



FOR SALE



LAND



12.042 AC



101 Vaughn South Frontage Rd

Great Falls, Montana 59404

Property Highlights

- 12.042 Acres
- Access off of Vaughn S. Frontage Rd
- Interstate visibility
- Next to 6,900 SF warehouse

Property Description

12.042 acres just outside Great Falls with great Interstate visibility. Property is adjacent to an additional 4.16 acres with a 6,900 SF warehouse.

OFFERING SUMMARY

Sale Price:	\$595,000
Lot Size:	12.042 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	132	605	971
Total Population	323	1,427	2,234
Average HH Income	\$55,539	\$54,811	\$55,044



<https://www.naibusinessproperties.com>

Matt Robertson, SIOR
Broker/Principal | 406.294.6308
mrobertson@naibusinessproperties.com

Scott Blumfield
Broker/Owner | 406.750.0276
scott@catalyst-cre.com | MT #RRE-BRO-LIC-16312

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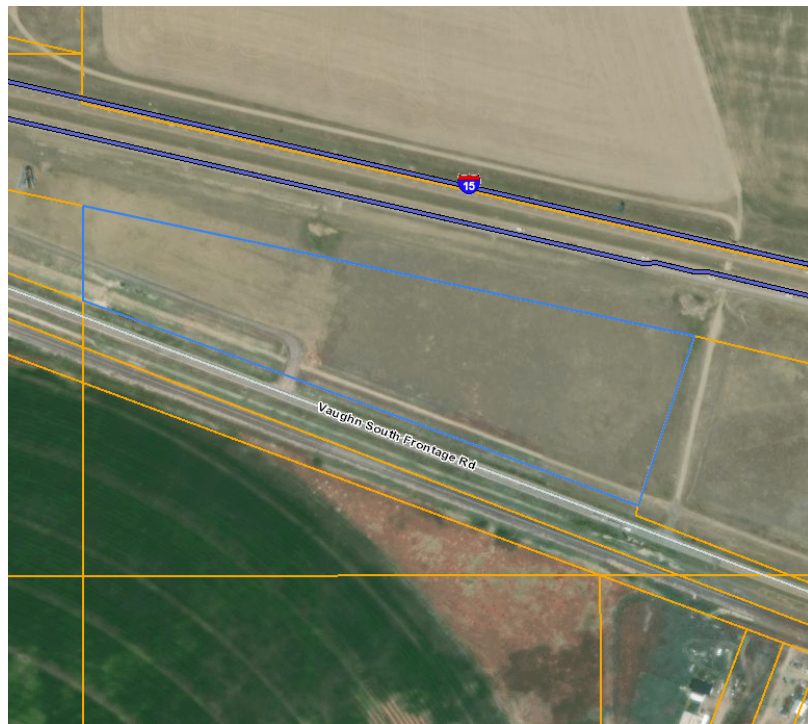
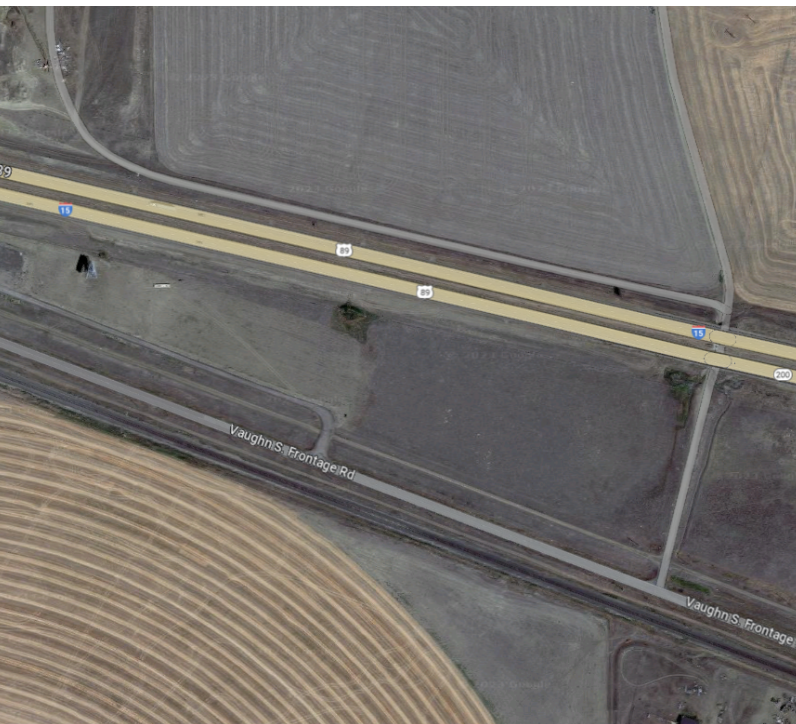
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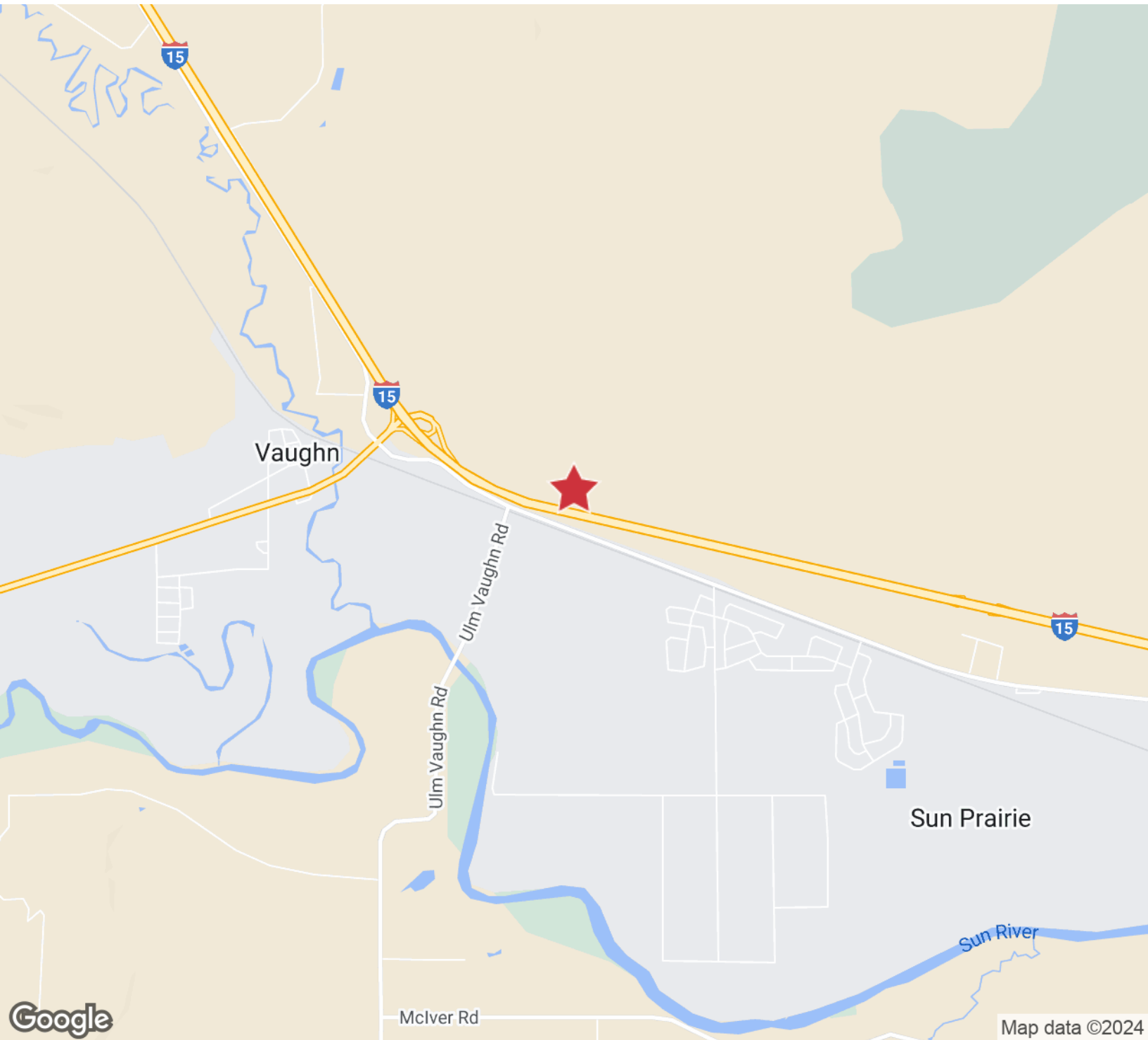
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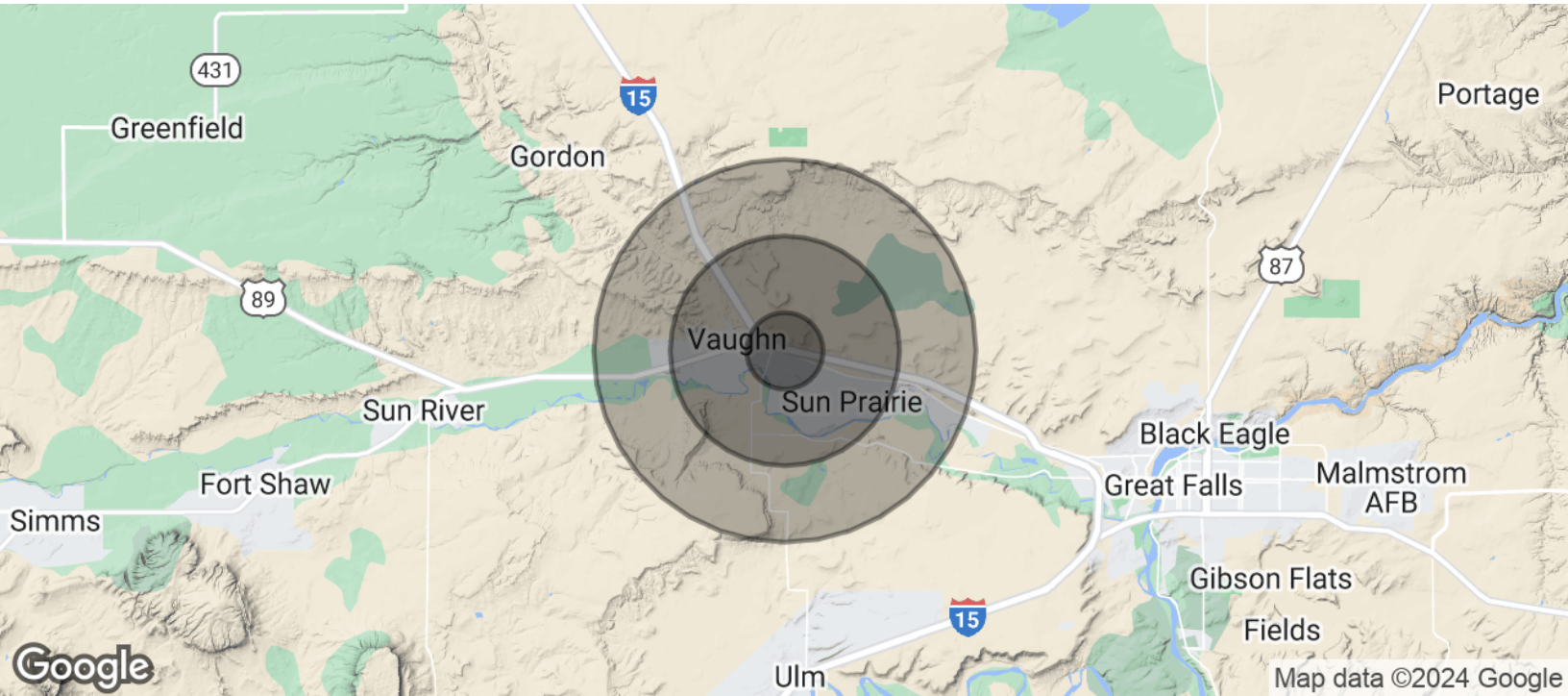


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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	323	1,427	2,234
Average Age	40.1	41.1	42.3
Average Age (Male)	40.4	41.2	42.0
Average Age (Female)	38.6	40.1	42.3

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	132	605	971
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$55,539	\$54,811	\$55,044
Average House Value	\$146,173	\$147,899	\$153,565

* Demographic data derived from 2020 ACS - US Census

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