



# 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

Commercial Sales Agent | 406.894.2648 | C: 760.587.3310  
[mkirby@naibusinessproperties.com](mailto:mkirby@naibusinessproperties.com) | MT #RRE-RBS-LIC-119294




**# 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	
Available	5	0.85 Acres	\$492,000	Industrial	
Available	6	0.78 Acres	\$444,400	Industrial	
Available	7	0.89 Acres	\$504,300	Industrial	
Available	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.
Available	10	0.9 Acres	\$507,400	Industrial	

**Margaret Kirby**

 Commercial Sales Agent | 406.894.2648 | C: 760.587.3310  
 m Kirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294




FOR SALE



LAND



COMMERCIAL  
LOTS

**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	
Available	17	1.16 Acres	\$678,000	Industrial	Located along the Thorpe entryway and retention pond. Estimated usable acreage is 1.06.
Available	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.

**Margaret Kirby**

Commercial Sales Agent | 406.894.2648 | C: 760.587.3310

mkirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294





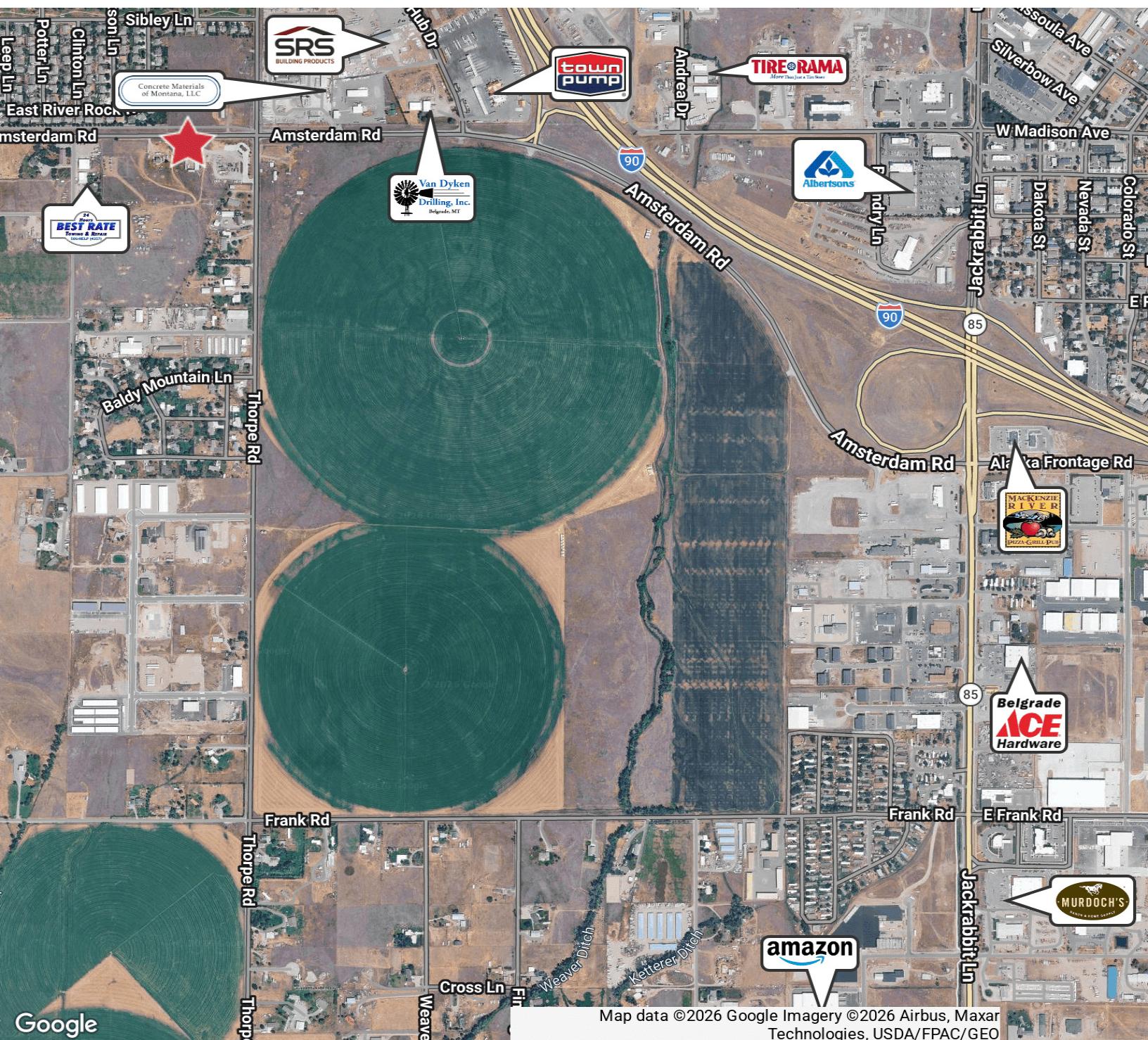
FOR SALE



LAND



COMMERCIAL  
LOTS



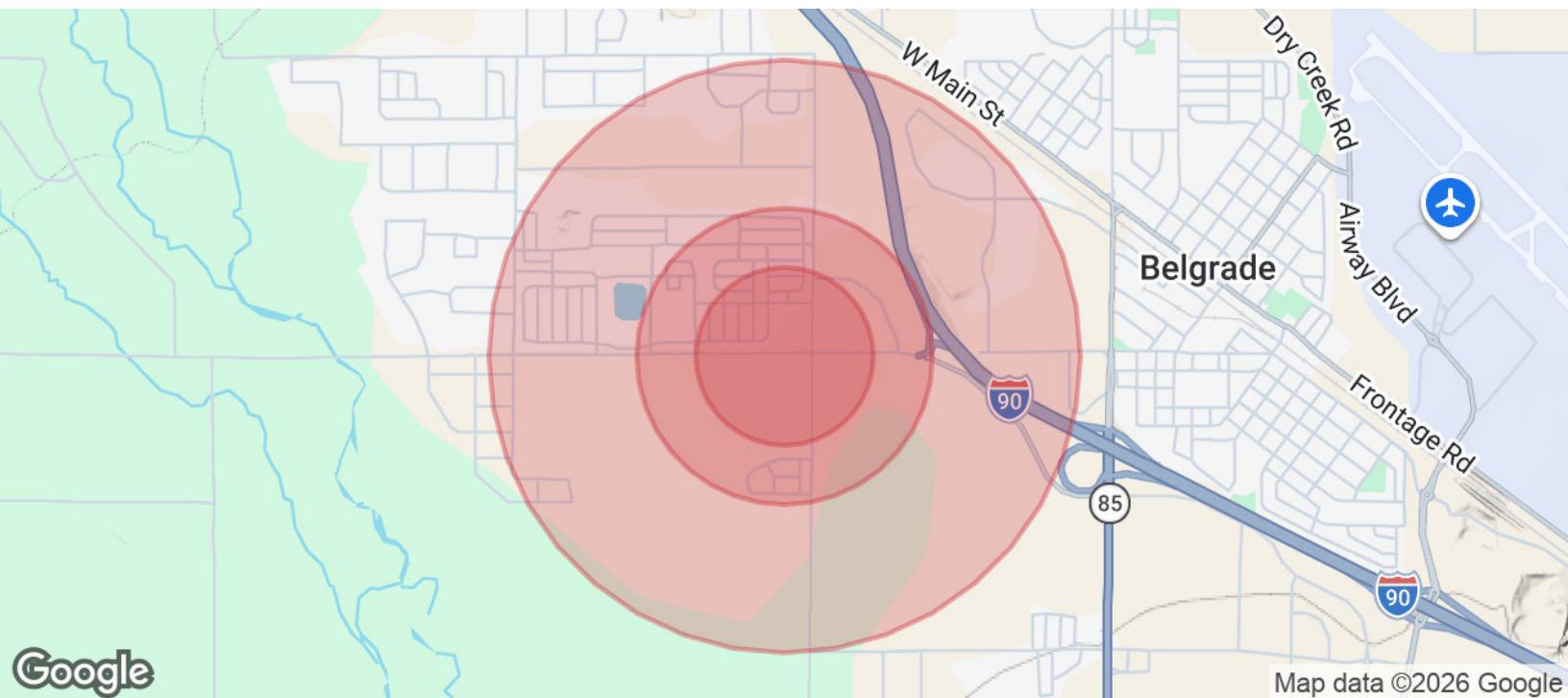
**Margaret Kirby**

Commercial Sales Agent | 406.894.2648 | C: 760.587.3310  
mkirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294



<https://www.naibusinessproperties.com>

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS. NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.


**POPULATION**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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**

	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
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

*Demographics data derived from AlphaMap*
**Margaret Kirby**

 Commercial Sales Agent | 406.894.2648 | C: 760.587.3310  
 mkirby@naibusinessproperties.com | MT #RRE-RBS-LIC-119294
