

LEASE

HAWK CREEK AVE - GROUND LEASE

Hawk Creek Ave - Ground Lease Billings, MT 59102



LEASE RATE

Unpriced



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Mike Bruschwein

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PROPERTY DESCRIPTION

Prime 2.157 Acre Ground Lease Opportunity

Location: TBD Hawk Creek Ave - Billings West End

Size: 2.157 Acres

Lease Type: Ground Lease

Zoning: CMU-1

Description:

This exceptional 2.157-acre parcel offers a unique ground lease opportunity in a highly sought-after location. Ideal for a variety of commercial developments, this expansive lot provides ample space for retail, office, or mixed-use projects.

OFFERING SUMMARY

Lease Rate:	Unpriced
Available SF:	2.157 Acres
Lot Size:	2.157 Acres

PROPERTY HIGHLIGHTS

- **Potential Uses:** Suitable for retail stores, restaurants, office buildings, or other commercial enterprises.
- **Growth Potential:** Situated in a rapidly growing area of the Billings, this is one of a very few commercial lots available in the West End
- **Investment Opportunity:** Take advantage of this chance to secure a long-term ground lease in a prime location, perfect for establishing a lasting presence in the community.
- **Lease Rate:** Competitive ground lease rates, contact for details.
- **Lease Duration:** Flexible lease terms available, tailored to meet the needs of your development project.
- **Build-to-Suit Option:** The landlord is open to a build-to-suit arrangement for qualified tenants, providing a customized solution to meet your specific requirements.

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MIKE BRUSCHWEIN

Comm Sales Associate

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PROFESSIONAL BACKGROUND

Mike was born and raised in Billings, Montana and grew up in a large family with 3 brothers and 3 sisters. He attended Billings Central Catholic HS and later received a degree in Biology from the University of Portland. After college he moved to Bozeman and ran analytics in a research lab at Montana State University. He married his wife Madison in 2018 and they decided to move home to Billings. Mike accepted a job at Computers Unlimited where he excelled at customer service and enjoyed assisting and interacting with the company's industrial and medical customers. Mike has always been passionate about the growth of the Billings community and was a long-time member of the Big Brothers Big Sisters of America. In 2018 he received the "Big of the Year" award for his impact as a mentor. He attends church regularly with his family and participates frequently with the young adults group there. Mike loves reading, hiking, skiing, and golfing. His three young children keep him busy when he's not working, and he loves spending time outdoors with his family in all the beautiful seasons that Montana has to offer.

In 2020, Mike ventured into real estate investment, growing his portfolio from one to twelve doors in the first year. Mike specializes in helping clients buy and sell investment grade properties. He has a passion for diving into the intricate details and numbers of each transaction to guarantee his clients achieve exceptional returns. In addition to his expertise in investment properties, Mike specializes in retail and land development. He works with a diverse range of clients, from local businesses to regional and national companies relocating to Montana. Some notable clients that have trusted Mike with their real estate needs include McDonald's, Tractor Supply Co, Dollar General, Borealis Fuels & Logistics, Ziplly Fiber, Montana Federal Defenders, and Billings Family Eyecare.

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TODD SHERMAN

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MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial CBS. He has spent the last several years specializing in Casino and C-Store Sales. Todd works throughout the state working with buyers and sellers. Since joining the Coldwell Banker Commercial team in 2018, Todd has been awarded Rookie of the Year, Top Associate Producer of the Year, and received the Bronze Distinction of Excellence top 10% of Coldwell Banker Commercial Internationally for the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications. He spent the next 28 years managing title insurance companies in Oregon, Washington, and Montana. Through his extensive industry related background, Todd has had a successful transition into commercial real estate over the last 8 years.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

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