

# S 48th and King Ave West

Billings, Montana 59106

## Property Highlights

- Located in one of Billings fastest growing areas with multiple single family home developments under construction
- There are APX 2,000+ apartment units in the area with an additional 1,500 apartment units planned for development
- New in the area: Rocky Vista Medical School, Dialysis Clinic Inc, Intermountain Health Clinic, with a new Veterinary School planned to start construction this year
- Just minutes from Shiloh Crossing Shopping Complex
- Great location for Grocery Store, Restaurants, & Retail
- Site consists of 11.39 Acres
- Water, sewer, gas, electric & cable on site
- Storm water retention in the Crescent Street cul-de-sac
- For Sale \$4,427,000

## OFFERING SUMMARY

Sale Price:	\$4,427,000
Lot Size:	11.39 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,631	12,216	30,714
Total Population	2,963	27,533	72,703
Average HH Income	\$116,031	\$101,976	\$104,055

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













**APARTMENT COMPLEXES & RETAILERS**

Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

**Brian McDonald**  
Broker/Principal | 406.294.6303  
bmcdonald@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.





**FOOD RETAILERS**

Google

Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies, USDA/FPAC/GEO

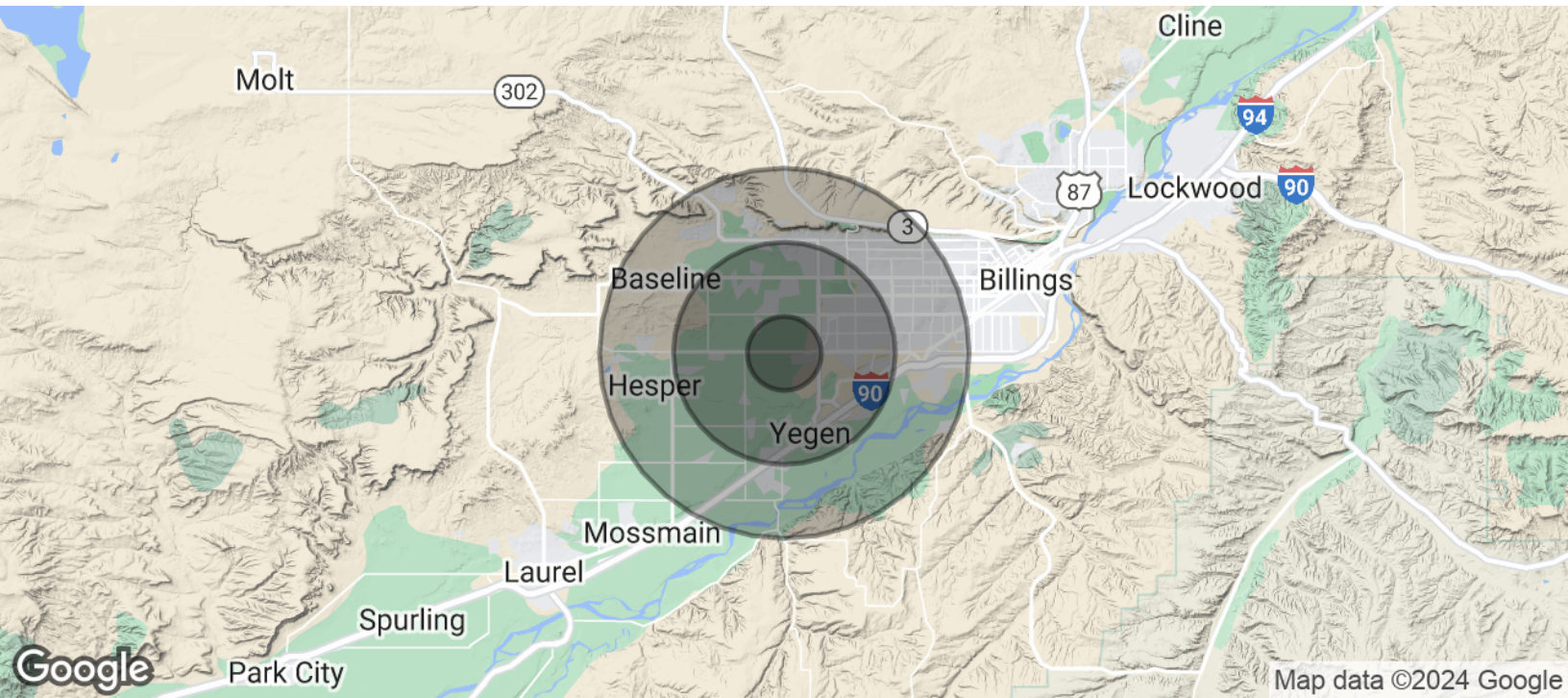
**Brian McDonald**  
Broker/Principal | 406.294.6303  
bmcdonald@naibusinessproperties.com



<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.





### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,963	27,533	72,703
Average Age	42.6	42.2	42.6
Average Age (Male)	42.3	40.6	41.3
Average Age (Female)	44.1	43.4	43.6

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,631	12,216	30,714
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$116,031	\$101,976	\$104,055
Average House Value	\$428,893	\$292,822	\$279,478

2020 American Community Survey (ACS)

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

