

# SALE

## 6300 S FRONTAGE ROAD

Billings, MT 59101



**SALE PRICE**

**\$7.25 - \$9.75 PSF**



**CLICK TO VIEW VIDEO**

**Blaine Poppler**

(406) 671-0399

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**George Warmer, CCIM**

(406) 855-8946

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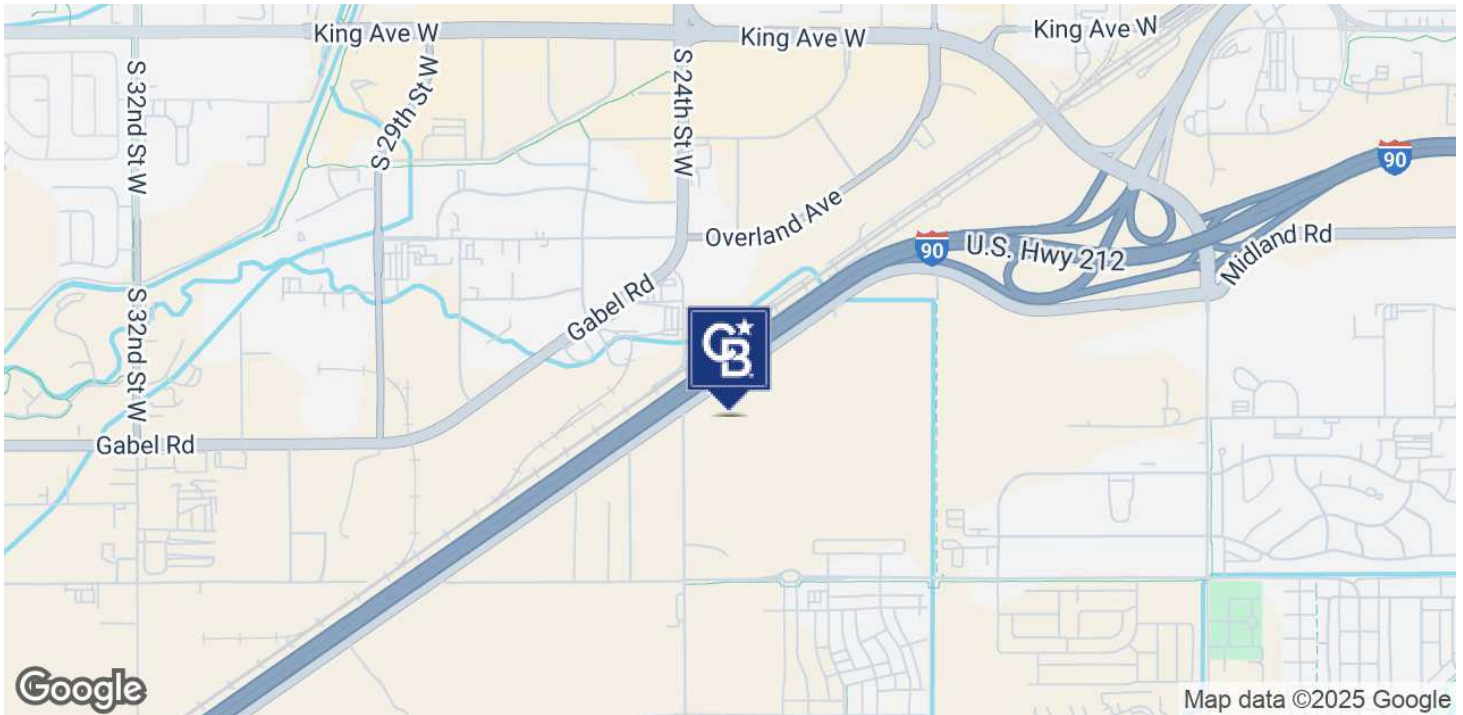


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### PROPERTY DESCRIPTION

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 is annexed into the city, and public services are now available.

