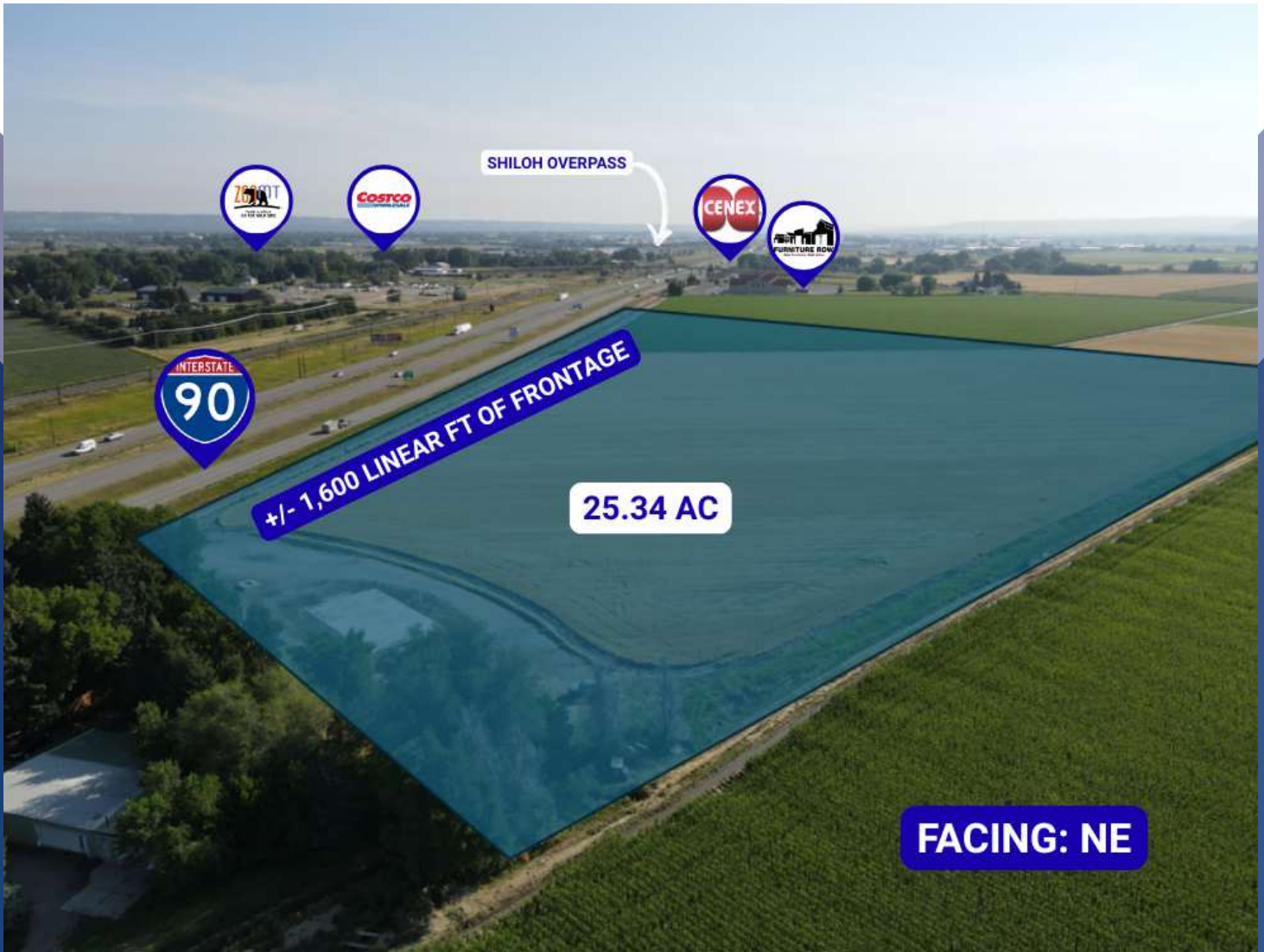


SALE

8374 S LAUREL FRONTAGE RD

8374 S Laurel Frontage Rd Billings, MT 59101



SALE PRICE \$3,863,336 (\$3.50 PSF)
LOT SIZE 25.34 AC

[CLICK TO VIEW VIDEO](#)

