

SALE

BRIARWOOD BLVD & BLUE CREEK RD

Briarwood Blvd & Blue Creek Rd Billings, MT 59101



SALE PRICE \$995,000

SIZE 16.46 AC

Nathan Matelich, CCIM **Todd Sherman**
(406) 781-6889 (406) 570-8961

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Sale Price

\$995,000

OFFERING SUMMARY

Lot Size: 16.46 Acres

Price/SF: \$1.39

Zoning: PUD with underlying
Community Commercial
Zoning

PROPERTY OVERVIEW

*16.46 Acres of Land (Approx 11.4 Acres Outside the Floodplain)

*Premier Land with Briarwood Golf Course Views

*City Sewer Stubbed to Bottom of Property

*City Water in Blue Creek Rd

*Allowable Uses include Multifamily, Hotels, Assisted Living, Office, Retail, Single Family Homes, Schools & Churches

LOCATION OVERVIEW

This premier 16.46-acre property located at Briarwood Blvd & Blue Creek Rd in Billings, MT boasts stunning Briarwood Golf Course views rarely seen in Billings. As part of a Planned Unit Development (PUD), this property gives a developer ultimate flexibility to build anything from single family homes to multifamily or even commercial buildings.

This is not just land — it's a pre-approved canvas for a signature Briarwood project where views, access, and zoning flexibility support multiple high-value opportunities.

OTHER RESOURCES

[Aerial View](#)

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Potential Uses for Land

Residential / For-Sale

- **Executive Single-Family Subdivision** – Plat $\frac{1}{4}$ – $\frac{1}{2}$ acre view lots overlooking Briarwood Golf Course targeting upper-income homeowners.
- **Luxury Patio Homes / Villas** – Low-maintenance detached or semi-detached homes for downsizers and empty nesters.
- **Townhome Community** – Fee-simple townhomes offering attainable ownership product with strong absorption.
- **Build-to-Rent Neighborhood** – Detached rental homes capitalizing on demand for single-family living without ownership.

Multifamily / Income Producing



- **Garden-Style Apartments** – 2–3 story buildings with surface parking maximizing yield on gently sloping terrain.
- **Luxury View Apartments** – Premium-rent units positioned to capture golf course and valley views.
- **Senior Living / Assisted Living** – High-demand demographic play supported by strong household income and quiet setting.
- **55+ Active Adult Housing** – Age-restricted cottages or multifamily serving Briarwood’s mature buyer base.

Hospitality

- **Golf View Hotel** – Flag or independent hotel serving events, tournaments, and visitors to the Heights.
- **Extended Stay Hotel** – Ideal for medical, construction, and corporate users seeking longer-term stays.



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Potential Uses for Land

Retail / Commercial

- **Neighborhood Retail Center** – Grocery, coffee, pharmacy, and service retail for Briarwood and surrounding rooftops.
- **Restaurant Pads with Patios** – View-oriented dining concepts that benefit from golf course frontage.
- **Daycare / Preschool / Private School** – Institutional users supported by family demographics.
- **Church or Community Campus** – Worship, fellowship, or event facility with ample parking capacity.
- **Service Retail Strip** – Salon, fitness, insurance, or medical-adjacent tenants serving daily needs.

Office / Medical

- **Professional Office Campus** – Low-rise office buildings for medical, financial, or professional tenants wanting views and parking.
- **Medical / Dental Plaza** – Outpatient or specialty clinics in a convenient neighborhood setting.
- **Flex Office / Live-Work Suites** – Small owner-user condos or service businesses combining workspace and storage.



Mixed-Use Concepts (Highest & Best Use Plays)

- **Master-Planned Mixed-Use Village** – Combine apartments over retail with townhomes and office for a walkable neighborhood hub.
- **Phased Development Strategy** – Start with residential lots for quick cash flow, then hold pads for long-term commercial value.
- **Build-to-Suit Pads** – Sell or ground lease parcels to national or regional tenants for premium land pricing.
- **Corporate or Institutional Campus** – Single-user headquarters, school, or nonprofit campus with room to expand.

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THIS AGREEMENT, made and entered into this 3rd day of February, 1983, by and between SUBURB PARTNERSHIP, a Montana Partnership, and the COUNTY OF YELLOWSTONE.

WHEREAS, the Suburb Partnership is the owner of all of Briarwood Subdivision, First and Second Filing, hereinafter referred to as "BRIARWOOD"; and

WHEREAS, the aforesaid owner desires to place building and use restrictions on the above described premises;

NOW, THEREFORE, in consideration of the premises, the undersigned hereby establishes and declares the following building restrictions and protective covenants which shall be applicable to all Briarwood Subdivision First and Second Filing.

