

# 72ND ST W & KING AVE W

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Billings , MT



CLICK TO VIEW DRONE VIDEO

**George Warmer, SIOR, CCIM**

(406) 855-8946

george@cbcmontana.com

**Blaine Poppler**

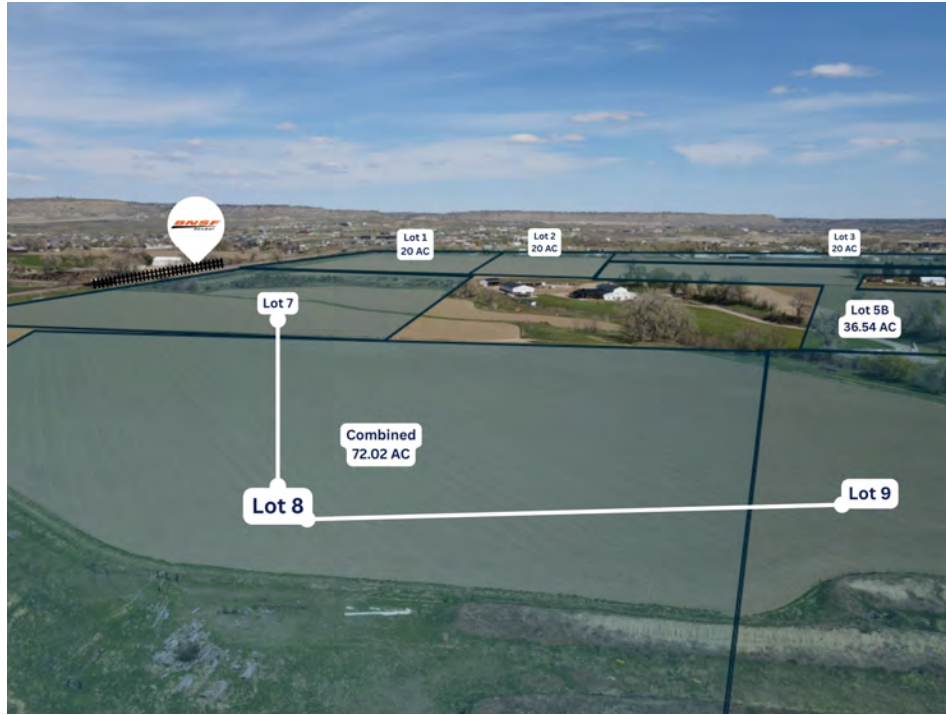
(406) 671-0399

blaine@cbcmontana.com

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## VIDEO

### OFFERING SUMMARY

|                 |                           |
|-----------------|---------------------------|
| Sale Price:     | \$1,000,000 - \$2,808,780 |
| Total Lot Size: | 168.56 Acres              |
| # of Lots:      | 7                         |
| Lot Sizes:      | 20.00 - 72.02 AC          |
| Price Per Acre: | \$39,000 - \$50,000       |
| Zoning:         | Unzoned                   |

### PROPERTY DESCRIPTION

This original homestead farm encompasses over 212 acres and is ideally located southwest of 72nd St W and King Ave W. The property features unobstructed views in every direction and is highlighted by the scenic, tree-lined Canyon Creek, which flows from the northwest corner through to the southern boundary.

Surrounded by notable landmarks, the property borders the Boys & Girls Ranch to the south, 72nd St W to the east, the BNSF rail line to the west, and King Ave W to the north—offering both accessibility and a sense of privacy.

Comprised of seven tracts totaling approximately 165.56 acres, the property presents a variety of development opportunities. Multiple buildable sites are available, supported by access to wells and irrigation canals. While the land is well-suited for residential development, tracts along King Ave W also provide strong potential for commercial use. Individual tracts may be purchased, allowing for flexible investment or phased development.

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**LOCATION INFORMATION**

|                     |                                               |
|---------------------|-----------------------------------------------|
| Location:           | 72nd St W & King Ave W Prime Development Site |
| Street Address:     | 72nd & King Ave W                             |
| City, State, Zip    | Billings, MT 59106                            |
| County:             | Yellowstone                                   |
| Signal Intersection | No                                            |

**BUILDING INFORMATION**

|                 |                         |
|-----------------|-------------------------|
| Number of Lots: | 7                       |
| Best Use:       | Residential Development |
| Free Standing:  | No                      |

**PROPERTY HIGHLIGHTS**

- 168.56 Total Acre Lots
- Access to wells and irrigation canals available
- Unique development site offering unimpeded views
- Prime residential and commercial development opportunity
- Located on major west end intersection

