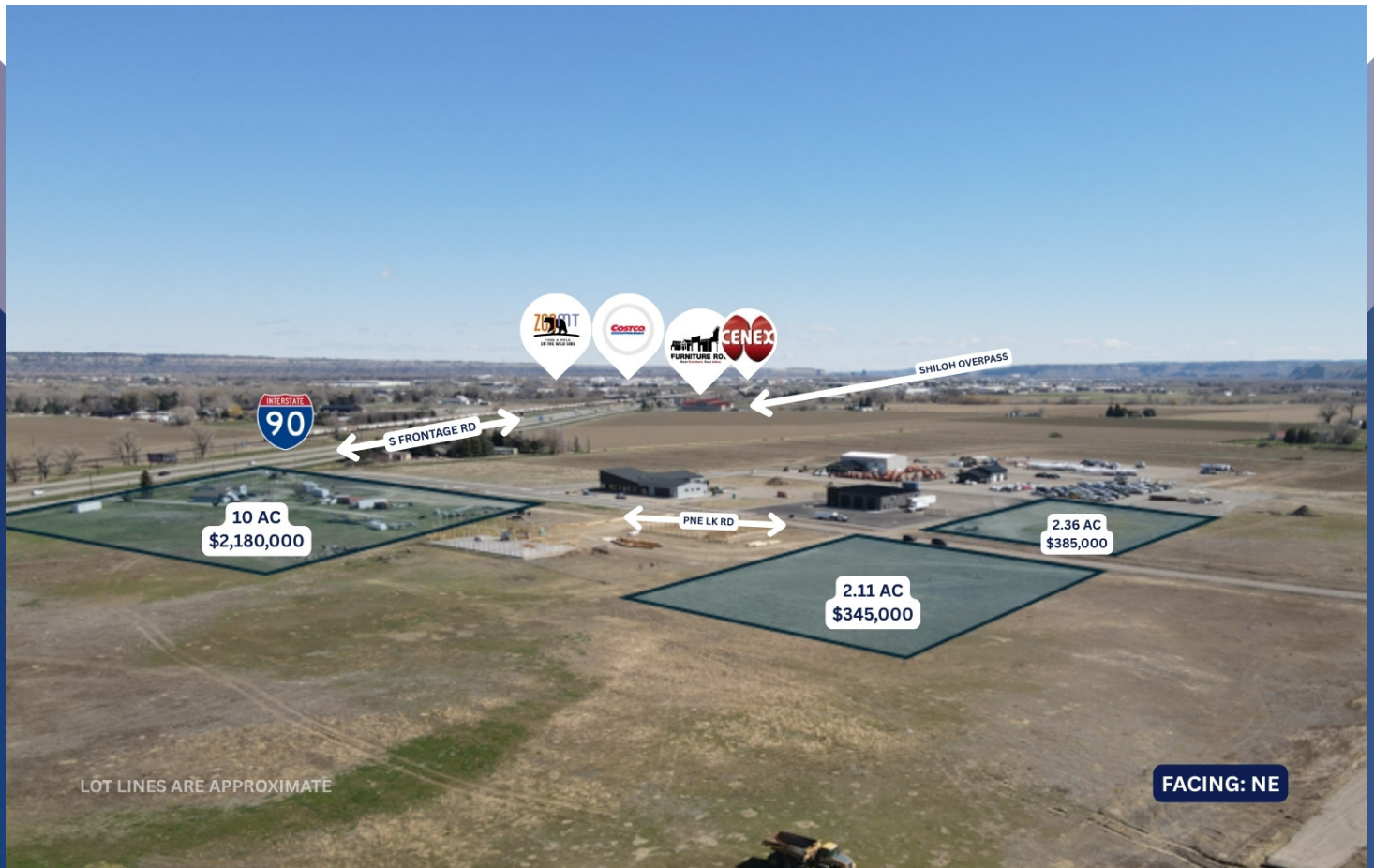


SALE

8522 S FRONTAGE RD

8522 S Frontage Rd Billings, MT 59101



SALE PRICE \$345,000 - \$2,180,000

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

Michael Speidel
(406) 601-9695

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SALE

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8522 S Frontage Rd Billings, MT 59101



Sale Price	\$345,000 - \$2,180,000
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OFFERING SUMMARY

Lot Size:	2.11 - 10 Acres
Number of Lots:	3
Price / SF:	\$3.75 - \$5.00
Zoning:	Outside City Limits

PROPERTY OVERVIEW

- Premier Industrial Park – 3 Lots Available
- 10 Acres - \$2,180,000
- 2.36 Acres - \$385,000
- 2.11 Acres - \$345,000
- Excellent I-90 Highway Exposure & Access
- Outside City Limits - Buyer to Install Cistern/Well & Septic
- Level Topography
- Frontage Road & Pine Lake Rd Acces
- Ideal for Warehousing, Distribution, Trucking, Manufacturing, Contractor Yards, Outdoor Storage, or Owner/User Shops

