

SALE

GABLE RD & S 24TH ST W

Gable Rd & S 24th St W Billings, MT 59102



SALE PRICE \$1,100,000

SIZE 2.4 AC

Nathan Matelich, CCIM
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OFFERING SUMMARY

Lot Size:	2.4 Acres
Price / SF:	\$10.52
Zoning:	CMU2- Corridor Mixed Use 2

LOCATION OVERVIEW

Located in a high-traffic area of Billings, MT, this 2.4 acre parcel offers prime development potential for a wide range of businesses. Zoned CMU2, the property is ideal for uses such as healthcare services, retail centers, restaurants, schools or even an RV or car sales lot. With level topography and access to city utilities, construction is straightforward. The property enjoys maximum visibility, with 35,880 vehicles passing daily along I-90.

Situated adjacent to a major retail hub, this property is surrounded by popular businesses including Carvers Brazilian Steakhouse, Get Air Trampoline Park, By All Means Brewing, and Central Wellness. This high-traffic area promises an exceptional opportunity for exposure and foot traffic. Whether you're planning a hotel, professional office building, daycare or even animal boarding & related services, this property offers outstanding investment potential at \$1,100,000.

OTHER RESOURCES

[Aerial View](#)

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Location of City Sewer - 6" sewer service stubbed to this property



Location of City Water - the 24" water main will need to be tapped

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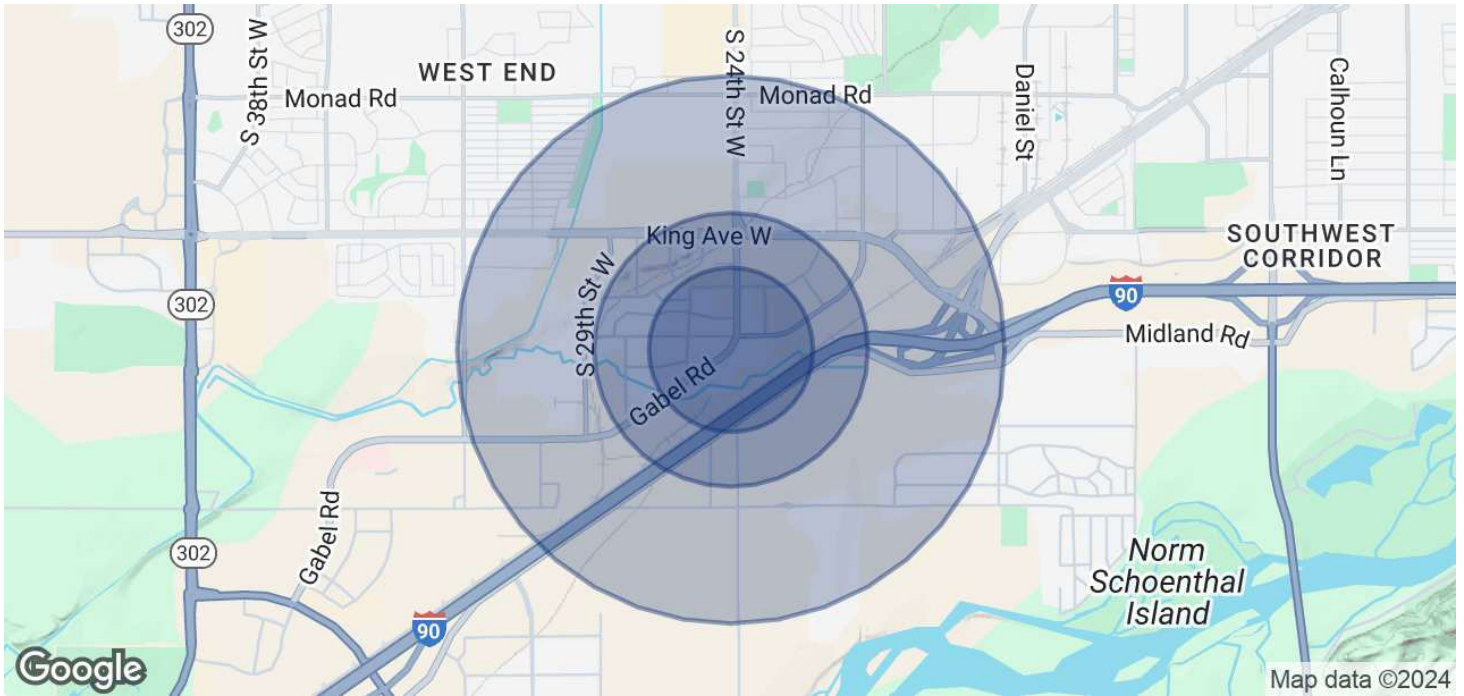


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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	7	104	2,418
Average Age	46	42	41
Average Age (Male)	42	39	39
Average Age (Female)	48	44	43

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	3	45	1,079
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$75,436	\$74,848	\$69,357
Average House Value	\$313,466	\$300,049	\$283,688

Demographics data derived from AlphaMap

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