



4550 King Avenue E

Lot 2 1.635 Acres

Billings, Montana 59101

Property Highlights

- SOUTH BILLINGS TOWN CENTER
- Sam's Club & Cabela's Anchored Center
- I-90 and South Billings Blvd Interchange
- 1.635 Acre pad site
- Sale price: \$1,068,310

Property Description

Development land available for Sale in the South Billings Town Center located off of King Avenue East next to Cabela's. Excellent location for your business near Interstate 90 and South Billings Boulevard. All businesses have a great exposure rate with thousands of vehicles traveling this way every day.

OFFERING SUMMARY

Sale Price:	\$15.00 / SF
Lot Size:	1.635 Acres

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
Total Households	2,690	10,305	20,958
Total Population	6,265	22,490	43,150
Average HH Income	\$56,345	\$57,311	\$58,629

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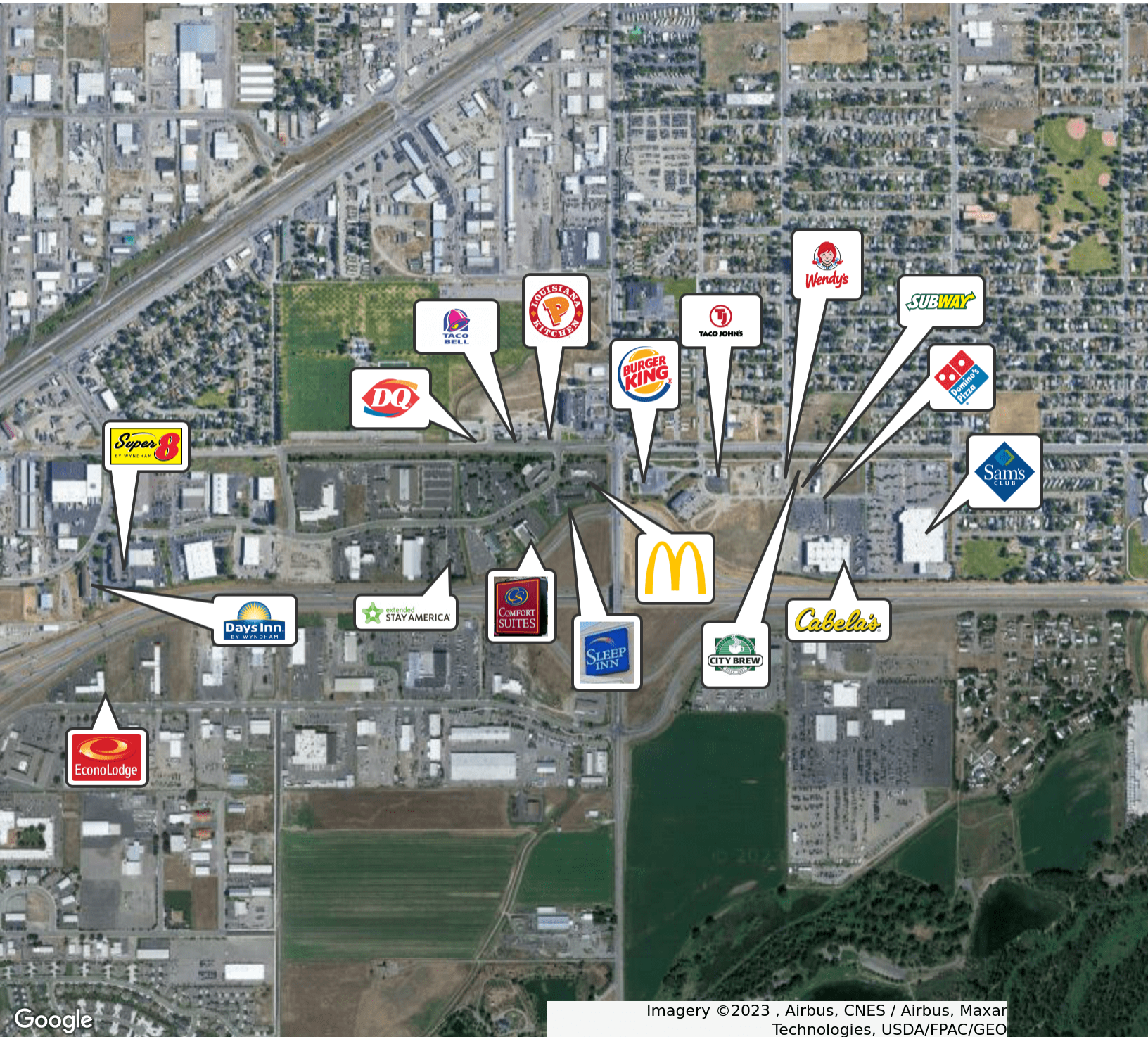
FOR SALE



