



# South 29th Street West

Billings, Montana 59102

## Prime Development Opportunity

This prime parcel of land measuring approximately 4.662 acres is situated in a desirable location in west Billings, MT. It presents a unique opportunity for development into apartments, offices, or retail space.

### Potential Benefits:

- Location: Billings is a vibrant city with a growing economy. This strategically located parcel can capitalize on this growth.
- Versatility: With the potential for apartments, offices, or retail space, the development can cater to a wide range of uses.
- Investment Potential: Billings is a promising market for real estate investment, and this development has the potential to generate strong returns.

### Subdivision Pending:

- Zoning: CMU2 Zoning will allow for a variety of appropriate uses
- Development Plan: The Seller began a plan that the listing broker can provide. Please inquire

**Priced at \$6 PSF (\$1,218,000)**



**Drew Smith CCIM**  
Broker/Principal | 406.294.6306  
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**LOCATION OVERVIEW**

4.662 Acres located in west Billings Montana just south of the King Avenue retail corridor

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

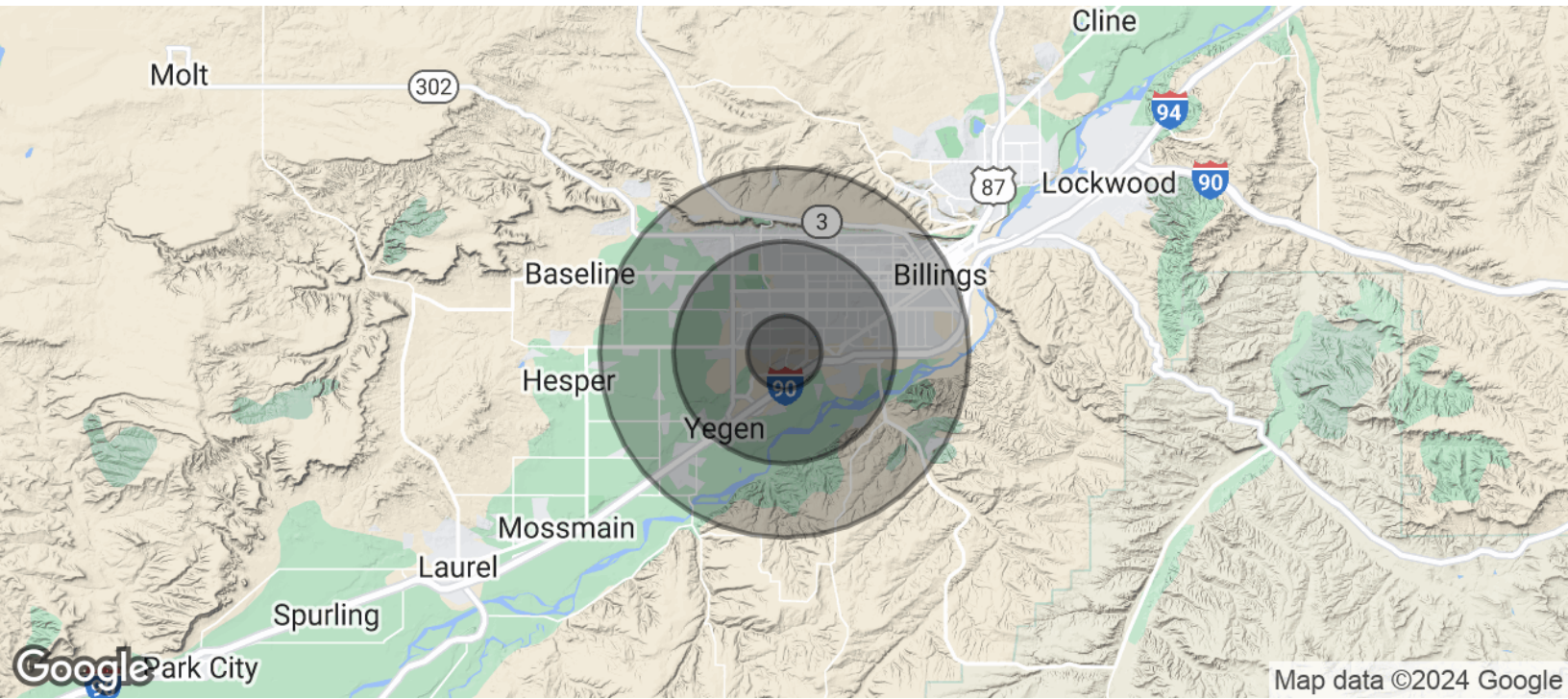
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,471	38,567	85,130
Average Age	39.2	42.0	40.0
Average Age (Male)	34.1	39.2	38.5
Average Age (Female)	43.1	44.1	41.5

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,390	19,430	40,213
# of Persons per HH	1.9	2.0	2.1
Average HH Income	\$63,292	\$73,453	\$80,484
Average House Value	\$204,829	\$233,285	\$244,525

2020 American Community Survey (ACS)

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