

BIG SKY LAND FOR SALE

283 SNOWY MOUNTAIN CIRCLE | BIG SKY, MT 59716

AVAILABLE 0.206 ACRES (8,962 SF)

AREA TENANTS

BIG SKY TOWN CENTER

COPPER

roxy's
MARKET & CAFE

GRIZZLY OUTFITTERS
SKI & BACKCOUNTRY SPORTS

New West
KnifeWorks

PROPERTY INFORMATION

LAND FOR SALE:
0.206 Acres - \$1,350,000

- Excellent Development opportunity in the heart of Big Sky.
- Prime visibility & paved parking
- Approved for 8 SFE's

AVAILABLE SPACE

- Community Commercial Zoning
- Available: .206 Acres (8,962 sf)

AREA DEMOGRAPHICS

| 2023 DEMOGRAPHICS | 3 MILE | 5 MILE | 7 MILE |
|-------------------|-----------|-----------|-----------|
| POPULATION | 2,615 | 3,651 | 3,881 |
| MEDIAN HH INC | \$125,313 | \$113,795 | \$109,999 |
| AVERAGE HH INC | \$156,594 | \$141,229 | \$136,280 |



www.CharterRealty.com

FOR MORE INFORMATION CONTACT:

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TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **2,615**

Households: **1,055**

Daytime Population: **700**

Median Age: **35.8**



Average Household Income: **\$156,594**

Median Household Income: **\$125,313**

5 MILE RADIUS:



Total Population: **3,651**

Households: **1,524**

Daytime Population: **1,388**