Lot 2A  
55.23 Acres at \$7.25 PSF

Lot 3A  
12.33 Acres at \$9.75 PSF

### PROPERTY HIGHLIGHTS

- Water and sewer - City of Billings
- Zoning CX (Heavy Commercial)
- 596 feet frontage on S Frontage Road

### VIDEO

### OFFERING SUMMARY

Sale Price:	\$7.25 - \$9.75 PSF
Lot Size:	67.56 Acres

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

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# PHOTOS

6300 S FRONTAGE ROAD

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Facing North



Facing West



Facing South East



Facing South West

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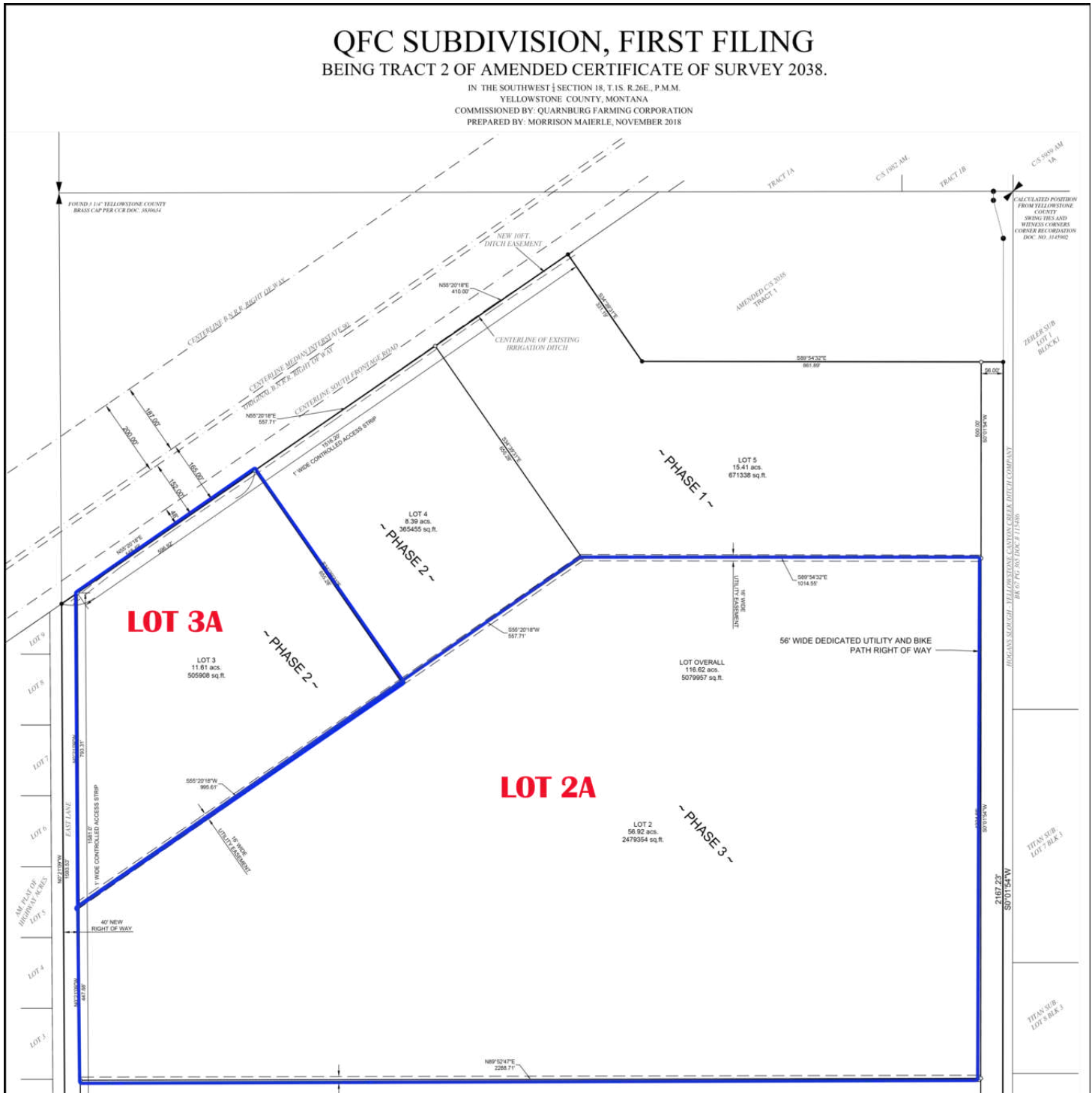
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# WATER UTILITIES (IN BLUE)

