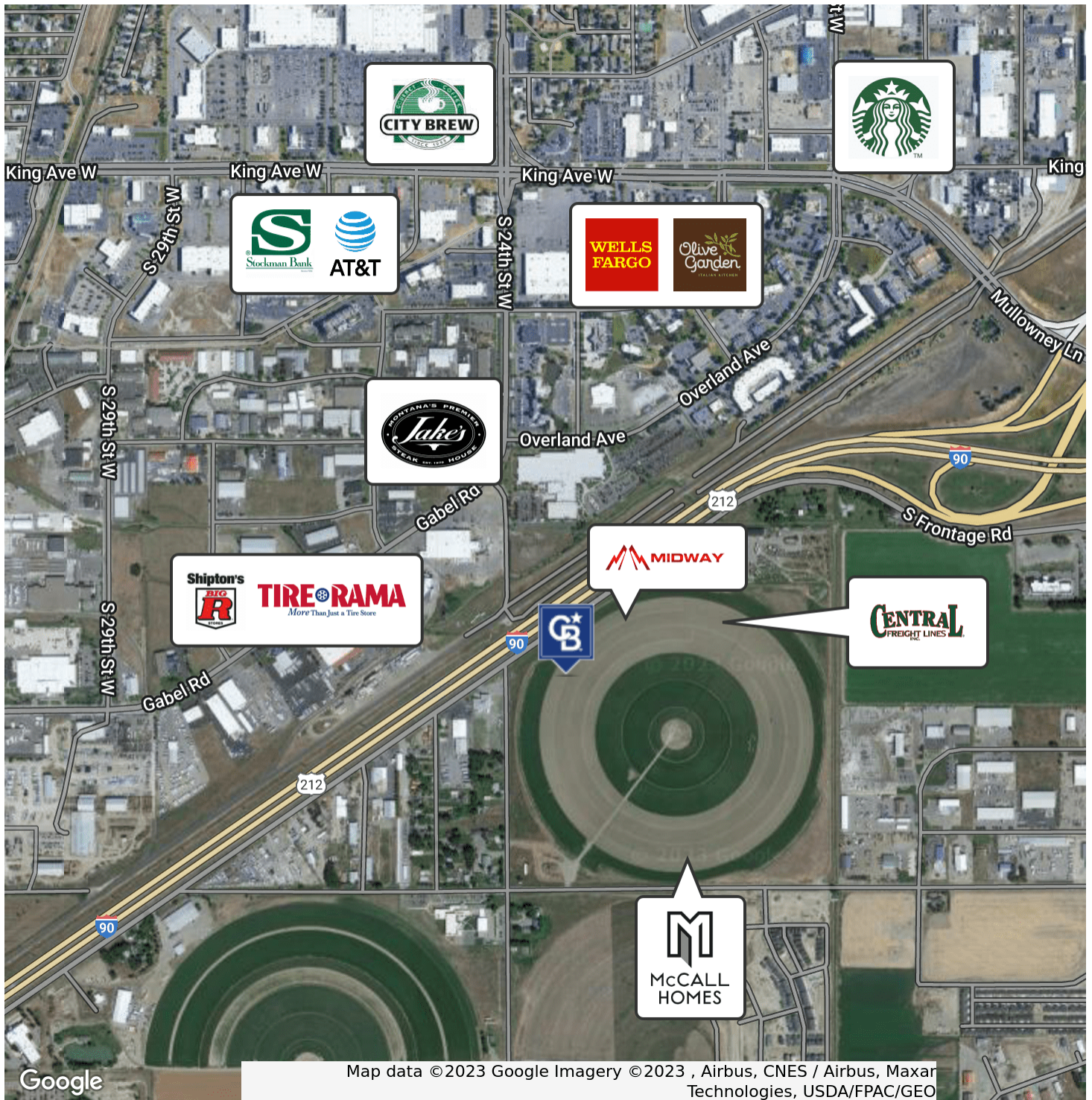


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MAP

6300 S FRONTAGE ROAD

Billings, MT 59101



Blaine Poppler
406 671 0399
blaine@cbcmontana.com

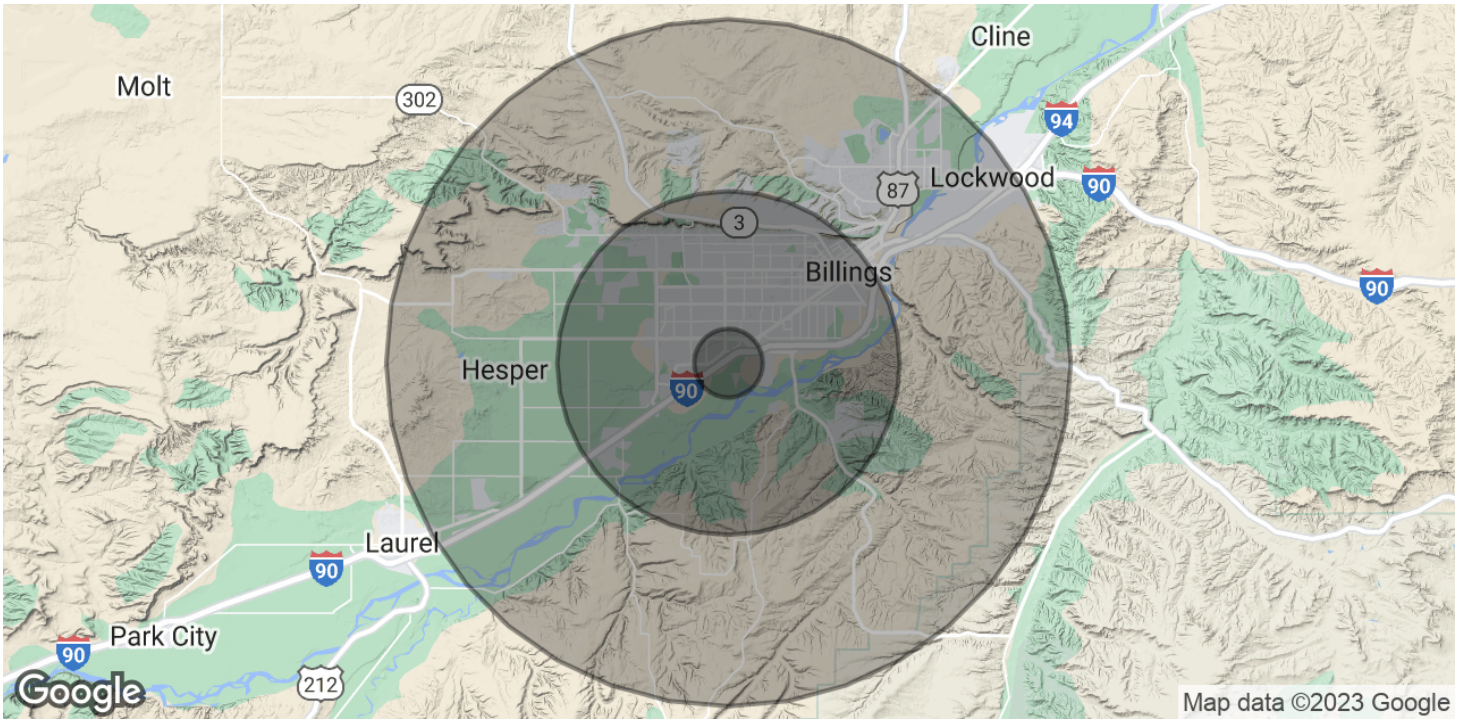


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DEMOGRAPHICS

6300 S FRONTAGE ROAD

Billings, MT 59101



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,006	93,835	146,551
Average Age	36.8	38.2	38
Average Age (Male)	34.9	36.2	36.4
Average Age (Female)	38.9	40.5	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	883	41,533	62,392
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$53,218	\$57,268	\$61,025
Average House Value	\$147,855	\$186,512	\$203,054

* Demographic data derived from 2020 ACS - US Census

Blaine Poppler
406 671 0399
blaine@cbcmontana.com

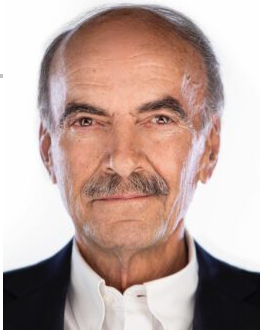


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BROKER BIO

6300 S FRONTAGE ROAD

Billings, MT 59101



BLAINE POPPLER

Owner, Commercial Broker

blaine@cbcmontana.com

Direct: 406.671.0399 | Cell: 406.671.0399

MT #7938

PROFESSIONAL BACKGROUND

Blaine Poppler has been with Coldwell Banker Commercial since 1995. Born and raised in Billings Montana gives Blaine a deep understanding of the history and future of commercial real estate in Billings and Yellowstone County Montana. Blaine has specialized in land sales and listings but has over 20 years of experience in all areas of commercial and investment real estate. Knowledge of zoning, subdivision, annexation and superior location have been a benefit to both Sellers and Buyers. Working with builders, developers and investors to acquire top deals in multi-family, retail and industrial tracts also requires providing the tools and experience available to the sellers of development properties. With a lifetime of relations, and knowledge, Blaine knows and understands the goals and the deep rooted relationship so many land owners have with the land that is now in the path of development. With the knowledge and experience to successfully accomplish zoning, subdivision and annexation to the best interest of all involved, both buyers and sellers come out on top and all parties can achieve their goals. Having worked with clients as diverse as churches, agricultural land owners, multi-family developers commercial site locaters and community planners, Blaine has built the relationships required for effective representation of buyers and sellers alike. With a broad inventory of development land listings and new and returning buyers Blaine's busy practice always welcomes the opportunity to discuss and inform new client's goals and opportunities.

MEMBERSHIPS

Yellowstone County Board of Adjustment
Billings Association of Realtors
Silver Circle Award Recipient

CBS

1215 24th Street Suite 240
Billings, MT 59102
406.656.2001

Blaine Poppler

406 671 0399

blaine@cbcmontana.com



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