

SALE

TBD ORCHARD LN

Billings, MT 59101



SALE PRICE \$315,000

SIZE 2.58 AC

Ben Linkenhoker
(406) 369-0815

Nathan Matelich, CCIM
(406) 781-6889

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



COLDWELL BANKER
COMMERCIAL
CBS

SALE

TBD ORCHARD LN

Billings, MT 59101



Sale Price

\$315,000

OFFERING SUMMARY

Lot Size: 2.58 Acres

Price / SF: \$2.81

Zoning: I1-Light Industrial

PROPERTY OVERVIEW

- TBD Orchard Ln, Billings, MT
- 2.575 Acres Land
- For Sale \$315,000
- Zoned Light Industrial
- Level Topography
- Access to City Services
- Access to Property via Arden Ave on East Side of Lot
- TIF Funds Available via SBURA for Qualifying Projects (<https://www.southbillings.org/>)

LOCATION OVERVIEW

Come build your next business location or investment property! 2.58 acres of development land. Zoned I1- Light industrial and adjacent to residential homes, this property is primed and ready to develop into shop warehouses, flex-space industrial, warehousing and logistics, manufacturing space, storage, and even high-density or multi-family housing with the appropriate zoning changes. This 2.58 acres of bare land has public utilities nearby on Orchard Ln and Arden Ave and is just a few minutes from I-90, Amend Park, Dairy Queen, McDonalds, Cabela's, and many other retailers. 2 existing sheds on the property convey.

