



FOR SALE:

\$630,000

OPTIONAL GROUND LEASE FOR \$45,000

PRIME WEST END DEVELOPMENT LAND

24,336 SQ FT

ZONING CMU2 - CORRIDOR MIXED-USE 2

DAVID MITCHELL SIOR, CCIM
801-860-4299
D@CBCMONTANA.COM



FOR SALE:

**1128 SHILOH CROSSING BLVD
BILLINGS, MT 59102**

- **Total Lot:**

- 24,336 Sqft lot
- **Zoning: CMU2 - Corridor Mixed-Use 2**

- **Key Features:**

- Adjacent to Scheels, Les Schwab and Chipotle
- Prime Access from Shiloh Road
- Surrounded by retail and restaurants
- Neighbor to retailers, restaurants and business offices
- Growing area of Billings

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DEMOGRAPHICS

More than 7,400 residents

3,864 households within a mile of
the property.

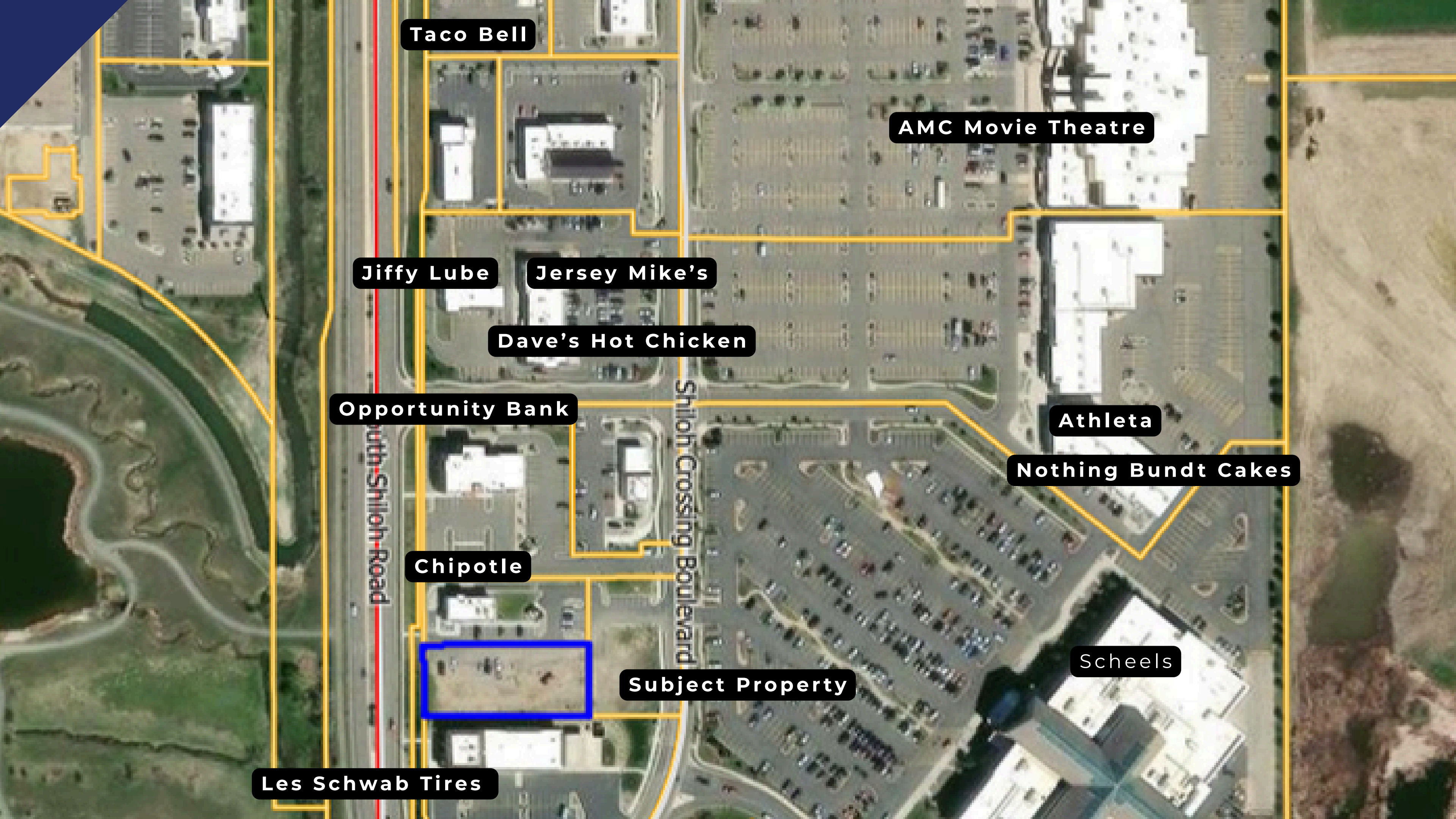
\$83,000 median household income

Average household size of 1.88

Average day time population of 7,685



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Taco Bell

AMC Movie Theatre

Jiffy Lube

Jersey Mike's

Dave's Hot Chicken

Opportunity Bank

Athleta

Nothing Bundt Cakes

Chipotle

Subject Property

Scheels

Les Schwab Tires



NEARBY RETAILERS

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PROPERTY PHOTOS

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.



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