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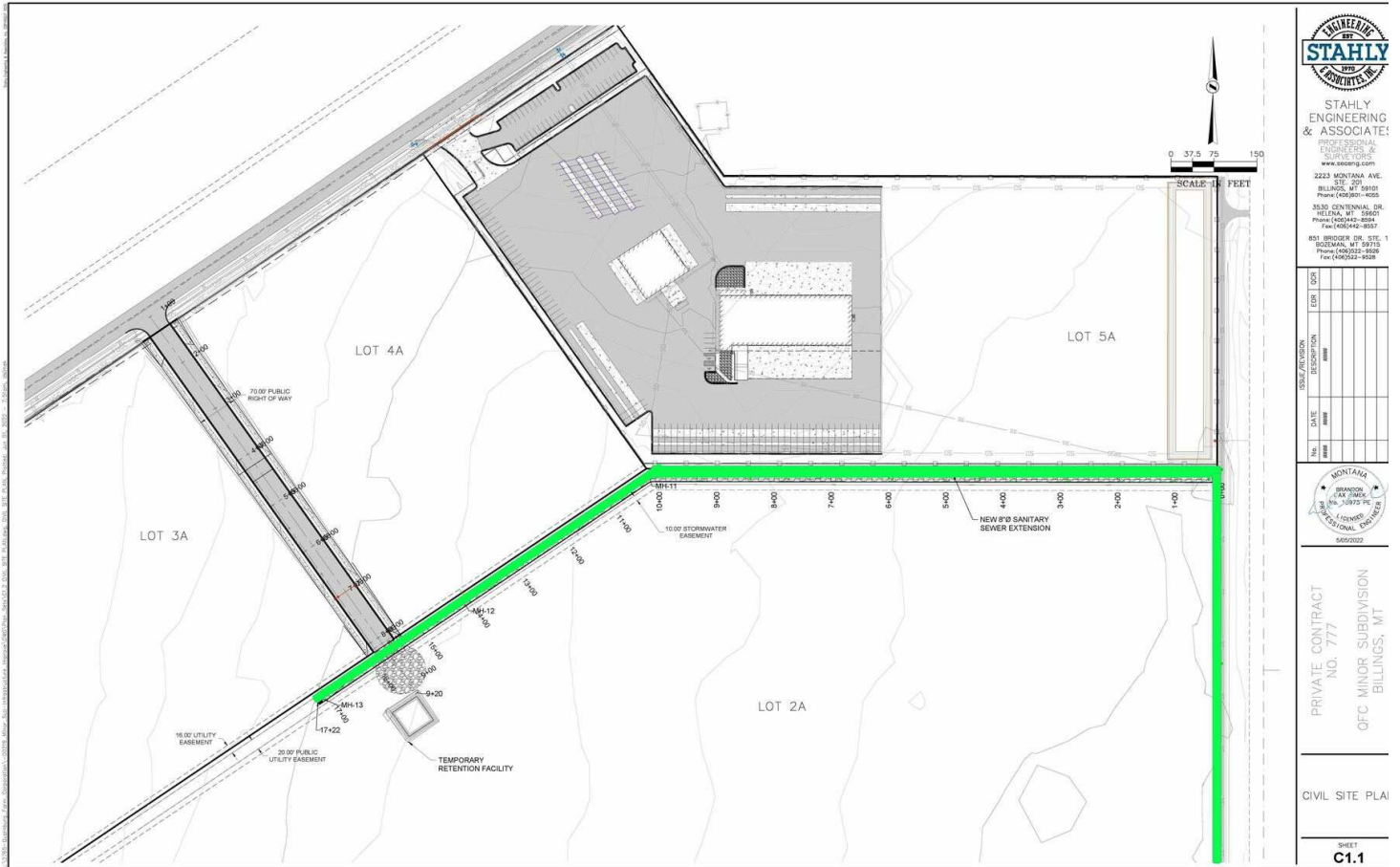
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# SEWER (IN GREEN) 6300 S FRONTAGE ROAD

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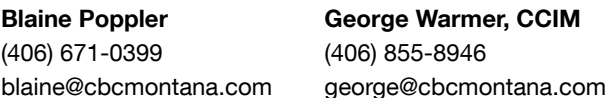
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# MAP