George Warmer, CCIM **Todd Sherman**
(406) 855-8946 (406) 570-8961

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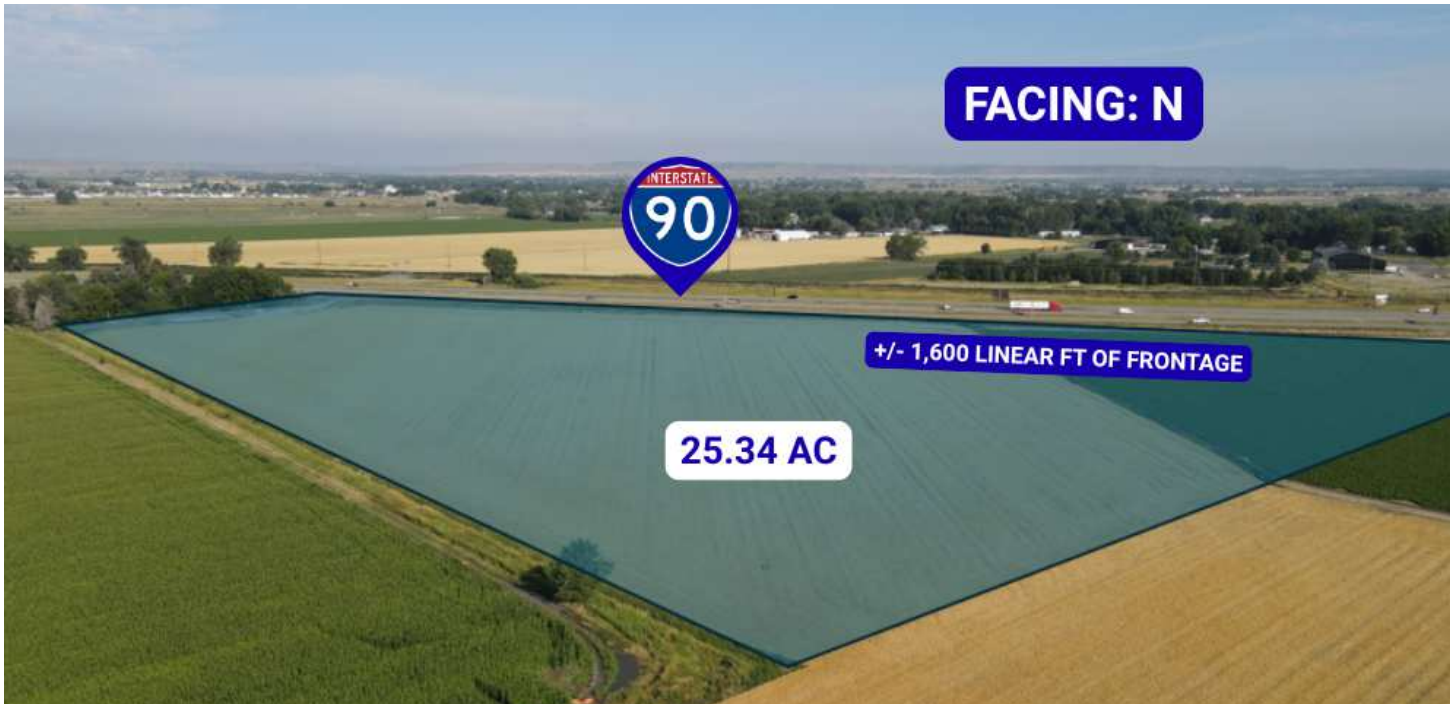


**COLDWELL BANKER
COMMERCIAL**
CBS

SALE

8374 S LAUREL FRONTAGE RD

Billings, MT 59101



VIDEO

LOCATION DESCRIPTION

Strategically located along the highly visible and accessible Interstate 90 corridor, this premium commercial lot at 8374 S Frontage Road offers an exceptional development opportunity in the growing west Billings market.