I.

PERSONS BOUND BY THE COVENANTS AND RESTRICTIONS

All person, corporation or other entities, who shall hereafter acquire any interest in and to the above described real estate, shall be taken and held to agree and covenant with the owners of the lots and with their heirs, devisees, trustees, and assigns, to conform to, and observe the following covenants, restrictions, and stipulations as to the use thereof, and as to the construction of residences and improvements thereon.

II.

BUILDING AND USE RESTRICTIONS

1. The lot designated on the Briarwood Zoning Map as Community

Commercial shall be restricted to the following uses and accessory uses with incidental structures necessary to affect the same:

- (1) Ambulance service;
- (2) Automobiles and Trucks:
 - (a) Auto & truck service stations, gas and oil no repair or storage
 - (b) Wash and gas - self service
- (3) Bakeries
- (4) Banks, savings and loan
- (5) Barber and beauty shops
- (6) Blueprinting and photostating
- (7) Boat sales, new and used
- (8) Book stores
- (9) Building supplies
- (10) Camera, hobby, toy, and gift stores
- (11) Ceramics shop
- (12) Churches, covents, monasteries, and other places of worship
- (13) Clinics, medical and dental, for the case of human patients
- (14) Clothing and apparel stores
- (15) Commercial recreation
- (16) Construction contractors:
 - (a) Office only
- (17) Department stores
- (18) Drug stores - prescription pharmacy
- (19) Dry cleaning
- (20) Dry cleaning - pick-up station
- (21) Dwelling Units:
 - (a) Single family
 - (b) Two family
 - (c) Multiple family not exceeding three (3) stories
 - (d) Multiple family exceeding three (3) stories
- (22) Eating and drinking establishments:
 - (a) Cocktail lounge, restaurants, bars, and taverns

- (b) Restaurants without the sale of alcoholic beverages
- (c) Drive-in restaurants
- (d) Dairy bars not providing drive-in service
- (23) Exhibition halls - public
- (24) Fertilizer, garden supplies - retail stores (outdoor storage must be surrounded by a fence so as to hide stored articles from view from adjacent lots).
- (25) Finance and loan companies
- (26) Florist - wholesale
- (27) Florist - retail
- (28) Food stores under 3,000 G.F.A. - retail
- (29) Food stores (over 3,000 G.F.A.) retail and wholesale
- (30) Frozen food lockers
- (31) Furnace repair and cleaning
- (32) Furniture - retail
- (33) Gambling establishments
- (34) Greenhouses
- (35) Gun - retail
- (36) Hardware, appliance, and electrical supplies - retail only
- (37) Janitor service
- (38) Jewelry and watch sales
- (39) Libraries, museums, similar institutions of a noncommercial nature, and art galleries
- (40) Lock and gunsmith
- (41) Lodges, clubs, and fraternal organizations
- (42) Lodging, Motels and Hotels:
 - (a) Hotels - may include restaurant and gift shop
 - (b) Motels - may include restaurant and gift shop
 - (c) Lodging and/or boarding houses
- (43) Motorcycle and snowmobile sales
- (44) Office building over three (3) stories
- (45) Office building under three (3) stories
- (46) Office equipment sales - retail
- (47) Paint retail sales
- (48) Parks and playgrounds public

- (49) Photographic studios and processing - retail
- (50) Photographic studios and processing - wholesale
- (51) Physical culture establishments
- (52) Rehabilitation & child care centers and related institutions:
 - (a) Juvenile care home, not to exceed seven (7) unrelated people
 - (b) Child care center
 - (c) Group foster home
 - (d) Day nursery
 - (e) Day care center
 - (f) Juvenile care home
 - (g) Charitable institutions
 - (h) Convalescent, nursing & retirement homes, charitable institutions
- (53) Retail stores other than mentioned
- (54) Schools, college, trade school and vo-technical - public and private
- (55) Schools, (public & private) pre-school, elementary, and junior or senior high school
- (56) Variety stores
- (57) Veterinary hospital - boarding
- (58) Veterinary hospitals - outpatient

The Community Commercial lot shall be restricted to a maximum of 250,000 square feet of retail sales floor space and 98,000 square feet of office floor space.

