



Multifamily Land Development Opportunity

Grand Ave | Billings, Montana 59102

Property Highlights

- Multifamily development land located in an expanding area of Billings
- 176 total units - 144 apartments & 32 townhomes
- Zoned NX1 & NX3 for multifamily/high-rise development, which allows 32 townhomes & 156 multifamily units (maximum density 188 units)
- Situated on 7 acres of build-ready land
- All utilities are at or near the site
- Seller will deliver the property fully rezoned & entitled for build-to-rent or sale townhomes & garden style apartments
- Proformas available upon request
- Easy access to grocery, hardware, restaurants, golf, & other amenities
- Thoughtfully designed development for multifamily investment
- Plan includes on-site off street parking with dedicated areas for each residence
- Tax Code: D04783A

OFFERING SUMMARY

Sale Price:	\$2,950,000
Number of Units:	176
Lot Size:	7 Acres
Building Size:	185,616 SF

DEMOGRAPHICS 0.5 MILES 1 MILE 1.5 MILES

Total Households	1,223	4,778	9,576
Total Population	2,388	10,204	21,065
Average HH Income	\$81,349	\$87,995	\$94,392





PROPERTY OVERVIEW

Featuring 144 apartment units & 32 townhomes, this impressive property in the Billings area is a remarkable investment opportunity for multifamily/high-rise investors. Boasting a prime location, this property offers a blend of modern amenities. With multiple layouts and strategic positioning, it presents an attractive option for those seeking to enter or expand their presence in the multifamily real estate market. This property is poised to deliver a seamless living experience, making it an ideal choice for investors looking to tap into the potential of the thriving Billings area.

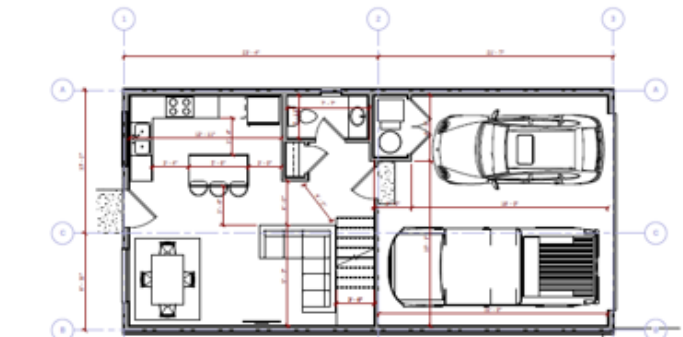
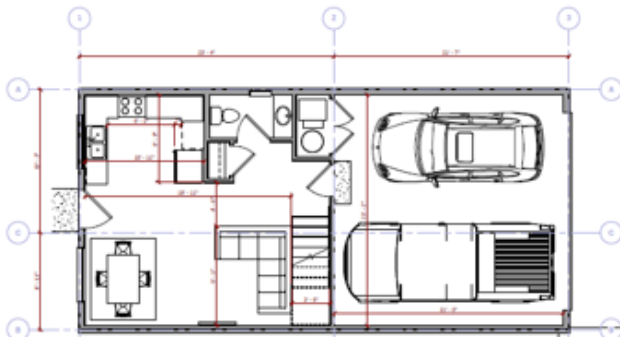
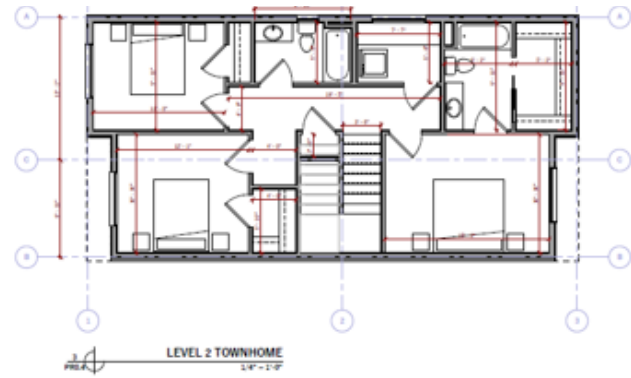
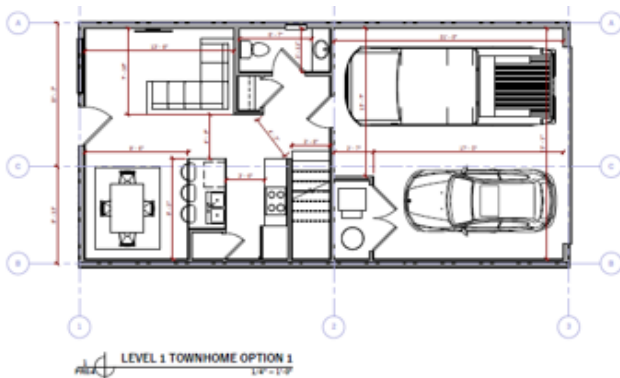
Seller will deliver the property fully re-zoned and entitled for, build-to-rent townhomes and garden style apartments, or the buyer may take over the entitlement process and submit applications for alternate product type that fits the zoning designation.

