

# SALE

## COULSON ROAD

Lockwood, MT 59101



**SALE PRICE**

**\$3.00 PSF**



**CLICK TO VIEW VIDEO**

**George Warmer, CCIM**

O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com



**COLDWELL BANKER  
COMMERCIAL  
CBS**

# SALE

## COULSON ROAD

Coulson Road Lockwood, MT 59101



### OFFERING SUMMARY

Sale Price:	\$3,322,277
Lot Size:	25.423 Acres
Zoning:	I2 Heavy Industrial

### PROPERTY OVERVIEW

Heavy Industrial site located within the Targeted Economic Development District (TEDD).

For additional information refer to <https://bigskyeconomicdevelopment.org/lockwood-tedd/>. Ideal 25.423 acre industrial development site.

Site is located just north of Coulson Road & Coulson Road East. Watson Road borders the property to the east and Dvorak Lane to the north. Site is located between two the Pacific Recycling and Town & Country Supply.

### PROPERTY HIGHLIGHTS

- Prime Heavy Industrial Site For Sale
- Zoned: I2 Heavy Industrial
- Adjacent to Gas & Electric.
- BNSF Rail Line and crossing west of site.
- Located In The TEDD
- Sale Price \$3.00 PSF

**George Warmer, CCIM**

O: 406 855 8946 | C: 406 855 8946

[george@cbcmontana.com](mailto:george@cbcmontana.com)

