



NORTHWEST CROSSING
BOZEMAN x MONTANA

BOZEMAN, MT

DISCOVER LIFE BEYOND ORDINARY

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.



SITE PLAN



BUILDING I (LOT 12)

SUITE #	TENANT	Sq. Ft.
101	Stone Dental Lodge	2,500
102	Wingstop	1,240
103/104	Black Orchid	3,099
105	Available	2,871
201	Available	3,316+ 1,879 Mezzanine
201A	US Senate Office	1,244
202	Shore to Summit Wealth Management	5,144

BUILDING A (LOT 2)

Available - \$980,1000	0.75 AC
------------------------	---------

BUILDING B (LOT 3)

Available - \$1,449,459	1.21 AC
-------------------------	---------

BUILDING C (LOT 4)

Available - \$2,469,852	1.62 AC
-------------------------	---------

BUILDING D (LOT 5)

Available - \$1,905,750	1.25 AC
-------------------------	---------

BUILDING E (LOT 6)

Available - \$3,214,728	2.46 AC
-------------------------	---------

BUILDING F (LOT 7)

SOLD	1.48 AC
------	---------

BUILDING G (LOT 8)

#	TENANT	Sq. Ft. (0.57 AC)
101	AVAILABLE	1,342
102	Lease Out	1,066
103	AVAILABLE	1,197
104	Lease Out	1,136
201	AVAILABLE	1,793
202	AVAILABLE	1,097
203	AVAILABLE	1,644

COMMERCIAL SITE PLAN



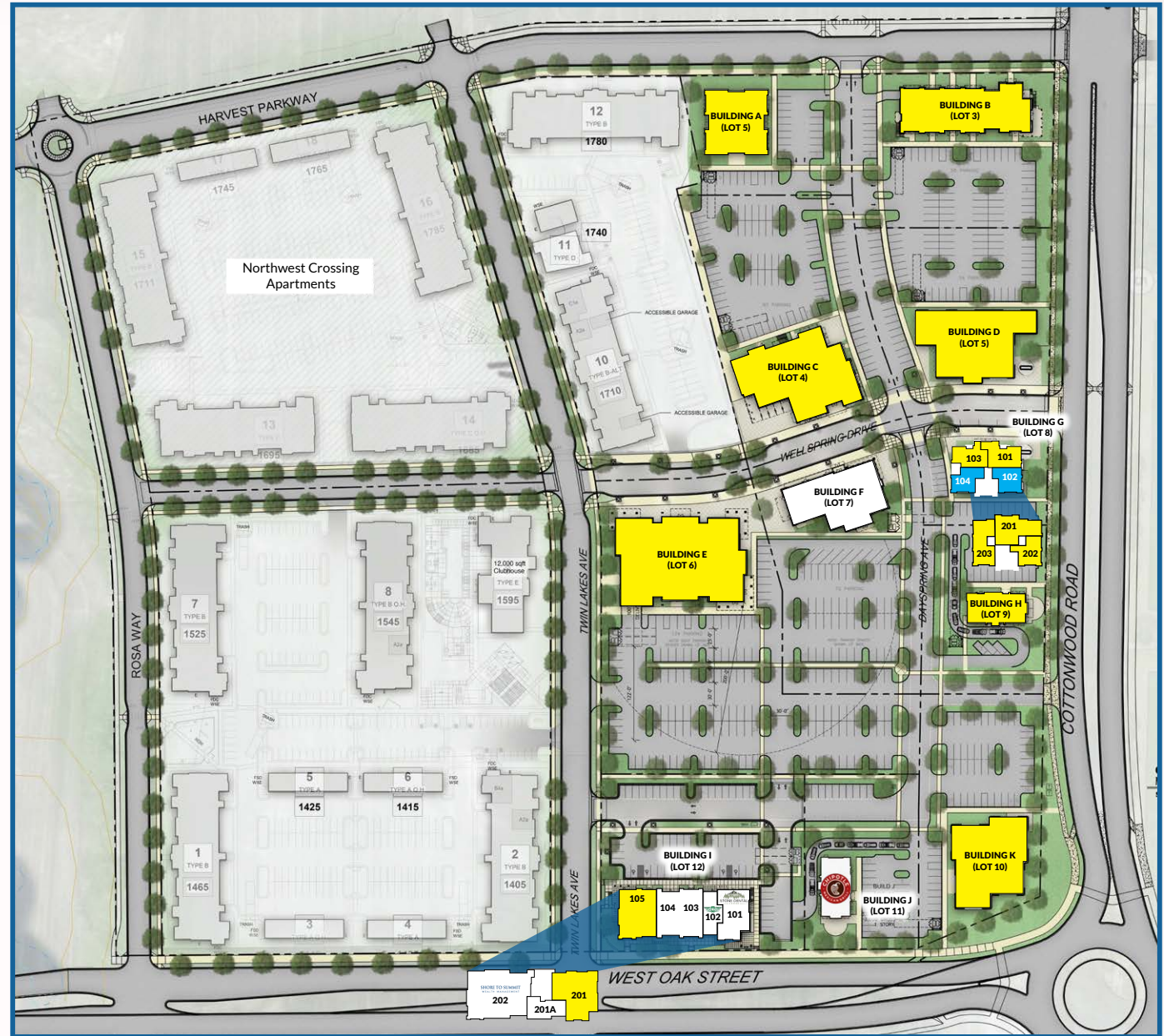
Available



Lease Out



Occupied



BUILDING H (LOT 9)

Available - \$1,305,493	0.81 AC
-------------------------	---------

BUILDING K (LOT 10)