2. Those lots designated on the Briarwood Zoning Map as Neighborhood Commercial shall be restricted to the following uses and accessory uses with incidental structures necessary to affect the same:

- (1) Ambulance service
- (2) Automobiles and Trucks:
 - (a) Wash & gas - self service
- (3) Bakeries
- (4) Banks, savings and loan
- (5) Barber and beauty shops
- (6) Bicycle sales and repair - not to include motorcycle sales or service, snowmobiles and similar uses

- (7) Blueprinting and photostating
- (8) Book stores
- (9) Camera, hobby, toy, and gift stores
- (10) Ceramics shop
- (11) Churches, convents, monasteries, and other places of worship
- (12) Clinics, medical and dental, for the care of human patients
- (13) Clothing and apparel stores
- (14) Commercial recreation
- (15) Drug stores - prescription pharmacy
- (16) Dry cleaning - pick-up station
- (17) Dwelling units:
 - (a) Single family
 - (b) Two family
 - (c) Multiple family not exceeding three (3) stories
- (18) Eating and drinking establishments:
 - (a) Restaurants without the sale of alcoholic beverages
 - (b) Drive-in restaurants
 - (c) Dairy bars not providing drive-in service
- (19) Finance and loan companies
- (20) Florist - retail
- (21) Food stores under 3,000 G.F.A. - retail
- (22) Food stores (over 3,000 G.F.A.) - retail and wholesale
- (23) Hardware, appliance, and electrical supplies - retail only
- (24) Jewelry and watch sales
- (25) Libraries, museums, similar institutions of a noncommercial nature, and art galleries
- (26) Lodging, Motels and Hotels:
 - (a) Lodging and/or boarding houses
- (27) Mortuary and undertaking parlors
- (28) Office building over three (3) stories
- (29) Office building under three (3) stories
- (30) Office equipment sales - retail

- (31) Paint retail sales
- (32) Parks and playgrounds public
- (33) Photographic studios and processing - retail
- (34) Physical culture establishments
- (35) Rehabilitation & child care centers & related institutions:
 - (a) Juvenile care home, not to exceed seven (7) unrelated people
 - (b) Child care center
 - (c) Group foster home
 - (d) Day nursery
 - (e) Day care center
 - (f) Juvenile care home
 - (g) Charitable institutions
 - (h) Convalescent, nursing & retirement homes, charitable institutions
- (36) Schools, college, trade school and vo-technical - public and private
- (37) Schools, (public & private) pre-school, elementary, and junior or senior high school
- (38) Signs:
 - (a) On premise
- (39) Tailor - dressmakers
- (40) Variety Stores
- (41) Veterinary hospital - outpatient

Lots designated on the Briarwood Zoning Map as R-15,000, R-9,600, R-7,200, R-6,000 and RMF shall be restricted to the allowed uses and accessory uses with incidental structures necessary to affect the same as are set out on Exhibit "A".

3. Exhibit "B", which consists of three pages, sets out the general residential requirements as to Briarwood lots zoned R-15,000, R-9,600, R-7,200, R-6,000, and RMF and the general commercial requirements as to Briarwood lots zoned Community Commercial and Neighborhood Commercial.

4. Off-street parking, loading, and fencing standards are set out in Exhibit "C".

SYSTEM "A"

USES FOR THOSE PORTIONS OF BRIARWOOD DESIGNATED AS
R-15000, R-9600, R-7200, R-6000, AND RMF

	R-15000	R-9600	R-7200	R-6000	RMF
Single family dwelling		X	X	X	
Two family dwelling			X	X	
Multi-family dwellings not in excess of three stories					
Two family through Six family dwellings				X	X
Fire stations or other emergency services customary accessory uses supported by the Yellowstone County or a Special District	X	X	X	X	X
Home occupation	X	X	X	X	X
Parks and playgrounds both Public and Private	X	X	X	X	X
Planned Developments PUD & PURD	X	X	X	X	X
Public Utility Stations and Processing Plants	X	X	X	X	X
Publicly owned or Government operated buildings and uses, including community buildings, public parks, playgrounds and other recreational uses	X	X	X	X	X
Child care center	X	X	X	X	X
Riding stables	X				
Schools (public or private) pre-school elementary	X	X	X	X	X
Junior or Senior High School	X	X	X	X	X
Churches	X	X	X	X	X

EXHIBIT "B"

