

For Sale

# Miles City Land

1.99 Acres

**NAI** Business Properties



## S. Haynes Ave. 2 Acre Parcel

1817 South Haynes Avenue  
Miles City, Montana 59301

### Property Highlights

- Surrounded by highway services including hotels, fuel, shopping and restaurants
- Adjacent to new Cenex Truck Stop that draws a large amount of Interstate traffic
- City water and sewer in the street
- Zoned C-1 Commercial
- 1.997 acres for \$450,000 (\$5.16 PSF)

### Property Description

This is a developing area of Miles City near an I-90 Interchange.



For more information

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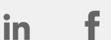
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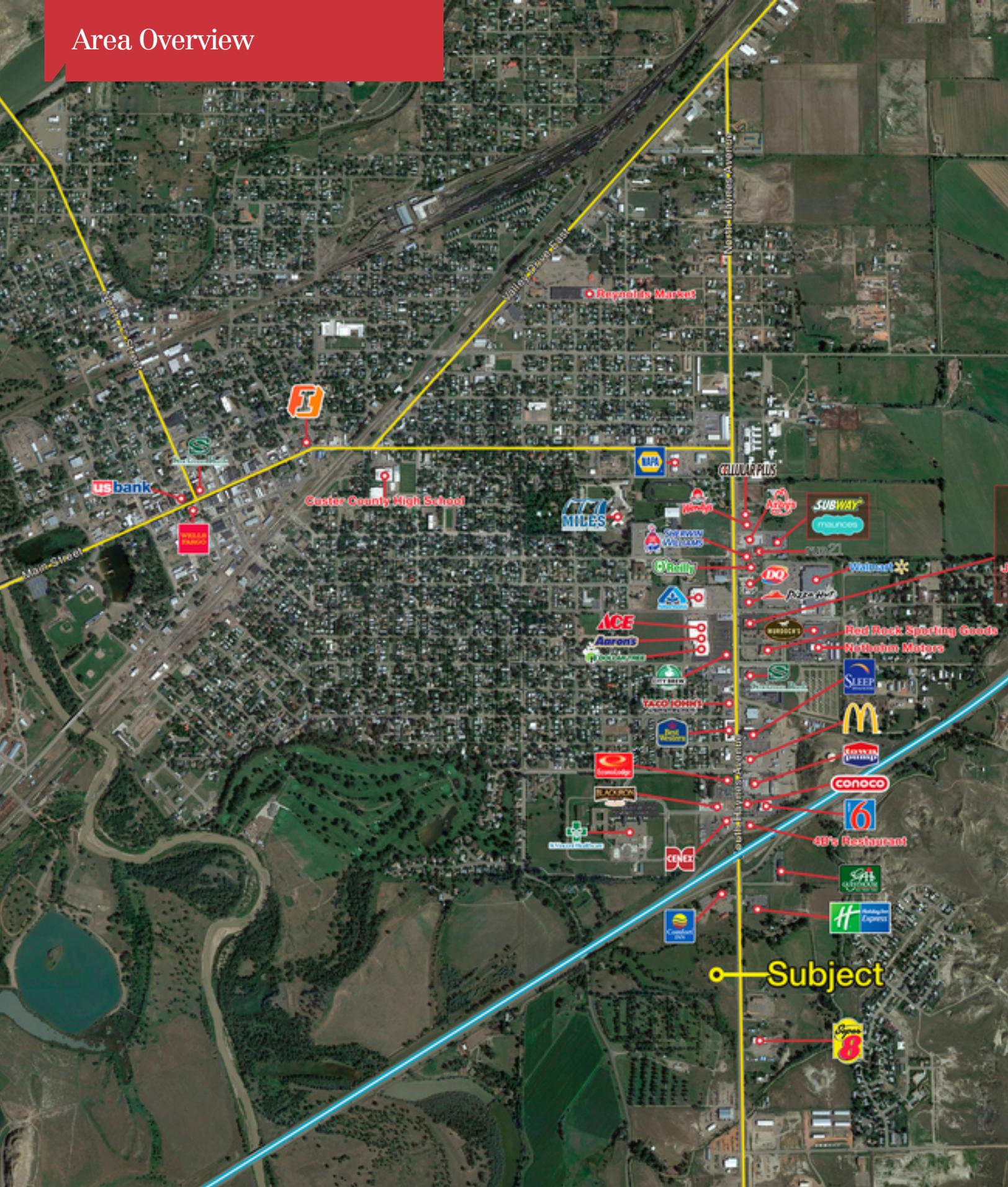
Billings, MT 59101

