

# INDUSTRIAL LAND

The "Wye" / US Hwy 10

Price: \$5.00-\$7.00 SF



## Property Details

- .5 to 30 Acres Available
- Developing Commercial & Industrial Center
- Exceptional Hwy & Interstate Exposure
- On-Site CenturyLink Fiber, Sewer, Water & Power
- Adjacent to "Wye" Interchange

## Traffic Counts

- Between EB off Ramp & S-474: 10,470

## Demographics

POPULATION	3 Mile	15 Mile	30 Mile	60 Mile
2016 Estimated	3,591	106,416	126,231	189,763
2021 Projected	3,747	110,667	130,874	195,318
HOUSEHOLDS	3 Mile	15 Mile	30 Mile	60 Mile
2016 Estimated	1,291	45,378	53,338	80,826
2021 Projected	1,377	48,200	56,448	84,630
INCOME	3Mile	15 Mile	30 Mile	60 Mile
Average Income	\$87,143	\$65,281	\$65,219	\$60,481
Median Income	\$83,416	\$51,813	\$51,979	\$47,616

**REAL ESTATE**  
**MONTANA & Co.**  
commercial investment retail

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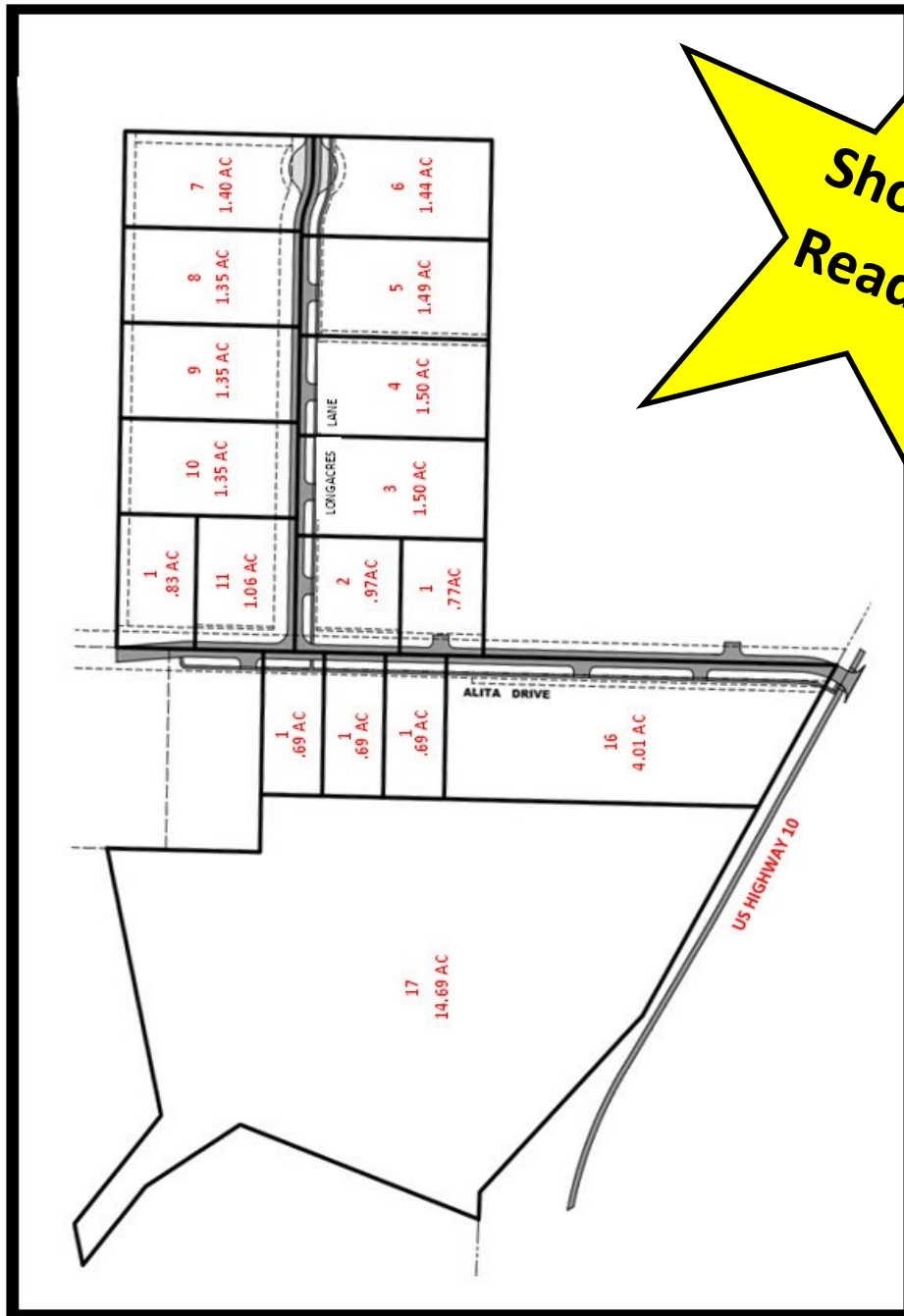
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**Our Mission:**

Provide the foundation to transform real estate concepts into successful property assets.