This level, shovel-ready parcel provides excellent access and exposure, making it ideal for a wide range of uses including industrial, warehouse, logistics, retail, or service-based development. With direct frontage on I-90 and proximity to the Shiloh Road Overpass, this property benefits from high daily traffic counts and seamless regional connectivity.

OFFERING SUMMARY

Sale Price:	\$3,863,336
Price / SF:	\$3.50 PSF

PROPERTY DESCRIPTION

FOR SALE

8374 S Frontage Road – Billings, MT
Prime Commercial Land | \$3.50/SF

Whether you're looking to expand your operations or invest in a high-growth area, 8374 S Frontage Road represents unmatched potential at an unbeatable price.

PROPERTY HIGHLIGHTS

- Frontage: Approximately 1,600 Linear Feet of I-90 Frontage
- Current Zoning: Agricultural 10 Acres & Over
- Size: 25.34 Acres
- Pricing: \$3.50 per square foot (\$3,863,336)
- Topography: Level and buildable
- Access: Close to Shiloh Road Overpass with direct access to the South Frontage Road

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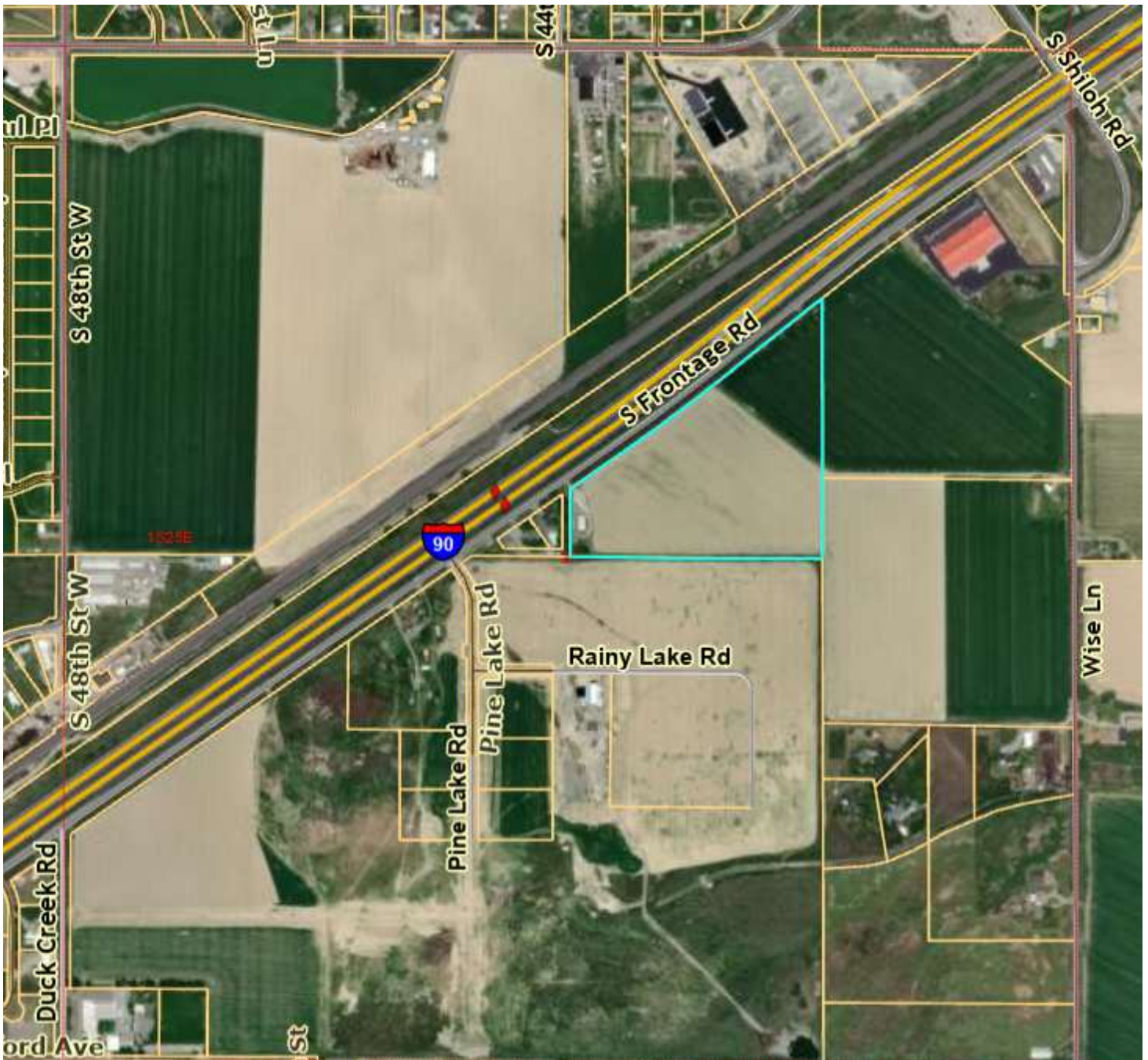


