



NORTHWEST CROSSING
BOZEMAN × MONTANA

BOZEMAN, MT

DISCOVER LIFE BEYOND ORDINARY







NORTHWEST CROSSING BOZEMAN × MONTANA

Bozeman's newest master planned community developed by Providence Development will connect residents and visitors to life in every direction. Over 150,000 square feet of commercial space will soon be home to a thriving small business community and more than 1,000 residences will provide families a place to build a life surrounded by nature, schools and local flavor.

Come for the essentials, stay to make memories with friends and neighbors. The commercial area will be a new local hotspot for gathering and interaction, featuring casual restaurants, flexible meeting spaces, rooftop terraces, and lively patios that invite all to take a seat by our fire.

- Ground-Floor Retail
- Medical & Business Office Space
- High Community Traffic/Visibility
- Flexible Street Spaces for Programming
- Walkable Dining Environment
- Local Grocery
- Ample Parking
- Centrally Located in NWX



OVERALL SITE PLAN

PROPERTY INFORMATION

- 160-acre master planned community
- Integrated with existing residential
- Principal arterial intersection
- 150,000+ sf retail + commercial
- 30+ acres of parks and open space
- 1,000 residences with a mix of housing types
- Neighborhood gathering concept
- Luxury apartment living
- Adjacent to 80-acre Bozeman Sports Park
- Kitty-corner to Gallatin High School

Local businesses will be connected to new residences with a walkable streetscape designed to bring the neighbors out to play. Plan a casual business lunch on a cozy restaurant terrace, or bring the family for post-game sips by the fire pit and pop-up events on the flexible outdoor spaces. This community lifestyle destination provides everything the neighborhood needs and more in one magnetic social destination.



PROPERTY LEASING PLAN



PROPERTY LEASING INFO:

OFFICE + MEDICAL

- Building A - 13,000 sf
- Building B - 24,000 sf

OFFICE + RETAIL + RESTAURANT

- Building C - 26,500 sf
- Building F - 35,000 sf
- Building K - 27,500 sf

QUICK-SERVICE RETAIL

- Building J - 3,000 sf
- Building H - 3,000 sf

RESTAURANT

- Building D - 24,000 sf
- Building G - 9,500 sf

GROCERY

- Building E - 60,000 sf

RETAIL + RESTAURANT

- Building I - 21,140 sf

DEMOGRAPHICS AT 1, 3, 5 AND 7 MILE RADIUS

1 MILE RADIUS:



Total Population: **9,108**
Households: **3,669**
Daytime Population: **1,823**
Median Age: **29.6**



Average Household Income: **\$97,422**
Median Household Income: **\$90,937**

3 MILE RADIUS:



Total Population: **40,190**
Households: **17,145**
Daytime Population: **20,234**
Median Age: **29.9**



Average Household Income: **\$104,547**
Median Household Income: **\$84,614**

5 MILE RADIUS:



Total Population: **73,210**
Households: **30,068**
Daytime Population: **50,050**
Median Age: **32.1**