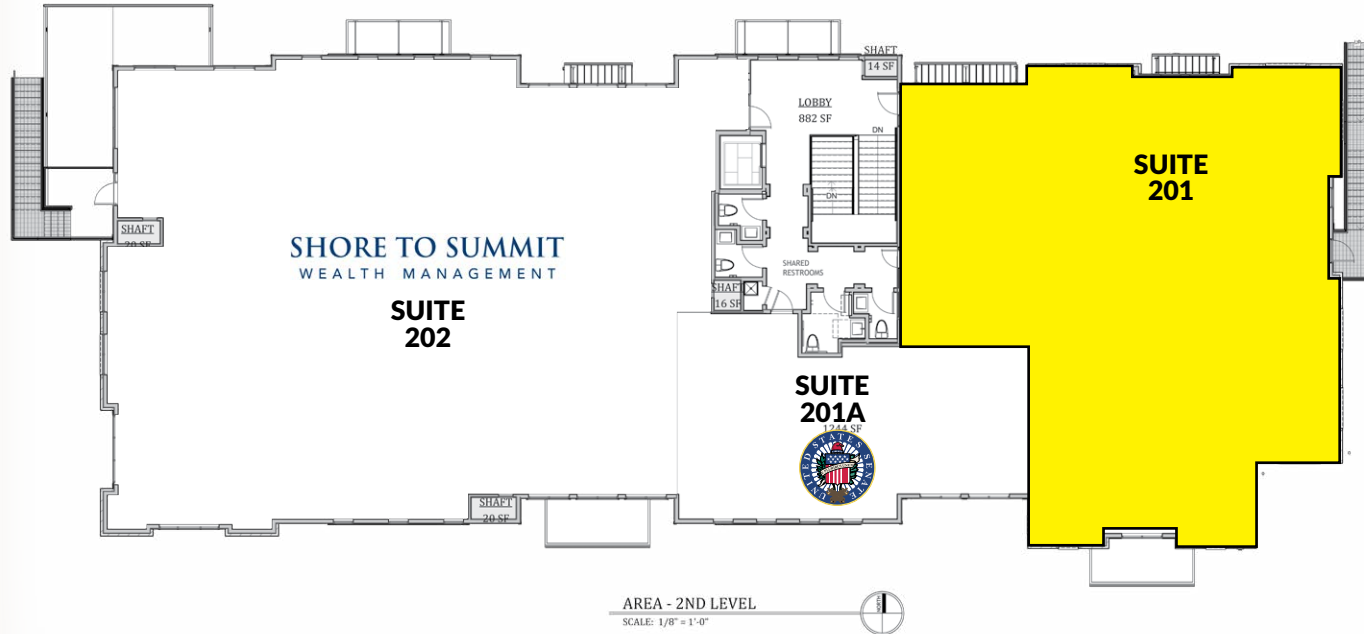
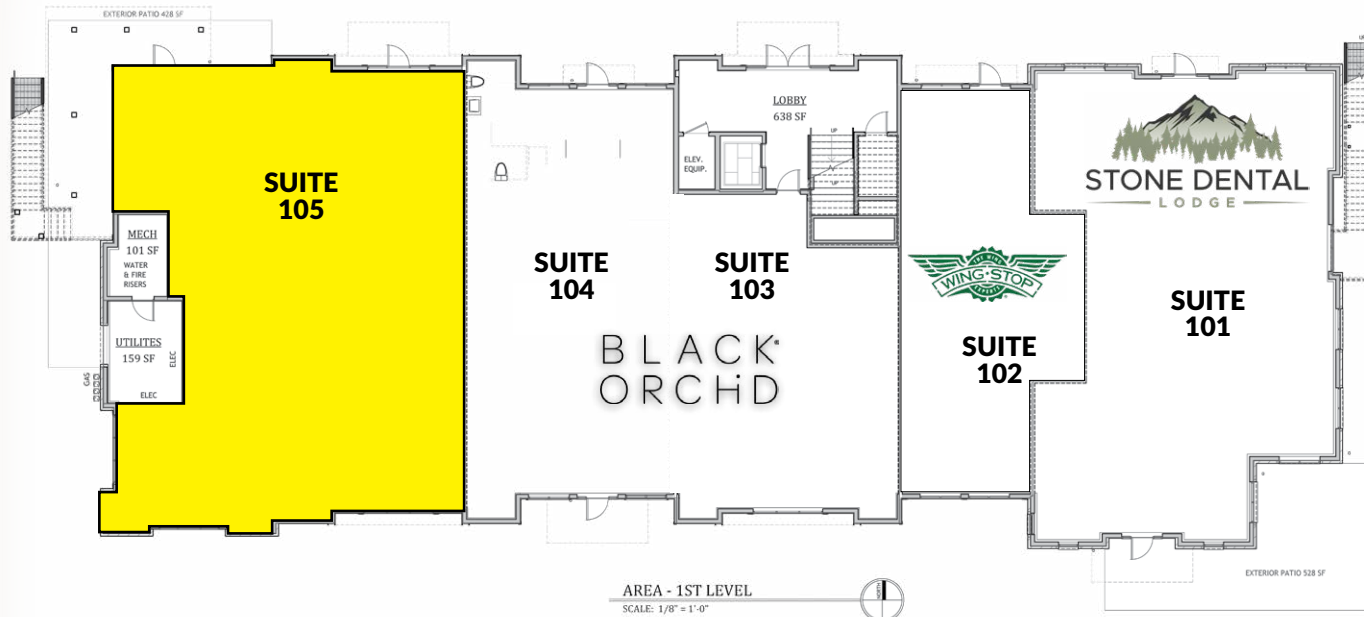
Available - \$1,187,010	1.09 AC
-------------------------	---------

BUILDING J (LOT 11)

Chipotle	0.78 AC
----------	---------

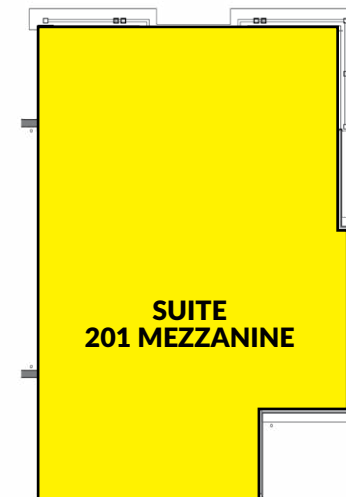
COMMERCIAL FLOOR PLAN - BUILDING I

Available Lease Out Occupied



BUILDING I (LOT 12)