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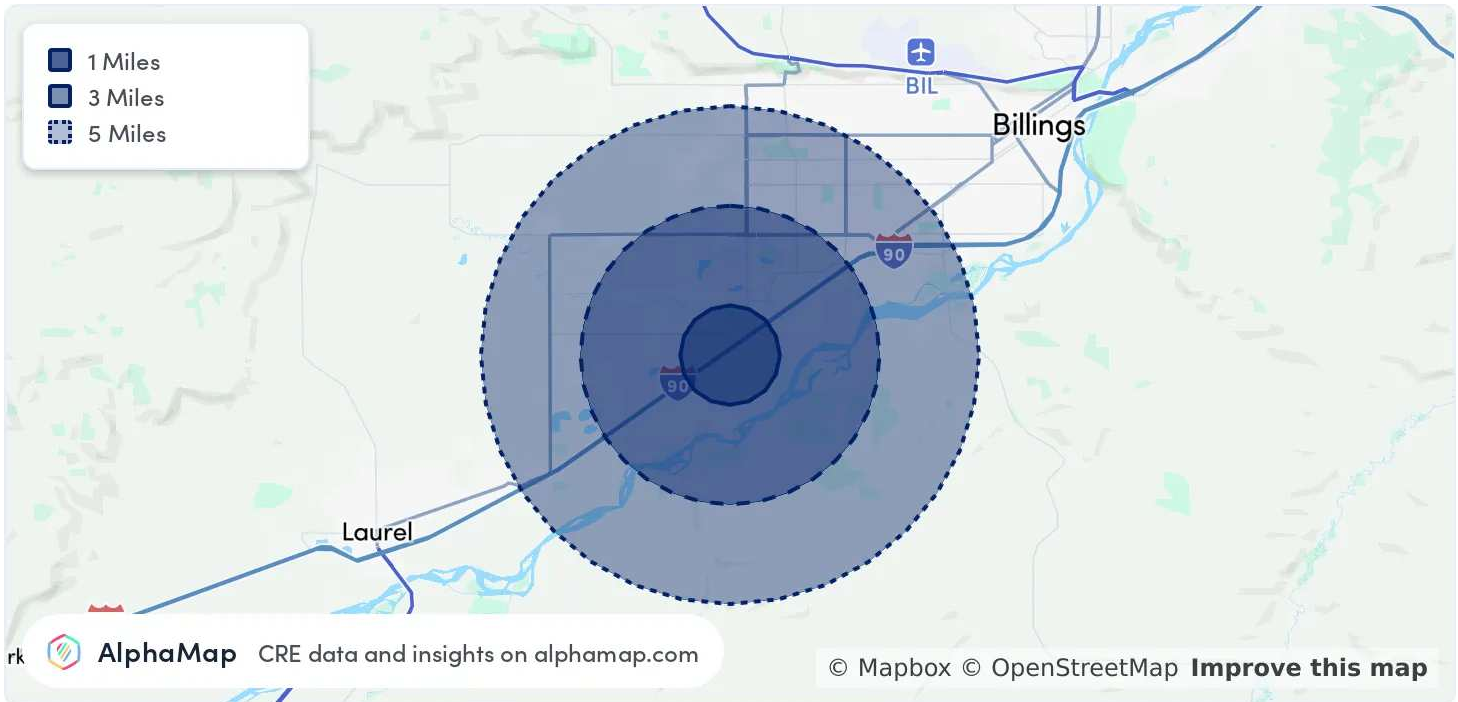


