

# SALE

## LAND NEAR INTERSTATE 94 OFF EXIT 138

Miles City, MT 59301

**SALE PRICE**

\$1,155,429



[CLICK TO VIEW VIDEO](#)



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

---

**George Warner, CCIM**

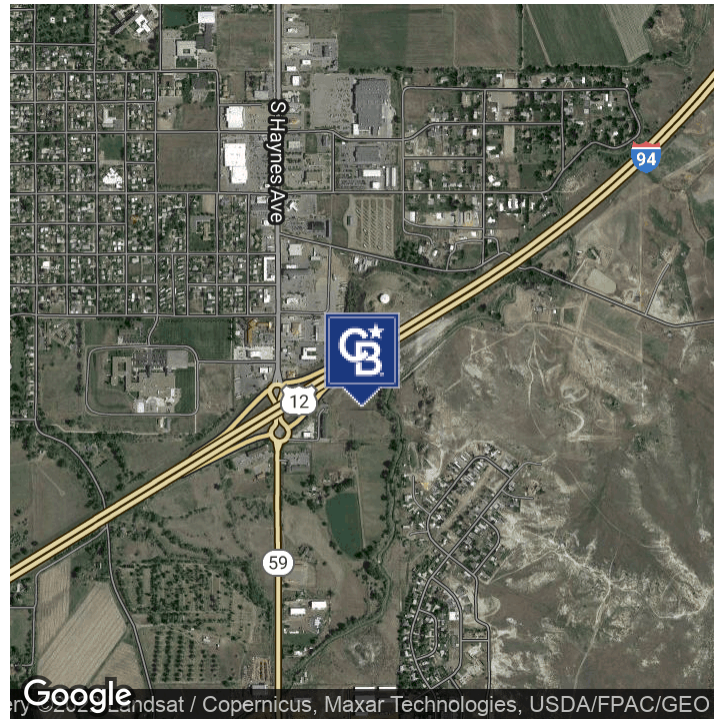
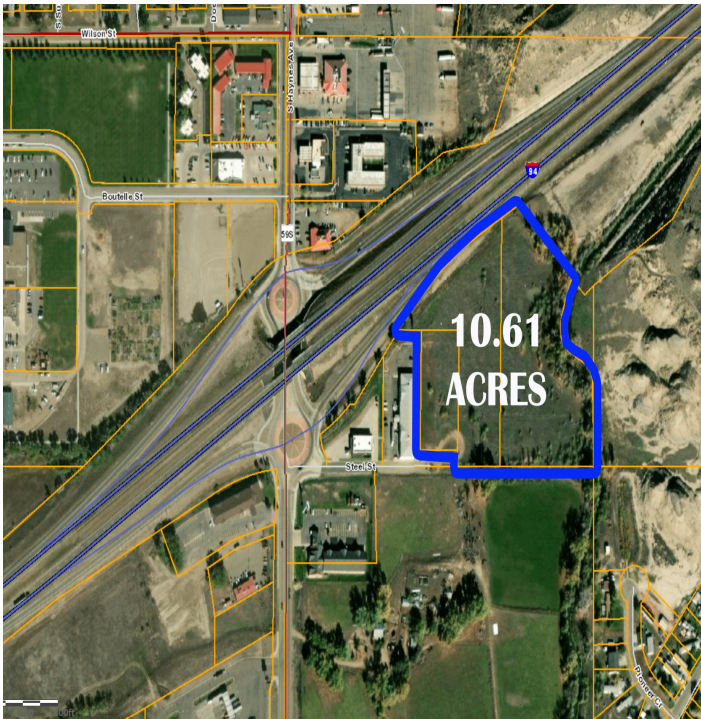
406 656 2001

©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 Realty 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

## LAND NEAR INTERSTATE 94 OFF EXIT 138

Miles City, MT 59301



### OFFERING SUMMARY

Sale Price:	\$1,155,429
Lot Size:	10.61 Acres
Price / SF:	\$2.50

### PROPERTY OVERVIEW

Interstate 94 Property in Miles City  
10.61 Acre Tract  
Excellent Interstate 94 Visibility  
Convenient access off on Exit 138  
Entrance off of S Haynes Ave and Steel St  
Sales Price: \$1,155,429

### PROPERTY HIGHLIGHTS

- Comprised of 3 Tracts
- Lot 003- 1.38 Acres
- Lot 004- 3.42 Acres
- Lot 005- 5.81 Acres
- Price / SF \$2.50

**George Warmer, CCIM**  
406 656 2001



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## LAND NEAR INTERSTATE 94 OFF EXIT 138

Miles City, MT 59301



**George Warmer, CCIM**  
406 656 2001



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## LAND NEAR INTERSTATE 94 OFF EXIT 138