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| # OF LOTS: 7 |                | TOTAL LOT SIZE   20.00 - 72.02 |            | TOTAL LOT PRICE   \$1,000,000 - \$2,808,780 |             | BEST USE: RESIDENTIAL /COMMERCIAL DEVELOPMENT |
|--------------|----------------|--------------------------------|------------|---------------------------------------------|-------------|-----------------------------------------------|
| STATUS       | LOT #          | PRICE PER ACRE                 | SUB-TYPE   | SIZE                                        | PRICE       | ZONING                                        |
| Available    | Tract 1        | \$50,000                       | Industrial | 20 AC                                       | \$1,000,000 | UNZONED                                       |
| Available    | Tract 2        | \$50,000                       | Industrial | 20 AC                                       | \$1,000,000 | UNZONED                                       |
| Available    | Tract 3        | \$50,000                       | Industrial | 20 AC                                       | \$1,000,000 | UNZONED                                       |
| Available    | Tract 5B       | \$39,000                       | Industrial | 36.54 AC                                    | \$1,425,060 | UNZONED                                       |
| Available    | Tract 7,8, & 9 | \$39,000                       | Industrial | 72.02 AC                                    | \$2,808,780 | UNZONED                                       |

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 george@cbcmontana.com

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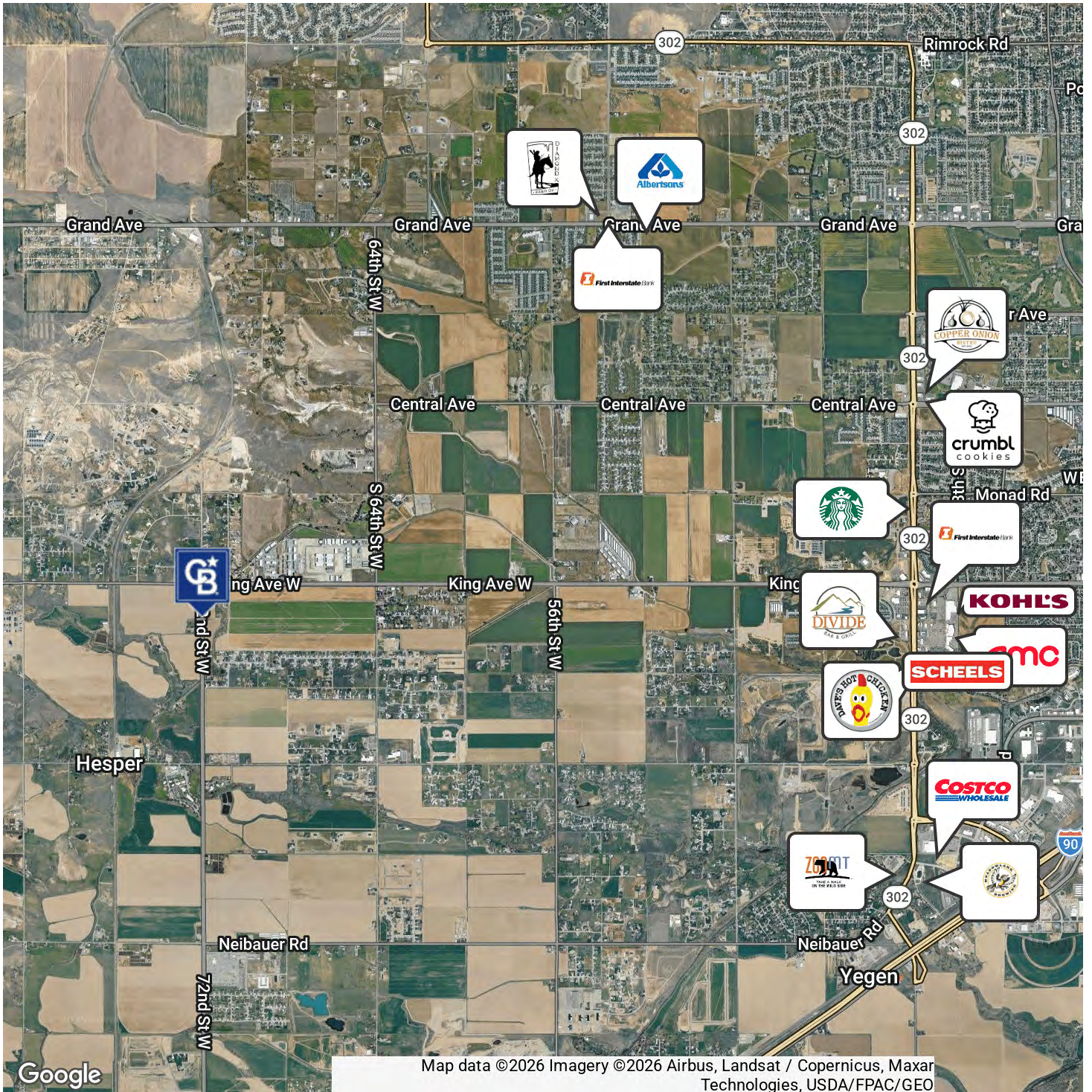


