



1260/1270/1280 Amsterdam Rd

Belgrade, Montana 59714

Property Highlights

- Flexible, county zoning lots with multiple configurations near I-90.
- Nearby investments by Amazon fulfillment center and Ferguson Homes reinforce the area as a proven industrial and employment corridor.
- 18 separate lots ranging from 0.8 to 1.6 acres to fit any business owner's ready to move from leasing to owning.
- Site utilities include: 3-phase power, public well system, and fire suppression capabilities.

Property Description

Amsterdam Business Park was thoughtfully developed with the business owner in mind. These lots sit around the corner from some of the biggest development hubs with over an estimated 500+ homes and national tenants in the likes of the Amazon fulfillment center and Ferguson Homes. These right-sized, cost-conscious, shovel-ready lots are equipped with 3-phase power and a public well onsite. Options to purchase singular or combine lots for optimal acreage are available. This location is ideal for business owners ready to transition from leasing to ownership!

OFFERING SUMMARY

Sale Price:	\$442,800 - \$997,000
Lot Size:	20.52 Acres

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	660	1,540
Total Population	901	2,081	4,597
Average HH Income	\$95,688	\$97,195	\$99,433

[VIEW PROPERTY VIDEO](#)

Margaret Kirby

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OF LOTS 18 | TOTAL LOT SIZE 0.78 - 1.67 ACRES | TOTAL LOT PRICE \$442,800 - \$997,000 | BEST USE COMMERCIAL

STATUS	LOT #	SIZE	PRICE	ZONING	DESCRIPTION
Available	1	1.67 Acres	\$997,000	Industrial	Frontage lot located on Amsterdam Rd, includes a trail easement, and the closest location to the entry point. Estimated usable acreage is 1.58.
Available	2	0.83 Acres	\$526,300	Industrial	
Available	3	0.83 Acres	\$504,500	Industrial	
Available	4	0.83 Acres	\$499,000	Industrial	
Pending	5	0.85 Acres	\$492,000	Industrial	
Available	6	0.78 Acres	\$444,400	Industrial	
Pending	7	0.89 Acres	\$504,300	Industrial	
Pending	8	0.9 Acres	\$474,200	Industrial	This lot includes a Clovehitch ROW easement. Estimated usable acreage is 0.84.
Available	9	0.91 Acres	\$478,400	Industrial	This lot includes a Clovehitch ROW easement. Estimated usable acreage is 0.84.
Pending	10	0.9 Acres	\$507,400	Industrial	

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STATUS	LOT #	SIZE	PRICE	ZONING	DESCRIPTION
Available	11	0.95 Acres	\$538,500	Industrial	
Available	12	1.04 Acres	\$588,200	Industrial	
Available	13	0.78 Acres	\$442,800	Industrial	
Available	14	0.79 Acres	\$448,000	Industrial	
Available	15	0.91 Acres	\$516,900	Industrial	
Available	16	1.16 Acres	\$709,000	Industrial	
Pending	17	1.16 Acres	\$678,000	Industrial	Located along the Thorpe entryway and retention pond. Estimated usable acreage is 1.06.
Pending	18	1.1 Acres	\$675,000	Industrial	Frontage lot located on Amsterdam Rd, includes a trail easement, and the closest location to the entry point. Estimated usable acreage is 1.01.



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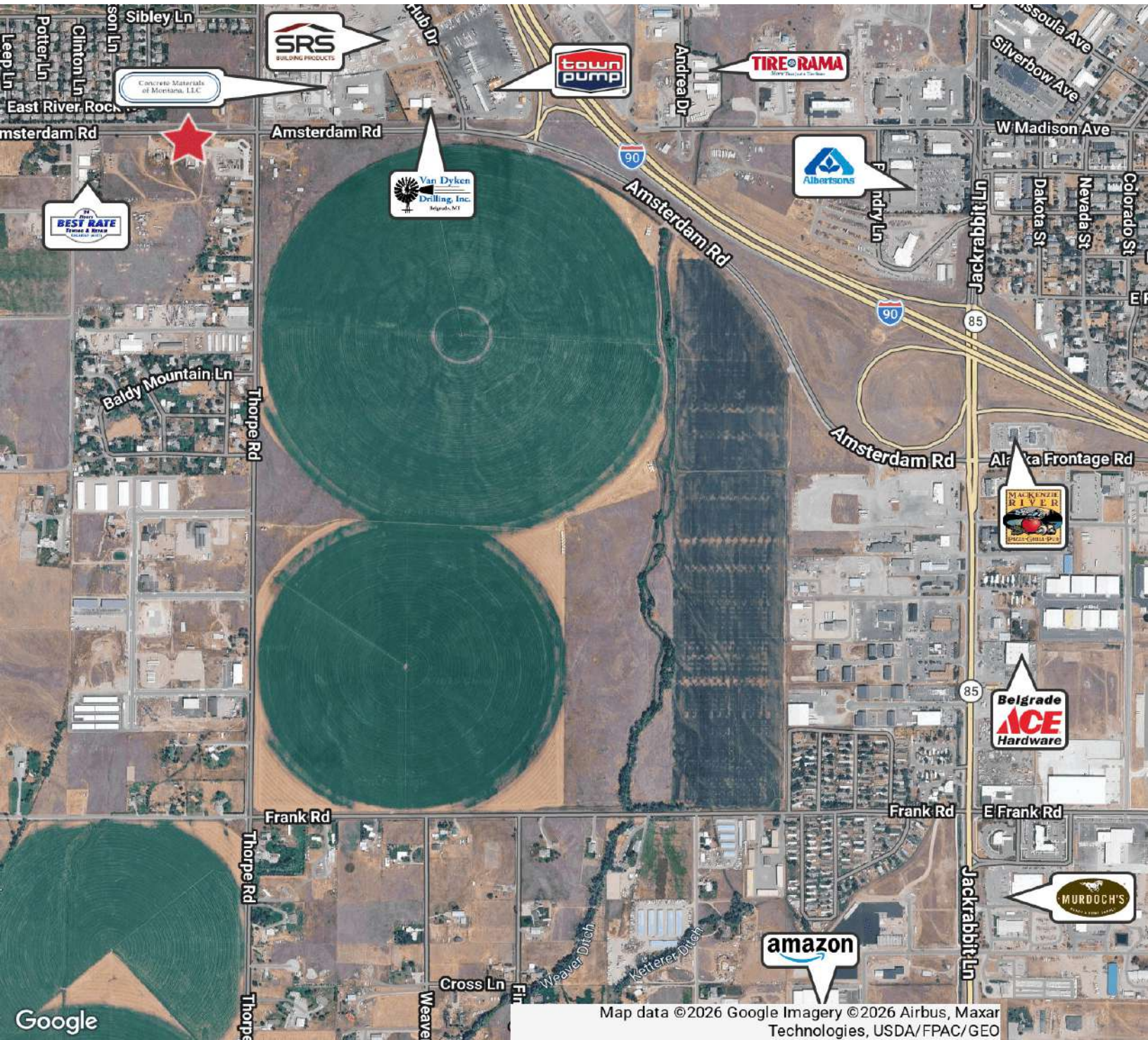
FOR SALE



