

# DEVELOPMENT LAND SALE

## 12.771 AC - OUTSIDE CITY LIMITS

547 Johnson lane Billings, MT 59101

**SALE PRICE**                      \$875,000   \$1.57 SF   \$68,515 AC



COLDWELL BANKER  
**COMMERCIAL**  
CBS

---

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001

©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.

# SALE

## 547 JOHNSON LANE

547 Johnson Lane Billings, MT 59101



### OFFERING SUMMARY

Sale Price:	\$875,000
Lot Size:	12.771 Acres
Price / Acre:	\$68,515
Zoning:	AG Land over 10 acres
Location:	Outside city limits
Price / SF:	\$1.57 SF
Taxes 2021:	\$3401 YR
Year Built:	1964
House SF:	2432 SF

### PROPERTY OVERVIEW

Desirable for development into residential ranchettes, or full subdivision use. Also desirable for commercial acreage and frontage on growing Johnson lane. Water and Power Utilities located nearby towards the subdivisions surrounding. Public sewer available in Johnson lane for significant development. 1964 built, 2432 SF Duplex Home has 2 month to month tenants. Multiple outbuildings onsite. Mostly fenced property. Lockwood is a growing area with new school and other significant improvements coming.

### PROPERTY HIGHLIGHTS

- Lockwood Interchange coming
- Cannabis Opportunity
- Development Opportunity
- Commercial Development opportunity

**Shaylee Green**  
406 656 2001

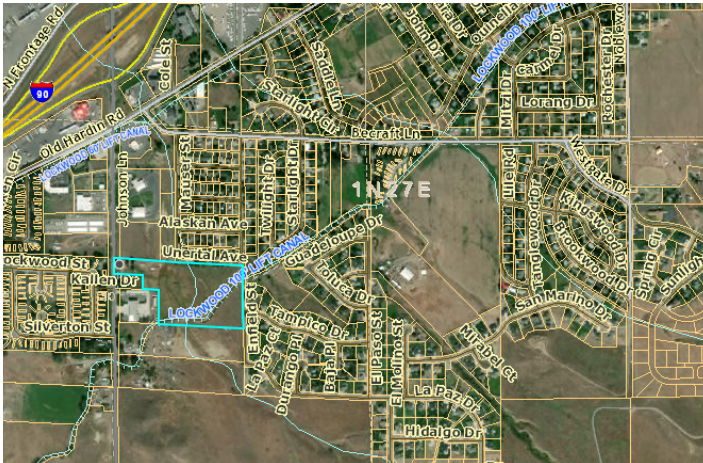
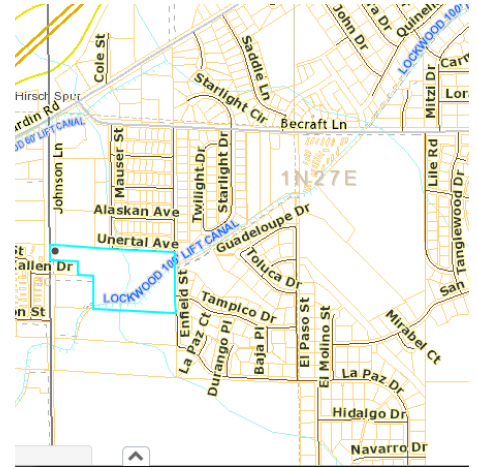
**Todd Sherman**  
406 656 2001



