

SALE

1680 LOCKWOOD RD

1680 Lockwood Rd Billings, MT 59101



SALE PRICE

\$1,250,000

Todd Sherman

(406) 570-8961

todd@cbcmontana.com

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OFFERING SUMMARY

Sale Price:	\$1,250,000
Lot Size:	6.88 Acres
Price / Acre:	\$181,686

LOCATION OVERVIEW

Property is located outside Billings City limits in an Industrial Area. The property has Light Industrial Zoning. The property has access to public service for water and sewer. Lots may be sold altogether or separately. Grading is mostly flat with some minimal sloping which could accommodate a dock high building if needed. The property also has some paved road access from North and South of Silverfox Subdivision.

6.88 acres on 5 lots.

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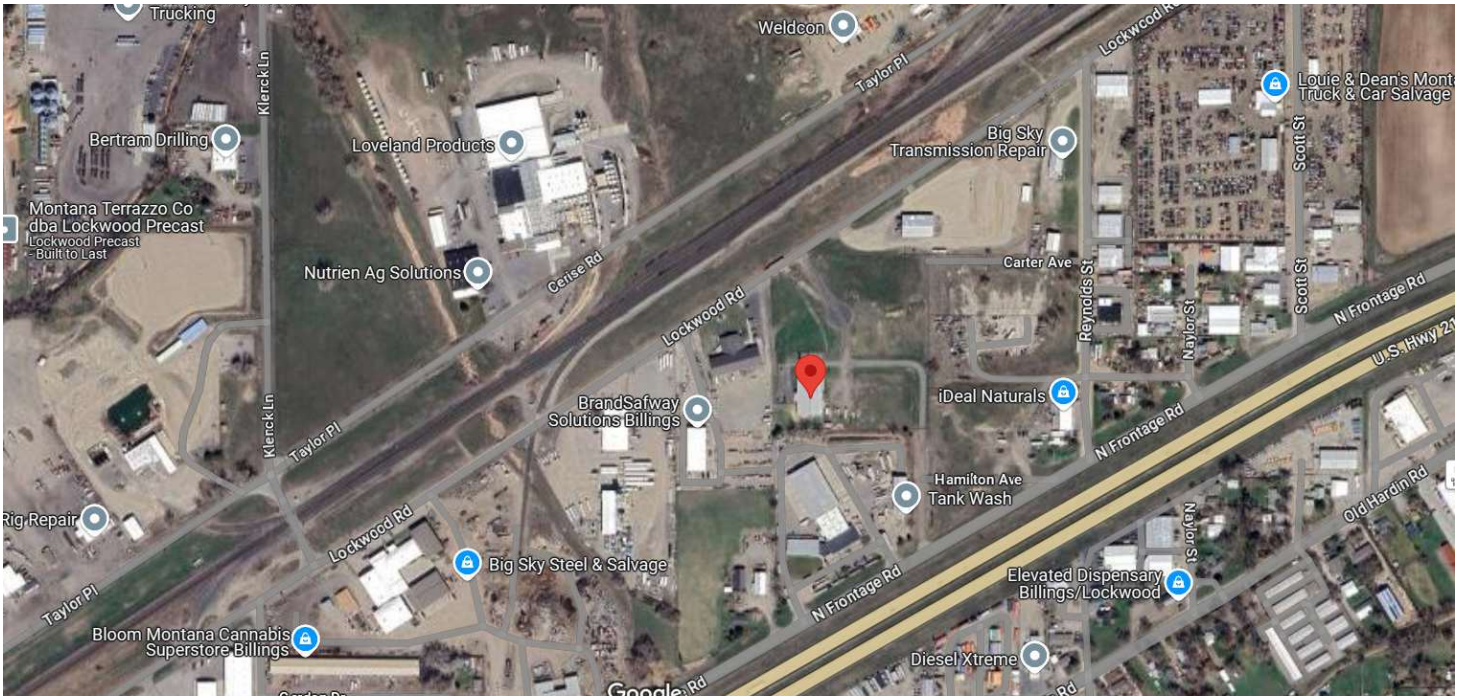
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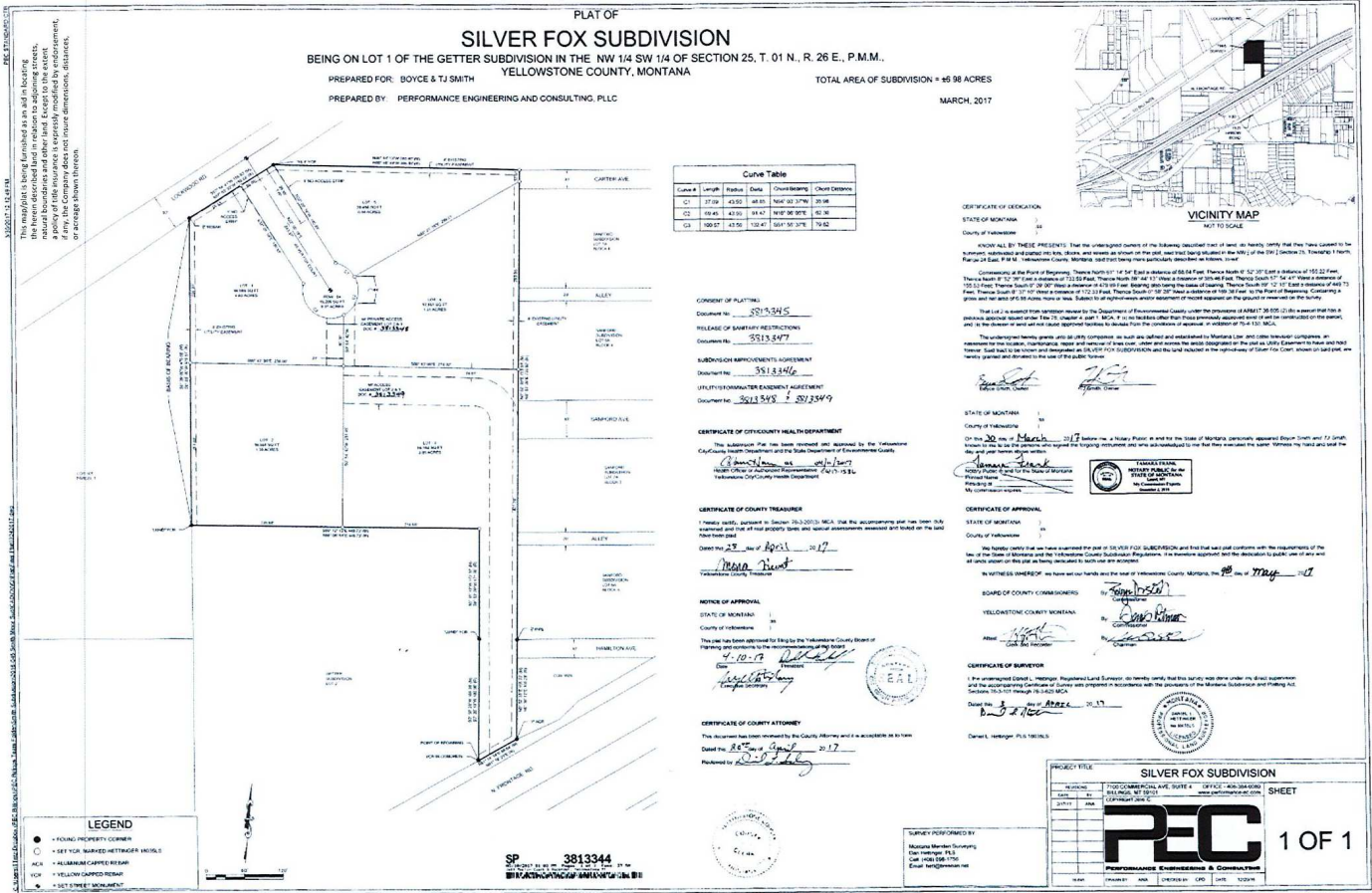
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AMENDED PLAT OF LOTS 1 THROUGH 12, BLOCK 4 AND LOTS 2 THROUGH 6 AND LOTS 7 THROUGH 11, BLOCK 3 SANFORD SUBDIVISION

