

Sale

3333 N Frontage Rd, 2 Lots

3333 N Frontage Rd, 2 Lots Billings, MT 59101



SALE PRICE

\$495,000

LOT SIZE

1.909 AC - 4.157 AC

Bruce Knudsen

(406) 698-8636

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PROPERTY HIGHLIGHTS

- Zoned Light Industrial
- 2 lots totaling approximately 4.157 acres
- Offered at \$495,000
- Lot sizes ranging include 2.248 AC & 1.909 AC
- Four additional lots available across N Frontage Road
- Excellent access to I-90 and I-94
- Flexible commercial and industrial development potential
- Seller Financing Available

OFFERING SUMMARY

Sale Price:	\$495,000
Number of Lots:	2
Total Lot Size:	4.157 Acres

LOCATION DESCRIPTION

Position your next project at the crossroads of regional commerce. Located just off the I-90 and I-94 interchange, these two Light Industrial-zoned parcels offer approximately 4.157 combined acres in an established commercial and industrial corridor. Purchase the full site for \$495,000 or acquire the 1.909-acre and 2.248-acre parcels individually, providing flexibility for a variety of development plans. Surrounded by trucking, equipment and service-oriented businesses, the property is well positioned for an owner-user, contractor, warehouse, service business or future industrial development. Four additional lots are also available across N Frontage Road, offering a rare opportunity to assemble a larger footprint and accommodate future growth.

LOT #	SIZE	PRICE
Lot 2	1.909 AC	\$250,000
Lot 3	2.248 AC	\$245,000

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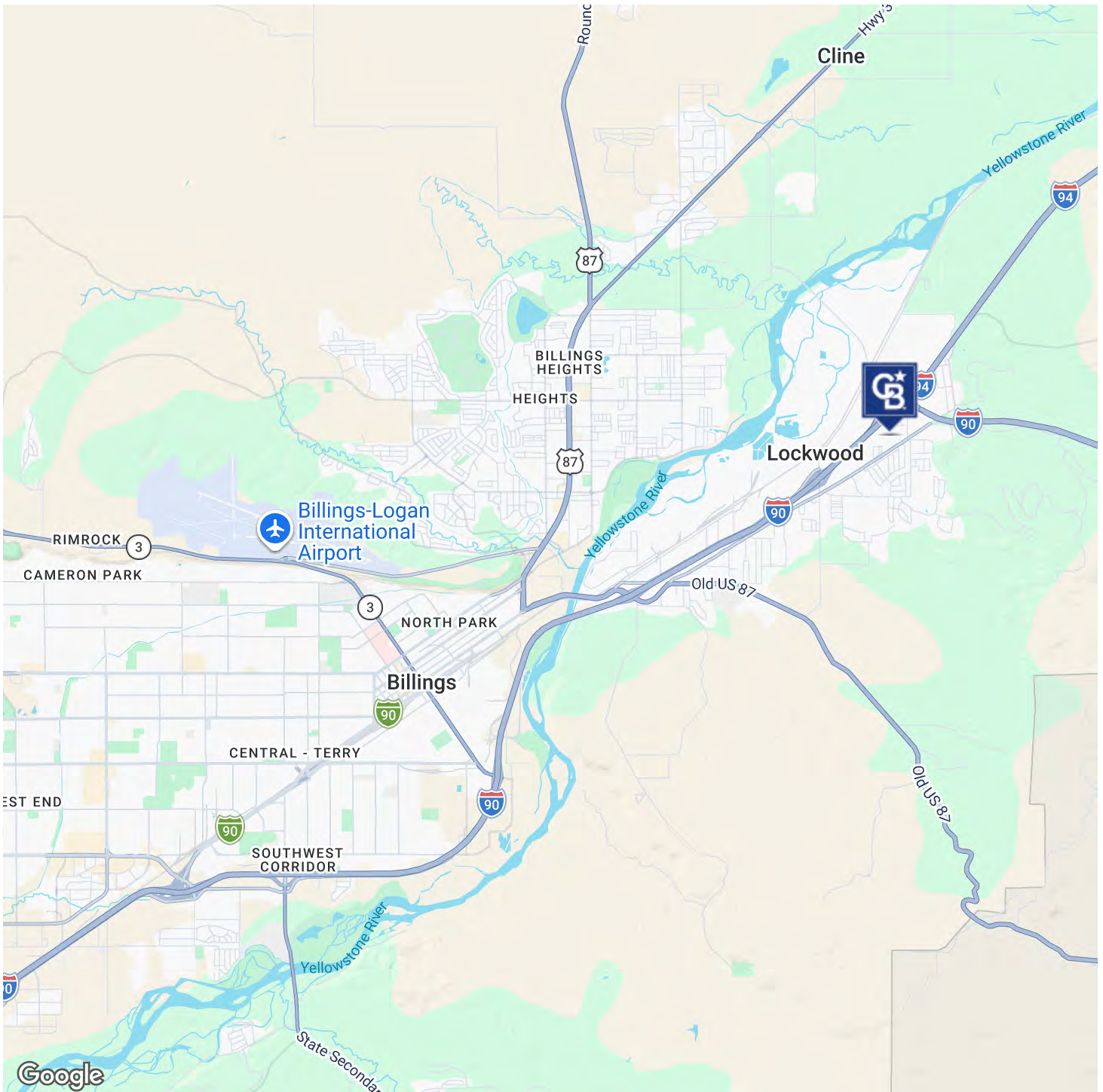