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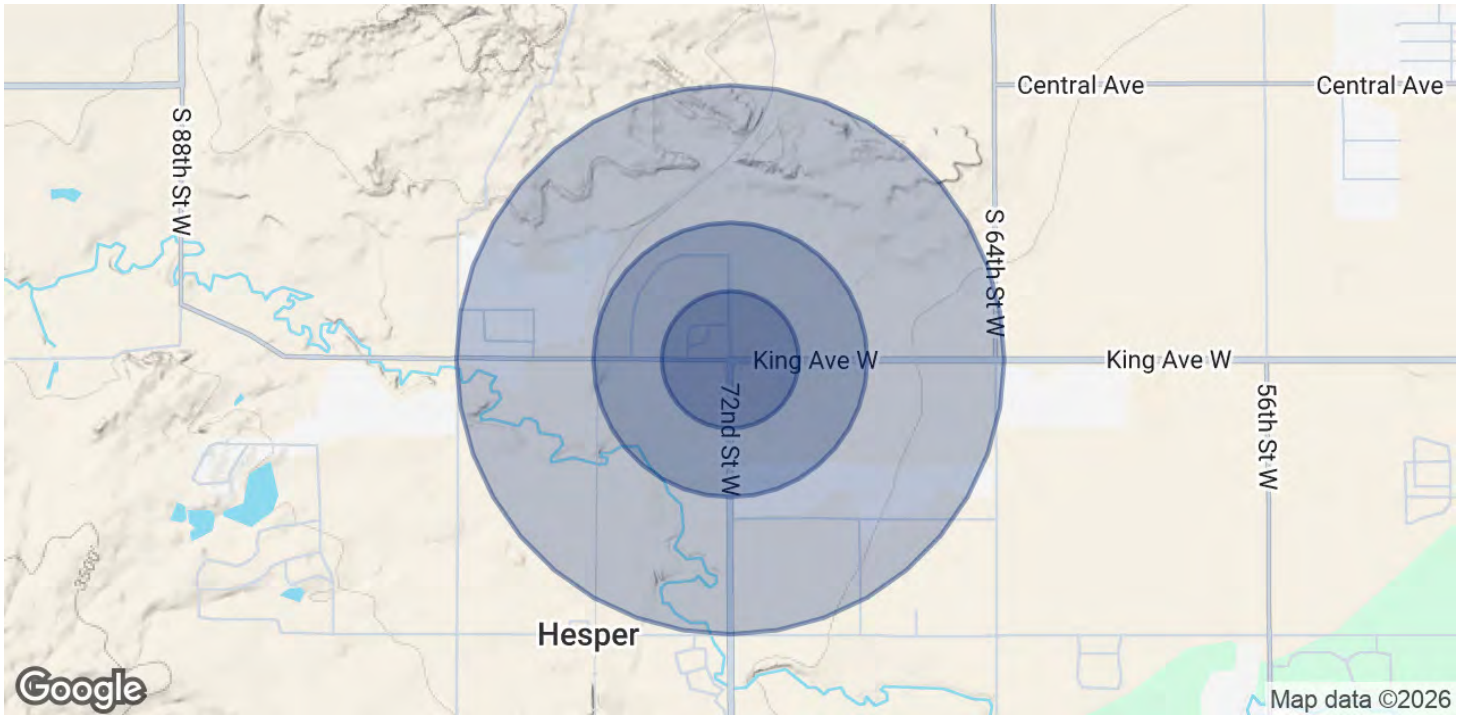
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 (406) 855-8946  
[george@cbcmontana.com](mailto:george@cbcmontana.com)