Ben Linkenhoker
(406) 369-0815

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

TBD ORCHARD LN

Billings, MT 59101



Ben Linkenhoker
(406) 369-0815

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

TBD ORCHARD LN

Billings, MT 59101



Ben Linkenhoker
(406) 369-0815

Nathan Matelich, CCIM
(406) 781-6889

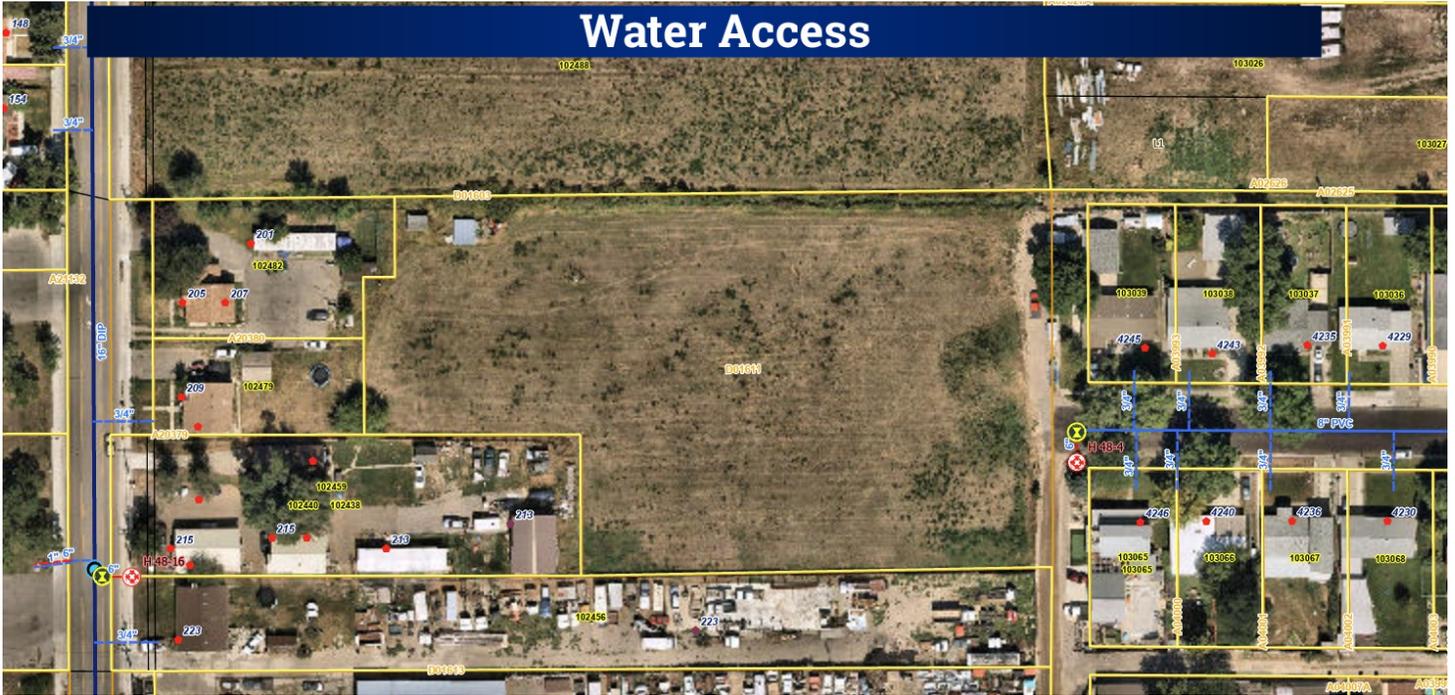


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

TBD ORCHARD LN

Billings, MT 59101



Ben Linkenhoker
(406) 369-0815

Nathan Matelich, CCIM
(406) 781-6889

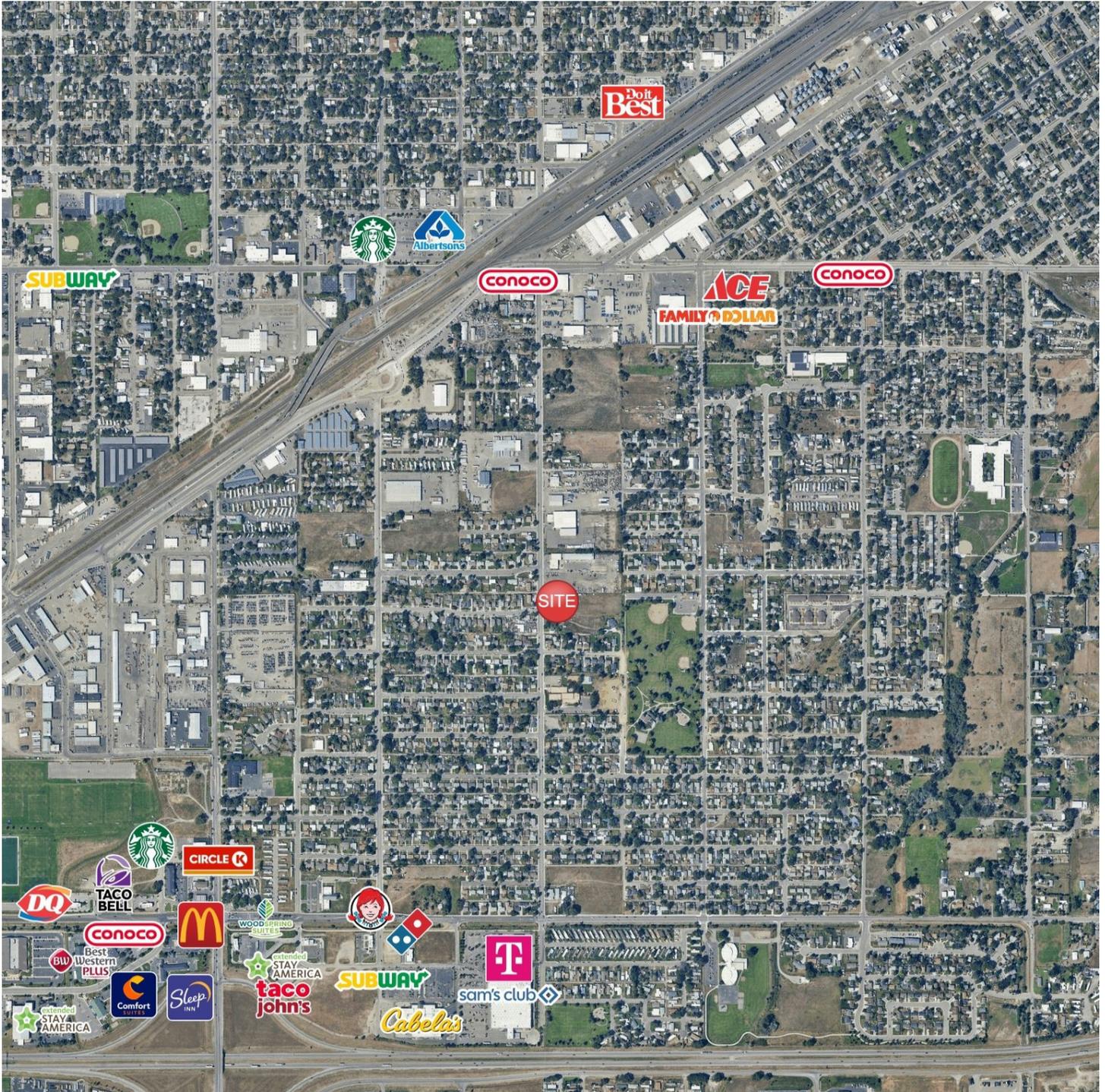


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

TBD ORCHARD LN

Billings, MT 59101



