



3309 Coulson Rd

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Billings, Montana 59101

Property Overview

A rare ±138.25-acre industrial development opportunity, offered for the first time and strategically positioned at the junction of Interstate 90 and Interstate 94 with direct BNSF mainline adjacency. Comprising five contiguous parcels with I-90 frontage and located adjacent to an established Industrial TEDD, the site is uniquely configured to support transload, intermodal, or large-scale industrial users seeking rail-served logistics infrastructure in the heart of the Northern Rockies trade corridor.

Billings serves as the largest distribution, manufacturing, and energy-services hub between Spokane and Minneapolis, making this assemblage one of the most strategically located industrial development sites to come to market in the region. The combination of rail access, dual-Interstate frontage, scale, and TEDD adjacency creates a true generational opportunity for a transload facility, intermodal yard, build-to-suit user, or master-planned industrial park.

Property Highlights

- ±138.25 total acres across 5 contiguous parcels
- Direct adjacency to BNSF mainline
- Frontage on Interstate 90 with strong visibility and access
- Located at the I-90 / I-94 junction - dual-corridor logistics reach across MT, WY, ND, and SD
- Adjacent to an established Industrial TEDD
- Well-suited for transload facility, intermodal yard, manufacturing, distribution, or large-user build-to-suit
- Billings, MT – the largest industrial, energy-services, and distribution hub in the Northern Rockies