NOTE: Seller Has The Ability To Do a Lot Line Relocation on 10 Acre Parcel to Create 8-100+ Acre Tract

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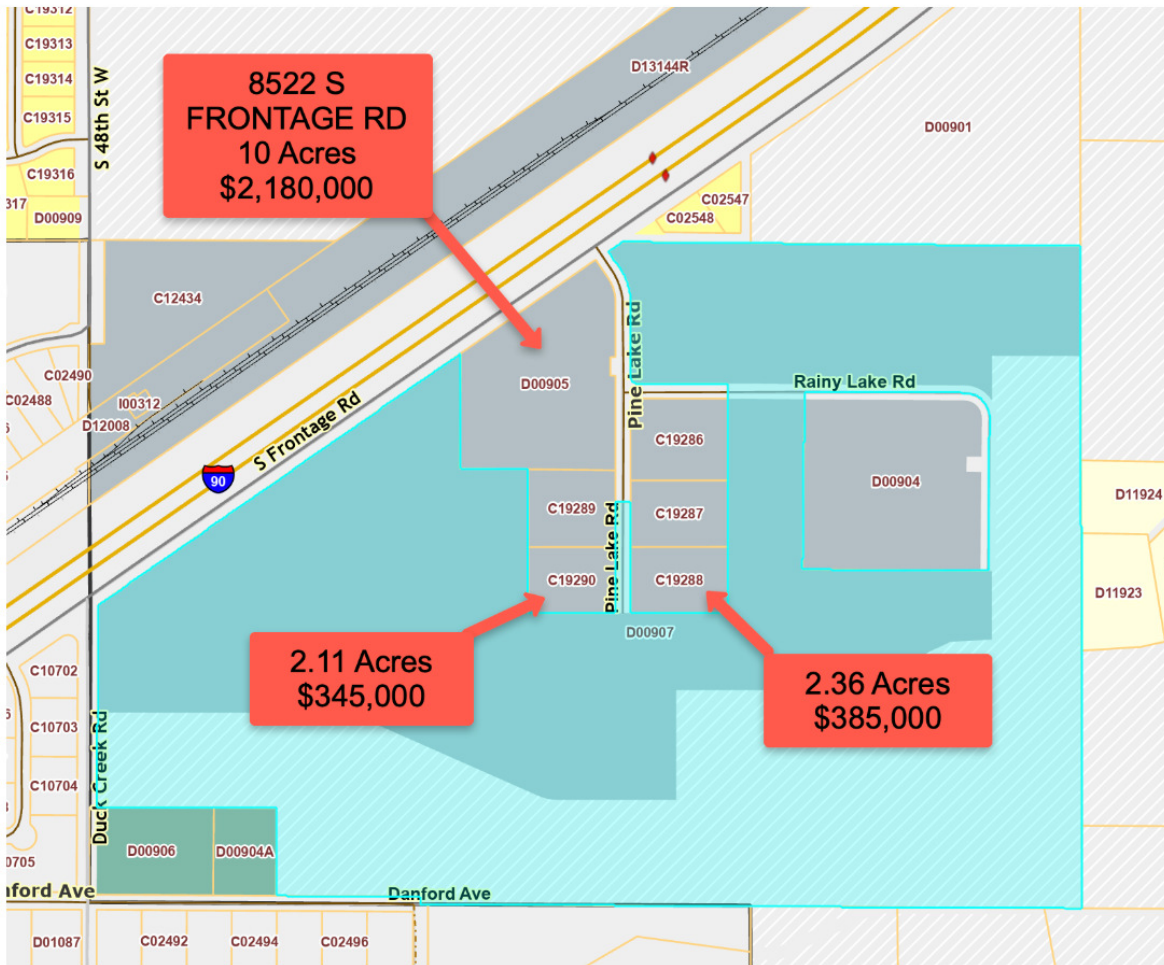


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8522 S FRONTAGE RD

Billings, MT 59101



OF LOTS 3 | TOTAL LOT SIZE 2.11 - 10.0 ACRES | TOTAL LOT PRICE \$345,000 - \$2,180,000

STATUS	SUB-TYPE	SIZE	PRICE	ZONING
Available	Industrial	10 Acres	\$2,180,000	Outside City Limits
Available	Industrial	2.36 Acres	\$385,000	Outside City Limits
Available	Industrial	2.11 Acres	\$345,000	Outside City Limits

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LOCATION OVERVIEW

8522 S Frontage Rd is a premier industrial park located along the I-90 corridor just west of Billings, Montana — one of the strongest, fastest-growing industrial submarkets in the region. With direct frontage along the South Frontage Road and immediate interstate access at Zoo Dr, this property makes it ideally suited for warehousing, distribution, trucking, manufacturing, contractor businesses, and any user that requires highway visibility paired with easy in-and-out access for trucks and equipment.

