

SALE

TBD ORCHARD LN

Billings, MT 59101



SALE PRICE \$315,000

SIZE 2.58 AC

Ben Linkenhoker
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OFFERING SUMMARY

Lot Size:	2.58 Acres
Price / SF:	\$2.81
Zoning:	I1-Light Industrial

PROPERTY OVERVIEW

- TBD Orchard Ln, Billings, MT
- 2.575 Acres Land
- For Sale \$315,000
- Zoned Light Industrial
- Level Topography
- Access to City Services
- Access to Property via Arden Ave on East Side of Lot
- TIF Funds Available via SBURA for Qualifying Projects (<https://www.southbillings.org/>)

LOCATION OVERVIEW

Come build your next business location or investment property! 2.58 acres of development land. Zoned I1- Light industrial and adjacent to residential homes, this property is primed and ready to develop into shop warehouses, flex-space industrial, warehousing and logistics, manufacturing space, storage, and even high-density or multi-family housing with the appropriate zoning changes. This 2.58 acres of bare land has public utilities nearby on Orchard Ln and Arden Ave and is just a few minutes from I-90, Amend Park, Dairy Queen, McDonalds, Cabela's, and many other retailers. 2 existing sheds on the property convey.

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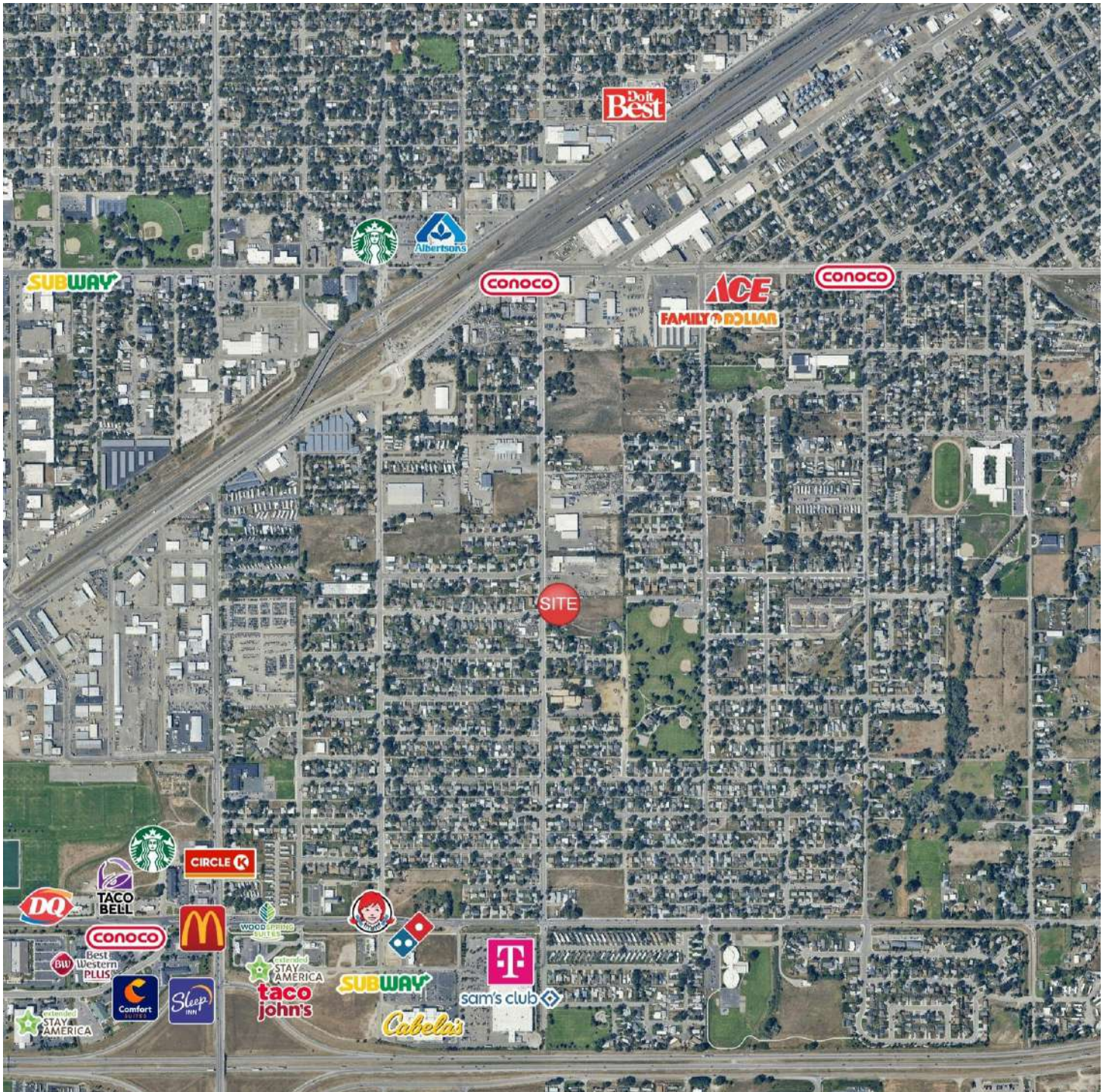


