

SALE

743 CALHOUN LN & 4513 KING AVE E

743 Calhoun Ln & 4513 King Ave E Billings, MT 59101

SALE PRICE

\$839,000 - \$2,877,000



COLDWELL BANKER
COMMERCIAL
CBS

Nathan Matelich, CCIM

406 781 6889

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OFFERING SUMMARY

Lot Size:	1.83 - 5.5 Acres
Price / SF:	\$10.50 - \$15
Zoning:	CMU1

PROPERTY OVERVIEW

- *All City Services Available
- *15,000+ Cars Per Day Traffic Count
- *Last Hard Corner Available for Sale
- *Lighted Intersection
- *Level Topography
- *Excellent Retail Exposure in the Cabela's/Sam's Club Power Retail Center Subdivision
- *Adjacent businesses include Cabela's, Sam's Club, Wendy's, McDonalds, Dominos, Taco Bell, Taco John's, Burger King & My Place Hotel

NOTE: There is a small 1958 house located on the 743 Calhoun Ln property and a small 1958 house located on the 4513 King Ave E property.

LOCATION OVERVIEW

743 Calhoun Ln & 4513 King Ave E is the last remaining retail land available for sale in the Sam's Club/Cabela's power retail center subdivision. Located immediately across from Cabela's, this piece of land makes for a great retail development opportunity or an owner/user who could benefit from the attractive CMU1 Zoning & high traffic counts. You know that you have chosen the right location when you see Wendy's, Dominos and Taco John build new locations right across the street within the last 12 months.

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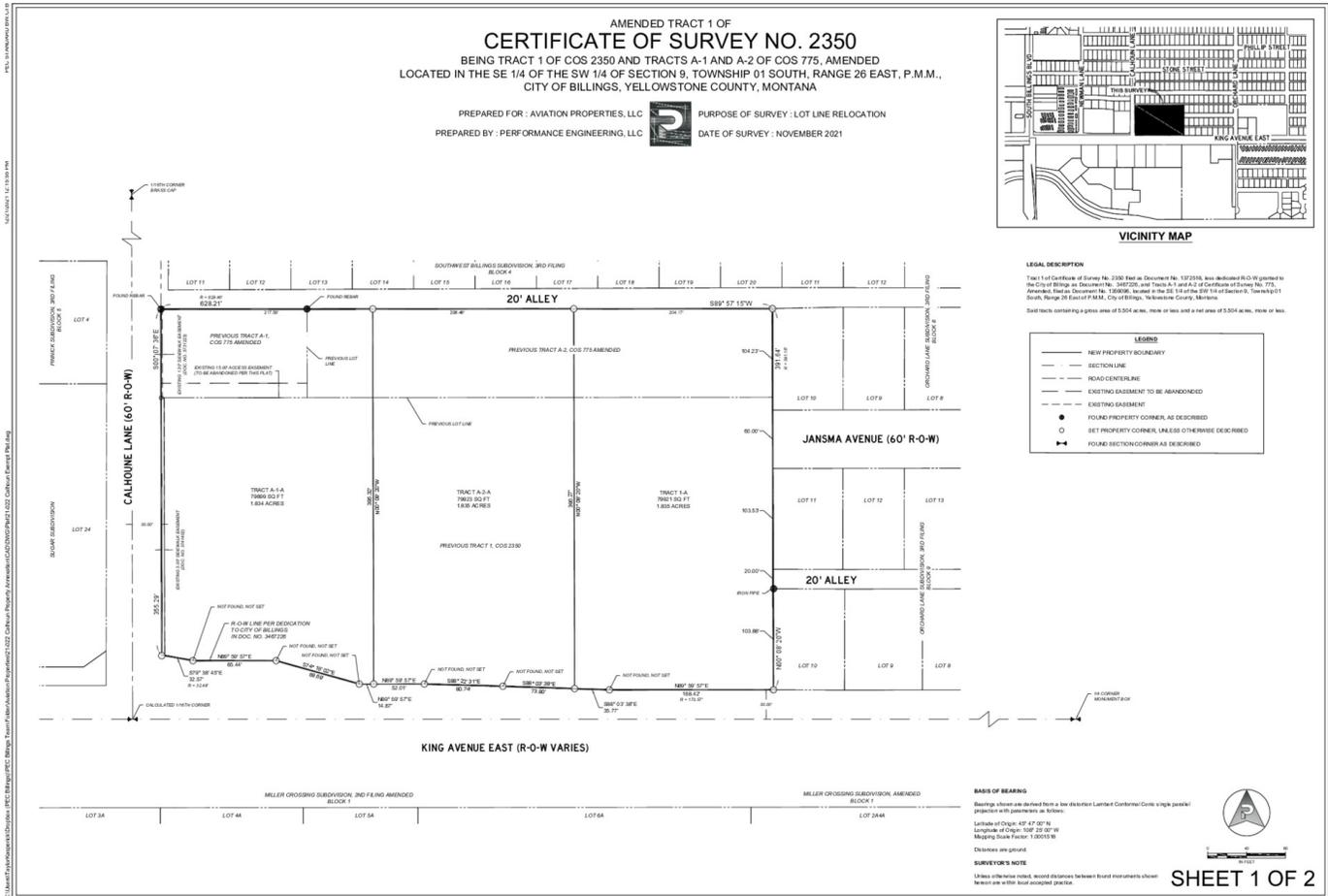


