

SALE

3950 S FRONTAGE RD

3950 S Frontage Rd Billings, MT 59101



SALE PRICE

\$1,680,000

SIZE

8.119 AC



CLICK TO VIEW VIDEO

Nathan Matelich, CCIM

(406)781-6889

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OFFERING SUMMARY

Sale Price:	\$1,680,000
Lot Size:	8.119 Acres
Price / SF:	\$4.75
Zoning:	CX-Heavy Commercial

PROPERTY OVERVIEW

- *8.119 Acres of Land
- *For Sale \$1,680,000
- *Highway Exposure with Easy Access to I-90
- *Level Topography
- *Access to City Services

LOCATION OVERVIEW

Located at 3950 S Frontage Rd in Billings, MT, this 8.119-acre parcel is perfectly suited for warehousing, distribution, trucking, and manufacturing businesses. Zoned Heavy Commercial, the property offers excellent highway exposure with easy access to I-90, making it an ideal location for high-traffic industrial operations. The level topography and access to city services ensure a seamless development process, while the competitive price of \$1,680,000 presents a strong investment opportunity. Take advantage of this prime site to grow or expand your business in a thriving industrial corridor.

OTHER RESOURCES

[AERIAL VIEW OF PROPERTY](#)

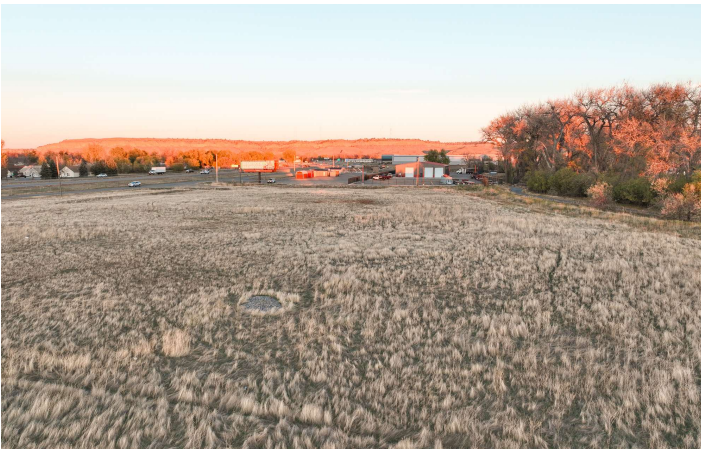
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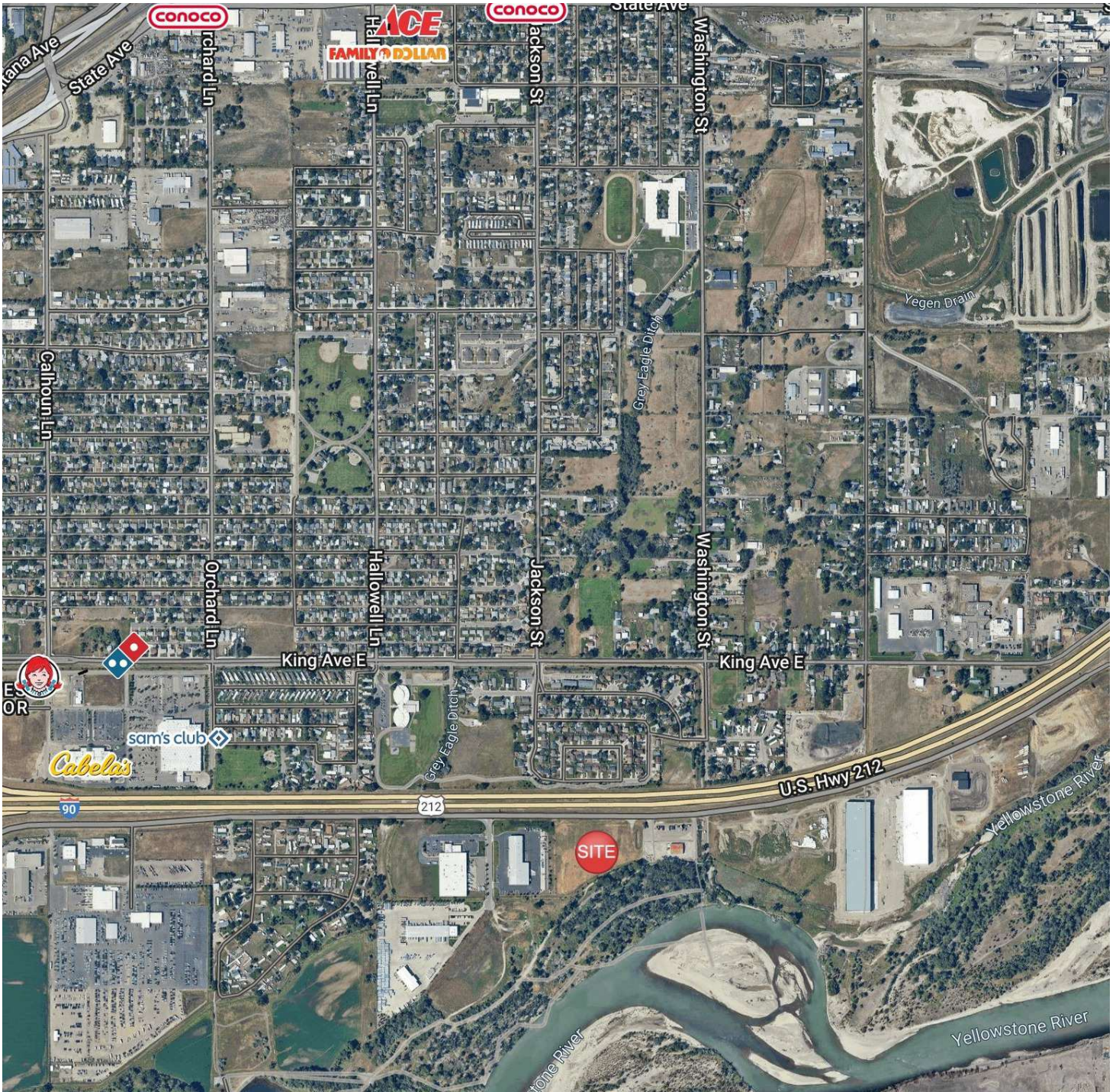
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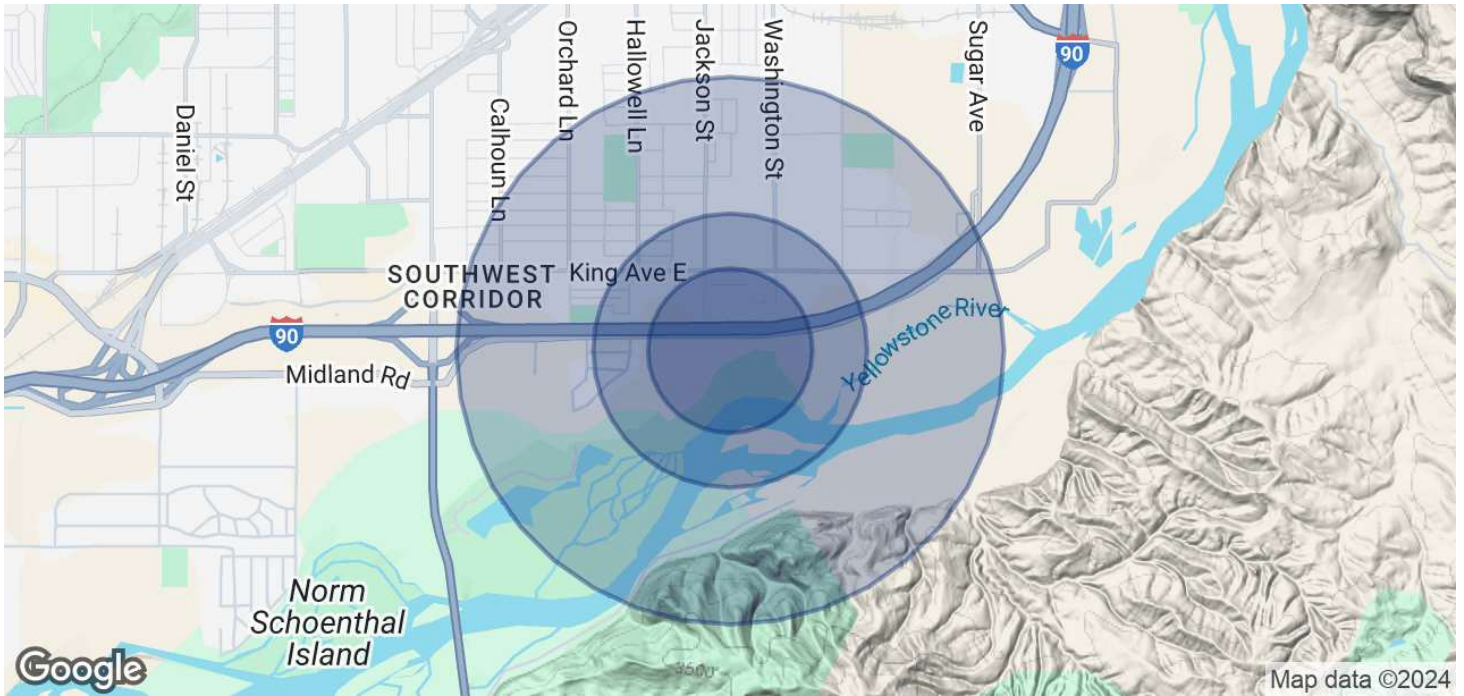


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	0.3 MILES	0.5 MILES	1 MILE
POPULATION			
Total Population	300	857	4,902
Average Age	38	38	38
Average Age (Male)	36	37	37
Average Age (Female)	39	39	39
HOUSEHOLDS & INCOME			
Total Households	114	321	1,759
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$63,469	\$64,489	\$62,042
Average House Value	\$312,537	\$312,357	\$281,084

Demographics data derived from AlphaMap

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