LAND



COMMERCIAL LOTS



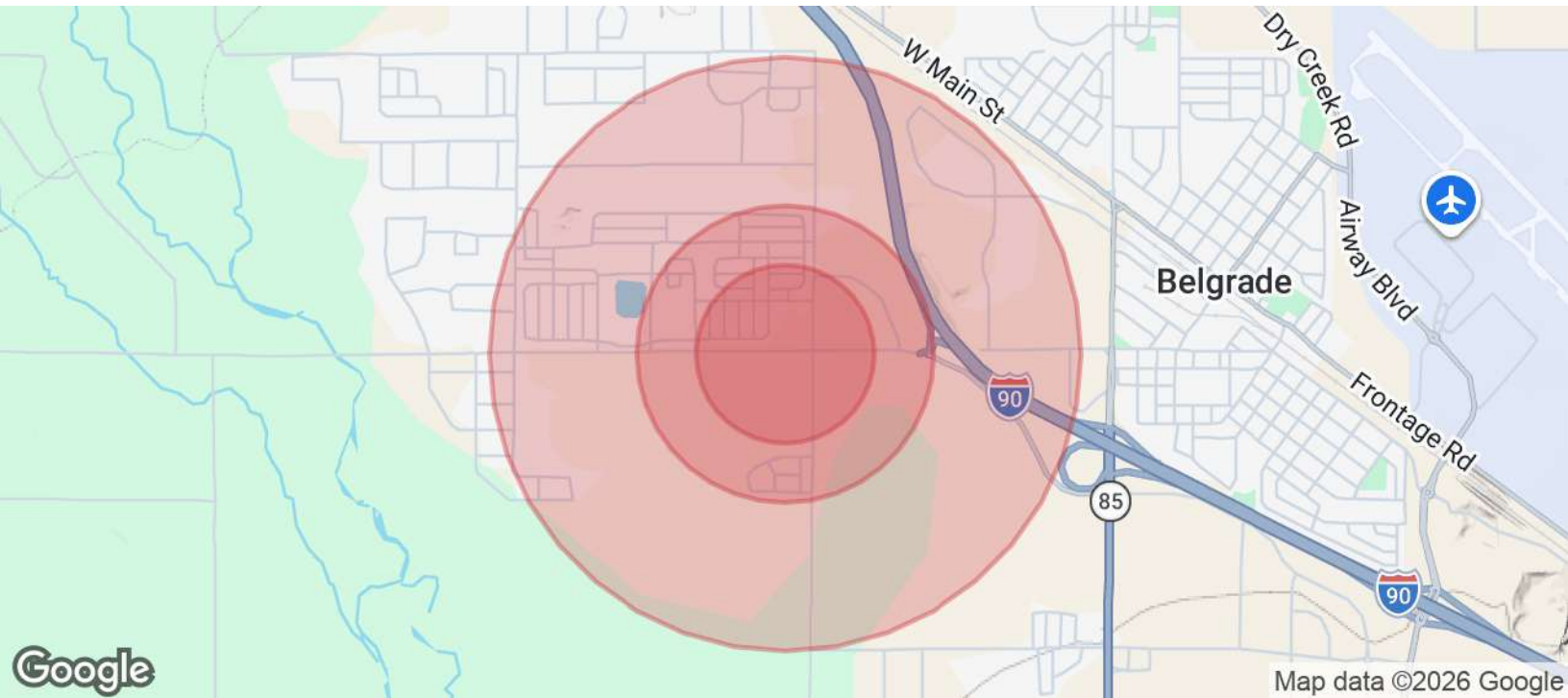
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	901	2,081	4,597
Average Age	32	33	34
Average Age (Male)	32	32	33
Average Age (Female)	33	33	34
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	283	660	1,540
# of Persons per HH	3.2	3.2	3
Average HH Income	\$95,688	\$97,195	\$99,433
Average House Value	\$439,958	\$446,659	\$455,233

2020 American Community Survey (ACS)

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