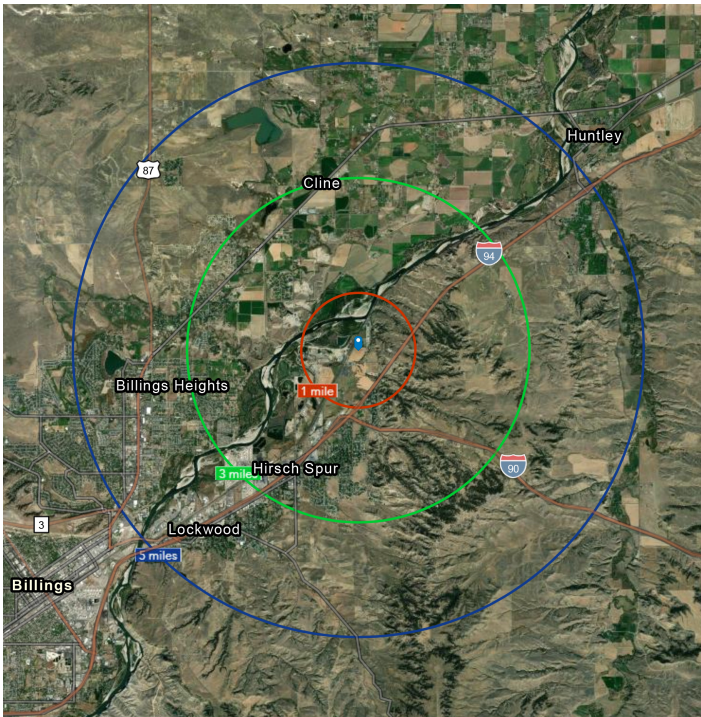


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# PICTURES

## COULSON ROAD

Coulson Road Lockwood, MT 59101



**George Warner, CCIM**  
O: 406 855 8946 | C: 406 855 8946  
george@cbcmontana.com

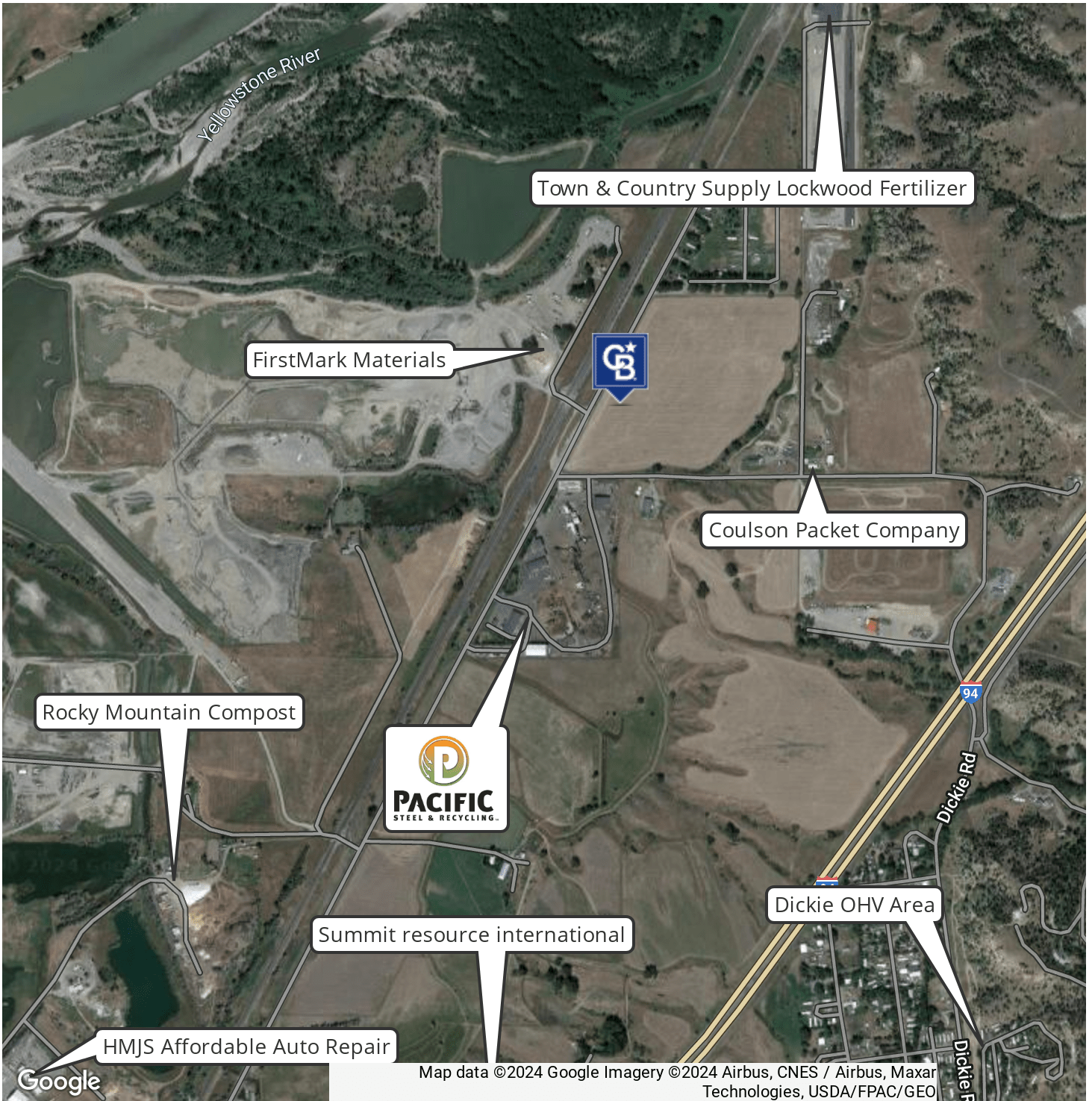


**COLDWELL BANKER  
COMMERCIAL**  
CBS

# MAP

## COULSON ROAD

Coulson Road Lockwood, MT 59101



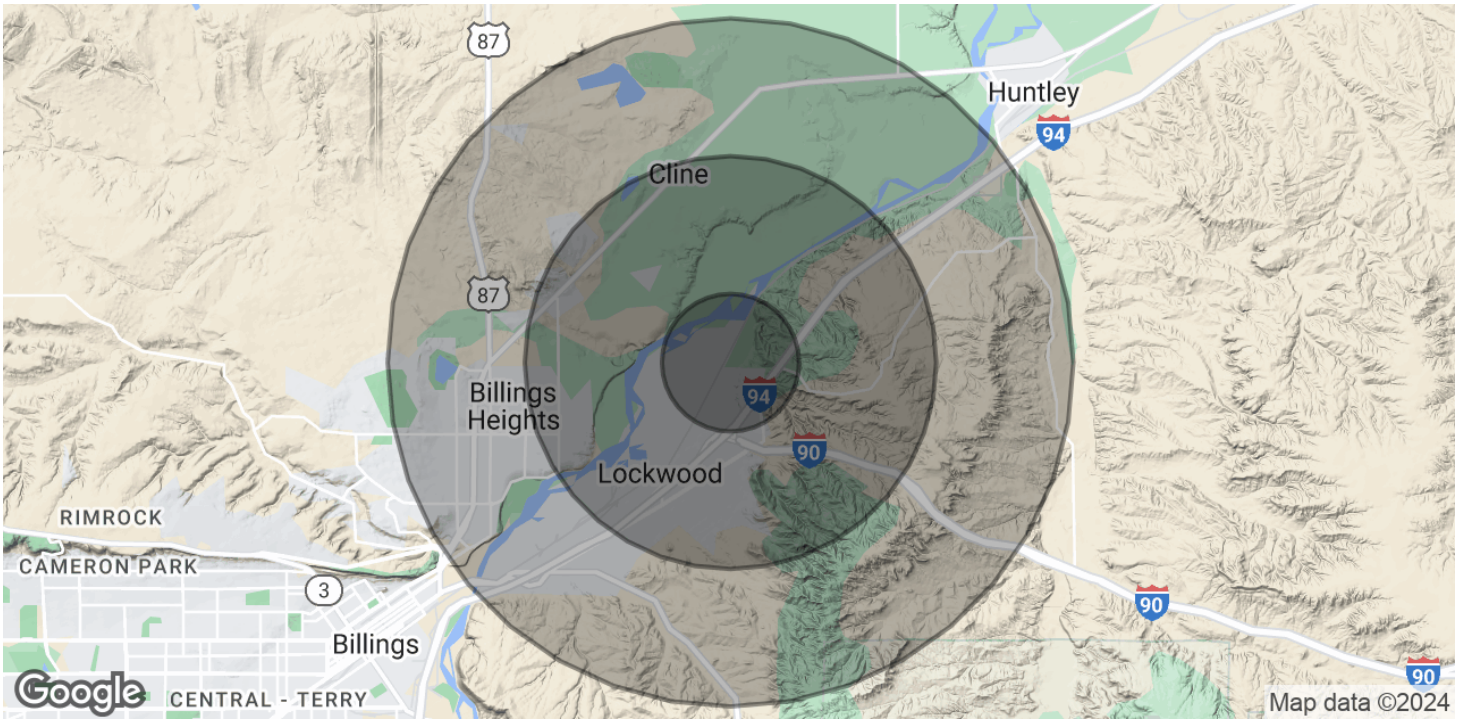
**George Warmer, CCIM**  
O: 406 855 8946 | C: 406 855 8946  
george@cbcmontana.com



# DEMOGRAPHICS

## COULSON ROAD

Coulson Road Lockwood, MT 59101



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,893	11,800	30,276
Average Age	35.1	37	37.3
Average Age (Male)	34.9	37.8	38.4
Average Age (Female)	35.3	36.5	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	735	4,839	13,090
# of Persons per HH	2.6	2.4	2.3
Average HH Income	\$71,707	\$72,637	\$70,090
Average House Value	\$764,799	\$307,863	\$292,889

\* Demographic data derived from 2020 ACS - US Census

**George Warmer, CCIM**  
 O: 406 855 8946 | C: 406 855 8946  
 george@cbcmontana.com





### GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.855.8946 | Cell: 406.855.8946

MT #RRE-RBS-LIC-14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker 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

In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic, and community organizations. Board Member: Big Sky Economic Development Association Board Member: City of Billings Board of Adjustments Member: CCIM Member: Billings Downtown Rotary

### RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Leases: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

#### CBS

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

#### George Warmer, CCIM

O: 406 855 8946 | C: 406 855 8946

george@cbcmontana.com



COLDWELL BANKER  
**COMMERCIAL**  
CBS