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| POPULATION           | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------|-----------|--------|
| Total Population     | 20         | 82        | 333    |
| Average Age          | 43.1       | 42.1      | 41.7   |
| Average Age (Male)   | 45.7       | 44.6      | 44.2   |
| Average Age (Female) | 34.9       | 34.1      | 33.8   |

| HOUSEHOLDS & INCOME | 0.25 MILES  | 0.5 MILES   | 1 MILE      |
|---------------------|-------------|-------------|-------------|
| Total Households    | 7           | 30          | 122         |
| # of Persons per HH | 2.9         | 2.7         | 2.7         |
| Average HH Income   | \$147,923   | \$138,061   | \$136,541   |
| Average House Value | \$1,377,140 | \$1,322,054 | \$1,283,191 |

2023 American Community Survey (ACS)

**George Warmer, SIOR, CCIM**  
 (406) 855-8946  
[george@cbcmontana.com](mailto:george@cbcmontana.com)

**Blaine Poppler**  
 (406) 671-0399  
[blaine@cbcmontana.com](mailto:blaine@cbcmontana.com)



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**George Warmer, SIOR, CCIM**

**Principal Broker**

george@cbcmontana.com  
Office: (406) 656-2001 | Cell: (406) 855-8946



MT #RRE-RBS-LIC-14174

#### PROFESSIONAL BACKGROUND

George Warmer is a Broker/Owner of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is an SIOR & CCIM Designee and has worked in the commercial real estate business since 2005. During that time, he has brokered millions of dollars in leasing and sales transactions.

#### EDUCATION

George's 21 years' experience as a commercial real estate specialist, background in banking and business experience gives George a unique insight into the needs of his commercial clients. As an SIOR and CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

#### MEMBERSHIPS

Member: SIOR  
Member: CCIM  
Board Member: Metra Park  
Board Member: Big Sky Economic Development Association  
Board Member: City of Billings Board of Adjustments  
Board Member: Coldwell Banker Commercial Advisory Board  
Active Member of West End Rotary

#### RECOGNITION

2024 Halter Case Award Recipient  
Top 2% Producer, Platinum Circle of Distinction

### 2025 Transactions of Note



**Sold!**

LOVES TRUCKING, LAUREL MT  
LAND  
GAS STATION DEVELOPMENT



**Sold!**

5509 KING AVE E  
INDUSTRIAL  
14,500 SF SHOP SPACE



**Sold!**

5907 BLUFF LANE  
INDUSTRIAL  
9,443 SF SHOP SPACE



**Sold!**

2815 S 48<sup>TH</sup> ST  
INDUSTRIAL  
STORAGE UNITS



**Sold!**

1617 1<sup>ST</sup> AVE N  
LAND  
2 ACRE DEVELOPMENT SITE

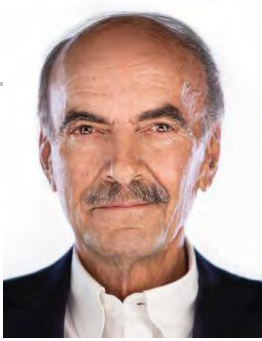
CBS  
3135 Meadow View Dr.  
Billings, MT 59102  
406.856.2001

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(406) 855-8946  
george@cbcmontana.com

**Blaine Poppler**  
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blaine@cbcmontana.com



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## BLAINE POPPLER

Owner, Commercial Broker

blaine@cbcmontana.com

Direct: (406) 671-0399 | Cell: (406) 671-0399

MT #7938

## PROFESSIONAL BACKGROUND

Blaine Poppler has been with Coldwell Banker Commercial since 1995. Born and raised in Billings Montana gives Blaine a deep understanding of the history and future of commercial real estate in Billings and Yellowstone County Montana. Blaine has specialized in land sales and listings but has over 20 years of experience in all areas of commercial and investment real estate. Knowledge of zoning, subdivision, annexation and superior location have been a benefit to both Sellers and Buyers. Working with builders, developers and investors to acquire top deals in multi-family, retail and industrial tracts also requires providing the tools and experience available to the sellers of development properties. With a lifetime of relations, and knowledge, Blaine knows and understands the goals and the deep rooted relationship so many land owners have with the land that is now in the path of development. With the knowledge and experience to successfully accomplish zoning, subdivision and annexation to the best interest of all involved, both buyers and sellers come out on top and all parties can achieve their goals. Having worked with clients as diverse as churches, agricultural land owners, multi-family developers commercial site locaters and community planners, Blaine has built the relationships required for effective representation of buyers and sellers alike. With a broad inventory of development land listings and new and returning buyers Blaine's busy practice always welcomes the opportunity to discuss and inform new client's goals and opportunities.

## MEMBERSHIPS

Yellowstone County Board of Adjustment  
Billings Association of Realtors  
Silver Circle Award Recipient

### CBS

3135 Meadow View Dr.  
Billings, MT 59102  
406.656.2001

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