

SALE

2970 CENTRAL AVENUE LOT 1

2970 Central Avenue Lot 1 Billings, MT 59102



SALE PRICE \$1,327,785
LOT SIZE 2.032 AC

David Mitchell, SIOR, CCIM
(801) 860-4299
d@cbcmontana.com

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LOCATION DESCRIPTION

Positioned along one of Billings' primary east-west corridors, the area benefits from consistent daily traffic, surrounding residential neighborhoods, and proximity to major shopping destinations and service providers. Central Avenue serves as a key connector between Midtown Billings and the expanding West End, making this location convenient for citywide access.

To the west and south is an apartment complex with more than 300 doors, while to the east of the lot features a variety of commercial businesses.

LOCAL RETAILERS:

- Target
- TJ Maxx
- Hobby Lobby
- Rimrock Mall
- Albertsons and Winco
- Great Harvest Bread Co

OFFERING SUMMARY

Sale Price:	\$1,327,785
Price Per SF:	\$15.00 PSF
Lot Size:	2.032 Acres
Zoning:	CMU-1

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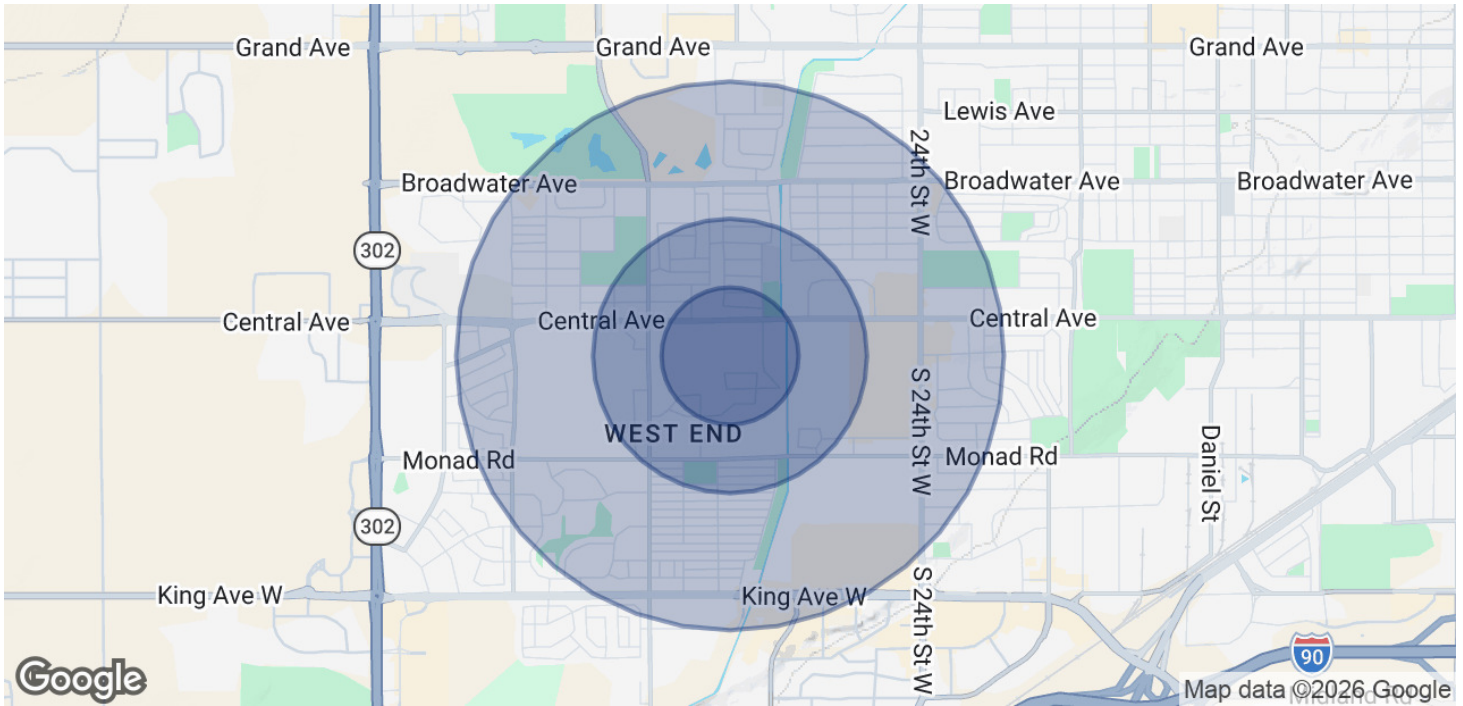


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	1,106	3,255	10,610
Average Age	41	44.4	43.4
Average Age (Male)	38.2	42.5	41.3
Average Age (Female)	55.1	53.3	48.1

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	544	1,528	4,927
# of Persons per HH	2	2.1	2.2
Average HH Income	\$85,643	\$83,448	\$79,459
Average House Value	\$317,880	\$261,327	\$247,081

2023 American Community Survey (ACS)

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DAVID MITCHELL, SIOR, CCIM

Principal | Broker

d@cbcmontana.com

Direct: (801) 860-4299 | Cell: (406) 794-3404

MT #RRE-RBS-LIC-24708

PROFESSIONAL BACKGROUND

Expert in site selection for Fortune 500 Companies. Clients include Wells Fargo, Edward Jones, Govt Departments, Starbucks, McDonald's, AT&T, AutoZone, Planet Fitness, Opportunity Bank of Montana, Subway, and REITs. David's client research contain Montana tours, detailed traffic studies, onsite drone footage, gap analysis, retail absence, and psychographics coupled with trending demographics.

Beyond an MBA and B.S. in Psychology, he holds designations of SIOR and CCIM, and member of ICSC. He speaks Spanish fluently, and an Eagle Scout.

Serves on the Board of Directors (Billings Chamber of Commerce), Board of Adjustments (City of Billings, MT), Board of Directors (Riverstone Health Foundation), Co-Chair for Billings NextGEN from 2018-2020. Member of the 40 under 40 in Billings in 2018, recipient of "Big of the Year" in 2019 from Big Brothers Big Sisters of Yellowstone County, and 2020 Emerging NextGEN Leader Award from the Billings Chamber of Commerce. Top producer for Coldwell Banker Commercial in MT from 2018 to 2025.

EDUCATION

MBA, Emporia State University

B.S., University of Utah

MEMBERSHIPS

SIOR, CCIM, ICSC, EBT Graduate

Top Coldwell Banker Commercial Broker for MT (2018 - 2025)

Emerging NextGEN Leader Recipient 2020, Billings Chamber of Commerce

40 under 40, Billings Gazette 2018

Board of Directors, Billings Chamber of Commerce

Board of Directors, Riverstone Health Foundation

Board of Adjustments, City of Billings, MT

Eagle Scout

Silver Circle of Distinction, Coldwell Banker Commercial (2018, 2019, 2024, 2025)

Platinum Circle of Distinction, Coldwell Banker Commercial (2023)

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