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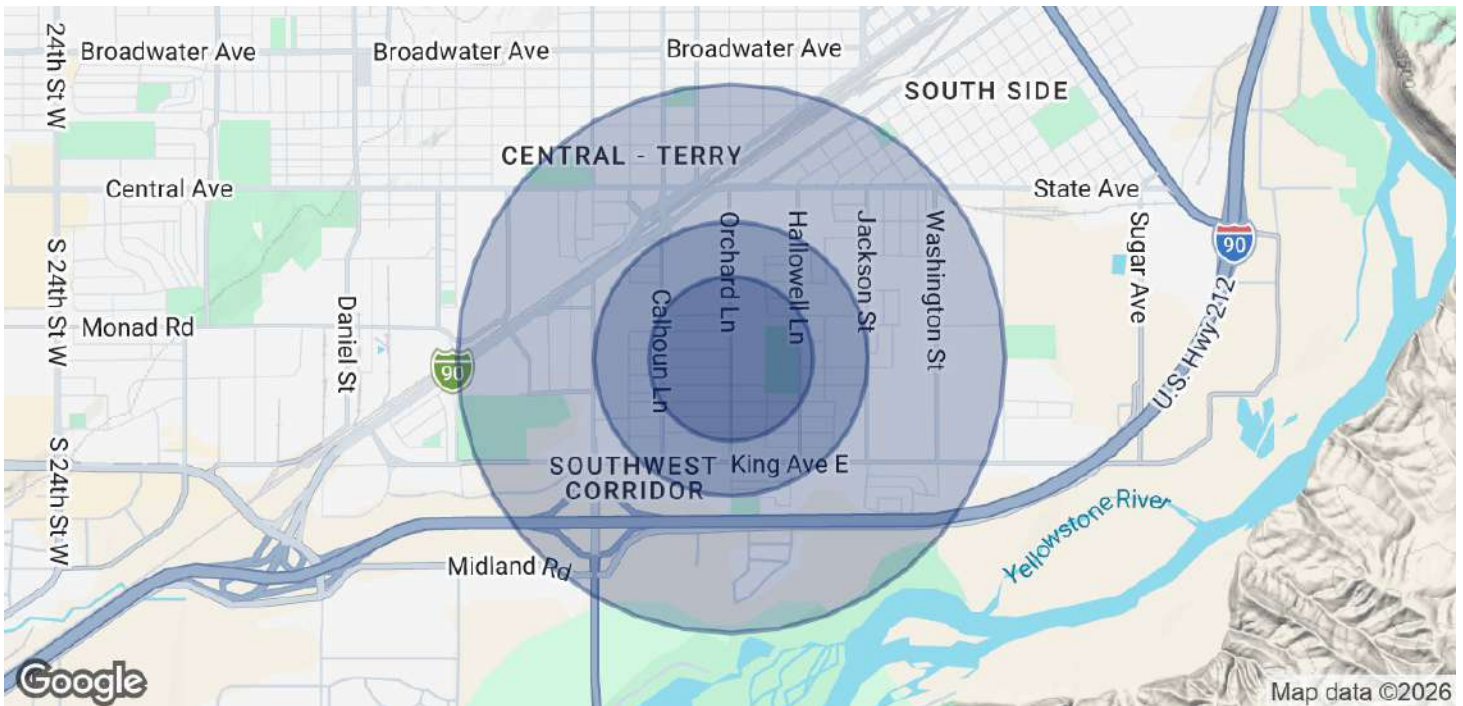


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	890	3,032	8,720
Average Age	39	39	38
Average Age (Male)	39	38	37
Average Age (Female)	39	39	38

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	345	1,195	3,551
# of Persons per HH	2.6	2.5	2.5
Average HH Income	\$63,872	\$62,968	\$59,727
Average House Value	\$261,633	\$273,215	\$270,287

Demographics data derived from AlphaMap

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