LOCATION OVERVIEW

Discover the potential of this prime West End location in Billings, Montana. Situated in the heart of the city, this development offers a gateway to endless possibilities. Embrace the allure of this vibrant neighborhood. Nearby shopping, bike trails, golfing, and other amenities add to the appeal, making it an ideal setting for a new development project. This is your chance to be part of a thriving community and shape the future of Billings.

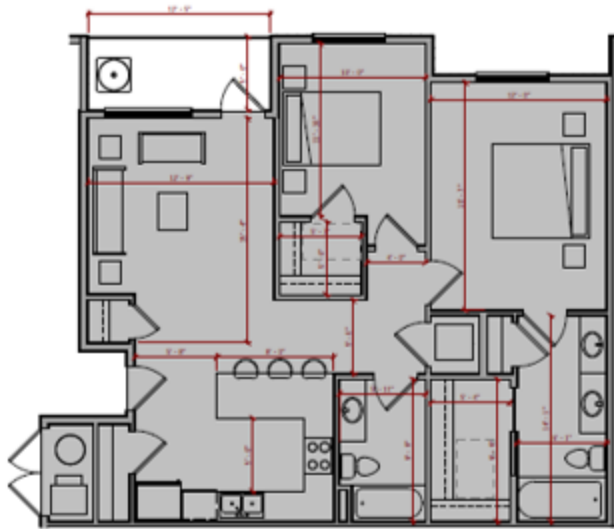
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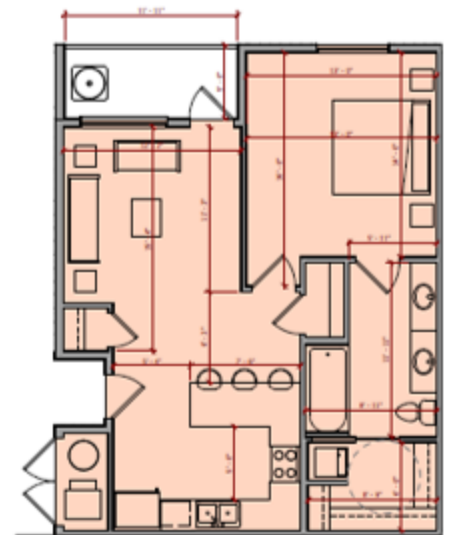


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2 BED A PLAN
1/4" = 1'-0"



1 BED A PLAN
1/4" = 1'-0"



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SITE DATA

PARCEL AREA:	304,915 SF (7.00 ACRES)
AVENUE D DEDICATION:	26,846 SF
DEVELOPABLE AREA:	278,069 SF (6.38 ACRES)
BUILDING AREA:	86,042 SF
ASHALT AREA:	140,277 SF
LANDSCAPE/COMMON AREA:	51,751 SF

