



**COLDWELL
BANKER
COMMERCIAL**

CBS



FOR SALE

HARMONY MEADOWS LOT 9

\$997,294
\$5.26 / SF

Corner of Elysian Rd & Mullowney Ln
Billings, MT 59101

AVAILABLE SPACE
4.35 Acres

FEATURES

- All services on site
- Curb & gutter
- Bike trail

AREA

Located 1/2 mile south of Interstate 90 interchange 446 this site offers convenient access to the interstate as well as the King Ave West arterial.
OVER 2,000 NEW HOMES & APARTMENTS WITHIN 1/2 MILE.

**AVAILABLE FOR SALE
OR BUILD TO SUIT**

4.35 ACRE

RETAIL • OFFICE
RESTAURANT SITE

406.652.6100

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Land Ready for Development

George Warmer, CCIM
Managing Partner
406 855 8946
george@cbcmontana.com

Blaine Poppler
Owner, Commercial Broker
406 671 0399
blaine@cbcmontana.com

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1215 24th Street, Suite 240, Billings, MT 59102
406.656.2001

CBCMONTANA.COM



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HARMONY MEADOWS LOT 9

Corner of Elysian Rd & Mullowney Ln, Billings, MT 59101



OFFERING SUMMARY

Lot Size: 4.35 Acres
189,486 SF

Zoning: CMU2

Price / SF: \$5.26

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PROPERTY OVERVIEW

Harmony Meadows Subdivision located at the south western corner of Elysian Road and Mullowney Road offers Corridor Mixed Use zoned lots for sale. Off sites are complete with utilities stubbed to the individual lots.

This 4.35 acre development site is located right in the middle of the hottest residential developments in the Billings market. With over 1,000 new apartments and houses with plans for at least 1,000 more. There are ZERO stores, markets, or restaurants NEARBY creating a food and services DESERT!

DEVELOPMENT OPPORTUNITIES

Ideal site for retail, food, drive-thru, grocery, office and light industrial applications.



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HARMONY MEADOWS LOT 9 AERIAL PHOTO

Corner of Elysian Rd & Mullowney Ln, Billings, MT 59101

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HARMONY MEADOWS LOT 9 RETAILER MAP

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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

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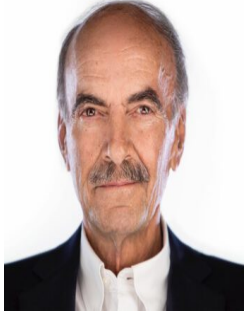
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BLAINE POPPLER

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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