SUITE #	TENANT	Sq. Ft.
101	Stone Dental Lodge	2,500
102	Wingstop	1,240
103/104	Black Orchid	3,099
105	Available	2,871
201	Available	3,316+ 1,879 Mezzanine
201A	US Senate Office	1,244
202	Shore to Summit Wealth Management	5,144



1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTALS
10608 SF	10713 SF	1879 SF	23200 SF

COMMERCIAL FLOOR PLAN - BUILDING G - FLOOR 1

Available Lease Out Occupied

BUILDING G (LOT 8)

#	TENANT	Sq. Ft.
101	AVAILABLE	1,342
102	Lease Out	1,066
103	AVAILABLE	1,197
104	Lease Out	1,136

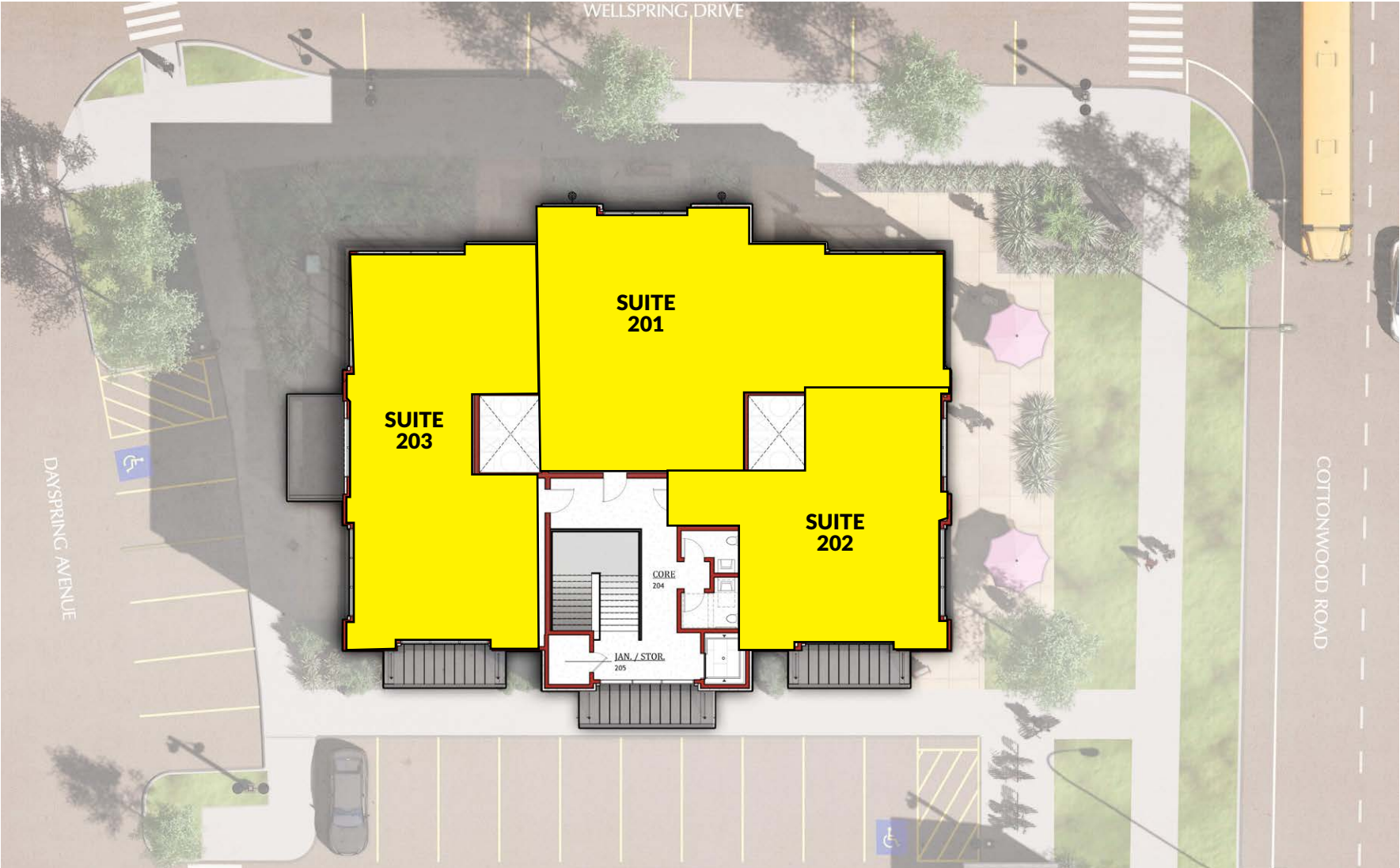


COMMERCIAL FLOOR PLAN - BUILDING G - FLOOR 2

Available Lease Out Occupied

BUILDING G (LOT 8)