406 256 5000 tel

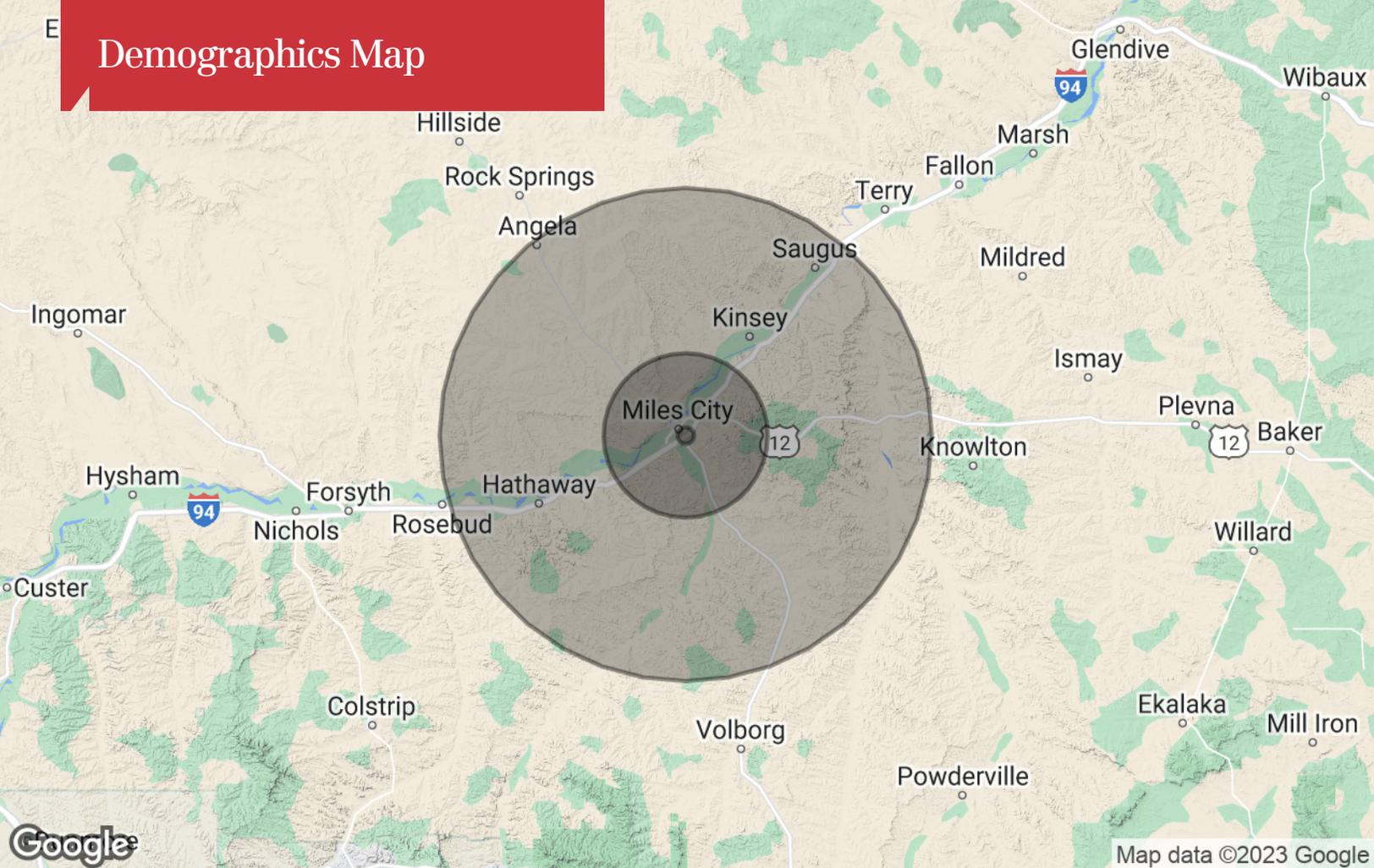
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# Area Overview



# Demographics Map



## Population

|                     | 1 Mile | 10 Miles | 30 Miles |
|---------------------|--------|----------|----------|
| TOTAL POPULATION    | 1      | 3,057    | 3,993    |
| MEDIAN AGE          | 67.1   | 44.6     | 45.5     |
| MEDIAN AGE (MALE)   | 67.5   | 41.9     | 43.8     |
| MEDIAN AGE (FEMALE) | 66.8   | 45.8     | 46.3     |

## Households & Income

|                     | 1 Mile | 10 Miles | 30 Miles |
|---------------------|--------|----------|----------|
| TOTAL HOUSEHOLDS    | 0      | 1,546    | 1,919    |
| # OF PERSONS PER HH |        | 2.0      | 2.1      |
| AVERAGE HH INCOME   |        | \$36,831 | \$43,906 |
| AVERAGE HOUSE VALUE |        | \$84,530 | \$85,515 |

\* Demographic data derived from 2020 ACS - US Census