LOCATED IN THE W 1/2 SW 1/4 OF SECTION 25, T. 1N., R. 26E., P.M.M., YELLOWSTONE COUNTY, MONTANA

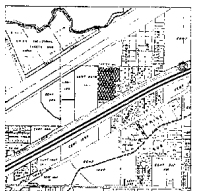
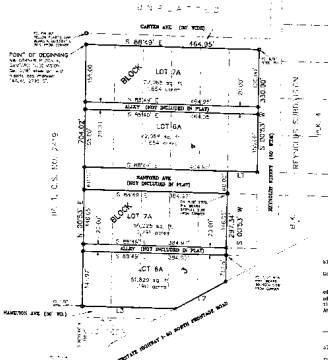
FOR JACK SANFORD
BILLINGS, MONTANA

BY ATLAS ENGINEERS INC.
BILLINGS, MONTANA

DATE: MARCH, 1999



SCALE	DESCRIPTION	REMARKS
1/4"	10 FEET	
1/8"	5 FEET	
1/16"	2 1/2 FEET	



STATE OF MONTANA
County of Yellowstone

NOTARIAL PUBLIC
I, _____, Notary Public for the State of Montana, do hereby certify that the foregoing plat was duly recorded in accordance with the provisions of the laws of the State of Montana, and that the same is a true and correct copy of the original as filed in my office on this _____ day of _____, 1999.