GENERAL REQUIREMENTS — RESIDENTIAL

ZONING REQUIREMENT	ZONING CLASSIFICATION DISTRICTS FOR BRIARWOOD				
	R-15000	R-9600	R-7200	R-6000	RMF
Minimum Lot Area Per Dwelling Unit in Square Feet					
One Unit	15,000	9,600	7,200	6,000	6,000
Two Units			9,600	7,000	9,000
Three Units				8,500	8,500
Four Units				10,000	10,000
Five Units				11,500	11,500
Six Units				13,000	13,000
Seven Units				14,500	14,500
Eight Units				16,000	16,000
Over Eight Units					200 ea. Add. Unit
Minimum Yard Requirements (d)					
Front (b)	25	20	20	20	20
Side (c)	10	5	5	0	0
Side Adjacent to street	15	10	10	10	10
Rear	25	20	20	20	15
Maximum Height for all Buildings	30	30	30	30	N/A
Maximum Lot Coverage in Percent	30	30	40	40	55
Usable Open Space in Square Feet Per Dwelling Unit	N/A	N/A	N/A	400	400 1-Story 200 over 3-Story

GENERAL REQUIREMENTS -- RESIDENTIAL
CONTINUED

- (a) Where lots comprising forty (40) percent or more of the frontage between adjacent streets are developed with building having a front yard setback not varying more than six (6) feet in depth, the average of such front yards shall establish the front yard setback; provided, however, that no front yard setback in excess of forty (40) feet shall be required.
- (b) Required side yards shall be increased to ten (10) feet for two-story buildings plus one (1) additional foot for each story in excess of two (2). This side yard requirement shall not be applicable to the R-6000 lots.
- (c) Accessory detached buildings, including garages: (1) a minimum of 8-feet must be maintained between structures, and (2) a 5-foot setback from rear and side property lines.
- (d) The use of different multiples of plexes shall not require additional square feet of lot space. (example: Under R-6000 zone a duplex and threeplex shall only require 11,500 square feet of lot space from a single lot or a combination of lots.
- (e) Lots in Lot 18, Block 38, shall have no front yard, side yard or backyard setback.
- (f) There shall be a five (5) foot side yard requirement where RMF lots are contiguous to a lot of a different zone classification.
- (g) The maximum height limitations shall be measured from the midpoint in the dwelling or other building where necessary so as to not unduly restrict building being built on sloping lots.

GENERAL REQUIREMENTS-COMMERCIAL

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ZONING REQUIREMENTS	ZONING CLASSIFICATION DISTRICTS	
	N.C.	C.C.
Lot Area Requirement in Square Feet	N/A	N/A
Minimum Yard Requirements		
Front (a)	20	20
Side (b)	0	0
Side Adjacent to street	10	10
Rear (b)	0	0
Maximum Height for all buildings	25	50
Maximum Lot Coverage in Percent	50	50

- (a) Arterial Setbacks, see Article X, section 19.
 (b) Side and rear setbacks shall be increased to fifteen (15) feet when contiguous to residentially zoned property.

OFF-STREET PARKING, LOADING, AND FENCING STANDARDS

Section 1 - General Requirements, Off-Street Parking

Each off-street parking space shall have a net area of not less than one hundred eighty (180) square feet exclusive of driveways or aisles and shall be of usable shape and condition. If the required parking spaces for a one- or two-family dwelling is not provided in a covered garage, then such space shall be provided with not less than one hundred eighty (180) square feet so located and/or constructed that it may later be covered by a garage structure in accordance with the provisions of these declarations.

Section 2 - Location

Off-street parking facilities shall be located as hereafter specified; where a distance is specified, such distance shall be in walking distance measured from the nearest point of the parking facility to the nearest point of the lot that such facility is required to serve:

- A. For one- (1) and two- (2) family dwelling: Off-street parking is required on the same lot with the building they are required to serve;
- B. For multiple dwellings: Off-street parking is required within a walking distance of one hundred (100) feet;
- C. For hospitals, convalescent homes, nursing homes, rest homes, homes for the aged, retirement homes, rooming and boarding houses, fraternity and sorority houses: Off-street parking is required within six hundred (600) feet; and
- D. For uses other than those specified above: Off-street parking within five hundred (500) feet is required.

Section 3 - Expansion and Enlargement

Whenever any building is enlarged in height or in ground coverage, off-street parking shall be provided for said expansion or enlargement in accordance with the requirements hereof; however, that no parking space be provided in the case of enlargement or expansion where the number of parking spaces required for such expansion or enlargement is less than ten percent of the parking spaces specified in this Paragraph 21.

Section 4 - Non-conforming Uses

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Nothing in these declarations shall be deemed to prevent the voluntary establishment of off-street parking or loading facilities to serve any existing use of land or buildings even though non-conforming provided that all declarations herein governing the location, design, and operation of such facilities are adhered to.

