

SALE

2150 & 2165 SUPERCUB WAY

Billings, MT 59106



SALE PRICE \$555,000 - \$1,545,000

SIZE 1.6 - 5.6 AC

Nathan Matelich, SIOR, CCIM
(406) 781-6889

Ben Linkenhoker
(406) 369-0815

©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

2150 & 2165 SUPERCUB WAY

Billings, MT 59106



OFFERING SUMMARY

Sale Price:	\$555,000 - \$1,545,000
Lot Size:	1.6 - 5.6 Acres
Zoning:	CX-Heavy Commercial
Utilities:	All City Services Available

PROPERTY OVERVIEW:

2165 Supercub Way – Block 2, Lot 2 | ±4.0 Acres | \$990,000

2150 Supercub Way – Block 1, Lot 5 | ±1.6 Acres | \$555,000

Both parcels available individually or together

IDEAL USES:

- Hotels & extended stay, self-storage & RV/boat storage
- Transportation & logistics, warehousing & flex-space industrial
- Contractor bays & shop condos
- Airport services & Turo fleet storage

LOCATION DESCRIPTION

Located in one of Billings' fastest-growing commercial corridors, these Highway 3 parcels offer rare CX – Heavy Commercial zoned land with outstanding visibility, accessibility, and flexibility. Situated adjacent to the new Montana National Guard Facility and just minutes from Billings Logan International Airport, St. Vincent Regional Hospital, and Downtown Billings, the location is ideally positioned to capture the area's rapidly increasing demand for commercial development.

INVESTMENT HIGHLIGHTS

- High-growth airport corridor with increasing demand
- Excellent regional connectivity and visibility
- Flexible ownership structure to accelerate development
- Strong synergy with nearby institutional and infrastructure investment
- Seller open to creative partnerships including: joint ventures, seller financing, ground leases, project financing participation

Nathan Matelich, SIOR, CCIM
(406) 781-6889

Ben Linkenhoker
(406) 369-0815



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2150 & 2165 SUPERCUB WAY

Billings, MT 59106



Nathan Matelich, SIOR, CCIM
(406) 781-6889

Ben Linkenhoker
(406) 369-0815



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2150 & 2165 SUPERCUB WAY

Billings, MT 59106



Nathan Matelich, SIOR, CCIM
(406) 781-6889

Ben Linkenhoker
(406) 369-0815



**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2150 & 2165 SUPERCUB WAY

Billings, MT 59106



Nathan Matelich, SIOR, CCIM
(406) 781-6889

Ben Linkenhoker
(406) 369-0815

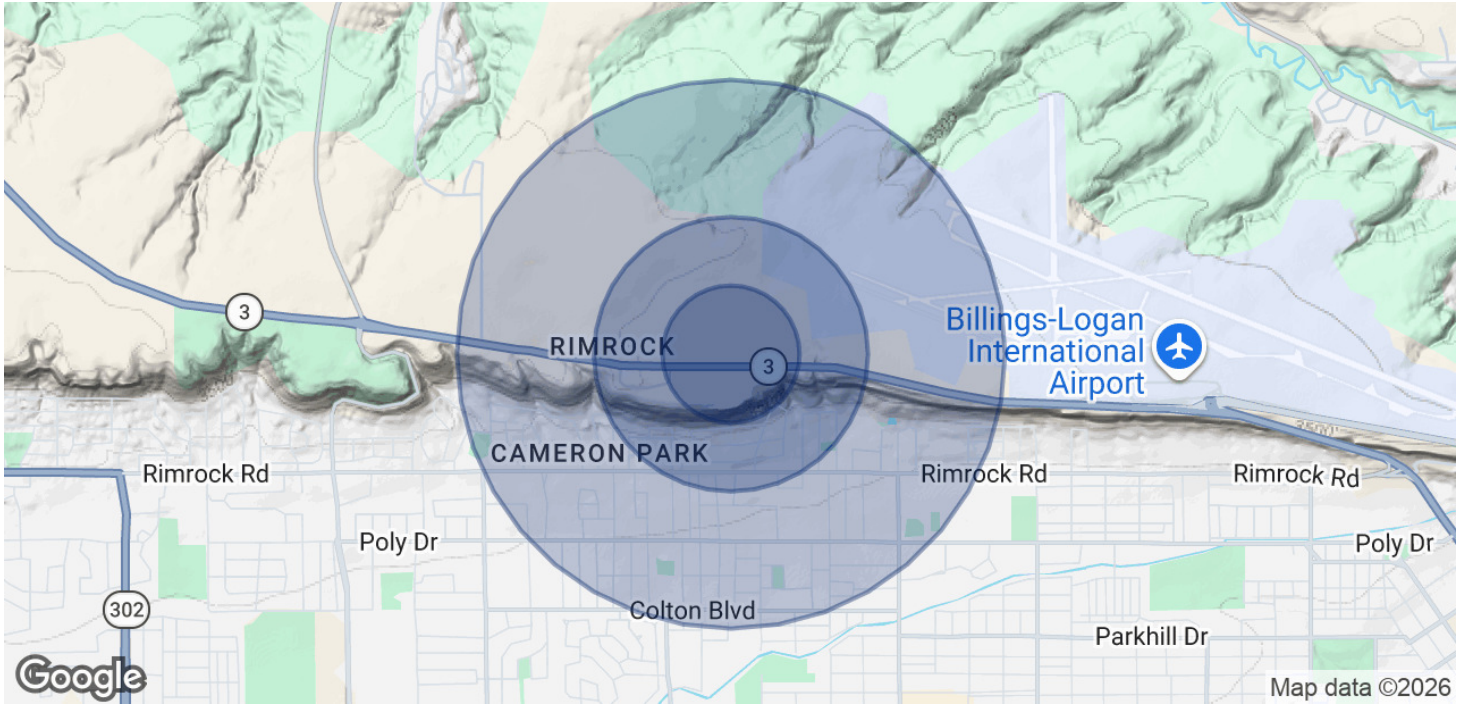


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

2150 & 2165 SUPERCUB WAY

Billings, MT 59106



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	93	1,045	5,511
Average Age	47.7	45.9	44.4
Average Age (Male)	44.6	44.6	43.3
Average Age (Female)	50.1	46.3	44.6

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	34	385	2,098
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$187,029	\$168,688	\$150,949
Average House Value	\$436,509	\$410,137	\$408,600

2023 American Community Survey (ACS)

Nathan Matelich, SIOR, CCIM
(406) 781-6889

Ben Linkenhoker
(406) 369-0815



**COLDWELL BANKER
COMMERCIAL**
CBS