Ben Linkenhoker
(406) 369-0815

Nathan Matelich, CCIM
(406) 781-6889

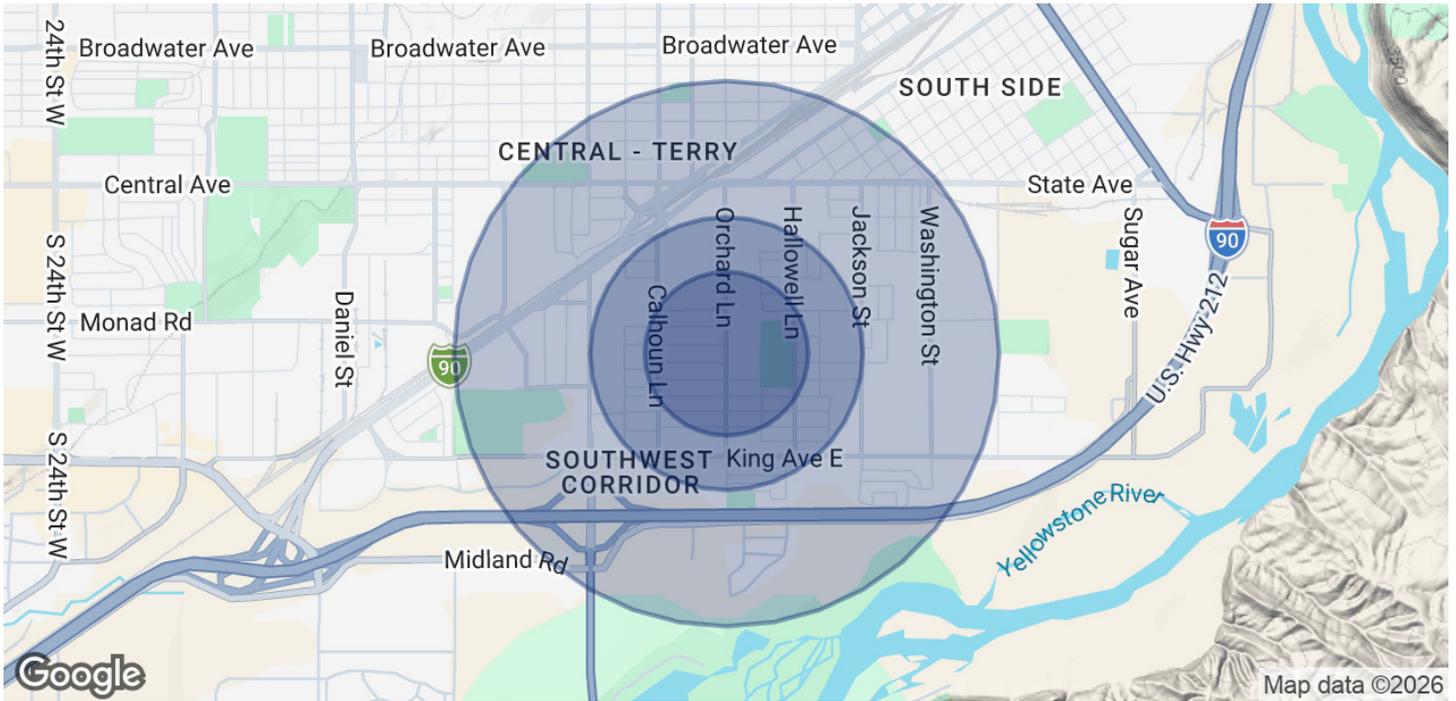


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

TBD ORCHARD LN

Billings, MT 59101



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	890	3,032	8,720
Average Age	39	39	38
Average Age (Male)	39	38	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	1,195	3,551
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$63,872	\$62,968	\$59,727
Average House Value	\$261,633	\$273,215	\$270,287

Demographics data derived from AlphaMap

Ben Linkenhoker
(406) 369-0815

Nathan Matelich, CCIM
(406) 781-6889



**COLDWELL BANKER
COMMERCIAL**
CBS