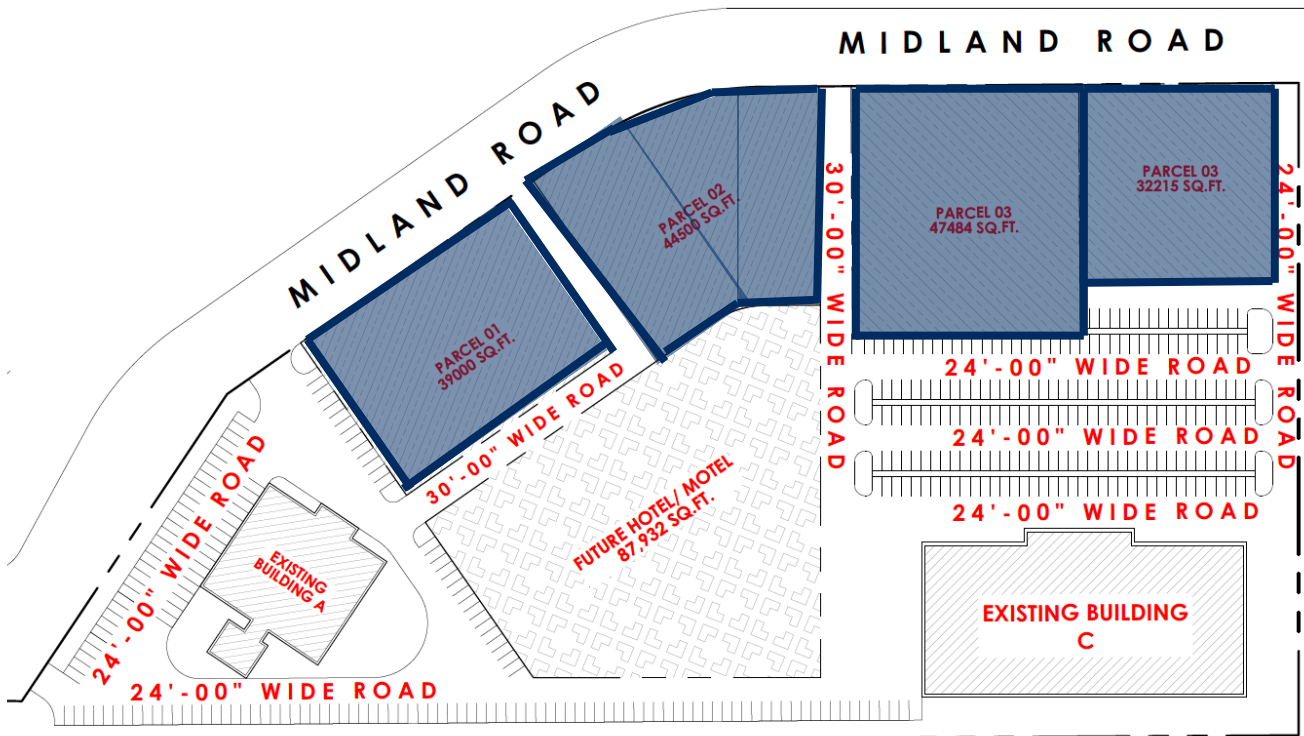


FOR LEASE - PAD SITES

5500 MIDLAND RD.
BILLINGS, MT 59101



DAINES CAPITAL
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Lease Rate \$0.15/SFT/NNN

Pad Site Area 3.74 Acres

Parcel # 0309271720110

Zoning CMU2

- Pad #1 - 39,000 SFT
- Pad #2 - 44,500 SFT
- Pad #3(a) - 47,484 SFT
- Pad #3(b) - 32,215 SFT

DEVELOPMENT SUMMARY

The current owner has plans to renovate a large part of the Montana Trailhead Inn. Work will begin in 2025 & complete by the end of 2026. There are four total pad sites available for ground lease. Great opportunity for QSR, C-Store, Gas Stations, or many other uses. [Click here to find allowed uses.](#)

