

# SALE

## BLOCK 1 LOT 5

Block 1 Lot 5 Billings , MT 59106



**SALE PRICE**                    \$17.34/ SF

**LOT SIZE:**                    2.16 AC

**Todd Sherman**  
(406) 570-8961

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### PROPERTY HIGHLIGHTS

- For Sale: \$1,630,000
- Ownership open to long-term land lease with lower upfront costs and potential tax benefits
- 2.2-acre vacant lot in one of the market's most up-and-coming commercial corridors
- Located between Albertsons, First Interstate Bank, and Diamond X
- Excellent visibility and strong traffic counts
- Surrounded by established restaurants, coffee shops, retail, and service businesses
- Well-suited for a master-planned mixed-use development
- Ideal for restaurant, multifamily, fitness, medical, office, or neighborhood retail uses

### OFFERING SUMMARY

Sale Price:	\$17.34 / SF
Lot Size:	2.16 Acres

### PROPERTY DESCRIPTION

Ownership is open to considering a long-term land lease, offering meaningful advantages to users and developers, including:

- Lower upfront capital requirements
- Potential tax advantages
- Increased flexibility while securing a premier location long-term

This structure can be particularly attractive for businesses or developers seeking to deploy capital more efficiently while maintaining a strong presence in a high-demand corridor.

### LOCATION DESCRIPTION

This vacant lot spans just under 2.2 acres and is strategically positioned between Albertsons, First Interstate Bank, and Diamond X, placing it in one of the most up-and-coming commercial corridors in the market. The site offers excellent visibility and strong traffic counts, making it a prime opportunity for high-impact development.

The property is surrounded by a thriving mix of restaurants, coffee shops, retail, and service-oriented businesses that draw consistent daily traffic. The vibrant, walkable atmosphere supports a wide range of commercial and mixed-use concepts. The site is well-suited for a master-planned mixed-use development and represents a true legacy location within a growing community. Potential uses include restaurant or food service concepts, multi-family residential, fitness or wellness facilities, medical or professional offices, and neighborhood-serving retail—all positioned to benefit from ongoing growth and nearby commercial momentum.

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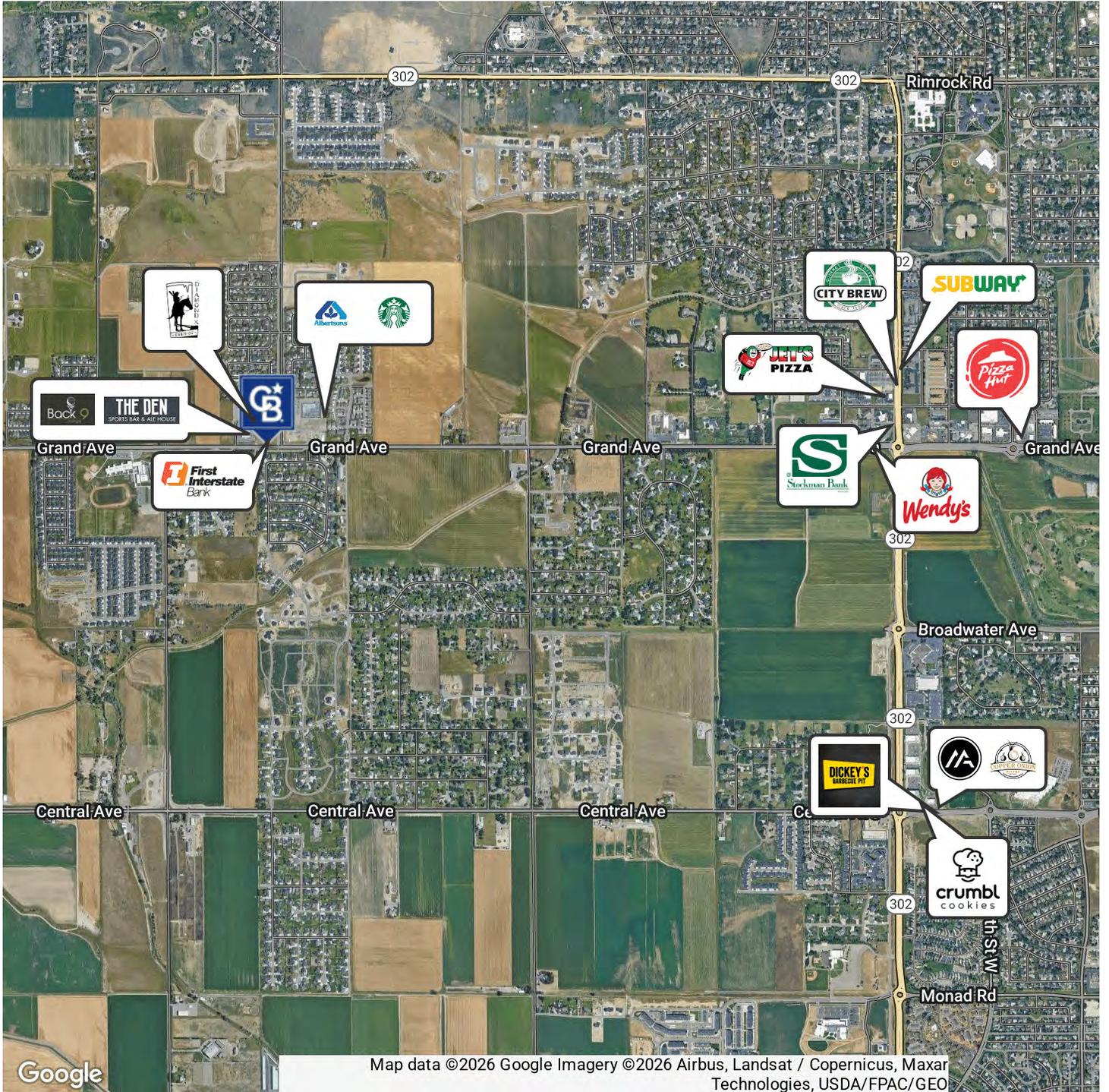


