

SALE

6807 DANFORD ROAD

Billings, MT 59106



SALE PRICE

\$35,000 / acre



CLICK TO VIEW VIDEO

George Warmer, CCIM

O: 406 656 2001 | C: 406 855 8946

george@cbcmontana.com



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OFFERING SUMMARY

Sale Price:	\$2,310,000
Lot Size:	66 Acres
Price / Acre:	\$35,000
Zoning:	Unzoned

PROPERTY OVERVIEW

Prime Residential/Commercial Development Site
Approximately 66 Acres

PROPERTY HIGHLIGHTS

- Located on NE Corner of Danford Road & 72nd St W
- Superior Access & Visibility

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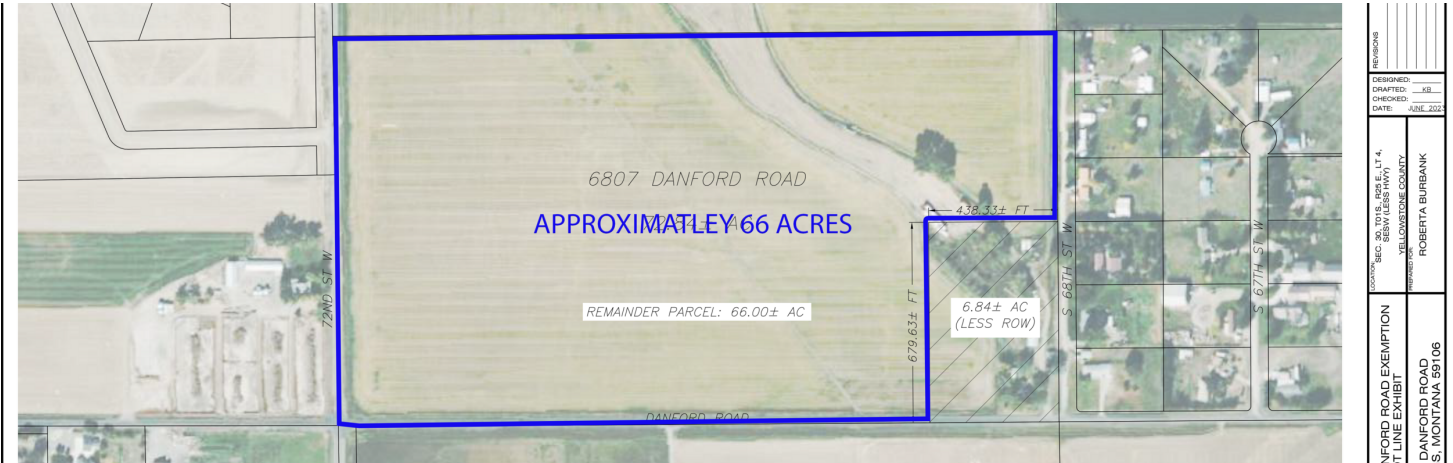


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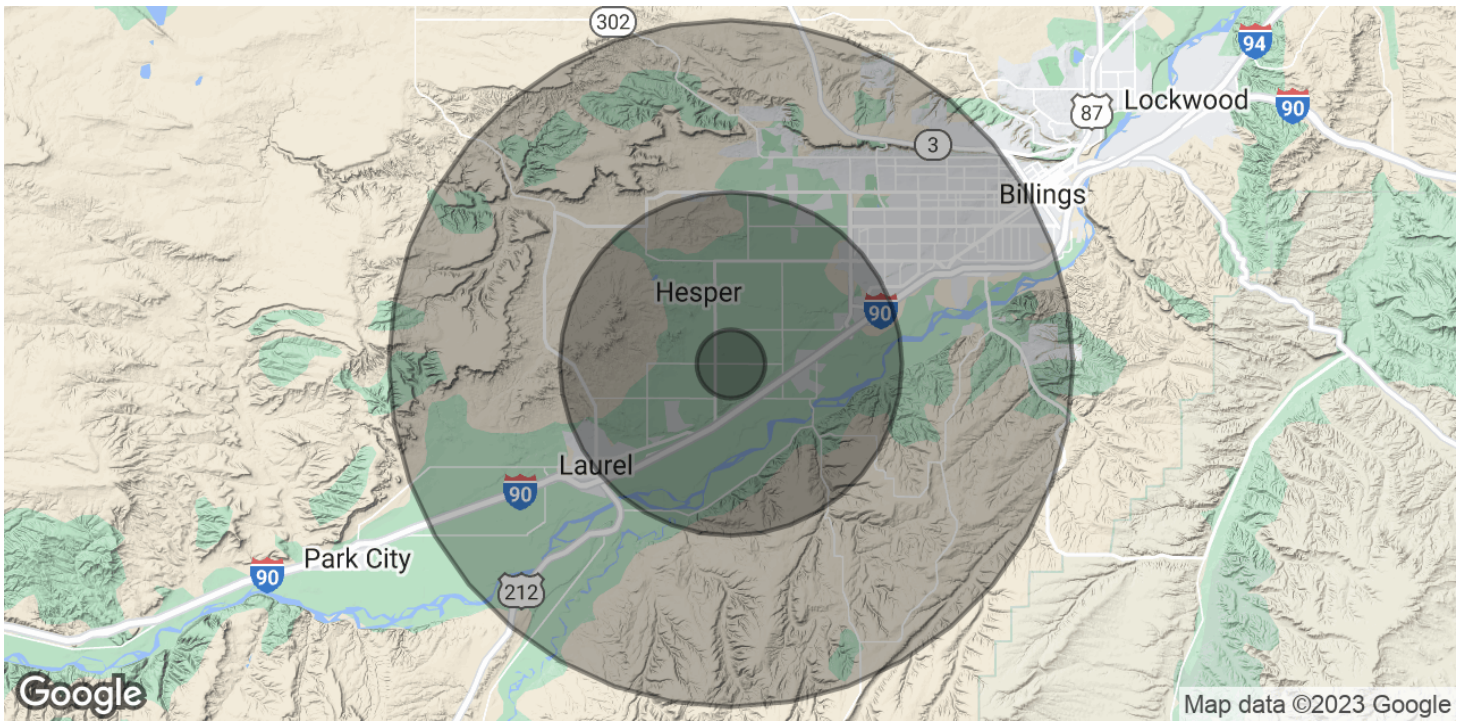


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	463	17,487	98,659
Average Age	39.4	40.8	40.7
Average Age (Male)	39.3	39.4	39.1
Average Age (Female)	37.1	41.1	41.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	183	7,917	45,200
# of Persons per HH	2.5	2.2	2.2
Average HH Income	\$150,378	\$103,907	\$87,657
Average House Value	\$378,103	\$299,632	\$258,545

* Demographic data derived from 2020 ACS - US Census

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GEORGE WARMER, CCIM

Managing Partner

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Direct: 406.656.2001 | Cell: 406.855.8946

MT #RRE-RBS-LIC-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 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

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.

MEMBERSHIPS

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.

Board Member: Big Sky Economic Development Association

Board Member: City of Billings Board of Adjustments

Member: CCIM

Member: Billings Downtown Rotary

RECENT TRANSACTIONS

- Sale: Site for 150,000 SF RVU Medical School Campus
- Sale: 52,000 SF Fed Ex Facility
- Sale: 108 Acre Montana Sapphire Mix Use Development
- Sale: Land For Camping World
- Sale: Land For Bretz RV
- Lease: 10,000 SF Pizza Ranch Lease
- Lease: 17,000 SF Shamrock Foods
- Lease: Shiloh Commons a 65,000 SF Mixed-Use Development

CBS

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