Section 5 - Mix Occupancies

In the case of mixed uses, the total requirements for the various uses shall be computed separately. Off-street parking facilities for one use shall not be considered as a substitute or for joint use.

Section 6 - Joint Use

- A. Up to 50 percent of the parking facilities required by this Article for primarily "night time" uses, such as theaters, bowling alleys, bars, restaurants, and related uses, may be supplied by certain other types of buildings or uses herein referred to as "day time" uses such as banks, offices, retail, personal-service shops, clothing, food, furniture, manufacturing or wholesale, and related uses; and
- B. Up to 100 percent of the parking facilities required by this section for a church or for an auditorium incidental to a public or parochial school may be supplied by the off-street parking facilities provided by uses primarily of a "day time" nature.

Section 7 - Conditions Required for Joint Use

The building or use for which application is being made to utilize the off-street parking facilities provided by another building or use shall be located within five hundred (500) feet of such parking facilities, in addition to which there shall be no substantial conflict in the principal operating hours at the two (2) buildings or uses for which joint use of off-street parking facilities.

Section 8 - Table of Minimum Standards - Off-Street Parking

Required parking spaces shall be in conformance with the following table and where alternative standards are indicated the greater requirement applies in conflicting computation; where the total quota results in a fraction the next highest full unit shall be provided:

TABLE OF MINIMUM STANDARDS - OFF-STREET PARKING

<u>Use</u>	<u>Space Required</u>
Storage and wholesale business.	10 spaces for the first 20,000 square feet of gross floor area and one space for each additional 10,000 square feet.
Food or beverages places with sale and consumption on premises if less than 4,000 square feet of gross floor area.	1 per 100 square feet of gross floor area with 10 spaces minimum requirement.
If over 4,000 square feet of gross floor area.	40 plus 1 per 300 square feet of gross floor area in excess of 4,000 square feet.
Furniture, appliance, hardware, clothing, shoe, personal service stores.	1 per 600 square feet of gross floor space.
Motor vehicle, machinery, plumbing, heating, ventilating, building material supplies, sales and service.	1 per 1,000 square feet of gross floor area plus 1 per 3 employees.
Retirement homes, housing projects for Senior Citizens.	1-6 dwelling unit 0.5; 7-18 dwelling units 0.33; over 18 dwelling units 0.25; minimum of 5 spaces.
Hotel and motor courts.	1 per sleeping room.
Motels.	1 per sleeping room.
Hospitals and institutions.	1 per 3 beds plus 1 per 3 employees.
Theaters.	1 per 10 seats.
Churches, auditoriums and similar open assemblies.	1 per 5 seats, or 1 per 100 linear inches of pew or 1 per 65 square feet of gross floor area used for assembly purposes, whichever is greater.
Stadiums, sport arenas and similar open assemblies.	1 per 8 fixed seats plus 1 per 100 square feet of assembly space without fixed seats.
Bowling alleys.	5 per alley.
Medical and dental clinic.	1 per 200 square feet of gross floor area.

<u>Use</u>	<u>Space Required</u>
Banks, business and professional offices with on-site customer service.	1 per 400 square feet of gross floor area.
Offices not providing on-site customer services.	1 per 4 employees or 1 per 800 square feet of gross floor area, whichever is greater.
 <u>Other Retail</u>	
If less than 5,000 square feet of floor area.	1 per 200 square feet of gross floor area.
If over 5,000 square feet of floor area.	25 plus 1 per 300 square feet in excess of 5,000 square feet.
Libraries and museums.	1 per 500 square feet of gross floor area.
School, elementary and junior high, public, private or parochial.	1 per each employee.
School, high school, public or private.	1 per each employee and 1 per 3 students.
Service stations, and drive-in restaurants (by Special Exception).	1 per 80 square feet gross floor area, with 10 spaces minimum requirement.
Residential, single-family.	2 per dwelling unit.
Residential, duplex or multi-family.	1.5 per dwelling unit for first 6 dwelling units, then 1.0 for each dwelling unit thereafter.
Fraternity and Sorority.	1 per 2 sleeping rooms or 1 per 4 beds, whichever is greater.
Boarding houses, lodging homes and similar uses.	1 per dwelling unit or lodging unit.
Convalescent homes, nursing homes, rest homes.	1 per 6 beds plus 1 per each staff member on duty on a maximum shift.
*Gross area shall be the total built-up area of all floors, excluding car ports and garage areas.	