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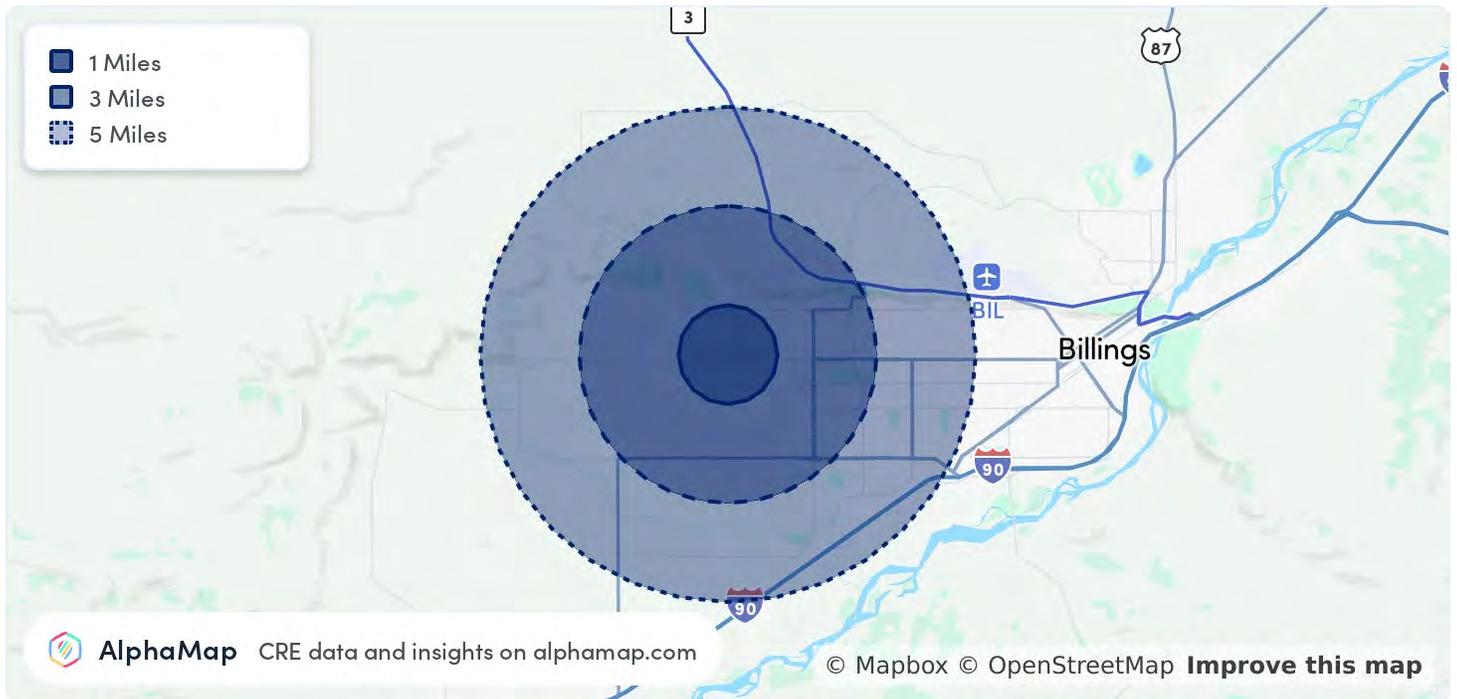


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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	405	18,049	47,644
Average Age	40	40	43
Average Age (Male)	39	39	41
Average Age (Female)	40	41	44

<b>HOUSEHOLD &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	170	7,206	19,727
Persons per HH	2.4	2.5	2.4
Average HH Income	\$132,408	\$134,914	\$121,445
Average House Value	\$631,477	\$596,126	\$509,974
Per Capita Income	\$55,170	\$53,965	\$50,602

Map and demographics data derived from AlphaMap

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### TODD SHERMAN

Commercial Realtor

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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.

#### CBS

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