

# SALE

## GABLE RD & S 24TH ST W

Gable Rd & S 24th St W Billings, MT 59102



**SALE PRICE** \$1,100,000

**SIZE** 2.4 AC

**Nathan Matelich, CCIM** **Erik Caseres**  
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|            |                    |
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| Sale Price | <b>\$1,100,000</b> |
|------------|--------------------|

## OFFERING SUMMARY

|             |                               |
|-------------|-------------------------------|
| Lot Size:   | 2.4 Acres                     |
| Price / SF: | \$10.52                       |
| Zoning:     | CMU2-<br>Corridor Mixed Use 2 |

## LOCATION OVERVIEW

Located in a high-traffic area of Billings, MT, this 2.4 acre parcel offers prime development potential for a wide range of businesses. Zoned CMU2, the property is ideal for uses such as healthcare services, retail centers, restaurants, schools or even an RV or car sales lot. With level topography and access to city utilities, construction is straightforward. The property enjoys maximum visibility, with 35,880 vehicles passing daily along I-90.

Situated adjacent to a major retail hub, this property is surrounded by popular businesses including Carverss Brazilian Steakhouse, Get Air Trampoline Park, By All Means Brewing, and Central Wellness. This high-traffic area promises an exceptional opportunity for exposure and foot traffic. Whether you're planning a hotel, professional office building, daycare or even animal boarding & related services, this property offers outstanding investment potential at \$1,100,000.

## OTHER RESOURCES

[Aerial View](#)

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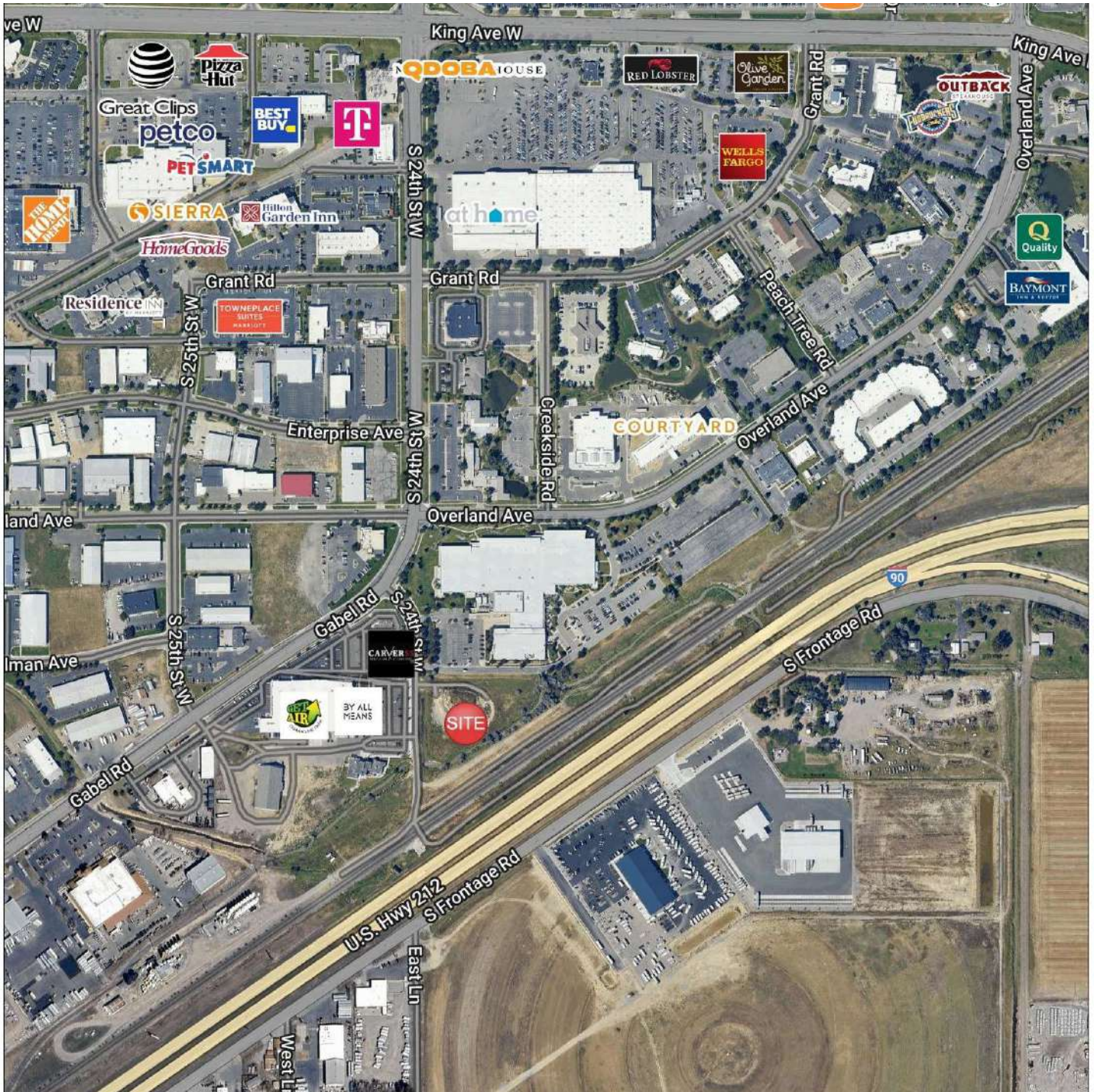