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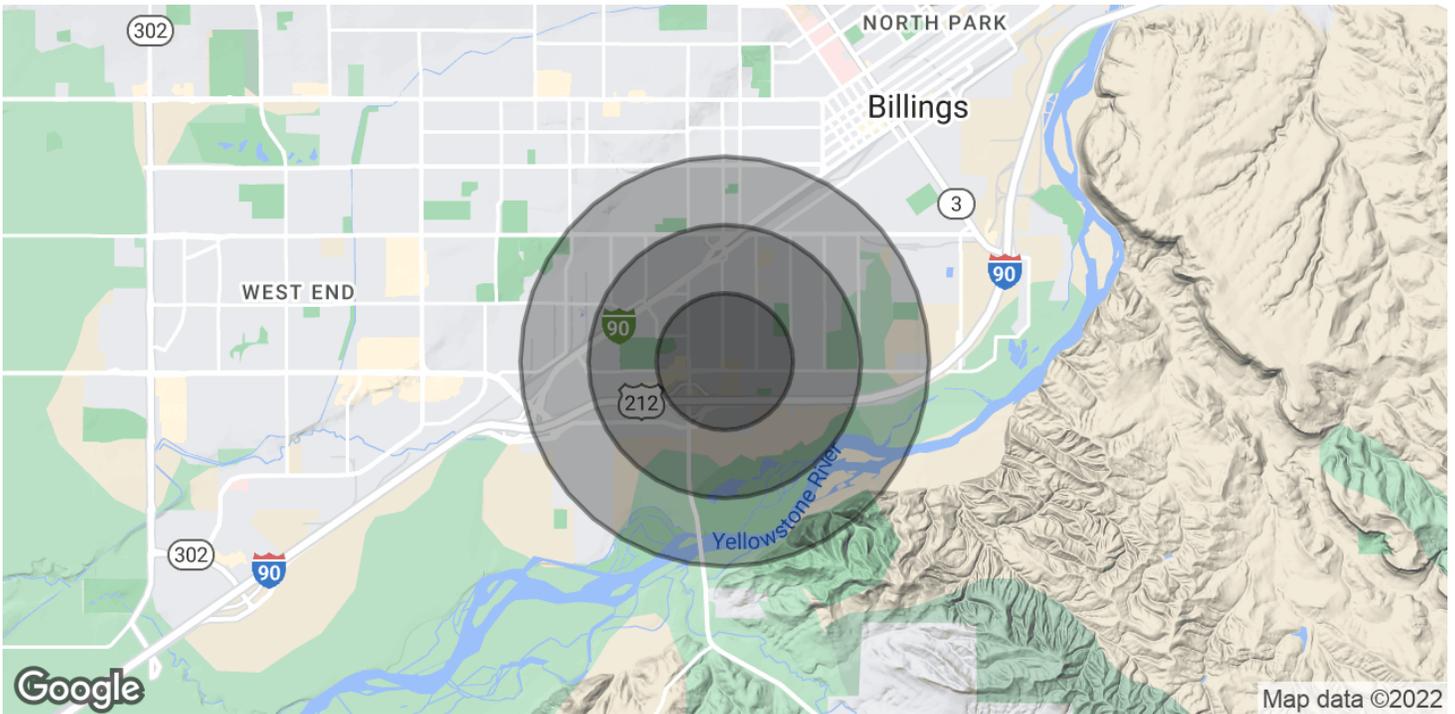


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,938	6,458	14,408
Average Age	39.3	36.1	35.0
Average Age (Male)	39.5	35.9	33.0
Average Age (Female)	40.3	38.7	37.8

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	906	2,832	6,434
# of Persons per HH	2.1	2.3	2.2
Average HH Income	\$58,206	\$55,074	\$53,425
Average House Value	\$172,129	\$161,500	\$170,432

* Demographic data derived from 2020 ACS - US Census

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