Average Household Income: **\$120,465**
Median Household Income: **\$90,834**

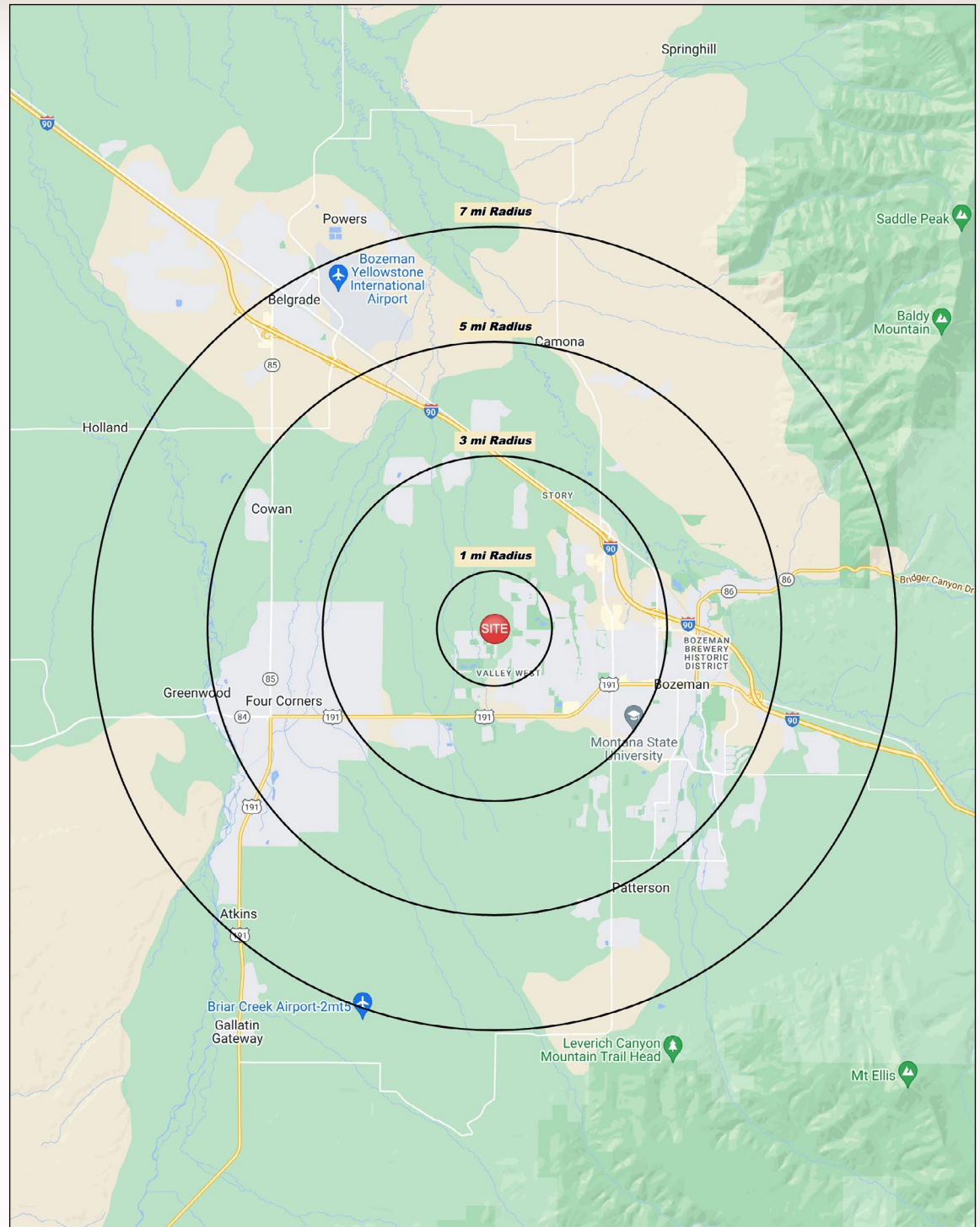
7 MILE RADIUS:



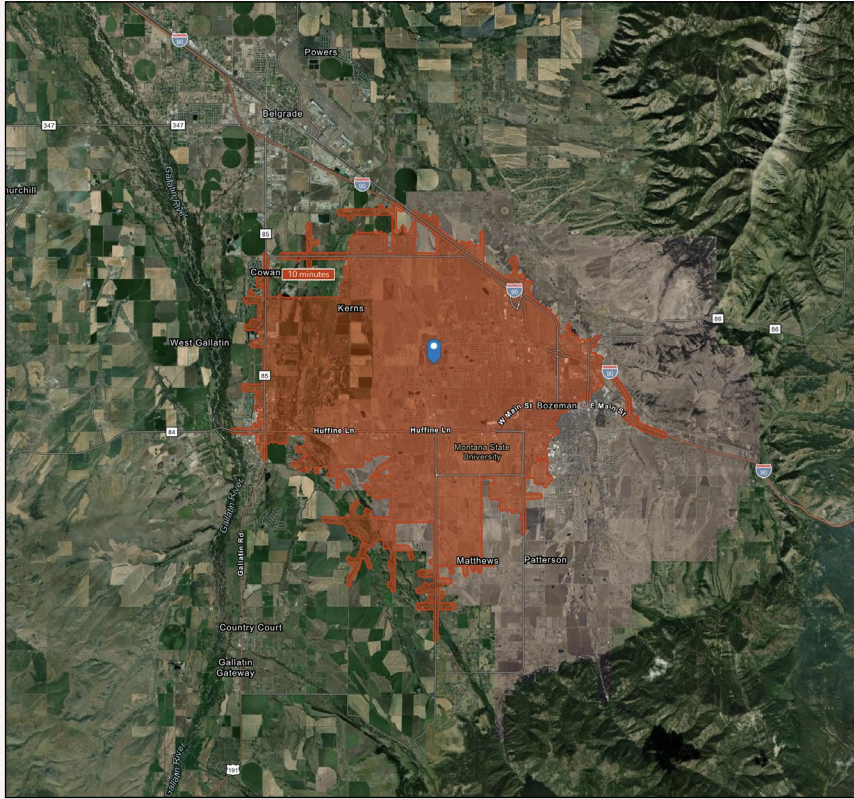
Total Population: **87,826**
Households: **35,722**
Daytime Population: **57,462**
Median Age: **33.7**



Average Household Income: **\$130,020**
Median Household Income: **\$94,800**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$515,438,403

EDUCATION

Bachelor's Degree or Higher



58%

OWNER OCCUPIED HOME VALUE

Average



\$556,183

KEY FACTS

51,231

Population

30.6

Median Age

\$70,606

Median Household Income

50,188

Daytime Population

TAPESTRY SEGMENTS

College Towns <i>8,002 households</i>	Bright Young Professionals <i>5,189 households</i>	Emerald City <i>2,255 households</i>
<p>Socioeconomic Traits</p> <p>About half the residents are enrolled in college, while the rest work for a college or the services that support it.</p>	<p>Socioeconomic Traits</p> <p>Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.</p>	<p>Socioeconomic Traits</p> <p>Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.</p>
<p>Household Types</p> <p>These are nonfamily households with many students living alone or with roommates for the first time.</p>	<p>Household Types</p> <p>Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.</p>	<p>Household Types</p> <p>Single-person and nonfamily types make up over half of all households.</p>
<p>Typical Housing</p> <p>Multi-unit Rentals; Single Family</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>	<p>Typical Housing</p> <p>Single Family; Multi-units</p>