Section 9 - Off-Street Loading: Retail and Commercial

In any building or part thereof having a gross floor area of ten thousand (10,000) square feet or more, which is to be occupied by a use requiring the receipt or distribution by vehicles of material or merchandise, there shall be provided and maintained on the same lot with such building at least one (1) off-street loading space, plus one (1) additional loading space for each twenty-thousand (20,000) feet or major fraction thereof of gross floor area. Each loading space shall be not less than twenty (20) feet in width, twenty-five (25) feet in length, and fourteen (14) feet in height.

Section 10 - Traffic Control Devices

All traffic control devices such as parking stripes designating stalls, directional arrows, rails, curbs, and other developments shall be installed and completed as shown on the approved plans by architectural control committee.

Hard surfaced parking areas shall use paint to delineate stalls and directional arrows.

Section 11 - Screening Required

Screening in the form of walls, architectural fences or dense coniferous hedges shall be required where the parking lot has a common boundary with any residentially zoned property.

Section 12 - Lighting Restrictions

Lighting of areas to be provided for off-street parking shall be so arranged to not constitute a nuisance or hazard to passing traffic and where the lot joins any residentially zoned property, the illuminating devices shall be so shaded and directed to play away from residentially classified property.

Section 13 - Maintenance

Maintenance of all areas provided for off-street parking shall include removal and replacement of dead and dying trees, grass and shrubs, removal of trash and weeds, repair and maintenance of drain, and repair of traffic control devices, signs, light standards, fences, walls, surfacing materials, curbs, and railings.

Section 14 - Parking or Storing of Vehicle

There shall be an adequate number of permanently maintained off-street parking spaces in specified R-Zone. Automobiles must be capable of operating under their own power and not more than one may be a delivery vehicle not to exceed eight thousand (8,000) pounds gross vehicle weight.

Section 15 - General Requirements - Fences

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The following general requirements shall apply:

A. <u>Fence, Wall, Shrub Limitations</u>	<u>R-15,000</u>	<u>R-9600</u>	<u>R-7200</u>
Front	3 Ft.	3 Ft.	3 Ft.
Side	6 Ft.	6 Ft.	6 Ft.
Rear	6 Ft.	6 Ft.	6 Ft.
Corner Lot - Adjacent Street	3 Ft.	3 Ft.	3 Ft.
<u>Fence, Wall Shrub Limitations</u>	<u>R-6000</u>	<u>RMF</u>	
Front	3 Ft.	3 Ft.	
Side	6 Ft.	6 Ft.	
Rear	6 Ft.	6 Ft.	
Corner Lot - Adjacent Street	3 Ft.	3 Ft.	
<u>Fence, Wall, Shrub Limitations</u>	<u>N.C.</u>	<u>C.C.</u>	
Front	3 Ft.	3 Ft.	
Side	6 Ft.	6 Ft.	
Rear	6 Ft.	6 Ft.	
Corner lot - Adjacent Street	3 Ft.	3 Ft.	

- B. No electric fences shall be permitted in any residential or commercial zone except the R-15,000 Zones.
- C. No fence shall be located in a public right-of-way.
- D. The height of a fence shall be the vertical distance from the highest top board, rail, or wire to the ground directly below.
- E. On corner lots a fence of a height pursuant to above (A) shall also not exceed a height of thirty-six (36) inches for the part of the fence which lies along that part of the rear lot line which constitutes the width of the required side yard. The same restriction shall apply on the side street side of a corner lot.
- F. On reverse corner lots a fence pursuant to above (A) is permitted except that where a lot of this description abuts an alley, a fence of the stipulated height may be located on the rear lot except for that portion which constitutes the width of the required side yard on the side street side which shall have a thirty-six (36) inch maximum; the same restriction shall apply on the side street side of a reverse frontage lot.
- G. Any fence exceeding a height of six (6) feet and any retaining wall exceeding a height of forty-eight (48) inches shall require a building permit. These provisions shall not apply to fences required to surround public utility installations or to enclose school grounds and public playgrounds.

Section 16 - Arterial Safety Setback

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On all arterial streets, no buildings, structures, walls, fences or similar structures shall be erected and no hedges, shrubs, or other growth exceeding three (3) feet above street grade shall be maintained within thirty (30) feet of the property line of any arterial street designated as such by the Billings Urban Area Transportation Plan. Trees when trimmed four (4) feet above the ground and which are not located within a triangular area of a corner lot formed by the intersecting street lines and a straight line joining such street lines at points which are thirty (30) feet distance from the point of intersection measured along such street lines will be permitted. Signs or other similar devices for public use will be accepted within this set-back area.

