

72ND ST W & KING AVE W

RESIDENTIAL TRACT 9

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

©2023 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.



**COLDWELL BANKER
COMMERCIAL**
CBS



VIDEO

OFFERING SUMMARY

Sale Price:	\$814,320
Total Lot Size:	20.88 Acres
# of Lots:	1
Price Per Acre:	\$39,000
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.

This tract totals approximately 20.88 acres. The property presents a prime residential opportunity. CC&R's allow up to two home sites. Contact broker regarding CC&R restrictions, land access, and water rights. Owner prefers to sell tract 9 with tract 7 & 8.

George Warmer, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Blaine Poppler
(406) 671-0399
blaine@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS



LOCATION INFORMATION

Location:	72nd St W & King Ave W Prime Development Site
Address:	Tract 9
City, State, Zip	Billings, MT 59106
County:	Yellowstone
Signal Intersection	No

BUILDING INFORMATION

Number of Lots:	1
Best Use:	1 to 2 Residential Home Sites
Free Standing:	No



PROPERTY HIGHLIGHTS

- 20.88 Total Acres
- Access to wells and irrigation canals available
- Unique development site offering unimpeded views
- Prime residential home site
- Located in scenic west end area

George Warmer, SIOR, CCIM
 (406) 855-8946
george@cbcmontana.com

Blaine Poppler
 (406) 671-0399
blaine@cbcmontana.com



**COLDWELL BANKER
 COMMERCIAL**
 CBS



72ND & KING AVE W

STATUS	LOT #	PRICE PER ACRE	SUB-TYPE	SIZE	PRICE	ZONING
Available	Tract 9	\$39,000	Industrial	20.88 AC	\$814,320	Unzoned
# of Lots: 1 - 3		Total Lot Size: 20.88 AC	Total Lot Price: \$814,320	Best Use:	Residential Home Site	