Median Age: **37.5**



Average Household Income: **\$141,229**

Median Household Income: **\$113,795**

7 MILE RADIUS:



Total Population: **3,881**

Households: **1,633**

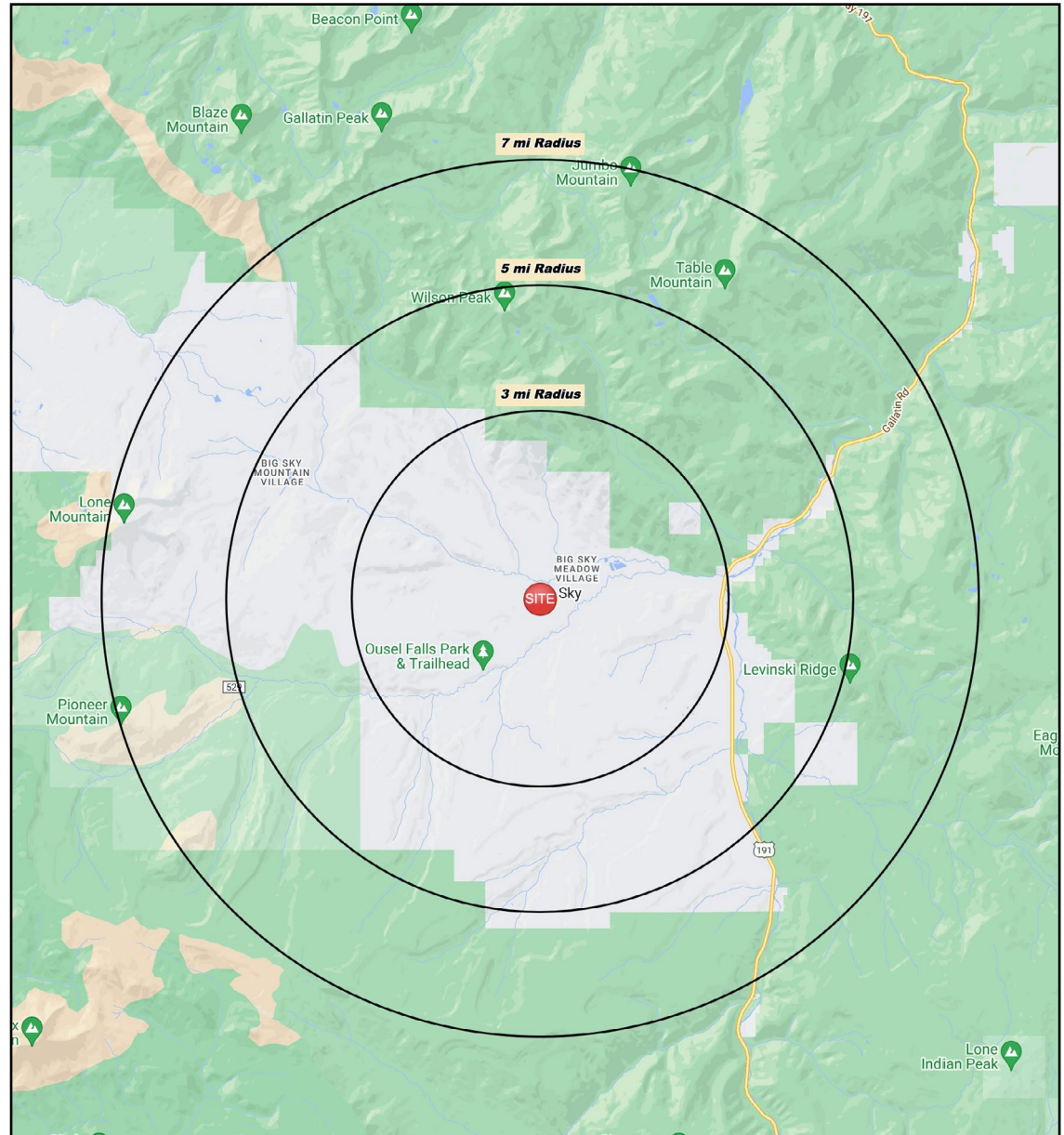
Daytime Population: **1,452**

Median Age: **38.1**



Average Household Income: **\$136,280**

Median Household Income: **\$109,999**



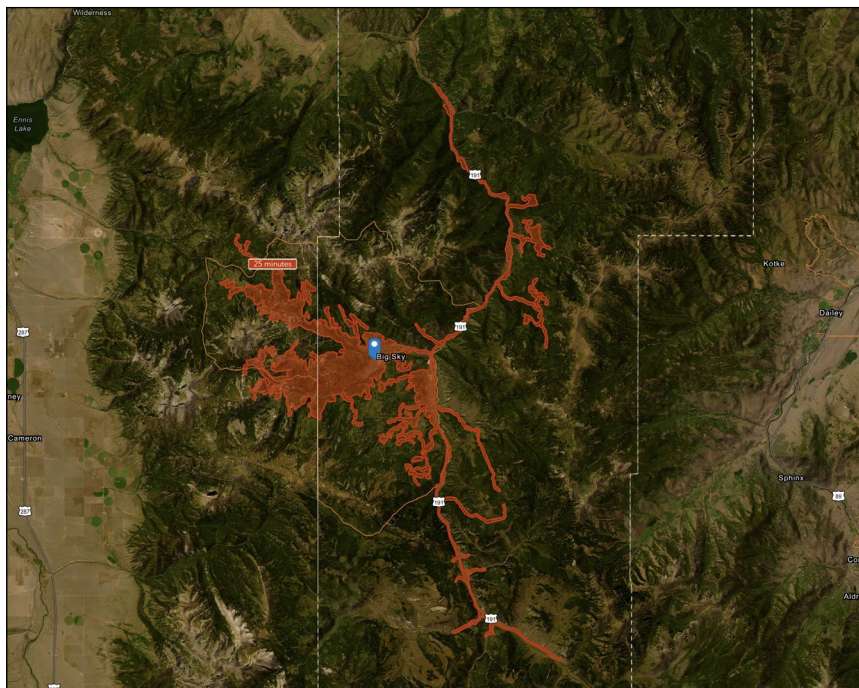
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25 MINUTE DRIVE TIME



KEY FACTS

3,068

Population

40.5

Median Age

\$104,788

Median Household Income

5,536

Daytime Population

TAPESTRY SEGMENTS

Emerald City

1,003 Households

Socioeconomic Traits

Half the residents have a college degree and a professional occupation. Incomes close to the US median come primarily from wages, investments, and self-employment.

Household Types

Single-person and nonfamily types make up over half of all households.

Typical Housing

Single Family; Multi-Units

Rural Resort Dwellers

262 Households

Socioeconomic Traits

Retirement looms for many of these blue collar, older householders, but workers are postponing retirement or returning to work to maintain their current lifestyles. These communities are centered in resort areas.