Section 17 - Storage of Vehicles

No automobile, pickup, truck, tractor, or other motorized vehicle shall be kept longer than thirty (30) days on any lot or tract unless capable of operating on their own power and no flatbed, van, tank, or other commercial trailer or mobile home, farm equipment, construction equipment, or other equipment which is unusable shall be stored on any lot or tract for a period longer than thirty (30) days.

Section 18 - General Rules

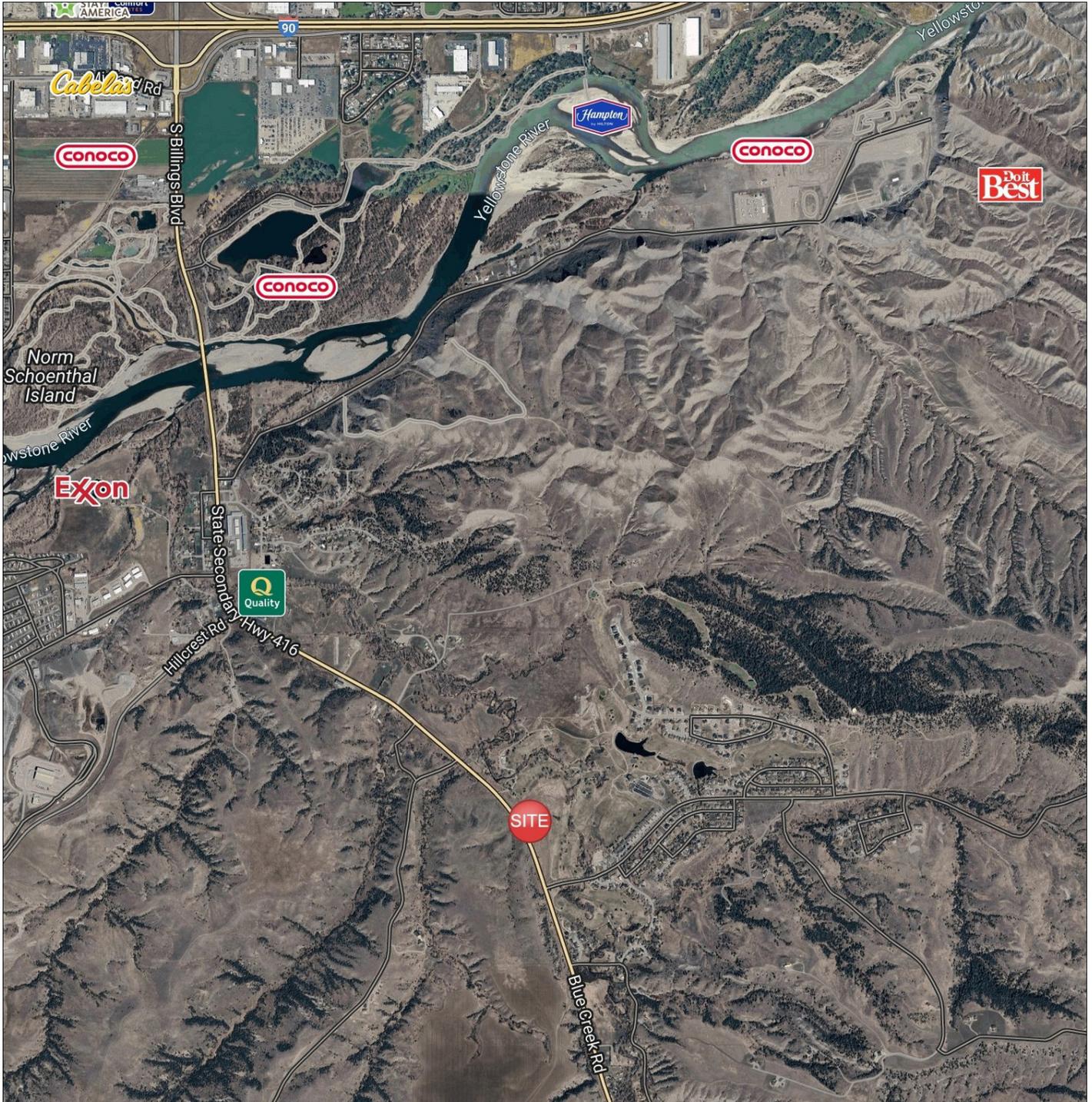
The declarations set out herein within each zone shall be minimum declarations and shall apply uniformly to each class or kind of structure or land except as hereinafter provided:

- A. No building, structure, or land shall hereinafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, or structurally altered unless in conformity with all of the requirements specified herein.
- B. No building or other structure shall hereafter be erected or altered:
 1. To exceed the height,
 2. To accommodate or house a greater number of families,
 3. To occupy a greater percentage of lot area, and
 4. To have narrower or smaller rear yards, front yard, side yards or other open spaces than herein required, or in any manner contrary to the provisions of these declarations.
- C. No part of a yard, or other open space, or off-street parking, or loading space required about or in connection with any building for the purpose of complying with these declarations shall be included as part of a yard, open space, or off-street parking, or loading space similarly required for any other building.

