



Broso Valley Subdivision

Gabel Road and Zoo Drive | Billings, Montana 59102

Property Highlights

- I-90 and Zoo Exit Location
- Ideal for hotel, restaurant, retail, office, medical
- All city services in
- Growing west Billings location
- Heavy Commercial zoning

Property Description

Broso Valley Subdivision in the area of Gabel Road & Hesper Road. These lots are from 0.6 Acre to 1.9 Acres and range in price from \$6.00 to \$12.00 psf. Close to new Costco.

See Price Sheet

OFFERING SUMMARY

Sale Price:	\$6.00 - \$12.00 PSF
Lot Size:	0.6 - 1.9 Acres

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	33,638	58,643	66,633
Total Population	71,633	127,736	147,546
Average HH Income	\$85,094	\$82,061	\$82,113

Michael L. Walker
 Broker/Principal | 406.294.6304
 mwalker@naibusinessproperties.com



Lot	Acres	Square Feet	\$/SF	Total Price
<u>Block 1</u>				
1	1.7607	76,696	\$5.50	\$421,828
2	0.6471	28,188	\$6.00	\$169,128
3	0.8724	38,001	\$6.00	\$228,006
4	1.2819	55,839	\$5.50	\$307,114
5	4.0388	175,930		SOLD
6	8.222	358,150		SOLD
7-A	5.525	240,669		SOLD
16A-1	1.2991	56,589	\$8.00	\$452,712
20	1.9896	86,666	\$5.00	\$433,330
<u>Block 2</u>				
1	0.8639	27,834		SOLD
2	0.9194	40,049		SOLD
3	1.0928	47,602	\$12.00	\$571,228
4	0.8961	39,034	\$12.00	\$468,409
5	0.6865	29,904		SOLD
6	0.7024	30,597		SOLD
7	0.8111	35,332		SOLD
8	0.8104	35,301		SOLD
9	0.9769	42,554		SOLD
10	0.8065	35,131		SOLD
11	0.7696	33,524		SOLD
12	0.6747	29,390		SOLD
13	0.7222	31,459	\$9.00	\$283,131
14	0.9432	41,085		SOLD
15	0.8511	37,073		SOLD
<u>Block 3</u>				
1	0.7321	31,890	\$7.00	\$223,230
2	0.8863	38,607		SOLD
3	0.6425	27,987		SOLD
6	0.691	30,100		SOLD
7	0.726	31,625	\$7.00	\$221,375
<u>Block 4</u>				
6	1.1267	49,079		SOLD
7	1.8228	79,401		SOLD
8	1.7597	76,653	\$7.00	\$536,571



FOR SALE



LAND



0.6 - 1.9 ACRES



Michael L. Walker
 Broker/Principal | 406.294.6304
 mwalker@naibusinessproperties.com



<https://www.naibusinessproperties.com>

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



FOR SALE



LAND



0.6 - 1.9 ACRES



Michael L. Walker
 Broker/Principal | 406.294.6304
 mwalker@naibusinessproperties.com



<https://www.naibusinessproperties.com>

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.



Executive Summary

3550 Ember Lane, Billings, Montana, 59102
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 45.73615
Longitude: -108.60858

	5 miles	10 miles	15 miles
Population			
2010 Population	64,764	124,918	139,363
2020 Population	73,801	139,435	156,002
2023 Population	76,190	144,110	161,434
2028 Population	79,422	148,463	166,354
2010-2020 Annual Rate	1.31%	1.11%	1.13%
2020-2023 Annual Rate	0.99%	1.02%	1.06%
2023-2028 Annual Rate	0.83%	0.60%	0.60%
2020 Male Population	48.3%	48.9%	49.0%
2020 Female Population	51.7%	51.1%	51.0%
2020 Median Age	39.2	38.5	38.6
2023 Male Population	48.2%	49.2%	49.4%
2023 Female Population	51.8%	50.8%	50.6%
2023 Median Age	41.6	40.1	40.2