#	TENANT	Sq. Ft.
201	AVAILABLE	1,793
202	AVAILABLE	1,097
203	AVAILABLE	1,644



LEASING / SALES INFO



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

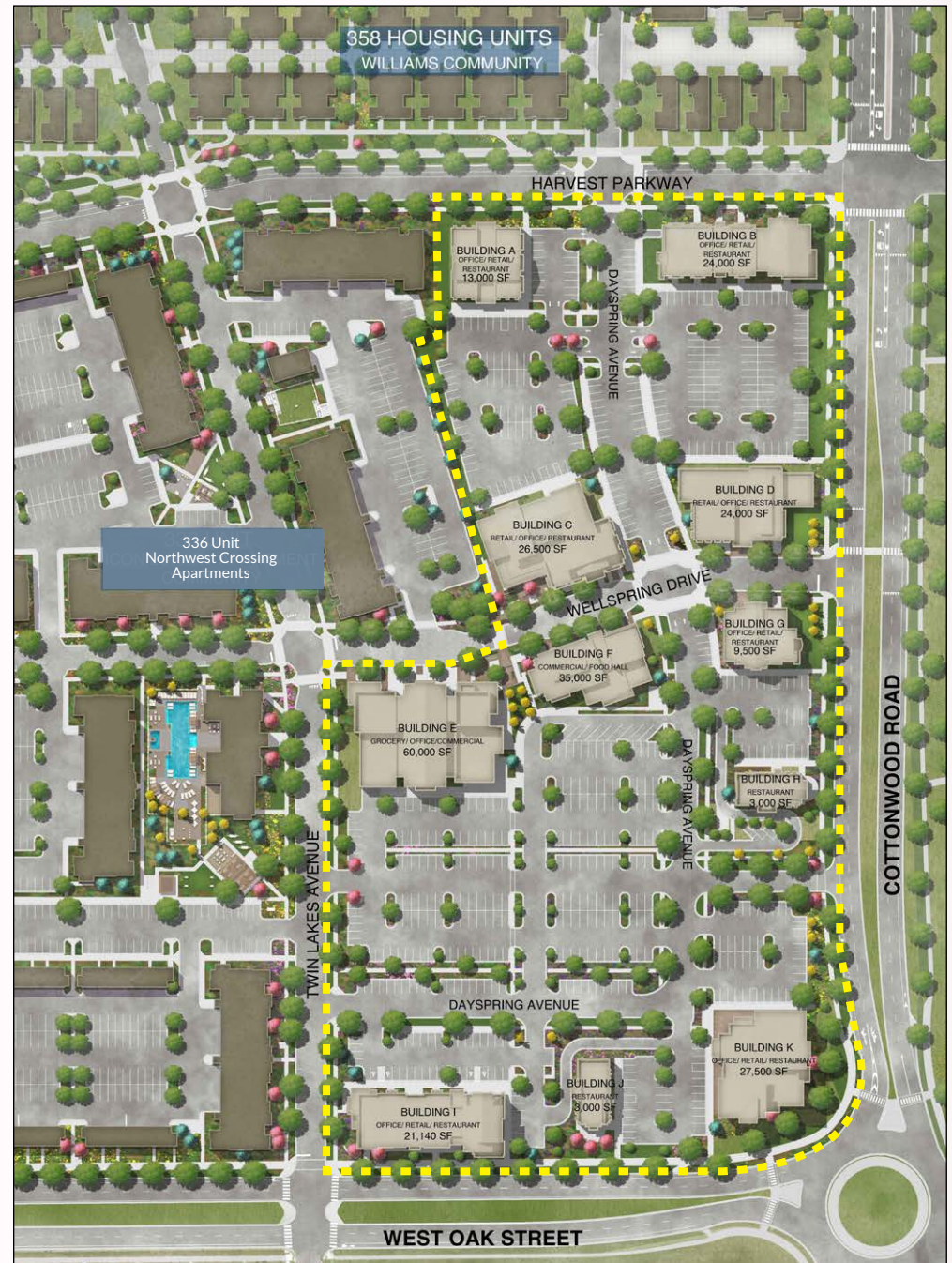
- Building D - 24,000 sf
- Building G - 9,500 sf

GROCERY

- Building E - 60,000 sf

RETAIL + RESTAURANT

- Building I - 21,140 sf



NORTHWEST CROSSING DEVELOPMENT OVERVIEW



Northwest Crossing is a transformative 160-acre master-planned community situated at the intersection of West Oak Street and North Cottonwood Road in Bozeman, Montana. This development seamlessly integrates residential, commercial, and recreational spaces, fostering a vibrant, walkable neighborhood that reflects Bozeman's unique character.

Residential Component

The community is set to feature over 1,000 residences, offering a diverse mix of housing options to cater to various lifestyles and preferences. These include single-family homes, townhomes, duplexes, and luxury apartments. Notably, Northwest Crossing Apartments comprise 336 units with one, two, and three-bedroom layouts, complemented by a comprehensive suite of amenities such as a state-of-the-art fitness center, coworking spaces, a golf simulator, and a lap pool.

Commercial District

The development plans for approximately 150,000 square feet of commercial space, designed to accommodate retail shops, restaurants, and office spaces. This district aims to create a thriving small business community, enhancing the neighborhood's appeal and convenience for residents and visitors alike.

Recreational Amenities

Emphasizing outdoor living and community engagement, Northwest Crossing dedicates over 30 acres to parks and open spaces. The development is adjacent to the 80-acre Bozeman Sports Park and is in proximity to multiple schools, including Gallatin High School, Meadowlark Elementary, and Chief Joseph Middle School, providing residents with ample recreational and educational opportunities.

Strategic Location

Positioned less than 10 minutes from downtown Bozeman, Northwest Crossing offers residents easy access to the city's vibrant cultural scene, dining, and shopping options. The community's design emphasizes connectivity, with walkable streetscapes linking homes to parks, schools, and the commercial district, fostering a cohesive and engaged neighborhood atmosphere.