George Warmer, SIOR, CCIM
 (406) 855-8946
george@cbcmontana.com

Blaine Poppler
 (406) 671-0399
blaine@cbcmontana.com





George Warmer, SIOR, CCIM
 (406) 855-8946
george@cbcmontana.com

Blaine Poppler
 (406) 671-0399
blaine@cbcmontana.com



**COLDWELL BANKER
 COMMERCIAL**
 CBS

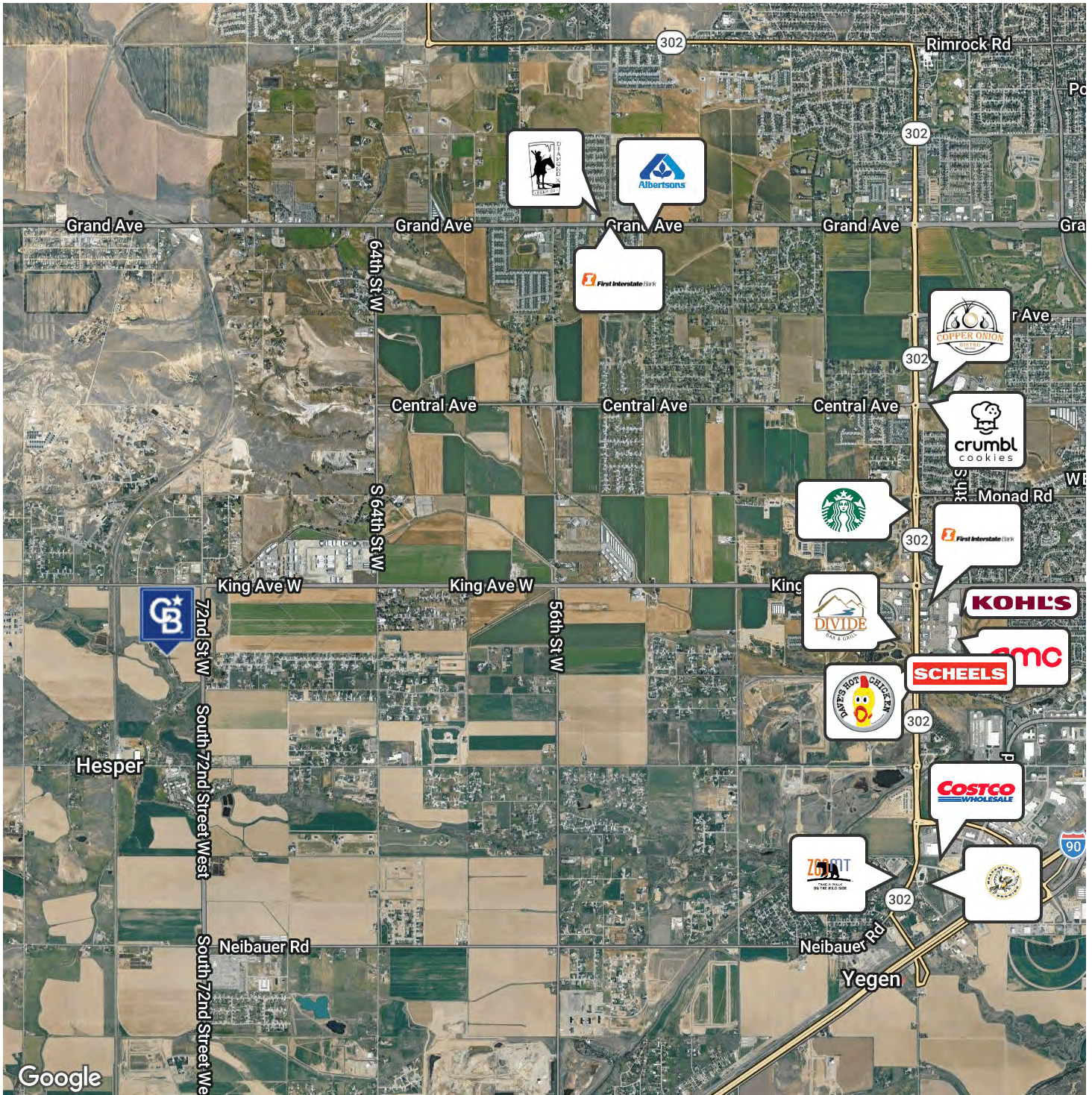


George Warner, SIOR, CCIM
 (406) 855-8946
george@cbcmontana.com

Blaine Poppler
 (406) 671-0399
blaine@cbcmontana.com



**COLDWELL BANKER
 COMMERCIAL**
 CBS

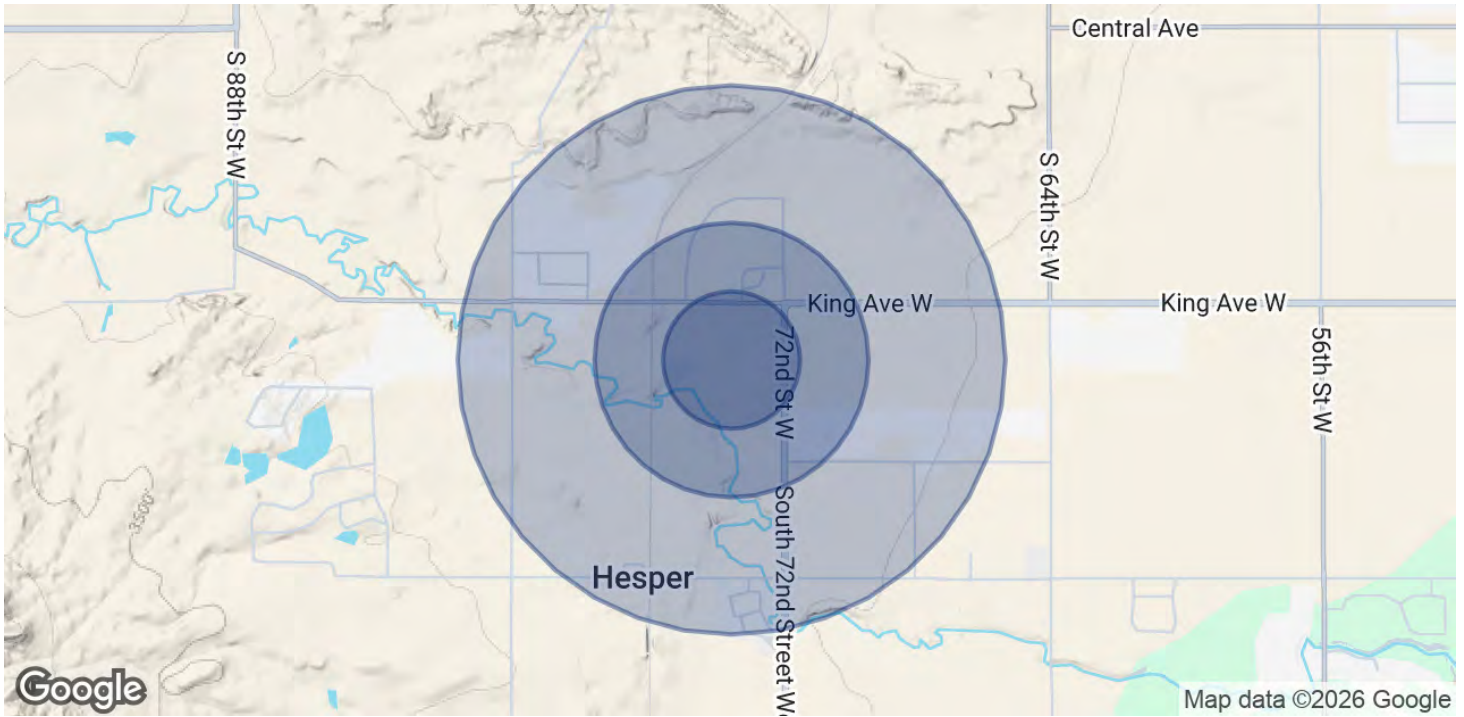


George Warner, SIOR, CCIM
 (406) 855-8946
george@cbcmontana.com

Blaine Poppler
 (406) 671-0399
blaine@cbcmontana.com



**COLDWELL BANKER
 COMMERCIAL**
 CBS



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	20	82	331
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	121
# of Persons per HH	2.9	2.7	2.7
Average HH Income	\$147,907	\$138,046	\$136,905
Average House Value	\$1,376,992	\$1,321,912	\$1,283,410

2023 American Community Survey (ACS)





George Warner, SIOR, CCIM

Principal Broker

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



MT #RRE-RBS-LIC-14174

PROFESSIONAL BACKGROUND

George Warner 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 48TH ST
INDUSTRIAL
STORAGE UNITS



Sold!

1617 1ST AVE N
LAND
2 ACRE DEVELOPMENT SITE

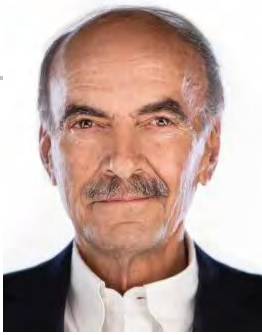
CBS
3135 Meadow View Dr.
Billings, MT 59102
406.856.2001

George Warner, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Blaine Poppler
(406) 671-0399
blaine@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS



BLAINE POPPLER

Commercial Realtor

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

George Warner, SIOR, CCIM
(406) 855-8946
george@cbcmontana.com

Blaine Poppler
(406) 671-0399
blaine@cbcmontana.com



**COLDWELL BANKER
COMMERCIAL**
CBS