

SALE

10940 SOUTH FRONTAGE ROAD

Laurel, MT 59044



SALE PRICE

\$4,900,000

Brian Williams

(406) 930-1750

brian@cbcmontana.com

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OFFERING SUMMARY

Sale Price:	\$4,900,000
Lot Size:	215 (+/-) Acres

PROPERTY HIGHLIGHTS

- Premier Development Property Coming to Market for First Time in a Generation at \$23,600/acre
- Property Located Along +/-2,300 Linear Feet of Frontage Road, Which Parallels I-90
- Property Located Only 4.5 Miles West of Billings City Limits and 3.0 Miles East of Laurel City Limits
- Easily Accessible from I-90 Interchange (Exit 437) Only 0.50 Miles to the West
- No City Services, Power Runs on North End of Property
- Irrigation Ditches Currently Run Through Property; Canyon Creek Water Rights Included (1953 Priority Dates)
- Additional Acreage of +/-201 Acres Also Available For Sale. River Bottom, Most of Which is in Floodplain. Inquire for Pricing.

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BRIAN WILLIAMS

Comm Sales Associate

brian@cbcmontana.com

Direct: (406) 656-2001 | Cell: (406) 930-1750

MT #80392

PROFESSIONAL BACKGROUND

Brian, a native of Big Timber, MT, has been a resident and active member of the Billings community for the last seven years, after attending the University of Montana-Missoula where he attained a degree in Business Finance. This education helped propel Brian into a 10-year banking career, which served as a strong grounds of learning not only commercial real estate and business financing, but additionally gave him a strong understanding for the potential real estate brings to investors and business owners alike. Brian's personal investment in real estate has allowed him to better understand the local real estate market, providing direct and immediate value to his clients. Brian attains a dynamic understanding of financial analysis, property financing tactics, professional negotiation, and relationship building that all amplify the banking & investment knowledge he is already able to provide. Additionally, Brian remains actively involved in the local charitable community through his long-standing board commitment with Habitat for Humanity, on which he's served the last six years, culminating with a Board President commitment he served in 2018. In his free time he enjoys being on the river, hiking mountains, officiating high school and college basketball in the area and listening to podcasts on a wide variety of topics. As for picking Coldwell, the main aspects that attracted Brian to the team was their strong dedication to self-improvement, the passion they share for serving, their strong reputation for active & effective communication with their clients and the team-first atmosphere they have created. He hopes to passionately serve as a solid addition to this already-strong team, and desires to continue learning and growing personally alongside associates and clients alike.

EDUCATION

University of Montana-Missoula
Bachelor of Science-Business Finance

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