The park is being offered as three separate lots — a 10-acre parcel, a 2.36-acre parcel, and a 2.11-acre parcel — giving buyers tremendous flexibility to acquire the size that fits their operation, move lot lines for a larger footprint, or invest in the entire park for development. Cistern and septic available at the property and the level topography makes site development straightforward for shop/warehouse construction, yard space, or build-to-suit projects. As Billings continues to expand as the largest commercial hub in Montana and the gateway to the Bakken, eastern Montana, and northern Wyoming markets, well-located industrial land along I-90 remains in short supply — making 8522 S Frontage Rd a rare opportunity to secure premier industrial acreage in a high-demand corridor.



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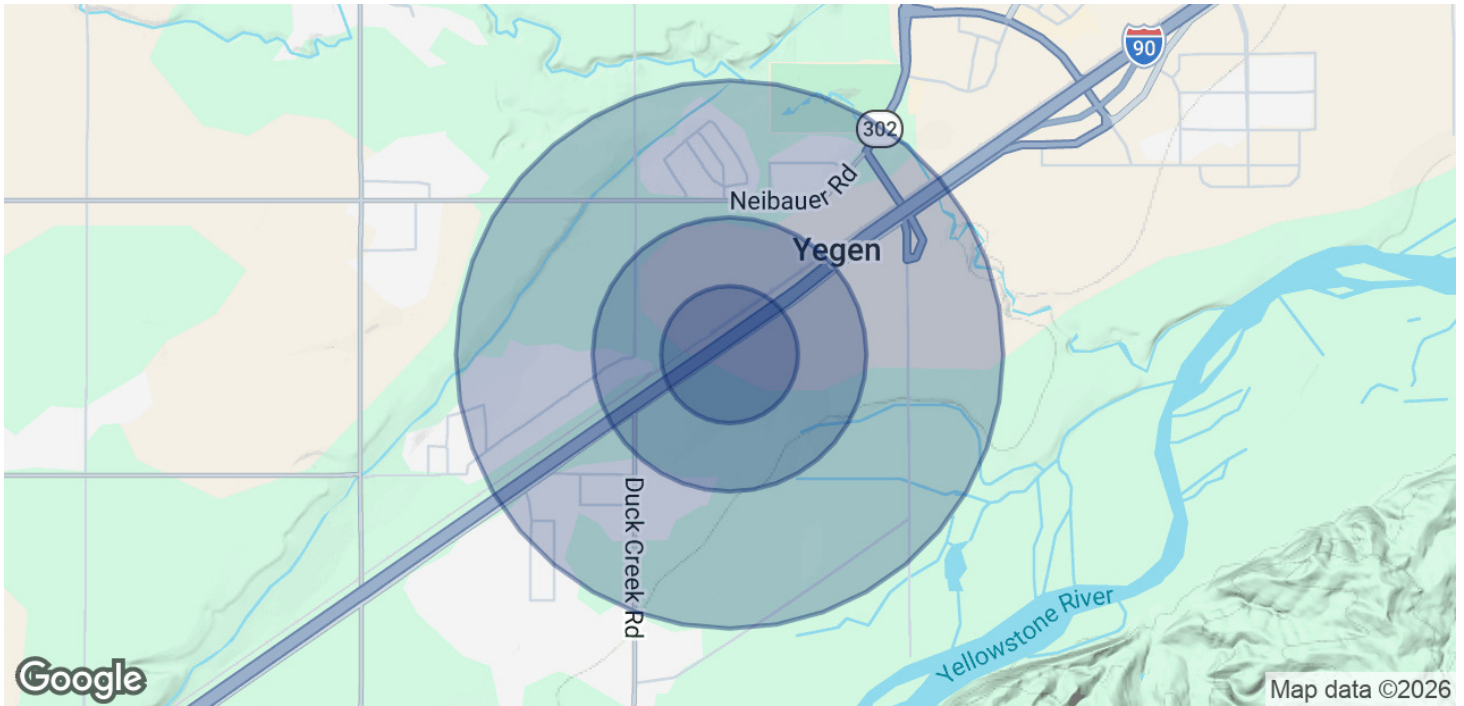


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	59	245	1,003
Average Age	31.4	32.1	32.4
Average Age (Male)	32.2	32.7	32.9
Average Age (Female)	31.4	32.5	33

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	25	104	420
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$120,268	\$128,723	\$133,074
Average House Value	\$449,822	\$423,996	\$418,333

2023 American Community Survey (ACS)

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