TOWNHOMES
32 DWELLINGS
2 STALLS PER DWELLING
64 PARKING STALLS

APARTMENTS
144 DWELLINGS
233 PARKING STALLS

PRIVATE ROADWAY
16 PARKING STALLS
AVE D
24 PARKING STALLS

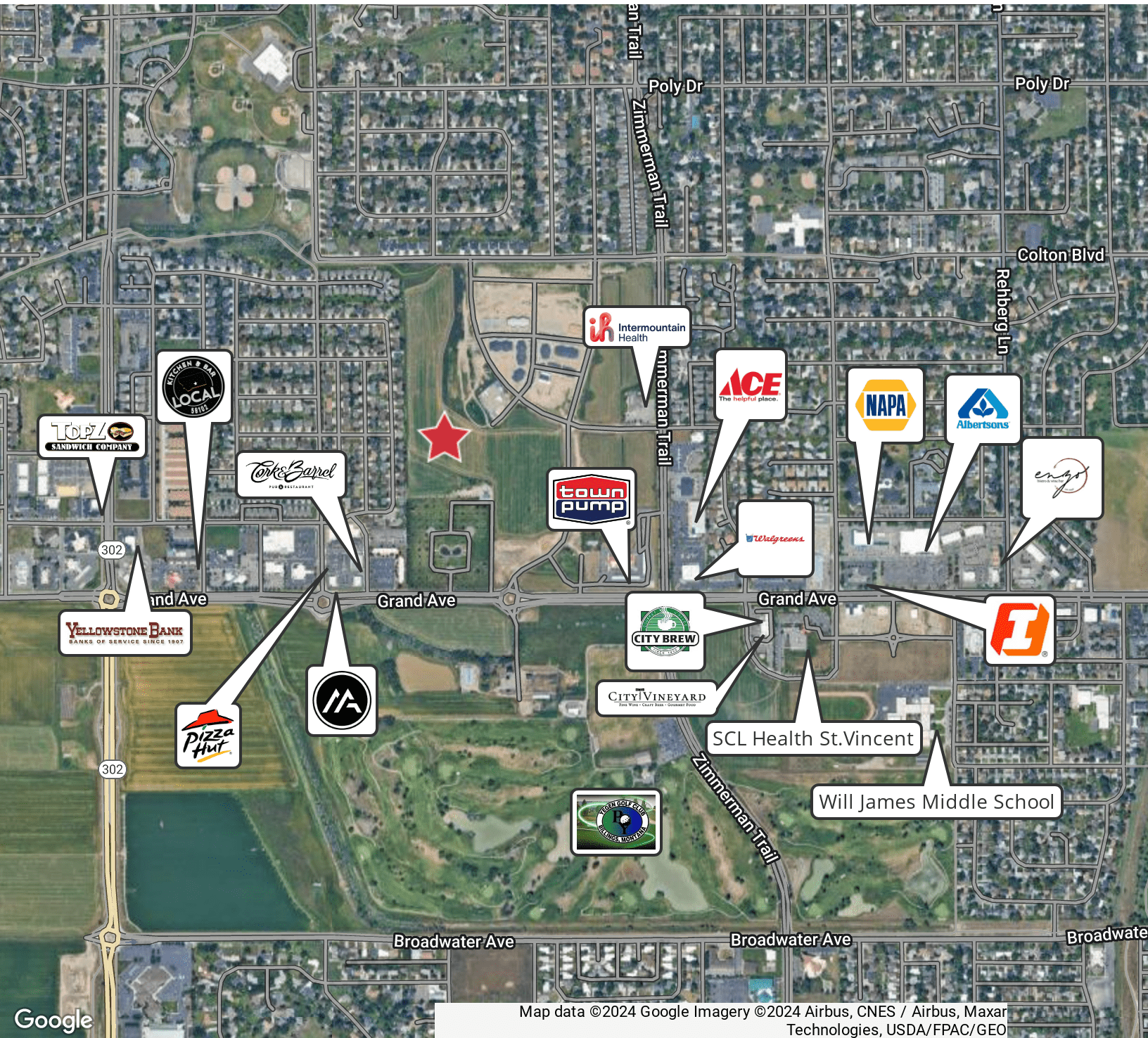
TOTAL PARKING
337 PARKING STALLS

Apartment & Townhome Unit Types

1 Bedroom 1 Bath (Apt)	810 SF
2 Bedroom 2 Bath (Apt)	1,115 SF
2 Bedroom 2 Bath (Apt)	1,131 SF
3 Bedroom 2.5 Bath (Townhome)	1,470 SF

