

SALE

COULSON ROAD

Lockwood, MT 59101



SALE PRICE

\$2,214,815.76



CLICK TO VIEW VIDEO

George Warner, CCIM

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SALE

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OFFERING SUMMARY

Sale Price:	\$2,214,815
Lot Size:	25.423 Acres
Price / Acre:	\$87,119
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 \$2.00 PSF

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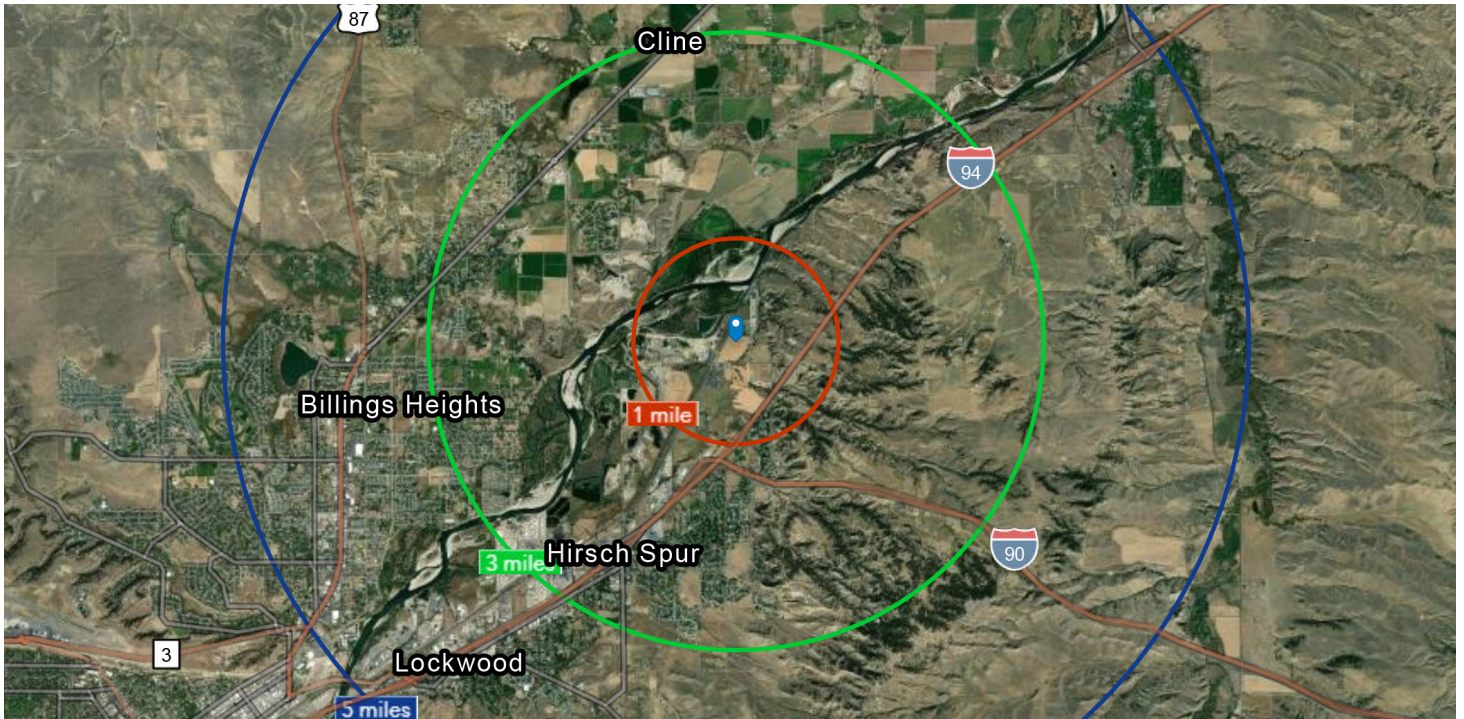


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PICTURES

COULSON ROAD

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MAP

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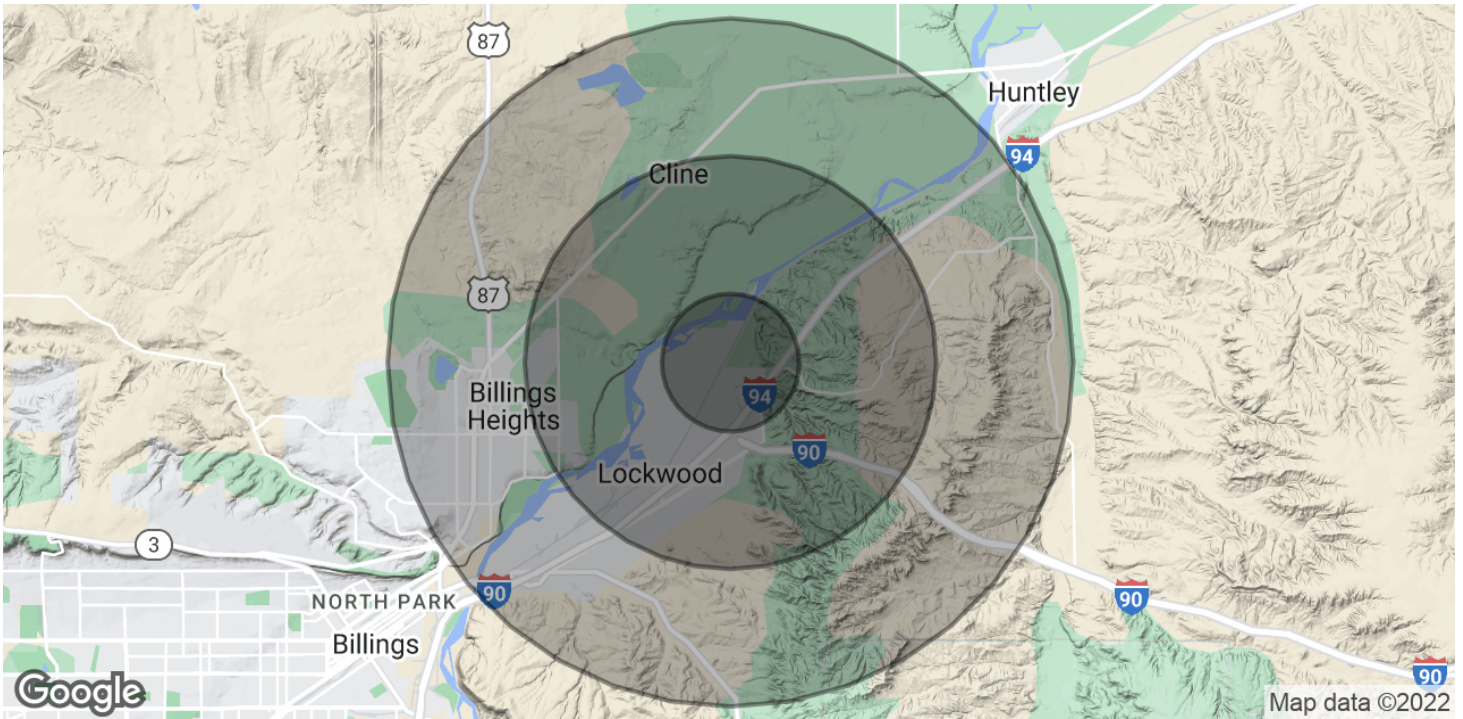


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DEMOGRAPHICS

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	37.0	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

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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 licensed REALTOR® 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.

TRANSACTIONS OF NOTE

Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

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. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member

CBS

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