

# SALE

## BLOCK 1 LOT 5

Block 1 Lot 5 Billings , MT 59106



**SALE PRICE**                \$1,630,000

**LOT SIZE:**                2.16 AC

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

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### OFFERING SUMMARY

Sale Price:	\$1,630,000
Lot Size:	2.16 Acres

### LOCATION DESCRIPTION

This vacant lot covers just under 2.2 Acres, well positioned between the new Albertsons, First Interstate Bank and Diamond X- a highly desirable commercial location that boasts excellent visibility and substantial traffic. As one of the last available lots in a rapidly evolving business corridor, it presents an opportunity for development. The area is already thriving with a diverse mix of business, including popular restaurants, coffee shops, and various retail outlets, creating a vibrant atmosphere that attracts a steady stream of visitors. This prime location is perfect for entrepreneurs looking to establish a presence in a bustling community that values accessibility and convenience. Potential developments could include trendy dining establishments, multi-family residential units, or modern gyms, all of which would benefit from the ongoing growth and development in the vicinity. This lot is perfect for a master planned mixed use development, truly a legacy location!

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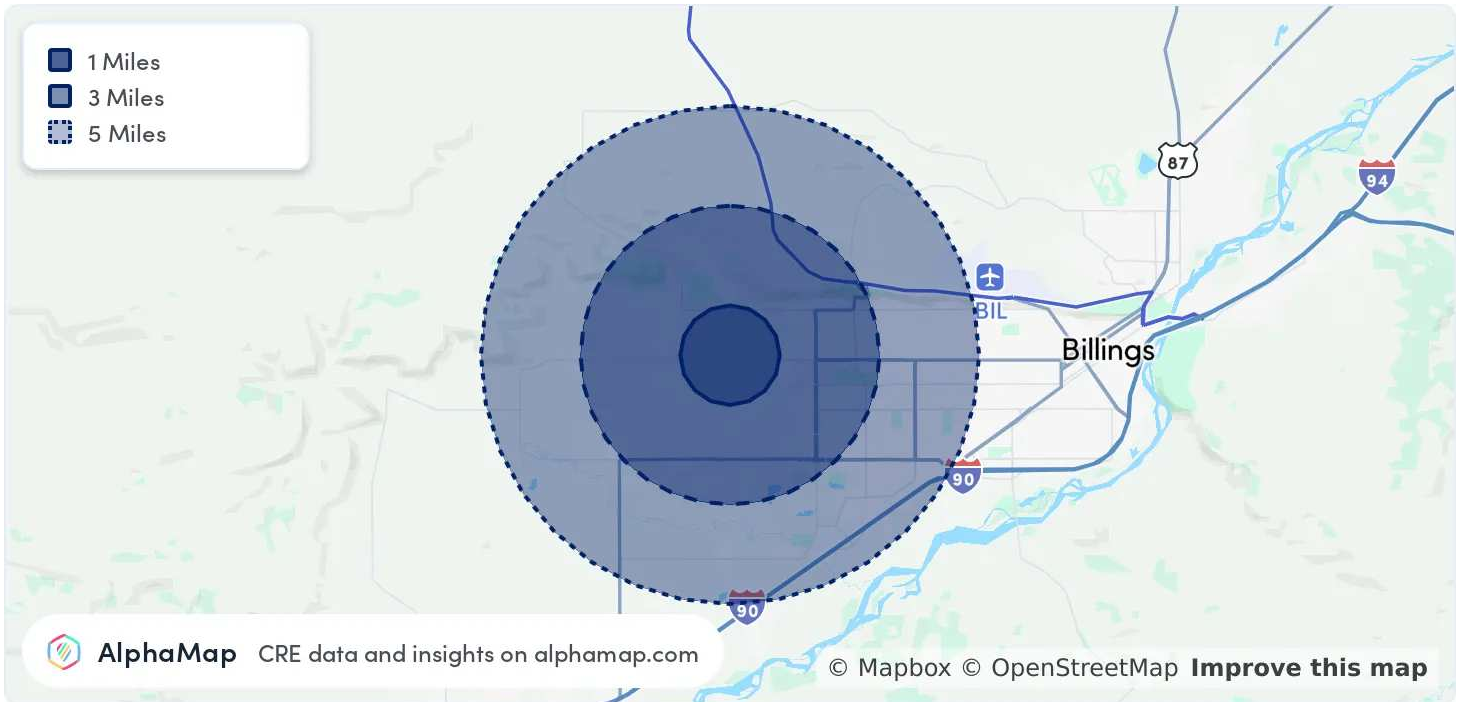
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## POPULATION

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

## HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
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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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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