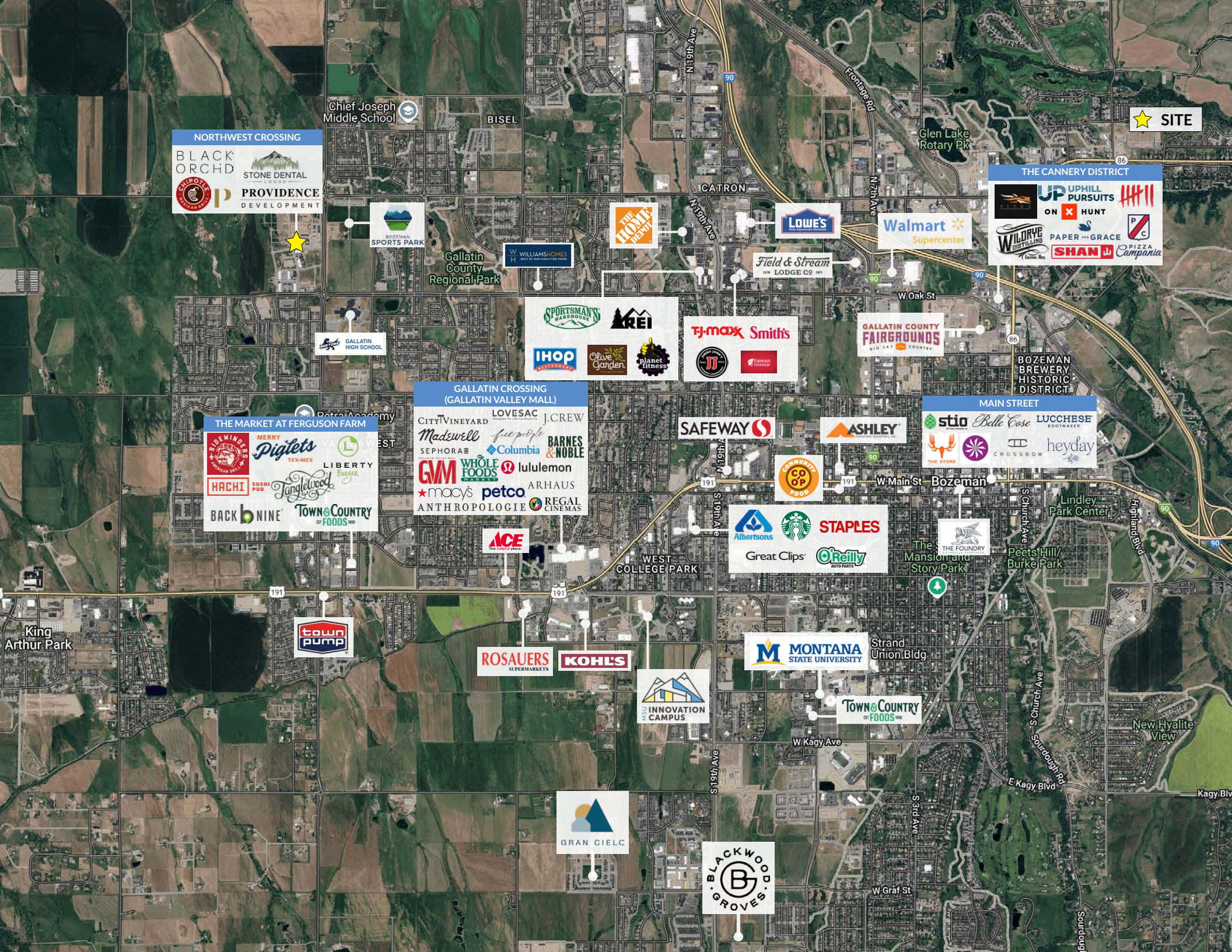




NWX **NORTHWEST CROSSING**
BOZEMAN x MONTANA
 A PROVIDENCE DEVELOPMENT COMMUNITY







★ SITE

NORTHWEST CROSSING

BLACK ORCHID

STONE DENTAL LODGE

PROVIDENCE DEVELOPMENT

Chief Joseph Middle School

BISEL

N 19th Ave

90

Frontage Rd

Glen Lake Rotary Pk

THE CANNERY DISTRICT

UP HILL PURSUITS ON X HUNT

WILDRIVE DISTILLING

PAPER AND GRACE

SHAN PIZZA CAMPANIA

BOZEMAN SPORTS PARK

Gallatin County Regional Park

WILLIAMS HOMES

THE HOME DEPOT

LOWE'S

Walmart Supercenter

Field & Stream LODGE CS

GALLATIN HIGH SCHOOL

SPORTSMAN'S MARKET

KREI

ihop

Olive Garden

planet fitness

TJ-maxx Smith's

GALLATIN COUNTY FAIRGROUNDS

BOZEMAN BREWERY HISTORIC DISTRICT

THE MARKET AT FERGUSON FARM

PIGLET'S TEX-MEX

HACHI SUSHI PUB

Town & Country FOODS

GALLATIN CROSSING (GALLATIN VALLEY MALL)

