



Development Lot - King Avenue E

4628 King Ave E
Billings, Montana 59101

Property Highlights

- Sam's Club & Cabela's Anchored Center
- I-90 Visibility and access
- Zoning: CMU2-Corridor Mixed Use 2
- Many hotels and nearby retailers including SBUX, McDonald's, Taco Bell, Dairy Queen, & Wendy's
- South Billings Urban Renewal tax funds available

Property Description

King Avenue East retail development site. Excellent location for your business off the Interstate 90 and South Billings Boulevard interchange. High traffic counts in a grocery anchored shopping center.

OFFERING SUMMARY

Sale Price:	\$980,000 (\$14.15 / SF)
Lot Size:	1.59 Acres

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	2,501	10,478	22,309
Total Population	5,659	22,797	45,971
Average HH Income	\$56,041	\$57,728	\$62,068

Jake Hedge, CCIM

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**JAKE HEDGE, CCIM****Broker**

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PROFESSIONAL BACKGROUND

Jake is a licensed real estate broker and has been actively involved in many facets of the real estate industry since 2017. His passion for commercial real estate began while gaining valuable experience working in commercial banking.

Jake earned degrees in both Accounting and Finance while playing competitive golf for the University of Wyoming. Additionally, Jake holds his Certified Commercial Investment Member (CCIM) designation. The CCIM designation denotes that the broker has completed advanced coursework in financial and market analysis and demonstrated extensive experience in the commercial real estate industry. CCIM designees are recognized as leading experts in commercial investment real estate.

Areas of experience and expertise:

- Acquisitions and dispositions of retail, office, multi-family, and industrial properties
- Leasing of retail, office, and industrial properties
- Statewide retail site selection
- Real estate and business valuations
- Investment property financial analysis

EDUCATION

University of Wyoming, Laramie, WY - Bachelor of Science, Accounting
Montana State University, Billings, MT - Bachelor of Science, Finance
Certified Commercial Investment Member (CCIM)

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