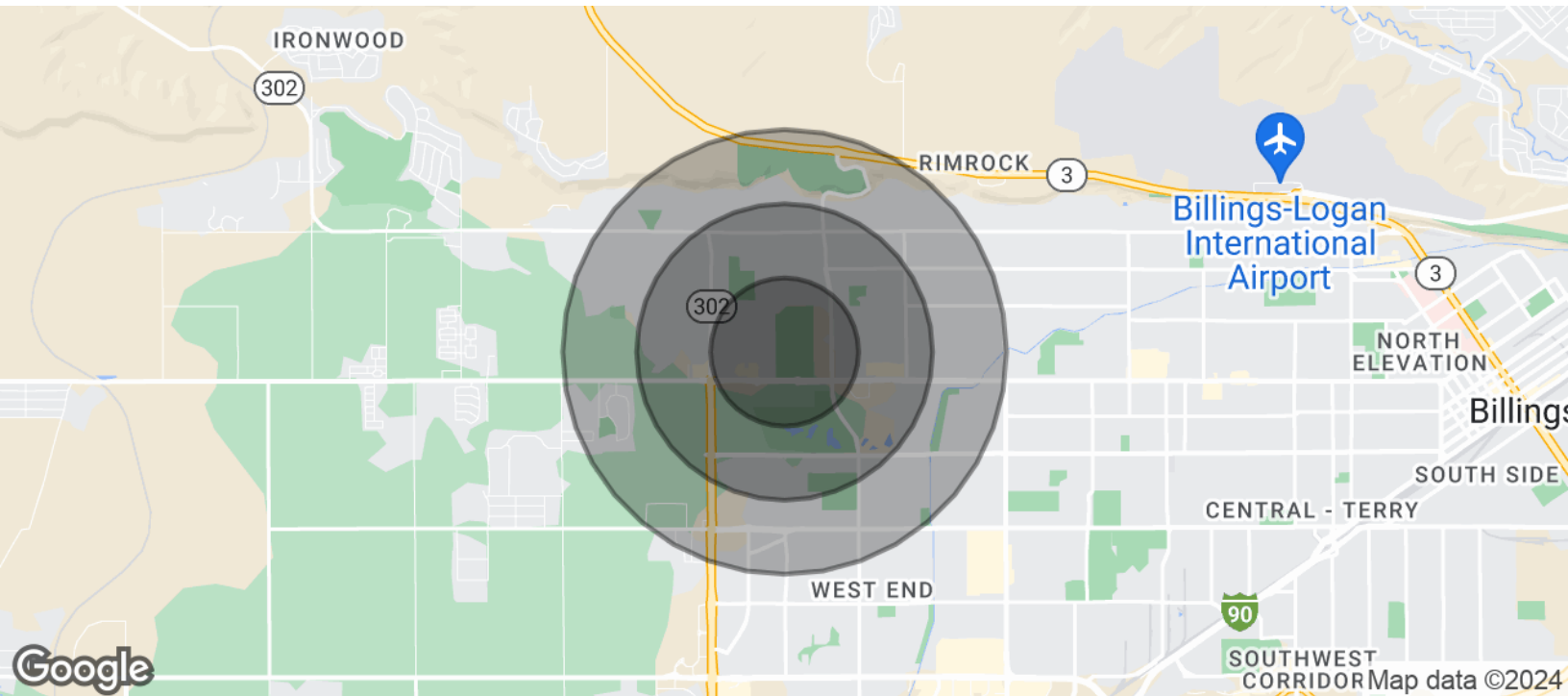
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,388	10,204	21,065
Average Age	54.0	47.2	45.0
Average Age (Male)	51.3	45.5	44.2
Average Age (Female)	57.4	48.5	45.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	1,223	4,778	9,576
# of Persons per HH	2.0	2.1	2.2
Average HH Income	\$81,349	\$87,995	\$94,392
Average House Value	\$269,802	\$267,517	\$270,050

* Demographic data derived from 2020 ACS - US Census



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