Steven Daines
509.590.9114
steven@dainescapital.com

Daines Capital
3029 E Boone Ave
Spokane, WA 99202
www.dainescapital.com

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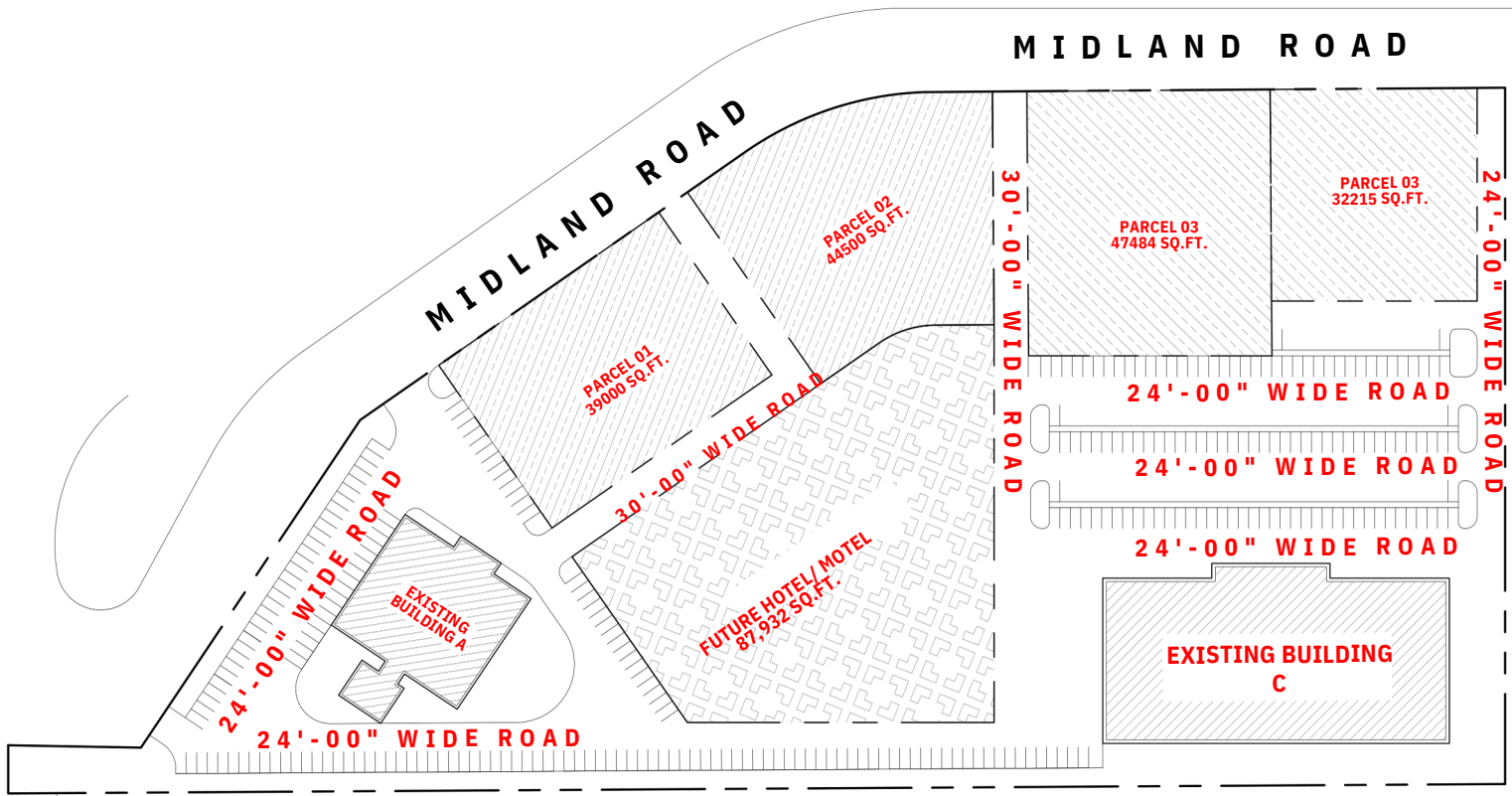
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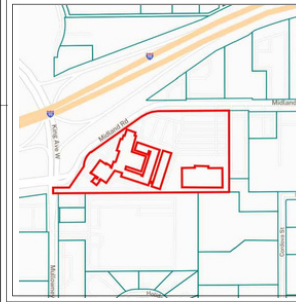
PRELIMINARY SITE PLAN