CITY VINEYARD

LOVESAC

J. CREW

Made with free people

SEPHORA

Columbia

BARNES & NOBLE

GMM

WHOLE FOODS

lululemon

petco

ARHAUS

ANTHROPOLOGIE

REGAL CINEMAS

SAFEWAY

ASHLEY

MAIN STREET

stio

Belle Case

LUCCHESI BOOTMAKER

heyday

ACE

Albertsons

Starbucks

STAPLES

Great Clips

O'Reilly AUTO PARTS

THE MANSION AND STORY PARK

Peets Hill Burke Park

King Arthur Park

town pump

WEST COLLEGE PARK

ROSAUERS SUPERMARKETS

KOHL'S

INNOVATION CAMPUS

MONTANA STATE UNIVERSITY

Strand Union Bldg

TOWN & COUNTRY FOODS

GRAN CIEL

BLACKWOOD GROVES

New Hyalite View

Kagy Blvd

E Kagy Blvd

S Church Ave

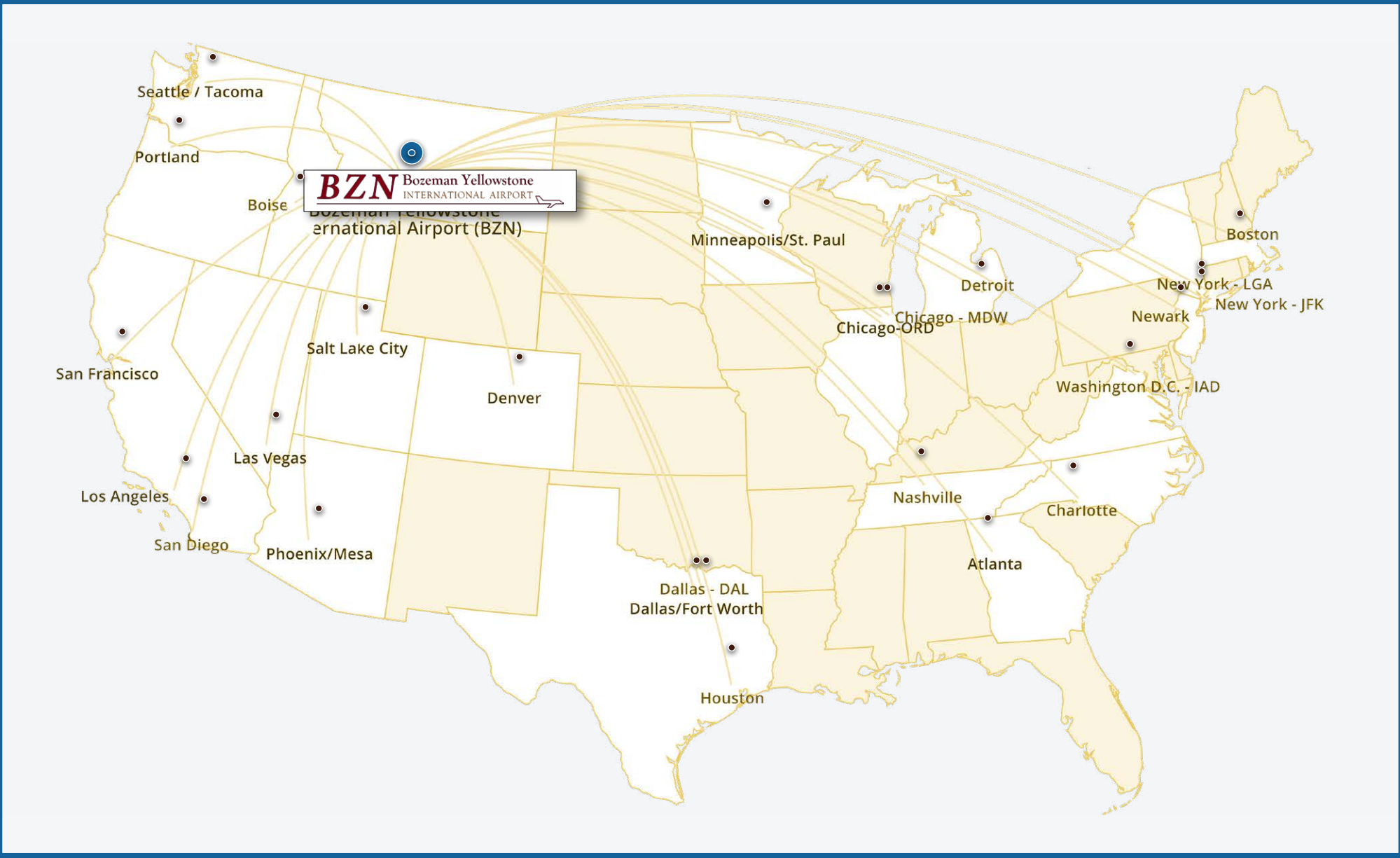
Sandough Rd

S 3rd Ave

W Graf St

S 19th Ave

BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT NON-STOP DESTINATIONS



CITY OVERVIEW - BOZEMAN, MT

Bozeman is one of the most dynamic and fastest-growing micropolitan cities in the United States. With a population exceeding 57,000 and a metro area approaching 125,000, Bozeman anchors the Gallatin Valley and has become a regional center for innovation, education, tourism, and high-end residential growth. Recognized by POLICOM as the #1 micropolitan economy in the country, the city continues to attract national attention for its robust job market, strong demographics, and unmatched access to outdoor amenities.

Bozeman is home to Montana State University and a thriving base of employers in technology, outdoor recreation, manufacturing, and healthcare. Major companies with local headquarters or significant operations include Snowflake Inc., Simms Fishing Products, onX Maps, Schedulicity, and Oracle (via RightNow Technologies). In addition to its vibrant economy, Bozeman serves as a major gateway to world-class destinations such as Big Sky Resort, Yellowstone Club, and Yellowstone National Park, drawing millions of visitors annually.



Employer	Number of Employees	Description
Montana State Univ.	3,300+	Flagship public university and major research institution
Bozeman Health	2,400+	Leading regional healthcare system with hospital and clinics
Oracle (RightNow)	500+	Enterprise software and cloud services, formerly RightNow Technologies
Snowflake Inc.	400+	Cloud computing and data platform company with strategic local presence
Simms Fishing	300+	Premium fishing gear and apparel manufacturer headquartered in Bozeman
onX	200+	GPS mapping and mobile technology company serving the outdoor industry
Schedulicity	100+	Tech company offering scheduling and marketing tools for service providers

CITY OVERVIEW - BOZEMAN, MT

With sustained population growth, high median household incomes, and limited retail inventory, Bozeman is one of the most sought-after commercial real estate markets in the Mountain West.

KEY FEATURES

- ✓ **Population:** 57,000+ (City), 125,000+ (Metro) with strong annual growth
- ✓ **Strategic Location:** 15 minutes from Bozeman Yellowstone International Airport and 90 miles from Yellowstone National Park
- ✓ **Tourism Gateway:** 4.5 million annual Yellowstone visitors, plus access to Big Sky's luxury resort corridor
- ✓ **Education Hub:** Montana State University with 16,000+ students and major research output
- ✓ **Diversified Economy:** Anchored by tech, outdoor industry, higher education, and healthcare
- ✓ **Affluent Demographics:** \$100K+ avg household income and high rates of in-migration from coastal markets
- ✓ **Outdoor Lifestyle Magnet:** Top-ranked for recreation, quality of life, and environmental beauty
- ✓ **Supply-Constrained Market:** High barriers to entry and limited new commercial development pipeline



BIG SKY, MONTANA

Tucked into the soaring peaks of southwest Montana, Big Sky has evolved into one of North America's most exclusive alpine destinations. With its sweeping vistas, luxury resorts, and unrivaled access to outdoor adventure, Big Sky rivals iconic mountain enclaves like Aspen and Jackson Hole – but with a distinctly untamed Montana spirit.