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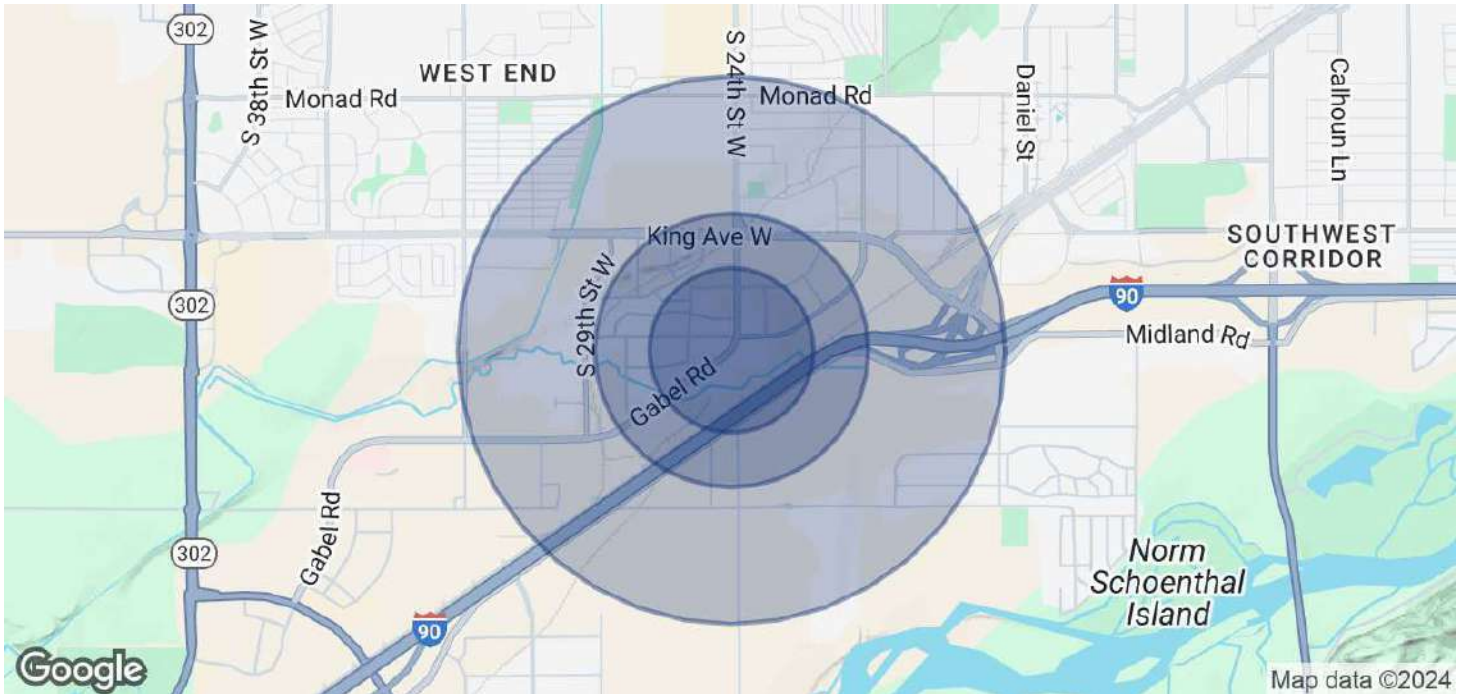


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### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 7         | 104       | 2,418  |
| Average Age          | 46        | 42        | 41     |
| Average Age (Male)   | 42        | 39        | 39     |
| Average Age (Female) | 48        | 44        | 43     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 3         | 45        | 1,079     |
| # of Persons per HH | 2.3       | 2.3       | 2.2       |
| Average HH Income   | \$75,436  | \$74,848  | \$69,357  |
| Average House Value | \$313,466 | \$300,049 | \$283,688 |

Demographics data derived from AlphaMap

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