In the identified area, the current year population is 161,434. In 2020, the Census count in the area was 156,002. The rate of change since 2020 was 1.06% annually. The five-year projection for the population in the area is 166,354 representing a change of 0.60% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 40.2, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	84.2%	83.6%	83.9%
2023 Black Alone	0.8%	0.9%	0.9%
2023 American Indian/Alaska Native Alone	3.9%	4.5%	4.4%
2023 Asian Alone	1.2%	1.0%	0.9%
2023 Pacific Islander Alone	0.2%	0.2%	0.2%
2023 Other Race	2.0%	2.0%	2.0%
2023 Two or More Races	7.6%	7.8%	7.7%
2023 Hispanic Origin (Any Race)	7.2%	7.4%	7.3%

Persons of Hispanic origin represent 7.3% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 38.3 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	80	79	80
2010 Households	27,586	52,003	57,382
2020 Households	31,487	58,088	64,216
2023 Households	32,776	60,327	66,726
2028 Households	34,389	62,531	69,176
2010-2020 Annual Rate	1.33%	1.11%	1.13%
2020-2023 Annual Rate	1.24%	1.17%	1.19%
2023-2028 Annual Rate	0.97%	0.72%	0.72%
2023 Average Household Size	2.28	2.33	2.36

The household count in this area has changed from 64,216 in 2020 to 66,726 in the current year, a change of 1.19% annually. The five-year projection of households is 69,176, a change of 0.72% annually from the current year total. Average household size is currently 2.36, compared to 2.37 in the year 2020. The number of families in the current year is 40,474 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

3550 Ember Lane, Billings, Montana, 59102
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 45.73615
Longitude: -108.60858

	5 miles	10 miles	15 miles
Mortgage Income			
2023 Percent of Income for Mortgage	28.8%	28.9%	28.5%
Median Household Income			
2023 Median Household Income	\$69,932	\$70,182	\$72,165
2028 Median Household Income	\$79,271	\$79,159	\$80,462
2023-2028 Annual Rate	2.54%	2.44%	2.20%
Average Household Income			
2023 Average Household Income	\$95,424	\$94,416	\$95,422
2028 Average Household Income	\$110,438	\$108,953	\$110,183
2023-2028 Annual Rate	2.97%	2.91%	2.92%
Per Capita Income			
2023 Per Capita Income	\$41,273	\$39,635	\$39,520
2028 Per Capita Income	\$48,063	\$45,995	\$45,890
2023-2028 Annual Rate	3.09%	3.02%	3.03%
GINI Index			
2023 Gini Index	40.2	39.9	39.4

Households by Income

Current median household income is \$72,165 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$80,462 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$95,422 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$110,183 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$39,520 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$45,890 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	84	84	85
2010 Total Housing Units	29,057	54,840	60,408
2010 Owner Occupied Housing Units	18,659	34,225	38,844
2010 Renter Occupied Housing Units	8,927	17,779	18,538
2010 Vacant Housing Units	1,471	2,837	3,026
2020 Total Housing Units	33,355	61,754	68,155
2020 Owner Occupied Housing Units	20,087	36,889	42,057
2020 Renter Occupied Housing Units	11,400	21,199	22,159
2020 Vacant Housing Units	1,885	3,640	3,953
2023 Total Housing Units	34,726	64,165	70,876
2023 Owner Occupied Housing Units	20,722	38,042	43,449
2023 Renter Occupied Housing Units	12,054	22,285	23,277
2023 Vacant Housing Units	1,950	3,838	4,150
2028 Total Housing Units	36,304	66,235	73,162
2028 Owner Occupied Housing Units	21,619	39,660	45,333
2028 Renter Occupied Housing Units	12,770	22,871	23,843
2028 Vacant Housing Units	1,915	3,704	3,986
Socioeconomic Status Index			
2023 Socioeconomic Status Index	54.6	52.9	53.2

Currently, 61.3% of the 70,876 housing units in the area are owner occupied; 32.8%, renter occupied; and 5.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 68,155 housing units in the area and 5.8% vacant housing units. The annual rate of change in housing units since 2020 is 1.21%. Median home value in the area is \$341,881, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.83% annually to \$412,570.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.
Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.

January 23, 2024