PAD SITE



**1.635
ACRES**



Google

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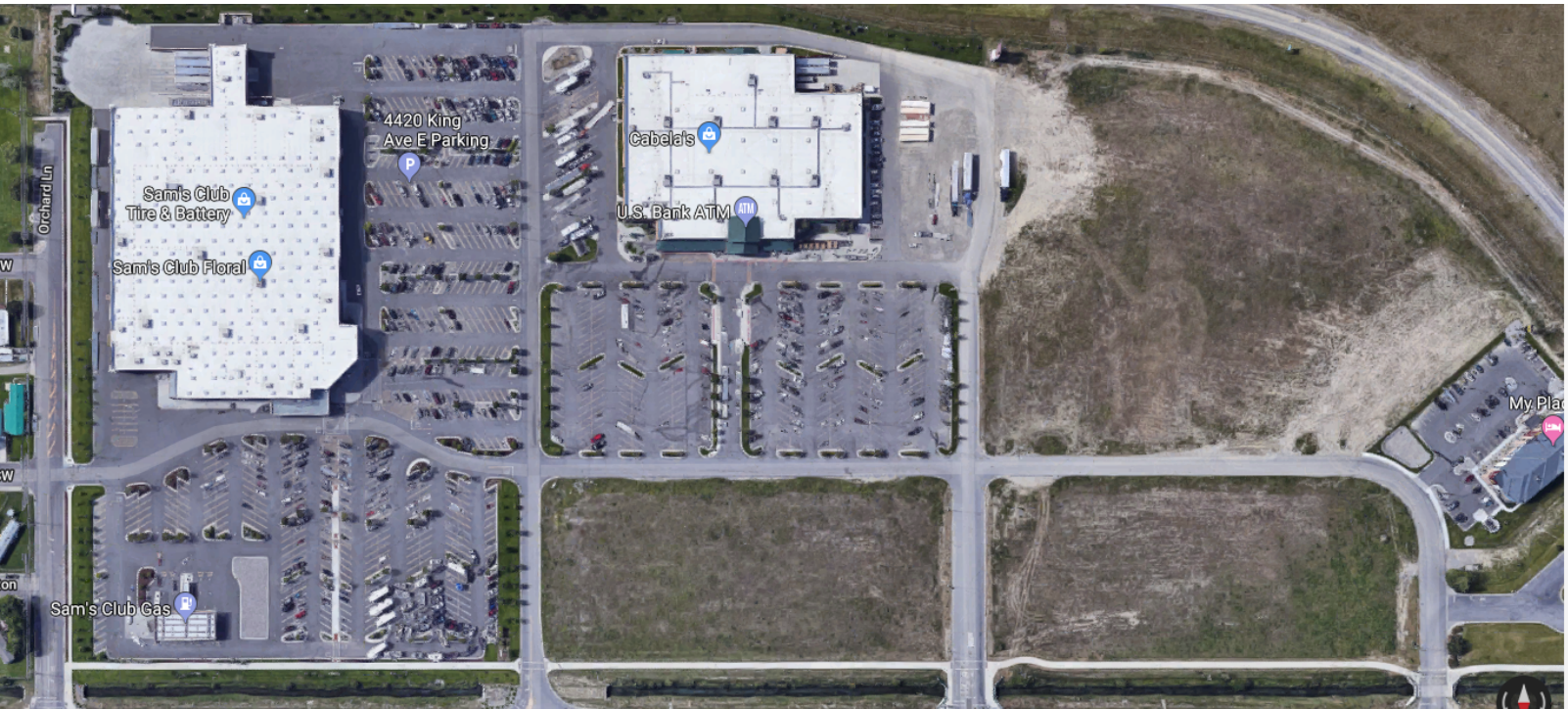
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PAD SITE



