



**COLDWELL  
BANKER  
COMMERCIAL**

CBS

FOR SALE

Big Horn Resort,  
An Ascend Hotel

Montana's RIB  
and Chop House

The Reef Indoor  
Water Park

## 1777 MAJESTIC LANE

Billings, MT 59102

### AVAILABLE SPACE

7 Acres

### ASKING PRICE

\$4.95 / SF

### AREA

7.034 prime development tract available for sale located adjacent to Interstate 90 near the I-90 and Zoo Drive exit. Zoned controlled industrial, this lot offers flexibility for multiple uses. City services available

### VIDEO

[Click Here](#)

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### OFFICE

George Warmer, CCIM  
406 855 8946  
[george@cbcmontana.com](mailto:george@cbcmontana.com)

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1215 24th Street, Suite 240, Billings, MT 59102  
406.656.2001

FACING West



SALE

## 1777 MAJESTIC LANE

Billings, MT 59102

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

[Advisor Bio 1](#)

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**1777 MAJESTIC LANE**  
Billings, MT 59102

**SALE**



**OFFERING SUMMARY**

Sale Price: \$1,516,685

Lot Size: 7 Acres

Zoning: Controlled Industrial

Price / SF: \$4.95

**PROPERTY OVERVIEW**

- 7.034 acre tract available for sale.
- City services available
- Prime west end location
- Zoned Controlled Industrial
- Located near I-90 & Zoo Drive Exit

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SALE



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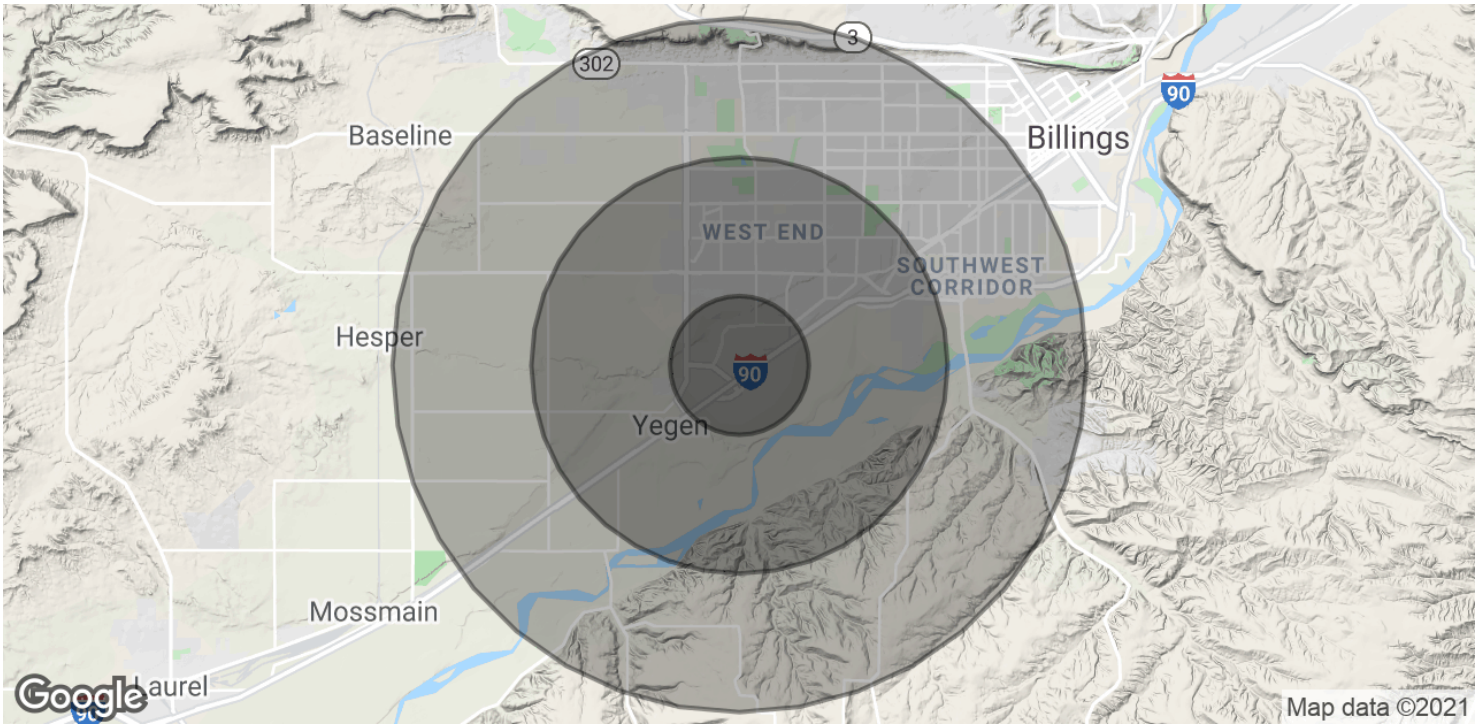
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Billings, MT 59102



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,101	20,352	61,381
Average age	34.6	37.2	40.4
Average age (Male)	33.5	34.6	38.2
Average age (Female)	35.4	38.2	41.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	999	9,481	27,411
# of persons per HH	2.1	2.1	2.2
Average HH income	\$53,528	\$54,498	\$62,030
Average house value	\$271,977	\$159,886	\$200,143

\* Demographic data derived from 2010 US Census



## 1777 MAJESTIC LANE

Billings, MT 59102



### GEORGE WARMER, CCIM

Managing Partner

george@cbcmontana.com

Direct: 406.656.2001 | Cell: 406.855.8946

MT #14174

### PROFESSIONAL BACKGROUND

George Warmer is the Managing Broker of Coldwell Banker Commercial CBS, specializing in sales, leasing, and development of commercial properties in Montana. George is a licensed REALTOR® 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. 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. In addition to handling his own commercial property listings portfolio and maintaining a large client base, George is actively involved in several trade, civic and community organizations. INDUSTRY International Council of Shopping Centers (ICSC): Member Certified Commercial Investment Member (CCIM): Member Billings Association of REALTORS: Member National Association of REALTORS®: Member COMMUNITY Billings Library Foundation: Treasurer/Finance Chair East Billings Industrial Revitalization Board: Member Downtown Rotary: Member TRANSACTIONS OF NOTE Sale: 52,000 SF Fed Ex Facility and releasing of facility Sale: Shiloh Commons a 65,000 SF Mixed-Use Development; 108 Acre Montana Sapphire Mix Use Development Leases: 10,000 SF Tyler Tech Lease Leases: 8,000 SF Tetra Tech Lease Leases: 10,000 SF Pizza Ranch Lease Leases: Various including Burger King, Steak & Shake, HD Water Supply, Womack, Rent A Center, Greyhound Lines, Ace Hardware and O'Reilly Auto Parts.

### EDUCATION

University of Southern California - BA

University of Denver - MBA

### MEMBERSHIPS

CCIM

ICSC

Billings Library Foundation -Treasurer & Finance Chair

Big Sky Economic Authority - Member

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