6300 S FRONTAGE ROAD

Billings, MT 59101



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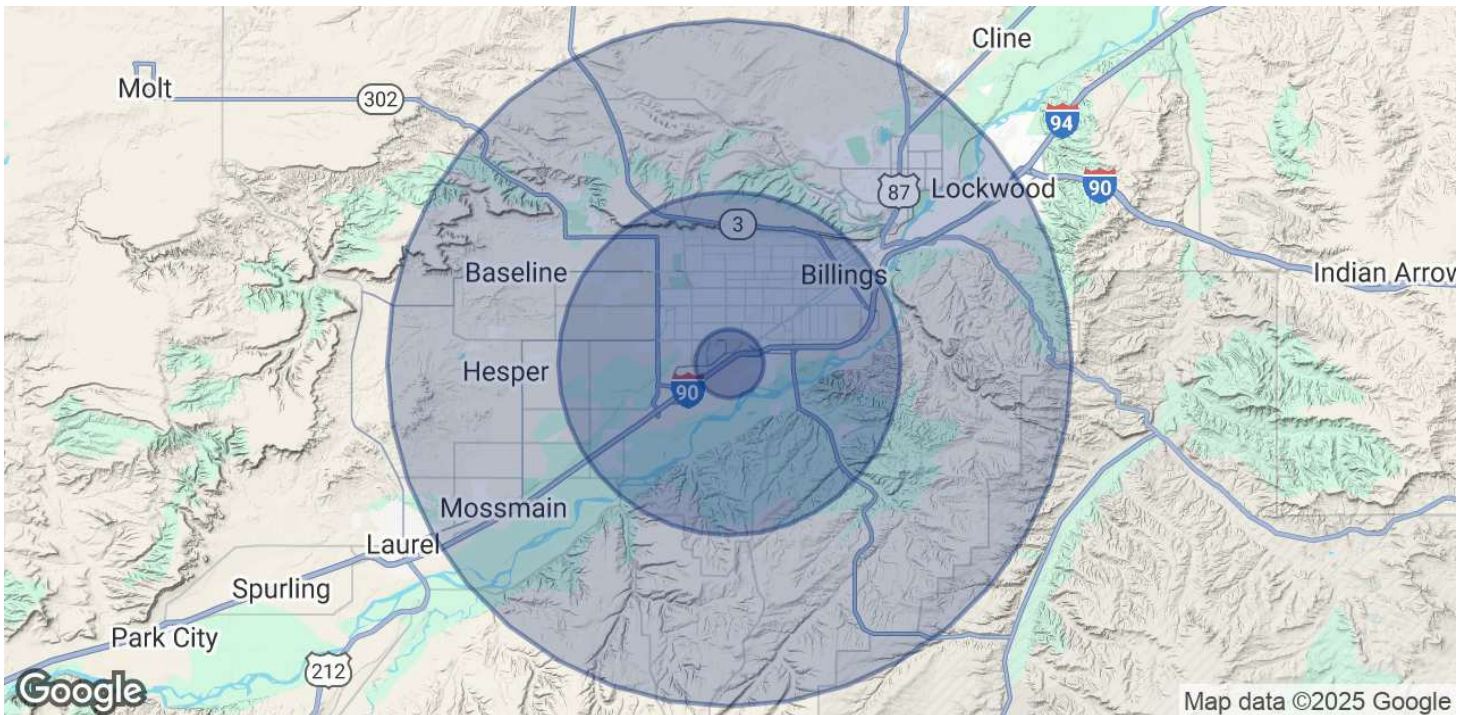
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# DEMOGRAPHICS

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

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# BROKER BIO

6300 S FRONTAGE ROAD

Billings, MT 59101



## GEORGE WARMER, CCIM

### Principal Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946



MT #FRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

### EDUCATION

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

### MEMBERSHIPS

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Board Member: Coldwell Banker Commercial Advisory Board

Member: CCIM

Active Member of West End Rotary

### 2024 Transactions of Note



2675 KING AVE W  
RETAIL  
FORMER BANK



2075 OVERLAND  
OFFICE  
10,000 SF OFFICE BUILDING



707 N 31ST  
MULTI-FAMILY  
12-PLEX



206 PLAINVIEW  
INDUSTRIAL  
80,000 SF WAREHOUSE



6807 DANFORD  
LAND  
66 ACRE LAND DEVELOPMENT

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3135 Meadow View Dr.  
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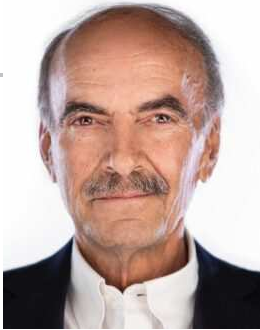
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## BLAINE POPPLER

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

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