

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)





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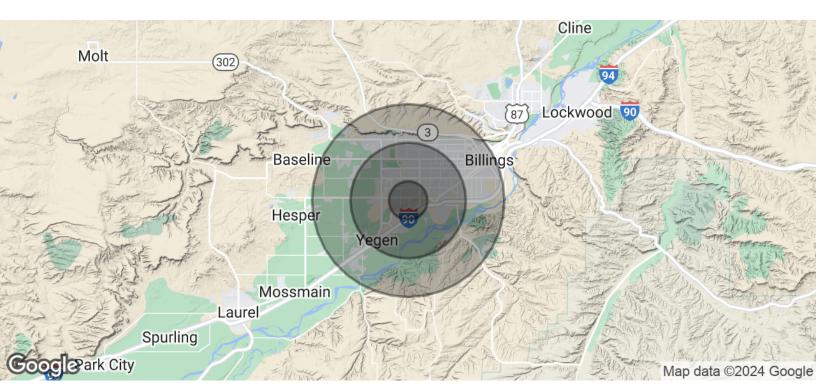
NA Business Properties

FOR SALE



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POPULATION 1 MILE **3 MILES 5 MILES** 4,471 85,130 **Total Population** 38,567 39.2 42.0 40.0 Average Age Average Age (Male) 34.1 39.2 38.5 43.1 44.1 41.5 Average Age (Female) **HOUSEHOLDS & INCOME** 1 MILE **3 MILES 5 MILES Total Households** 2,390 19,430 40,213 2.0 # of Persons per HH 1.9 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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