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	738	10,438	38,914
Average Age	41	40	41
Average Age (Male)	41	39	40
Average Age (Female)	41	41	43

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	289	4,610	16,618
Persons per HH	2.6	2.3	2.3
Average HH Income	\$114,393	\$96,803	\$101,565
Average House Value	\$560,120	\$481,445	\$450,028
Per Capita Income	\$43,997	\$42,088	\$44,158

Map and demographics data derived from AlphaMap

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BROKER BIO

8374 S LAUREL FRONTAGE RD

Billings, MT 59101



GEORGE WARMER, CCIM

Principal Broker

george@cbcmontana.com

Direct: (406) 855-8946 | Cell: (406) 855-8946



MT #FRE-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 a 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

In 1987 George graduated with a Bachelor of Arts degree from USC and a MBA from the University of Denver in 1995. George's background in banking and management of personally owned businesses gave George a unique insight into the needs of his commercial clients. As a CCIM designee, George offers his clients the valuable analytical tools necessary to make sound commercial real estate decisions.

MEMBERSHIPS

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

RECOGNITION

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

2024 Transactions of Note



2675 KING AVE W
RETAIL
FORMER BANK



2075 OVERLAND
OFFICE
10,000 SF OFFICE BUILDING



707 N 31ST
MULTI-FAMILY
12-PLEX



206 PLAINVIEW
INDUSTRIAL
80,000 SF WAREHOUSE



6807 DANFORD
LAND
66 ACRE LAND DEVELOPMENT

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Billings, MT 59101



TODD SHERMAN

Commercial Realtor

todd@cbcmontana.com

Direct: (406) 570-8961 | Cell: (406) 570-8961

MT #54530

PROFESSIONAL BACKGROUND

Todd Sherman is a Licensed Commercial Realtor in Billings, Montana for Coldwell Banker Commercial. Todd has spent his career in the real estate industry throughout Montana helping his clients acquire and sell Businesses, Casinos, Convenience stores, Industrial properties, Land, Mobile-Home parks, Multi-Family, and Retail properties. He also works with Landlords and Tenants to negotiate leases in Industrial, Office, Restaurant, and Retail. His accomplishments include Rookie of the Year, Top Associate Producer of the Year, and Bronze Distinction of Excellence Top 10% of Coldwell Banker Commercial Internationally the last 3 years in a row. Todd graduated from University Of Oregon with a Bachelor of Science in Business Communications.

EDUCATION

University of Oregon

BS in Business Communications

MEMBERSHIPS

Todd has been an active member of various trade and civic organizations, including The Big Sky Economic Development Corporation, Chamber of Commerce, Homebuilders Association, Association of Realtors, Downtown Rotary Club, Western States Petroleum Association, Montana Tavern Association, and East Billings Industrial Revitalization Board. He is also the Vice President on the Board of Directors for the nonprofit organization Sustainable Montana. Todd is passionate about what he does, and his enthusiasm for commercial real estate becomes evident very quickly.

CBS

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