Household Types

42% of households consist of married couples with no children at home, while another 28% are single person.

Typical Housing

Single Family / Seasonal

TOTAL RETAIL SALES

Includes F&B



\$39,172,315

EDUCATION

Bachelor's Degree or Higher



62%

OWNER OCCUPIED HOME VALUE

Average



\$801,080

ANNUAL HOUSEHOLD SPENDING

\$4,768

Eating Out

\$2,767

Apparel & Services

\$8,763

Groceries

\$335

Computer & Hardware

\$9,706

Health Care



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HOUSING ENTRY LEVEL



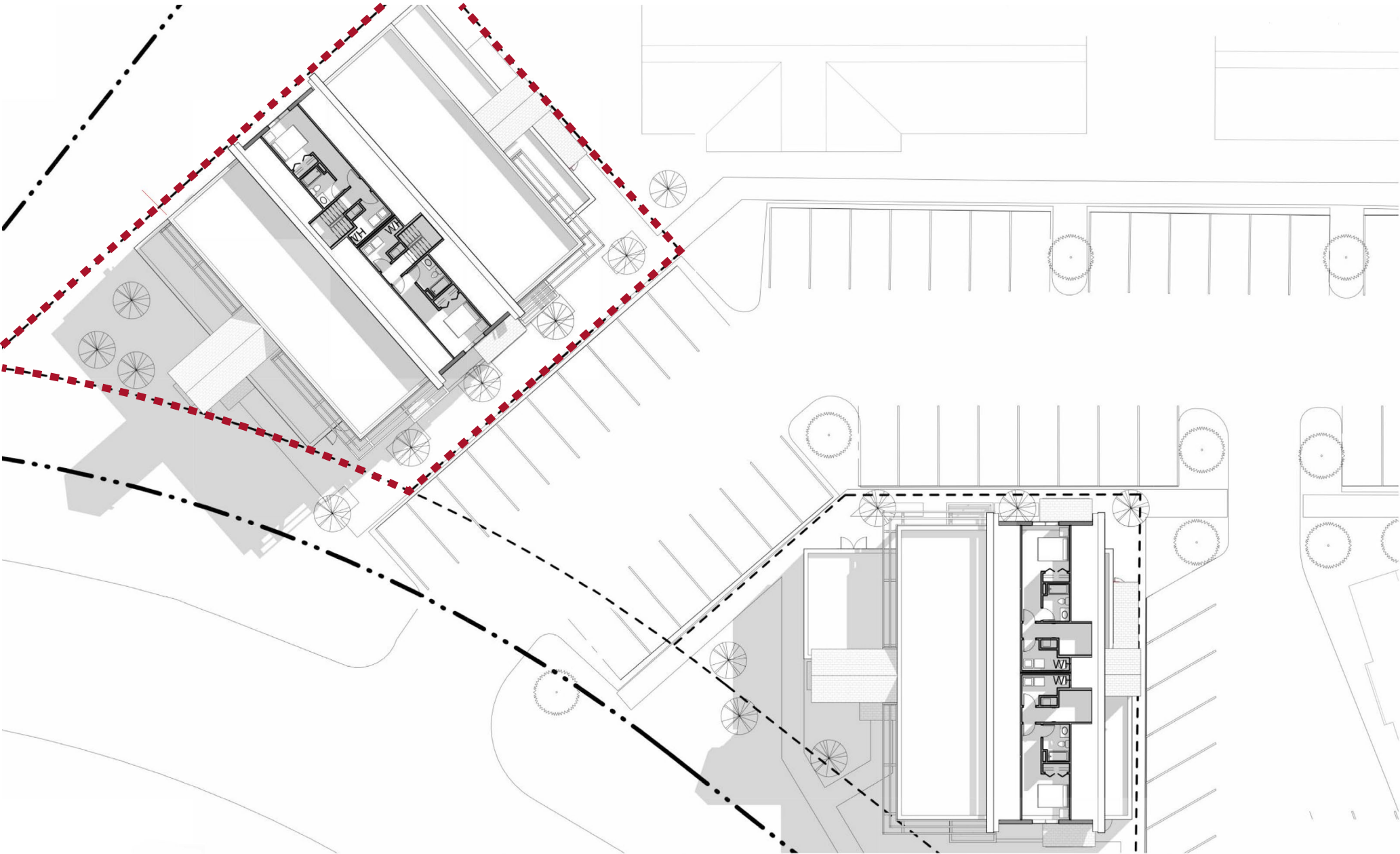
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HOUSING UPPER LEVEL