KEY FEATURES

- ✓ **Elite Mountain Destination** – Home to Big Sky Resort, offering over 5,800 acres of skiable terrain and some of the longest vertical runs in North America.
- ✓ **Luxury at Altitude** – Anchored by the five-star Montage Big Sky, the ultra-private Yellowstone Club, and the forthcoming One&Only Moonlight Basin – the first U.S. location for the six-star global resort brand.
- ✓ **High-Profile Demographic** – A magnet for Fortune 500 executives, professional athletes, and discerning global travelers seeking privacy, prestige, and year-round adventure.
- ✓ **Explosive Growth, Limited Supply** – Booming demand for high-end real estate has fueled luxury development while maintaining a deliberate pace to preserve exclusivity.
- ✓ **Year-Round Playground** – World-class skiing, fly fishing, hiking, mountain biking, and golfing across an unspoiled alpine canvas.
- ✓ **Proximity to Yellowstone** – Just 50 miles from the entrance to Yellowstone National Park – with Bozeman Yellowstone International Airport less than 1.5 hours away.
- ✓ **Economic Powerhouse** – An estimated \$2.28 billion economic impact – representing over 4% of Montana's statewide GDP.
- ✓ **Private, Purpose-Built Communities** – Includes Spanish Peaks Mountain Club and the Yellowstone Club – complete with golf courses, ski-in/ski-out estates, and dedicated concierge services.
- ✓ **Discreet Luxury, Wild Surroundings** – Where luxury real estate meets wide-open landscapes – offering the rare blend of privacy, sophistication, and natural grandeur.

DEMOGRAPHICS AT 1, 3, 5 AND 7 MILE RADIUS

1 MILE RADIUS:



Total Population: **13,054**

Households: **5,591**

Daytime Population: **5,941**

Median Age: **30.5**



Average Household Income: **\$126,280**

Median Household Income: **\$88,262**

3 MILE RADIUS:



Total Population: **52,804**

Households: **22,589**

Daytime Population: **43,199**

Median Age: **28.8**



Average Household Income: **\$121,412**

Median Household Income: **\$90,158**

5 MILE RADIUS:



Total Population: **71,670**

Households: **30,076**

Daytime Population: **56,055**

Median Age: **32.0**



Average Household Income: **\$135,187**

Median Household Income: **\$98,136**

7 MILE RADIUS:



Total Population: **83,395**

Households: **34,617**

Daytime Population: **64,889**

Median Age: **33.1**

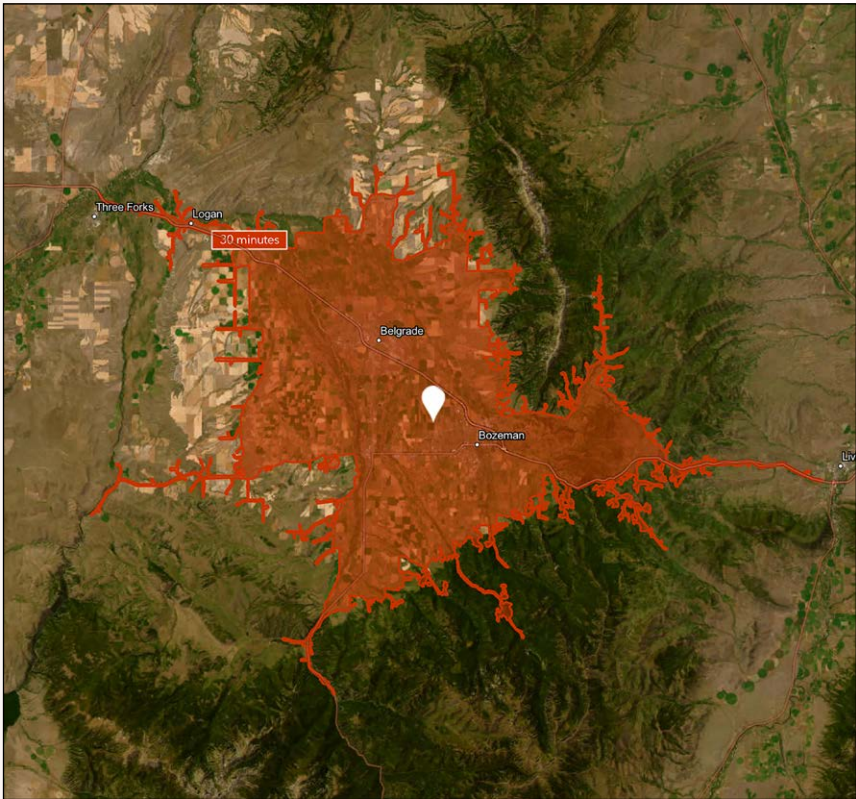


Average Household Income: **\$137,938**

Median Household Income: **\$99,761**



30 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,451,996,481

EDUCATION

Bachelor's Degree
or Higher



55%

OWNER OCCUPIED HOME VALUE

Average



\$952,014

KEY FACTS

122,205

Population

33.5

Median Age

\$100,177

Median Household Income

121,414

Daytime Population

TAPESTRY SEGMENTS

College Towns 8,682 households	Modern Minds 7,076 households	Flourishing Families 5,070 households
Socioeconomic Traits These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities.	Socioeconomic Traits Primarily in city outskirts and suburbs, this fast-growing segment includes educated young adults, many foreign-born. They work in diverse industries, earn upper-tier incomes, and live in newer homes with multiple vehicles.	Socioeconomic Traits Suburban families, mostly aged 35–64, live in growing Southern and Midwestern areas. They're often married, employed professionally, middle-income, self-employed, own 1990s homes, and commute long distances with multiple vehicles.
Household Types Singles living alone; singles with roommates	Household Types Married couples; singles living alone	Household Types Married couples
Typical Housing Multi-Units	Typical Housing Multi-Units	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,803

