

SALE

20 RABEL LANE

20 Rabel Lane Gallatin Gateway, MT 59718



SALE PRICE \$702,000

SIZE 1.15 AC

Nathan Matelich, CCIM
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OFFERING SUMMARY

Lot Size: 1.15 Acres

Price / Acre: \$610,435

PROPERTY OVERVIEW

*20 Rabel Ln, Gallatin Gateway, MT

*For Sale \$702,000

*1.15 Acre Unzoned Development Land

*Ideal Site for Shop/Warehouse Development

*Immediately Adjacent to Gallatin Gateway Water/Sewer District

*Potential to Annex and Connect to City Water/Sewer

*Property Currently Contains a Mobile Home, 2 Car Garage, Metal Horse Barn, Hay Storage, Dog Runs & Small Creek

LOCATION OVERVIEW

20 Rabel Ln is a bite sized development parcel located just off of Hwy 191 in Gallatin Gateway and perfectly positioned for businesses that service Bozeman and Big Sky. Located adjacent to multiple new shop/warehouse developments, this 1.15 acres of land is ideal for developers and small business owners alike who are looking to tap into the endless opportunities with the current zoning and light covenants. The ability to annex into the Gallatin Gateway water/sewer district makes this property ready for your master plans!

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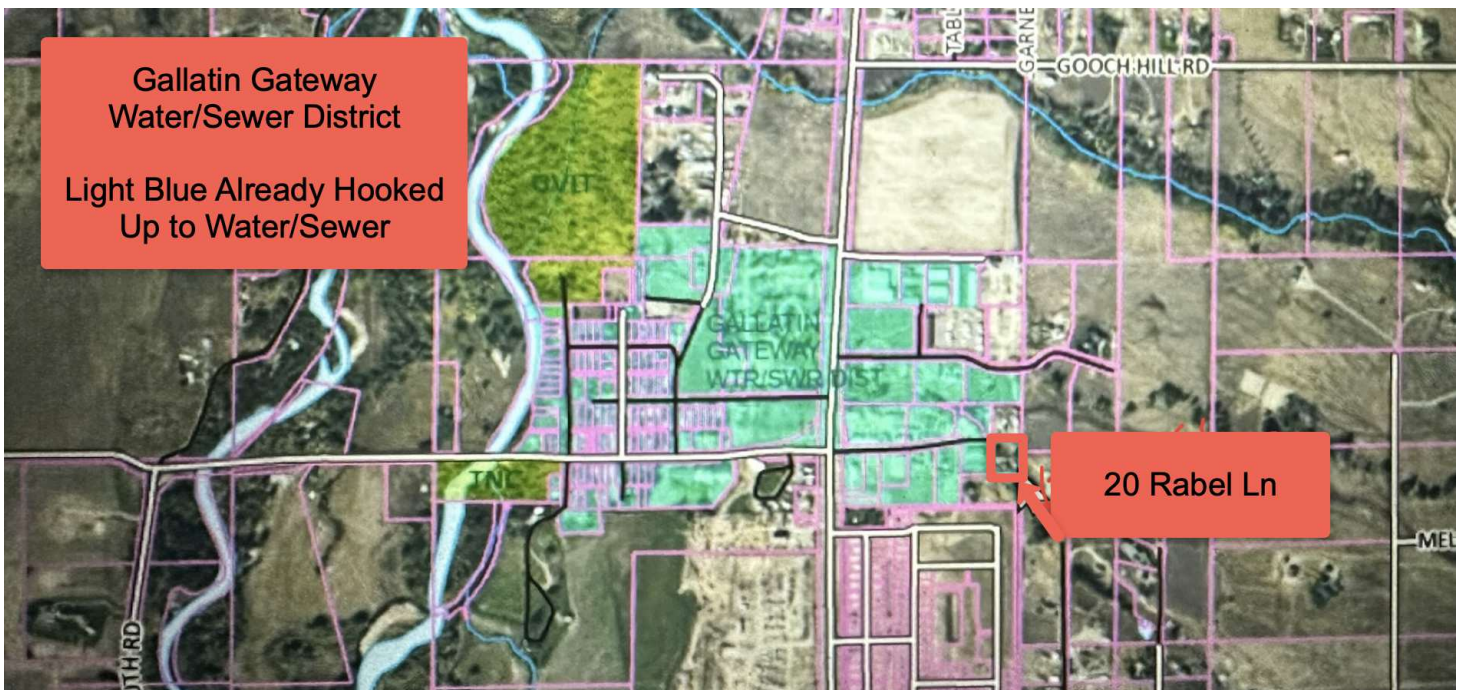


