

## LAND FOR SALE

# WOODFIELD LAND

6421 Woodfield Dr, Billings, MT 59106



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$600,000
<b>LOT SIZE:</b>	11.988 Acres
<b>ZONING:</b>	Neighborhood Office - Residential
<b>PRICE / SF:</b>	\$1.15

### CLICK HERE TO VIEW VIDEO

#### PROPERTY OVERVIEW

\*\*\*PRICE REDUCED!\*\*\*

6421 WOODFIELD DR | BILLINGS

\$600,000 - 11.878 AC

Corner of the entrance to Ironwood Subdivision. City Park is adjacent on the North East side of parcel. City water and sewer are stubbed into the south side of the lot. Great Development parcel for NW Billings! Neighborhood Office Zoning. Call agent for details.

#### PROPERTY HIGHLIGHTS

- Corner of the entrance to Ironwood Subdivision.
- City Park is adjacent on the North East side of parcel.
- City water and sewer are stubbed into the south side of the lot.
- Great Development parcel for NW Billings!
- Neighborhood Office Zoning.

**KW COMMERCIAL**  
80 25th St West,  
Suite 1  
Billings, MT 59102

**PAT SCHINDELE**  
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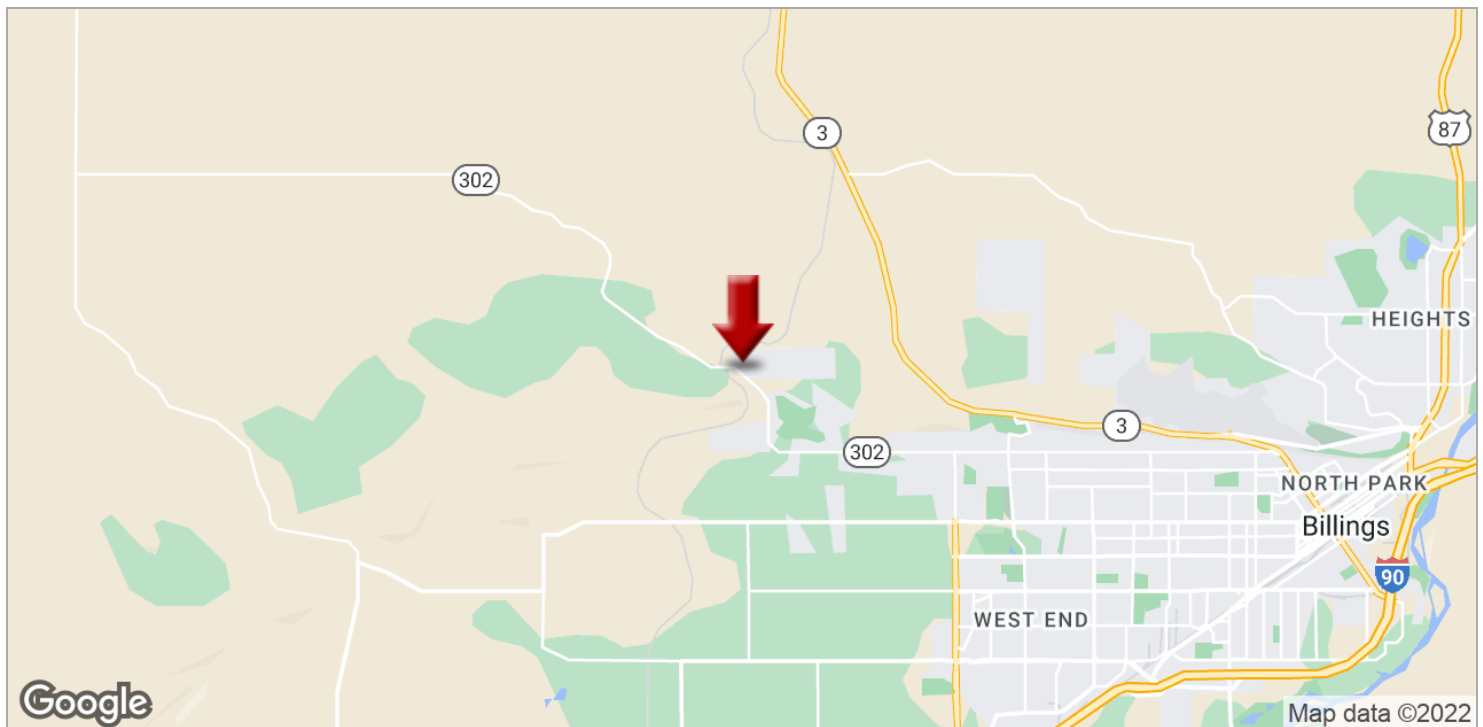
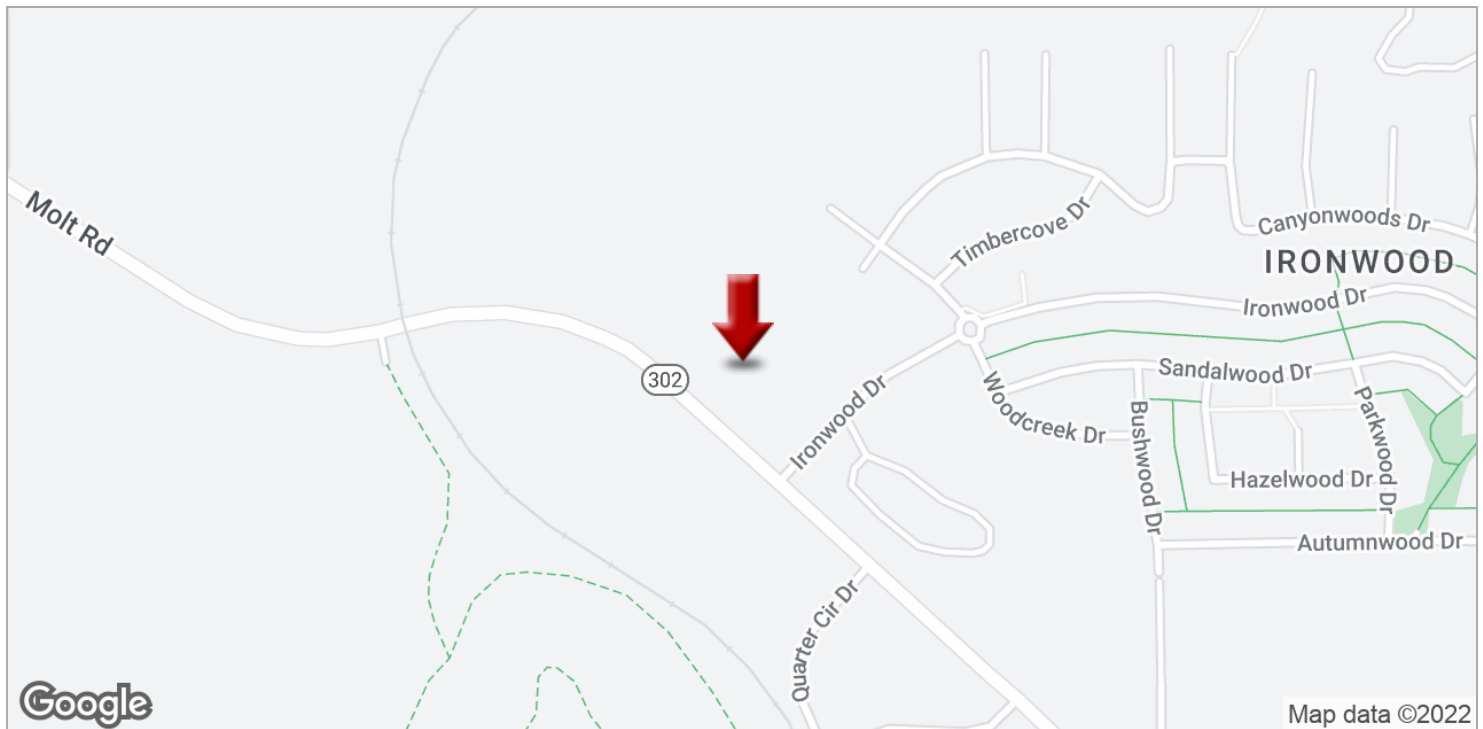
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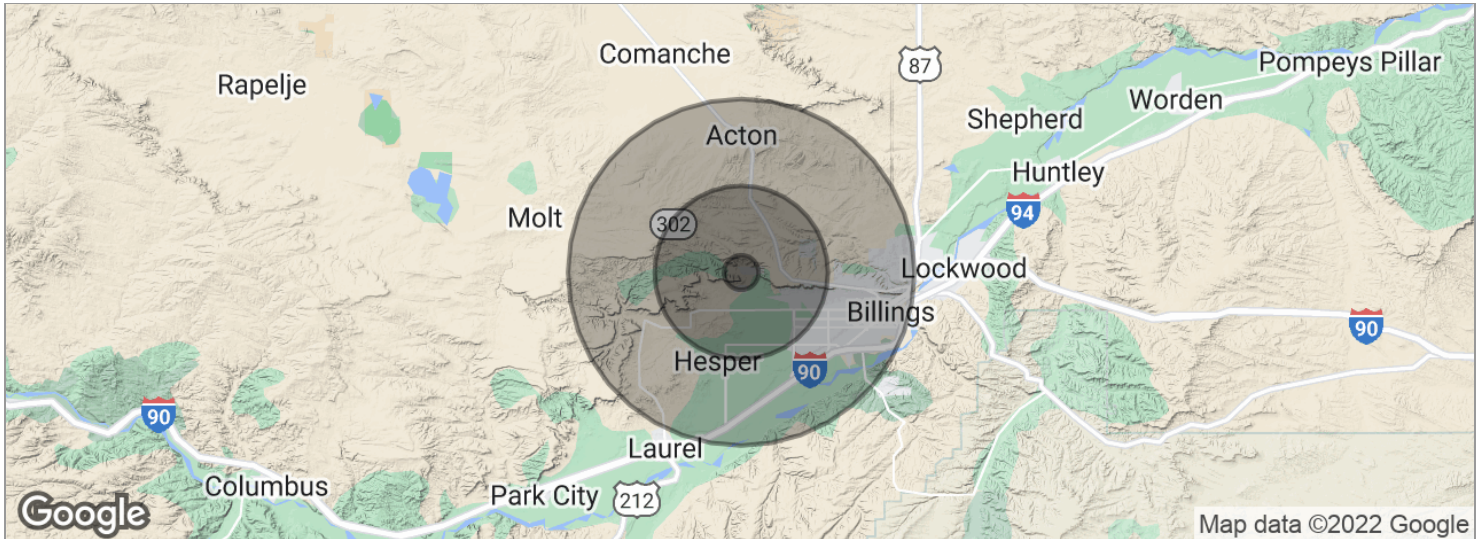
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	815	10,046	79,883
Median age	42.8	43.3	40.2
Median age (male)	43.4	43.1	38.5
Median age (Female)	41.7	42.9	41.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	289	3,743	34,395
# of persons per HH	2.8	2.7	2.3
Average HH income	\$161,851	\$131,218	\$69,775
Average house value	\$377,499	\$337,695	\$229,037

\* Demographic data derived from 2020 ACS - US Census

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