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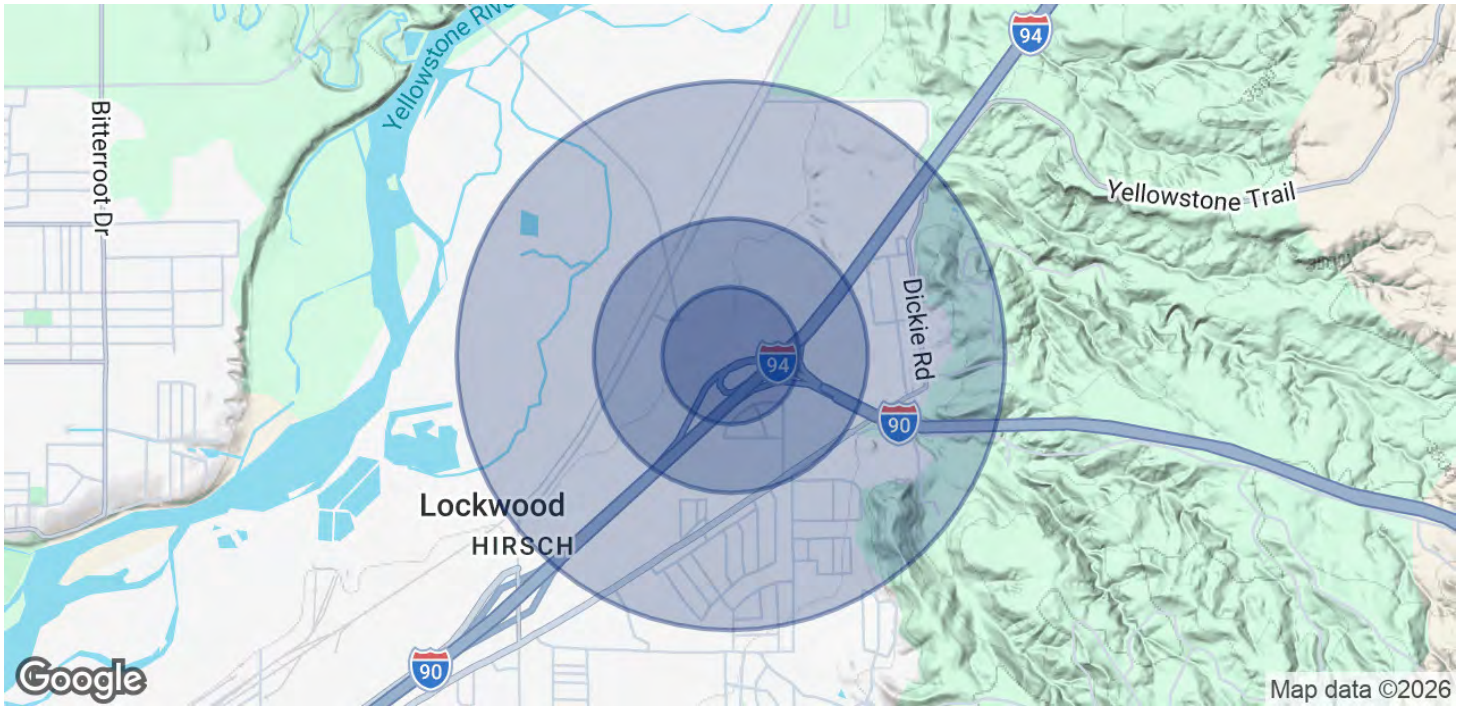


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	242	872	2,542
Average Age	36.9	37	36.5
Average Age (Male)	38.1	38.1	37.5
Average Age (Female)	35.8	35.9	35.6

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	79	286	845
# of Persons per HH	3.1	3	3
Average HH Income	\$111,633	\$110,136	\$107,456
Average House Value	\$272,569	\$269,078	\$275,768

2023 American Community Survey (ACS)

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BRUCE KNUDSEN

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MT #RRE-BRO-LIC-127352

PROFESSIONAL BACKGROUND

Bruce is a highly accomplished professional with a solid educational background. His career began at KPMG, where he worked as an auditor from March 1987 to September 1991, gaining valuable financial analysis skills. Bruce then transitioned to independent consulting, specializing in troubled debt workouts, expert witness work, and related consulting services until October 1993.

With an entrepreneurial spirit, Bruce embarked on various business ventures. From October 1993 to September 2003, he owned and operated a successful delivery company. Following that, he established his own tax preparation and accounting services firm, running it from September 2003 to May 2015.

In May 2015, Bruce took on a new challenge as Vice President and CEO of Bridger Steel Inc., leading the company until February 2022. Continuing his entrepreneurial journey, he has been the proprietor of SMART Steel in Lafayette, LA, since November 2021.

Bruce's career is a testament to his financial expertise, leadership, and ability to thrive in diverse business ventures. Alongside his professional achievements, he remains engaged in his community, having served as a past member of the Billings Catholic School Board.

MEMBERSHIPS

Montana Association of Realtors

National Association of Realtors

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