



# 3034 Gabel Road

Billings, Montana 59102

## Property Description

For Sale \$1,495,800

Apx 7 Acres

Located on Gabel Rd and South 30th St West

Easy access to the Zoo Drive Interchange

Zoned Controlled Industrial

Tax ID C11807, A33295, A33296, A33297

### OFFERING SUMMARY

Sale Price:	\$1,495,800
Lot Size:	7 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,282	13,254	34,210
Total Population	2,686	29,411	76,657
Average HH Income	\$52,969	\$55,905	\$60,668



**Brian McDonald**  
 Broker/Principal | 406.294.6303  
 bmcDonald@naibusinessproperties.com





**FOR SALE**



**LAND**



**7 ACRES**



<https://www.naibusinessproperties.com>

**Brian McDonald**  
Broker/Principal | 406.294.6303  
[bmcdonald@naibusinessproperties.com](mailto:bmcdonald@naibusinessproperties.com)

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FOR SALE



LAND



7 ACRES



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,686	29,411	76,657
Average age	34.7	38.5	39.5
Average age (Male)	33.4	35.9	37.3
Average age (Female)	35.6	40.1	41.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,282	13,254	34,210
# of persons per HH	2.1	2.2	2.2
Average HH income	\$52,969	\$55,905	\$60,668
Average house value	\$167,629	\$162,214	\$197,535

\* Demographic data derived from 2020 ACS - US Census