Offering Summary

Sale Price:	\$14,995,000
Lot Size:	138.25 Acres

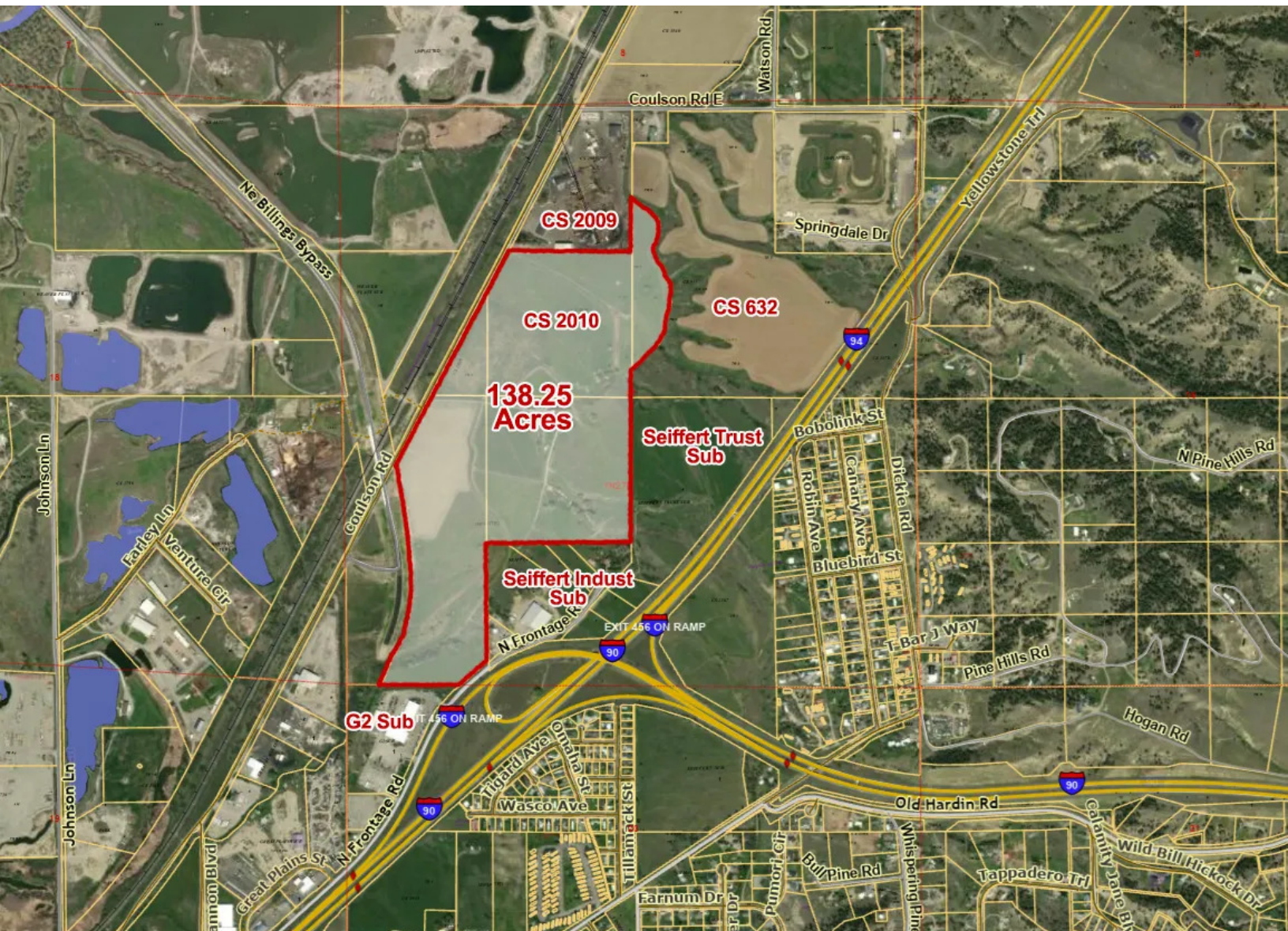
For More Information

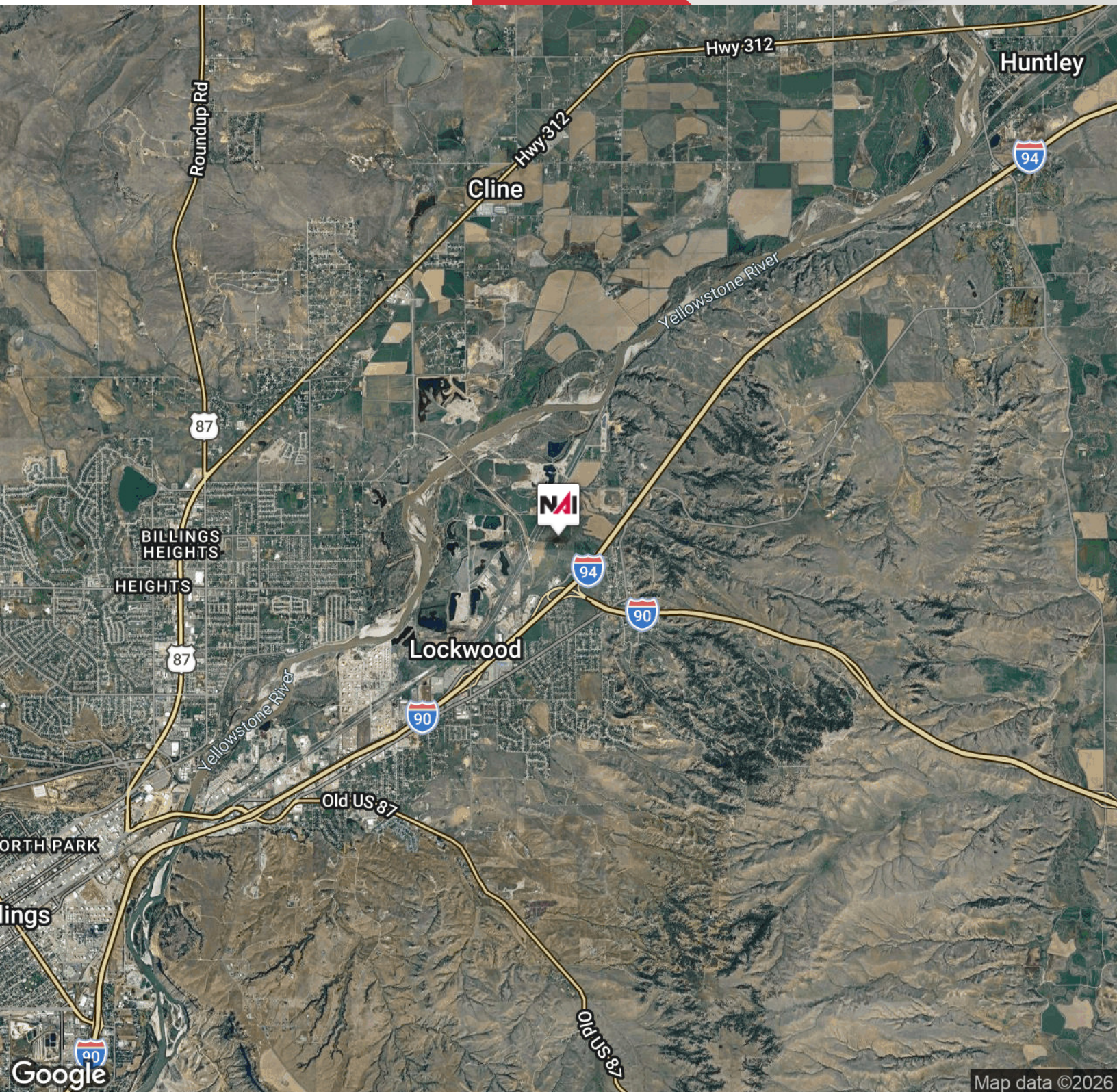
Matt Robertson, SIOR

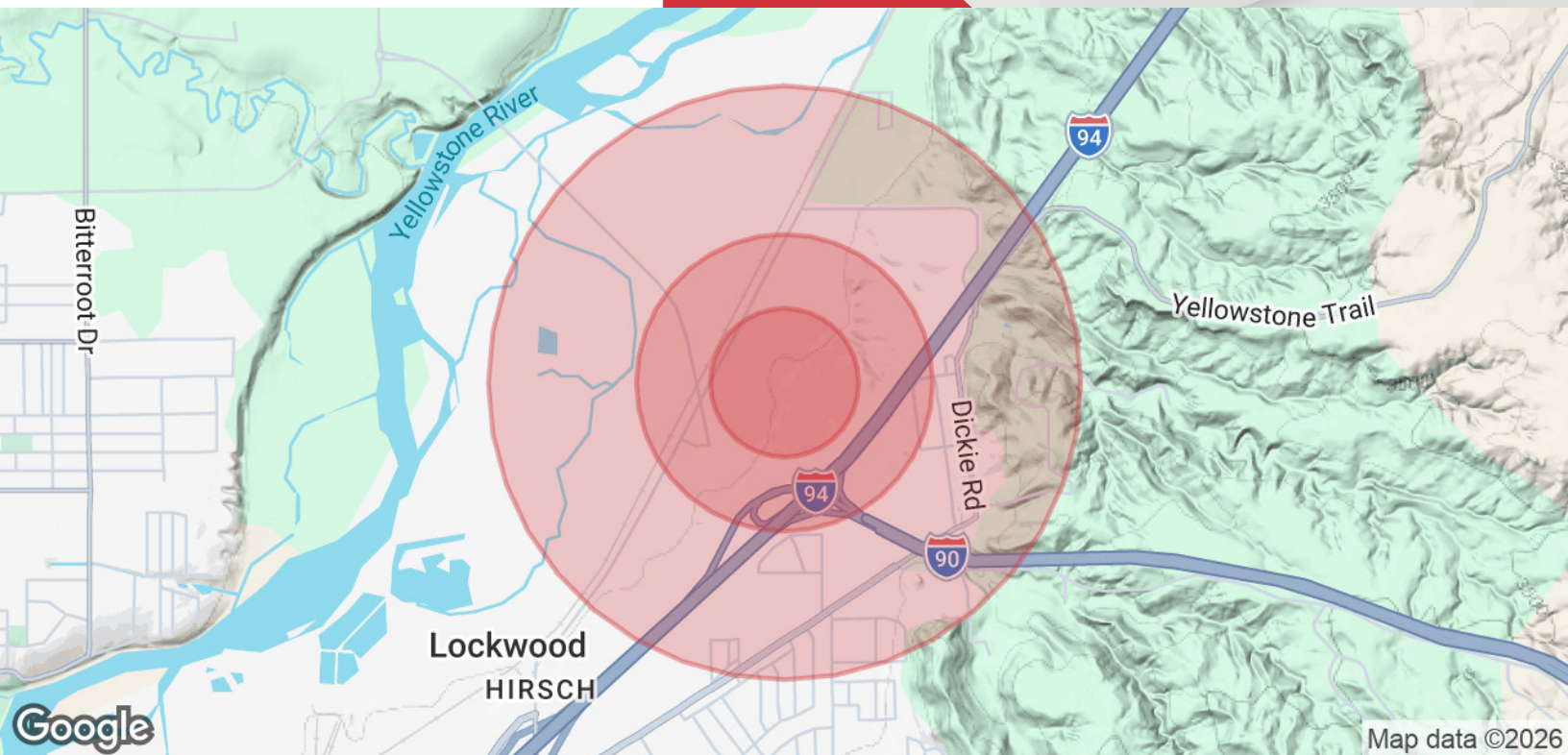
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Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	237	788	2,137
Average Age	37.0	36.9	36.6
Average Age (Male)	38.2	38.1	37.6
Average Age (Female)	35.9	35.9	35.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	77	260	714
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$112,230	\$108,366	\$105,130
Average House Value	\$271,410	\$266,469	\$271,085

2023 American Community Survey (ACS)