Eating
Out

\$2,876

Apparel &
Services

\$8,445

Groceries

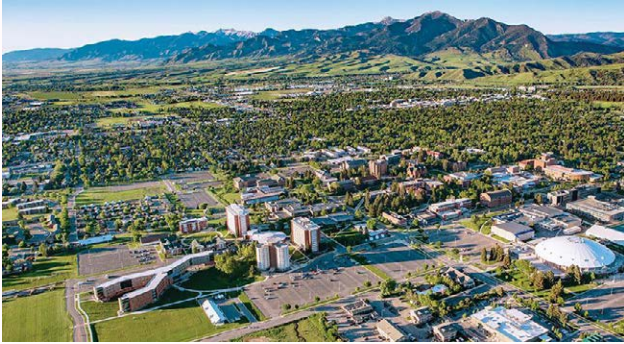
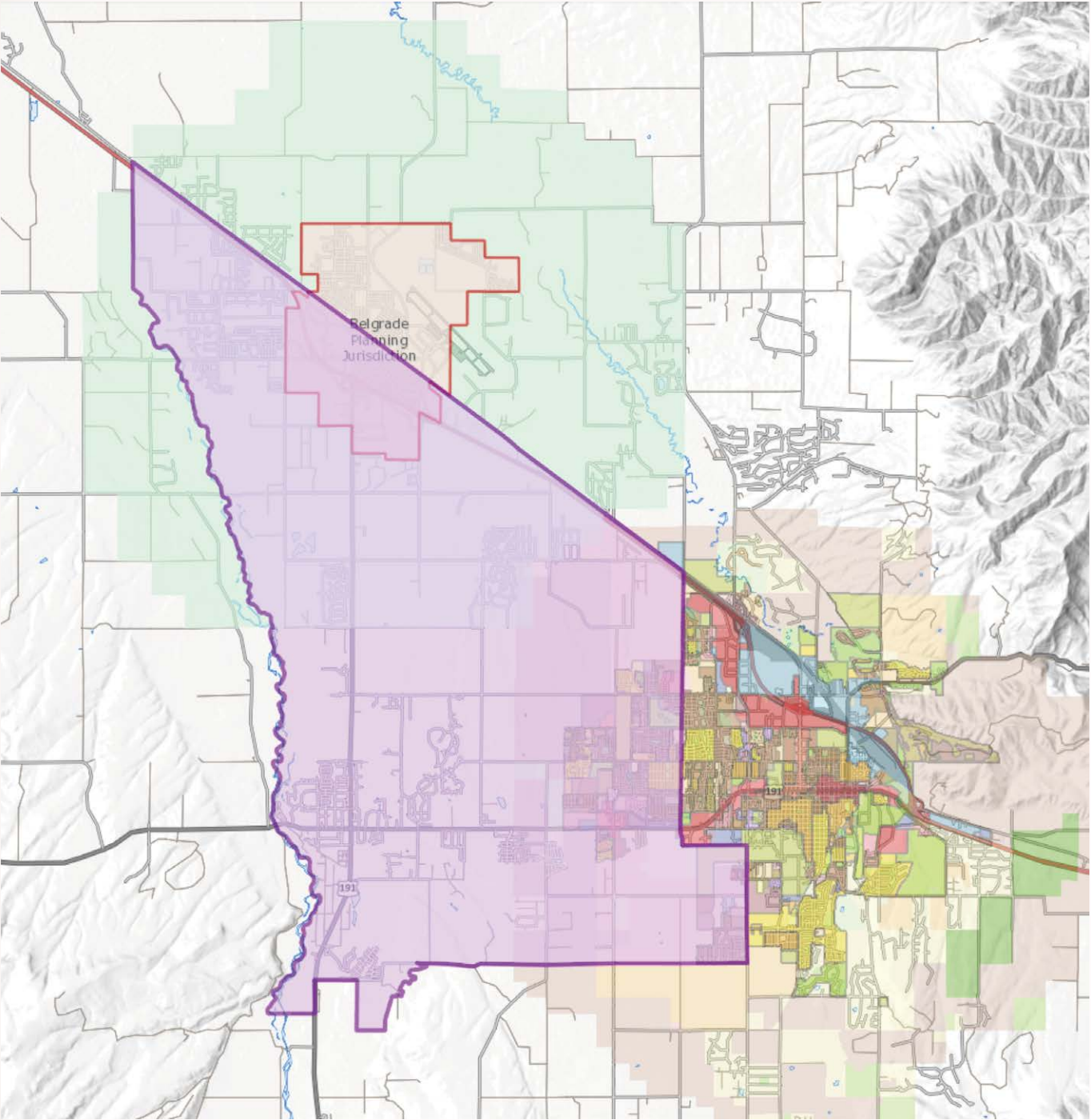
\$277

Computer &
Hardware

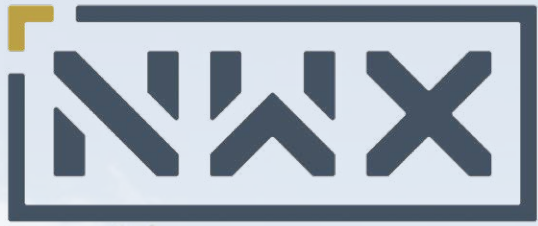
\$8,549

Health
Care

LOCATION OVERVIEW







NORTHWEST CROSSING
BOZEMAN x MONTANA

www.nwxbozeman.com



**CHARTER
REALTY**

CHARTER REALTY

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

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

www.CharterRealty.com

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