ANNUAL HOUSEHOLD SPENDING

\$3,973

Eating Out

\$2,336

Apparel & Services

\$6,882

Groceries

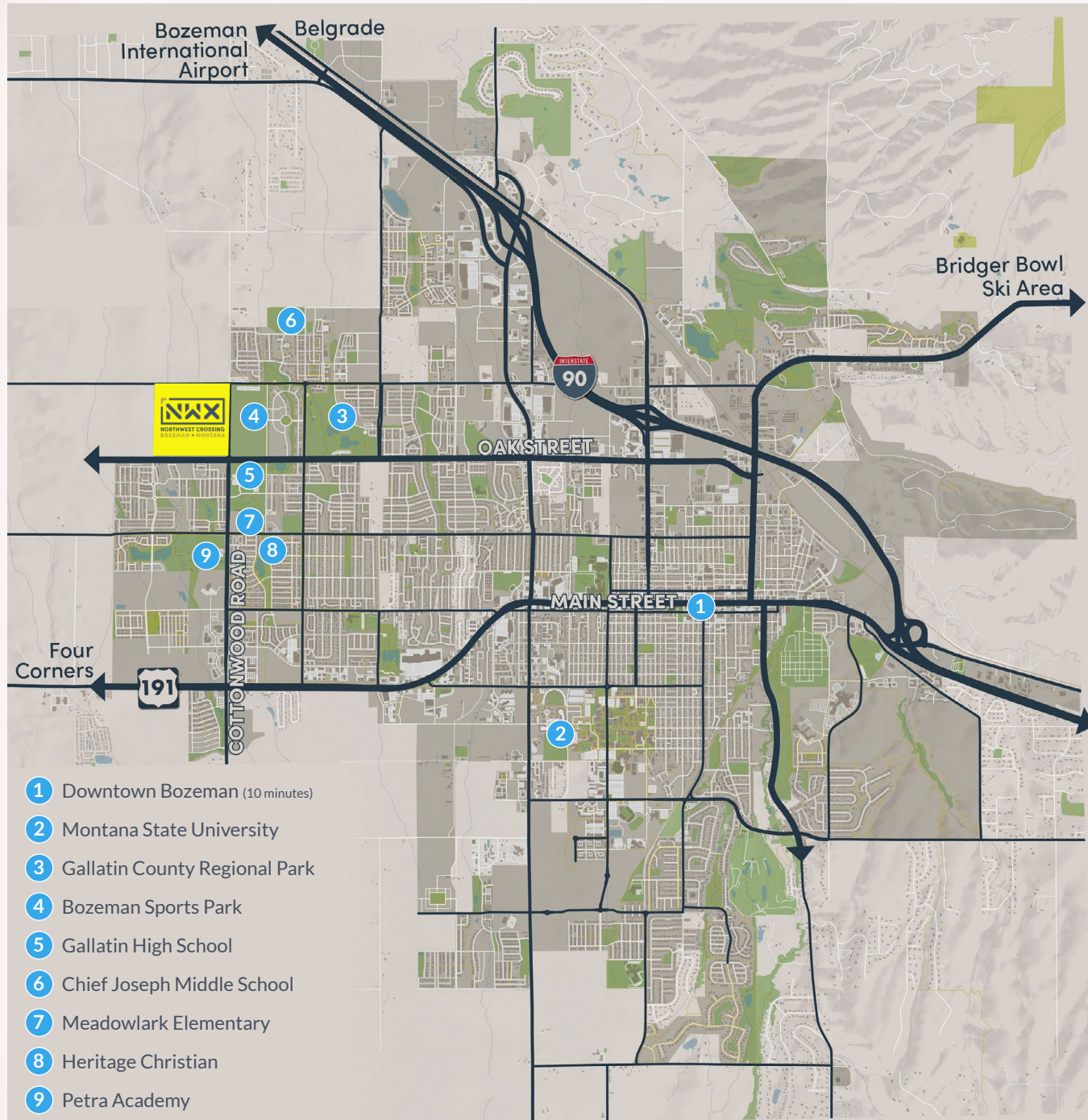
\$292

Computer & Hardware

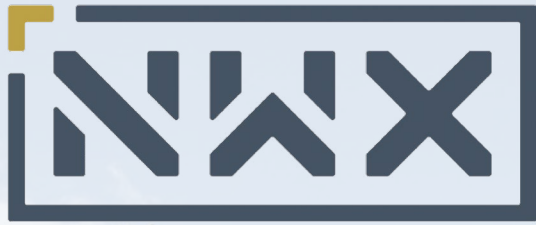
\$7,116

Health Care

LOCATION OVERVIEW







NORTHWEST CROSSING
BOZEMAN x MONTANA

www.nwxbozeman.com



CHARTER REALTY

Andrew Inches | (406) 581-6695 | Andrew@CharterRealty.com

Craig Mueller | (561) 371-8437 | Craigm@CharterRealty.com

www.CharterRealty.com

Northwest Crossing | W Oak Street & Cottonwood Road, Bozeman, MT 59718