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# IMAGES

**547 JOHNSON LANE**  
547 Johnson Lane Billings, MT 59101



**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001



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

# MAP

## 547 JOHNSON LANE

547 Johnson Lane Billings, MT 59101



Shaylee Green  
406 656 2001

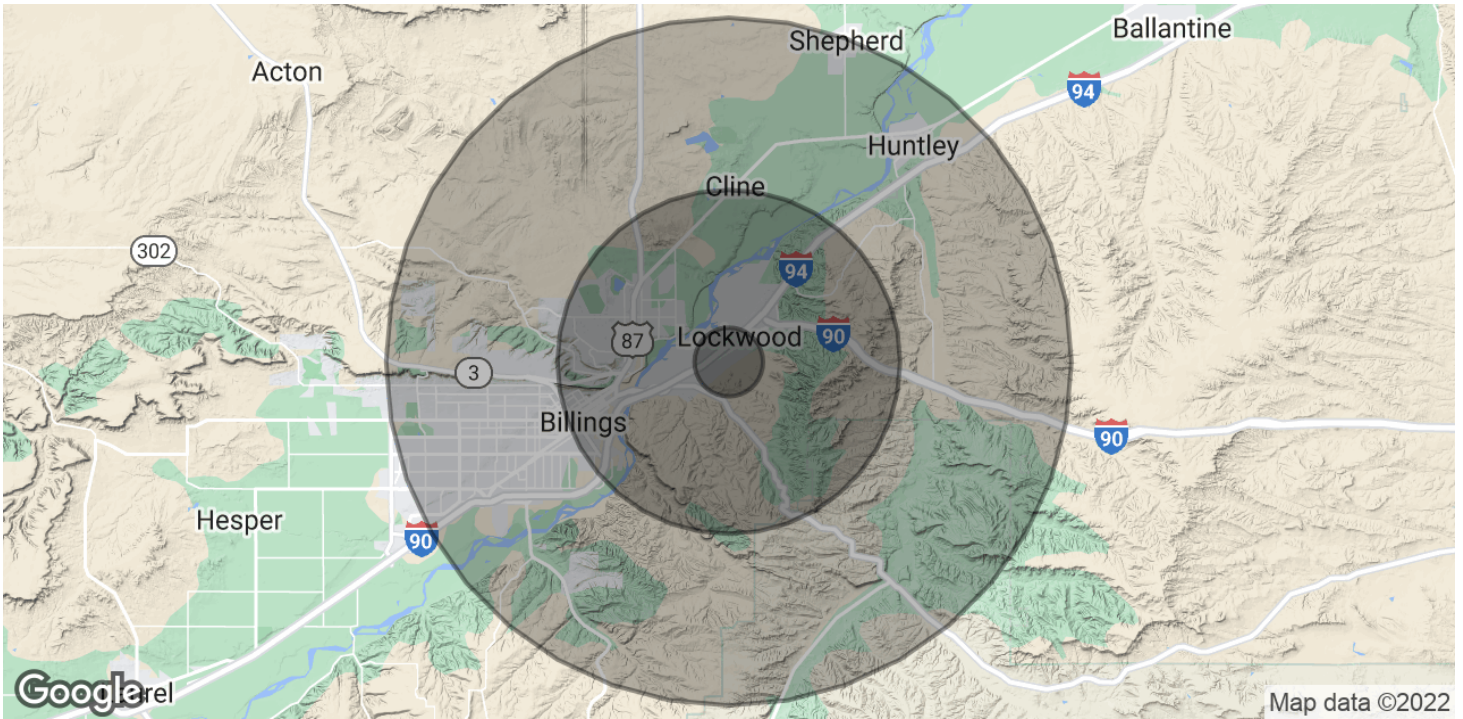
Todd Sherman  
406 656 2001



COLDWELL BANKER  
**COMMERCIAL**  
CBS

# DEMOGRAPHICS

**547 JOHNSON LANE**  
547 Johnson Lane Billings, MT 59101



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,164	27,013	98,963
Average Age	34.9	36.2	35.3
Average Age (Male)	34.3	34.3	33.8
Average Age (Female)	36.7	38.1	37.4

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	476	10,985	41,196
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$48,129	\$51,694	\$53,463
Average House Value	\$124,179	\$149,202	\$155,295

\* Demographic data derived from 2020 ACS - US Census

**Shaylee Green**      **Todd Sherman**  
406 656 2001      406 656 2001



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



## 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.

## EDUCATION

University of Oregon  
BS in Business Communications

## MEMBERSHIPS

Todd has been actively involved in trade and civic organizations such as The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of REALTORS, Downtown Exchange Club, and East Billings Industrial Revitalization Board. Todd is passionate about what he does, and his enthusiasm for Commercial real estate becomes evident very quickly.

### CBS

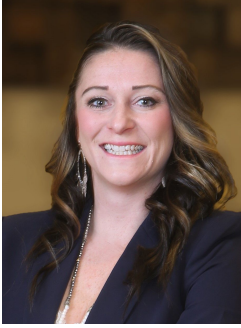
1215 24th Street Suite 240  
Billings, MT 59102  
406.656.2001

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001



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



## SHAYLEE GREEN

Comm Sales Associate

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 Brokers license as well. She has completed three courses in the 4 tier program to receive the highly recognized Certified Commercial Investment Manager (CCIM) designation and on her way to finish course #4 fall of 2021 through the number and complexity of transactions she has completed at Coldwell Banker Commercial . 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

CCIM 101

CCIM 102

## MEMBERSHIPS

Billings Association of Realtors

### CBS

1215 24th Street Suite 240

Billings, MT 59102

406.656.2001

**Shaylee Green**  
406 656 2001

**Todd Sherman**  
406 656 2001



**COLDWELL BANKER  
COMMERCIAL**  
CBS