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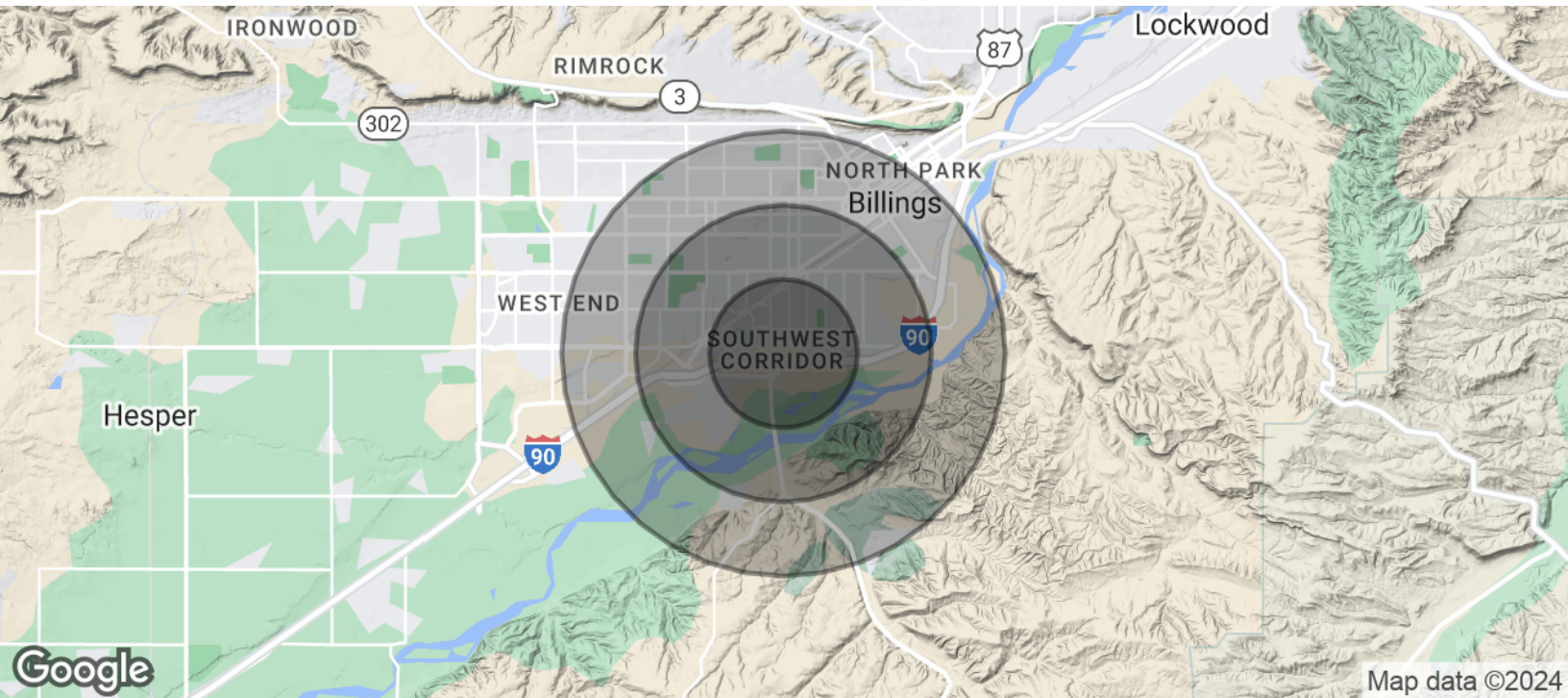


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	6,265	22,490	43,150
Average age	36.8	36.1	36.7
Average age (Male)	36.9	34.3	34.3
Average age (Female)	39.0	38.9	39.4
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	2,690	10,305	20,958
# of persons per HH	2.3	2.2	2.1
Average HH income	\$56,345	\$57,311	\$58,629
Average house value	\$167,801	\$174,391	\$187,795

* Demographic data derived from 2020 ACS - US Census



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