Miles City, MT 59301



George Warmer, CCIM  
406 656 2001

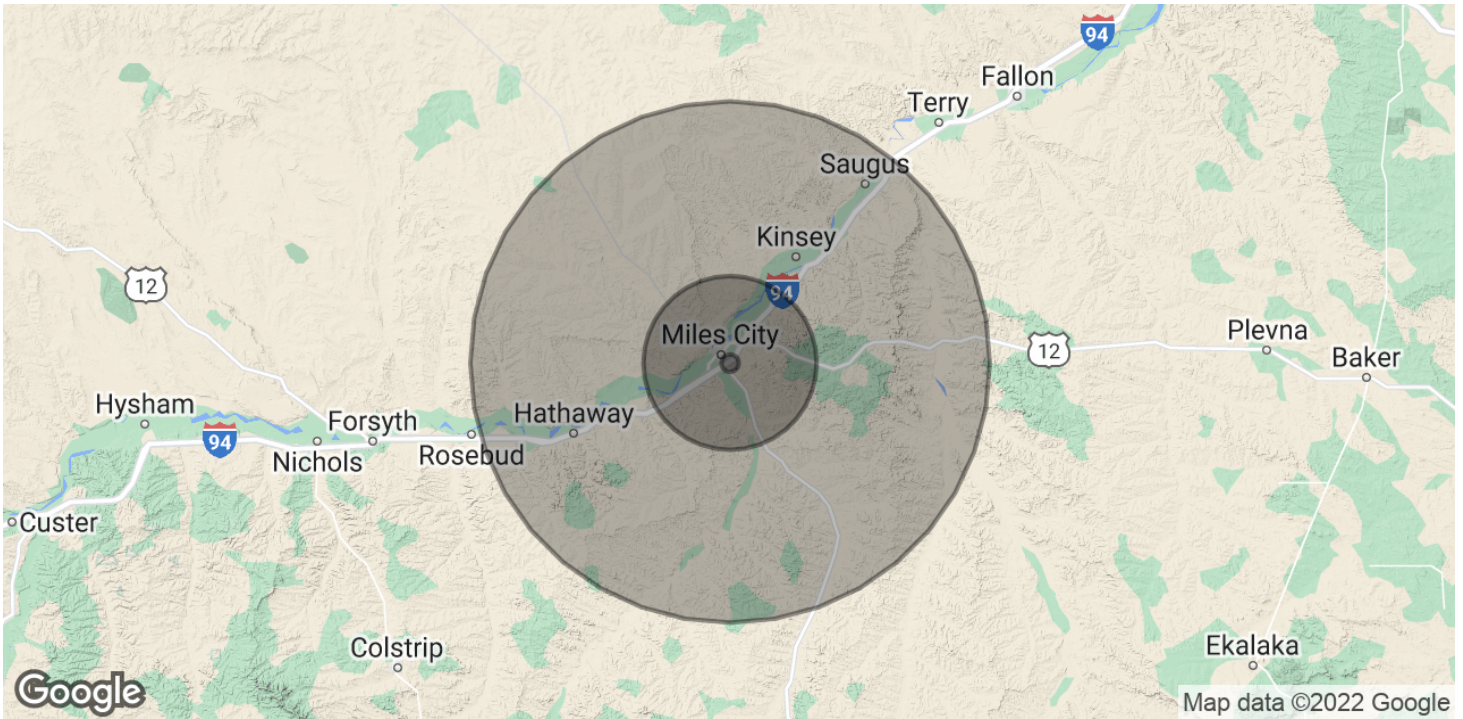


COLDWELL BANKER  
**COMMERCIAL**  
CBS

# SALE

## LAND NEAR INTERSTATE 94 OFF EXIT 138

Miles City, MT 59301



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	386	2,256	11,212
Average Age	60.6	46.1	48.9
Average Age (Male)	61.1	41.8	48.1
Average Age (Female)	59.1	45.7	48.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	225	1,171	6,610
# of Persons per HH	1.7	1.9	1.7
Average HH Income	\$47,693	\$47,045	\$55,624
Average House Value	\$174,483	\$249,269	\$310,719

\* Demographic data derived from 2020 ACS - US Census

**George Warmer, CCIM**  
406 656 2001



**COLDWELL BANKER  
COMMERCIAL**  
CBS

# SALE

## LAND NEAR INTERSTATE 94 OFF EXIT 138

Miles City, MT 59301



### GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.656.2001 | 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.

#### TRANSACTIONS OF NOTE

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

### 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

#### CBS

1215 24th Street Suite 240

Billings, MT 59102

406.656.2001

George Warmer, CCIM

406 656 2001



COLDWELL BANKER  
COMMERCIAL  
CBS