SITE PLAN

LOCATION: 5500 MIDLAND RD, BILLINGS, MT 59101
 LEGAL DISC: S17, T01 S, R26 E, C.O.S. 1091, PARCEL 4 & 5, (LESS 2130 SQ FT HWY, APPROX 13.66 ACRES)
 PARCEL ID: 03092717201010000



VICINITY MAP



SCOPE OF WORK
 - SITE PLAN OF THE PROPERTY UNDER REVIEW SHOWING THE PROPOSED DEVELOPMENT.

LOT SIZE
 13.659 ACRES

SHEET TITLE

SITE PLAN

LOT OWNER:

BILLINGS GL OWNER LLC

RAHULARC DESIGN

ARCHITECT *RAHULARC DESIGN*
 DRAWN *RAHULARC DESIGN*
 CHECKED BY *RAHULARC DESIGN*

SHEET NO.

01

SCALE 1"= 50'-0" DATE 05-09-2024

FOR LEASE - PAD SITES

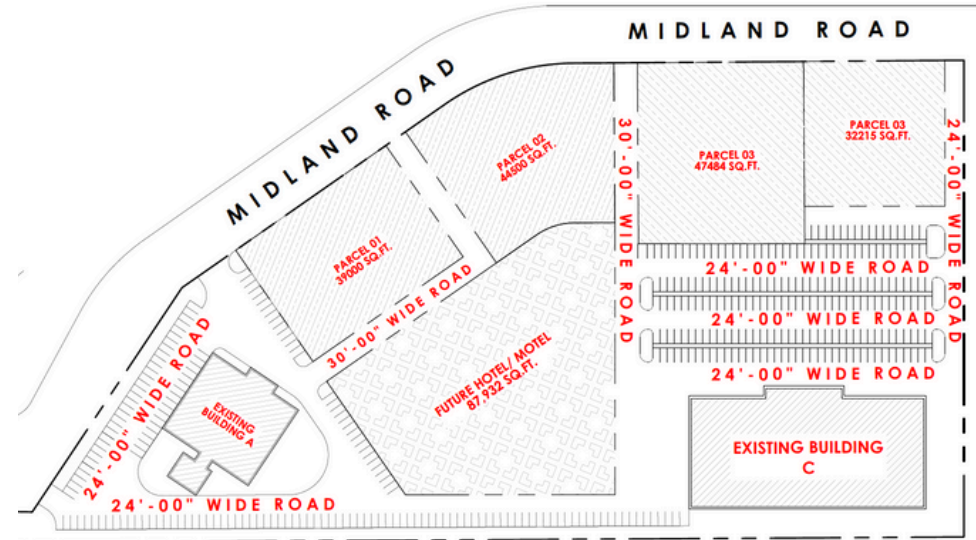
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DAINES CAPITAL
COMMERCIAL REAL ESTATE

DEMOGRAPHICS	1 MILE	3 MILE
Population	3,377	54,170
Households	1,308	23,830
Median Age	36	38
Median HH Income	\$61,260	\$59,728
Daytime Employees	7,404	39,521
Population Growth '24-'29	8.98%	8.2%
Household Growth '24-'29	9.18%	8.36%

COLLECTION STREET	CROSS STREET	TRAFFIC VOL
I-90	King Ave. West	19,727
Mullowney Lane	S. Frontage Rd.	9,825



No representation, express or implied, is made as to the accuracy of information contained herein. All information is from sources deemed reliable and submitted subject to errors, omissions, change or terms and conditions without notice. Buyers are solely responsible to conduct their own due diligence to their independent satisfaction.

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