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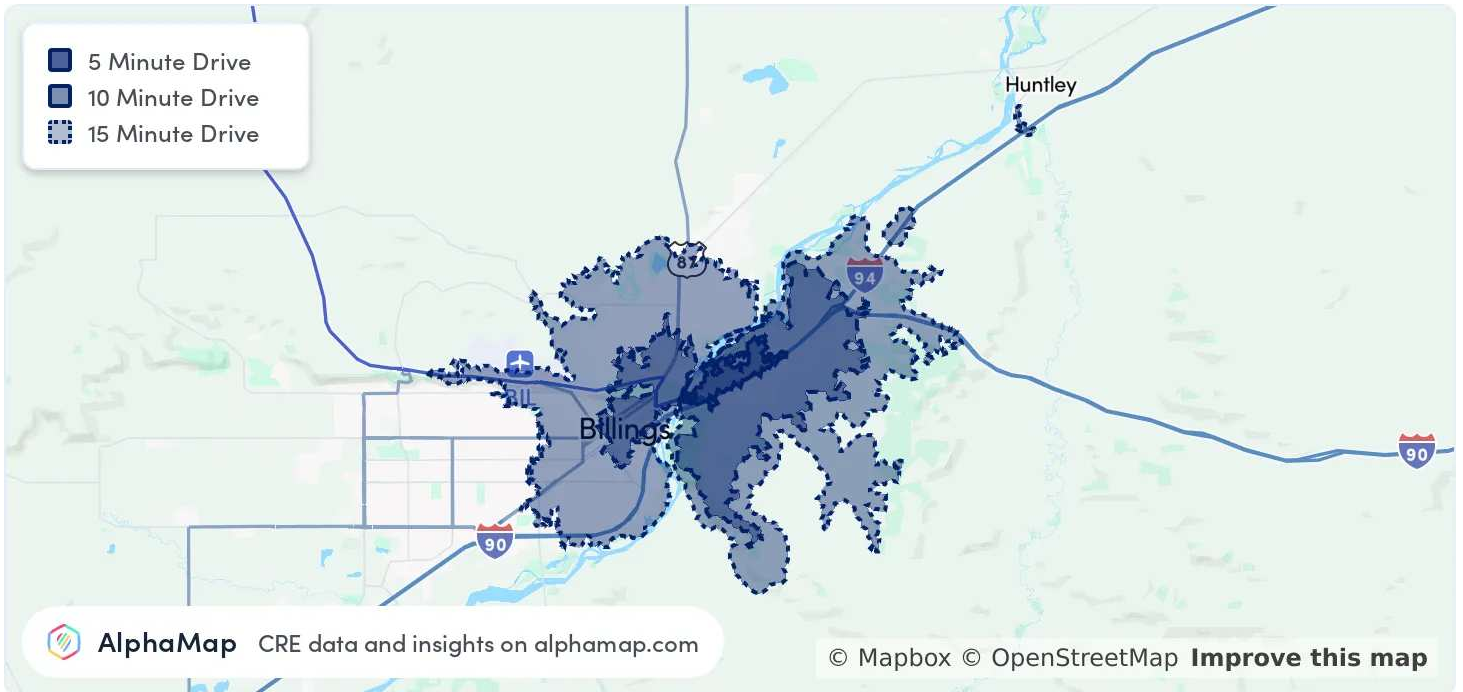
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	216	13,621	66,695
Average Age	42	39	39
Average Age (Male)	42	39	38
Average Age (Female)	41	39	40

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	94	5,618	28,053
Persons per HH	2.3	2.4	2.4
Average HH Income	\$66,547	\$82,260	\$79,700
Average House Value	\$309,896	\$346,963	\$343,780
Per Capita Income	\$28,933	\$34,275	\$33,208

Map and demographics data derived from AlphaMap

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TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

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, Western States Petroleum Association, Montana Tavern Association, 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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3135 Meadow View Dr.
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