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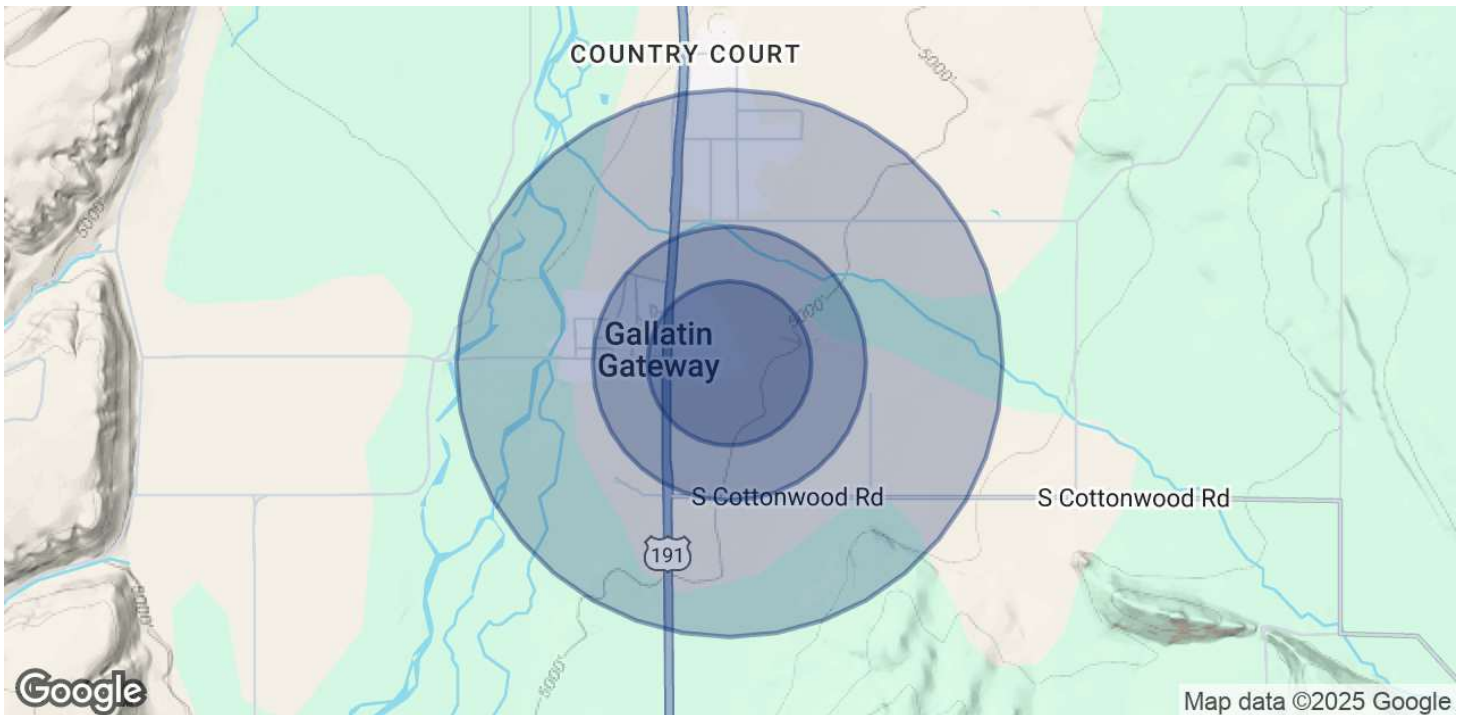


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	42	147	572
Average Age	46	46	44
Average Age (Male)	46	46	44
Average Age (Female)	46	46	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	17	59	226
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$132,063	\$123,275	\$132,002
Average House Value	\$963,455	\$922,043	\$875,109

Demographics data derived from AlphaMap

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