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BUILDING RENDERINGS

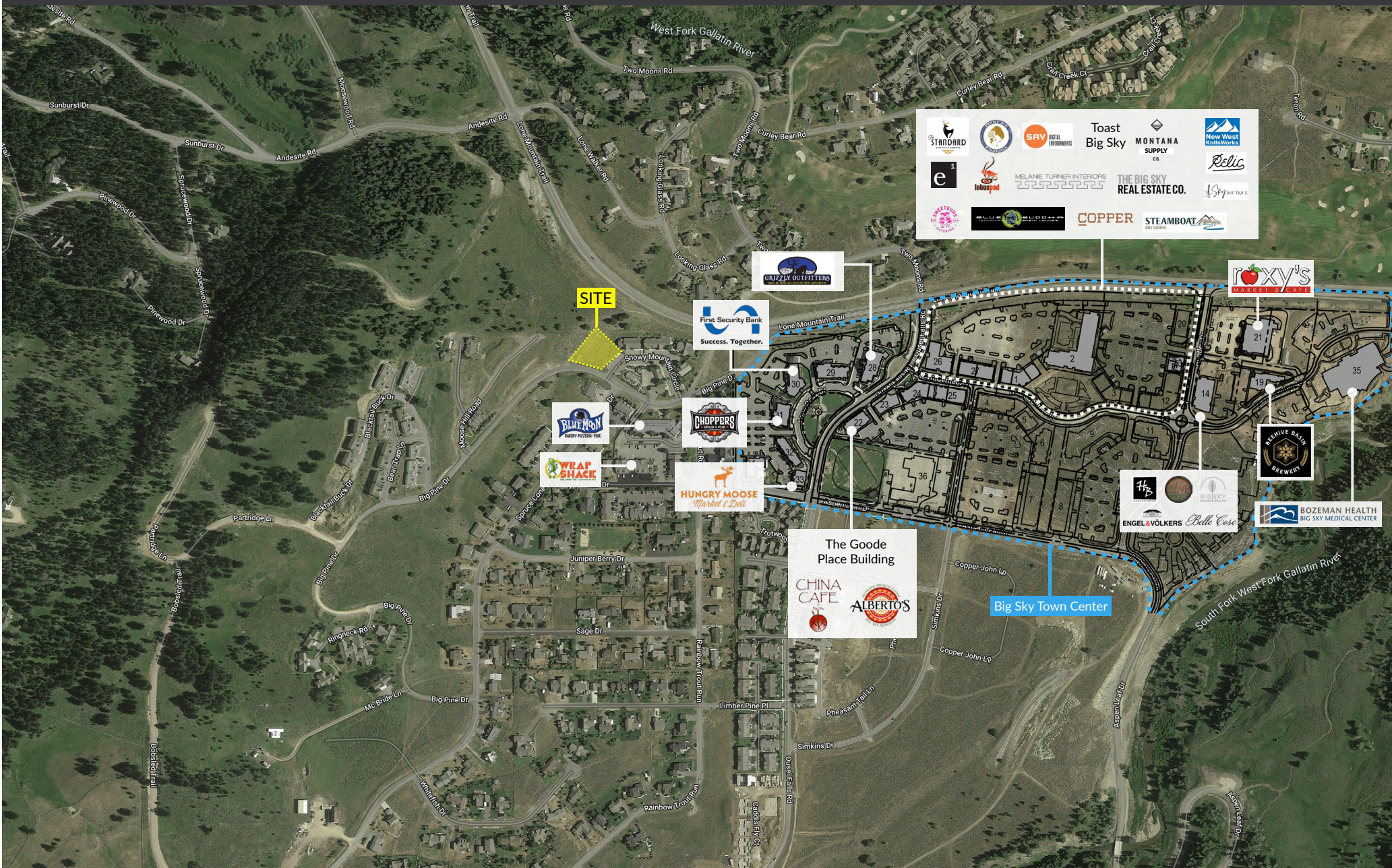


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