SALE

BRIARWOOD BLVD & BLUE CREEK RD

Briarwood Blvd & Blue Creek Rd Billings, MT 59101



Nathan Matelich, CCIM
(406) 781-6889

Todd Sherman
(406) 570-8961

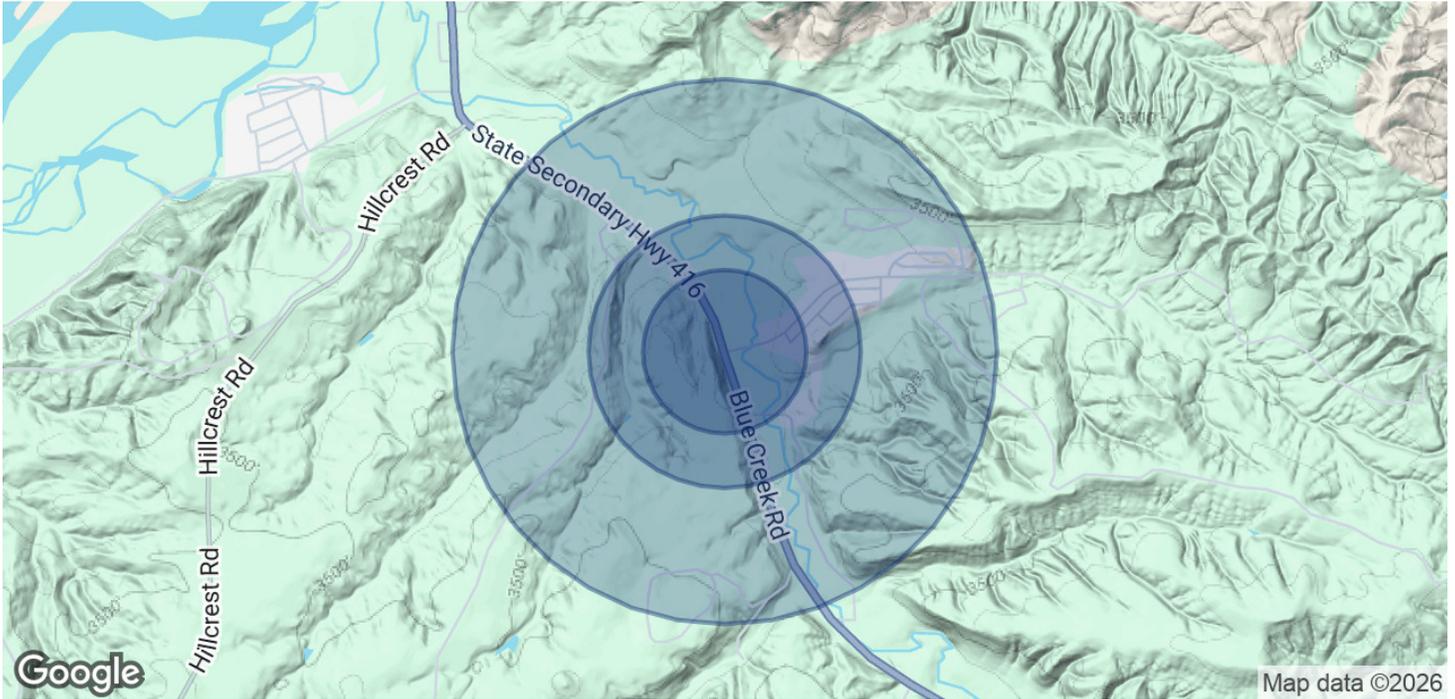


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SALE

BRIARWOOD BLVD & BLUE CREEK RD

Briarwood Blvd & Blue Creek Rd Billings, MT 59101



POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	82	362	874
Average Age	46	46	45
Average Age (Male)	46	46	45
Average Age (Female)	46	46	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	33	146	351
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$119,212	\$118,138	\$116,550
Average House Value	\$517,298	\$517,996	\$519,027

Demographics data derived from AlphaMap

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