



YELLOWSTONE LANDING

303 BELGRADE BLVD, BELGRADE, MT

APARTMENTS FOR LEASE



PROPERTY INFORMATION

Great highway exposure and access

• • • •

At NEW exit ramp of Interstate 90

• • • •

Directly across from



• • • •

Available pad sites, hotel sites, retail spaces and distribution sites

• • • •

50+ acre mixed use development across from Montana's busiest airport

• • • •

Located at the gate way to - Yellowstone National Par
- Big Sky & Bridger ski Areas

• • • •

Airport is about to undergo Another Expansion

• • • •

Construction has began

• • • •

1,000 Workforce Housing Beds Coming Soon

SPACE DETAILS

- Pad sites with & without Drive Thru's

• • • •

- Retail space - Hotel opportunities - Large Box Retail

BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

AVAILABLE PADS W/ DRIVE-THRU POSSIBLE

LITTLE BELT BURGER BAR
MT USA
"LONG LIVE THE BARCH"

COWBOSS COFFEE
EST. 2008
LITTLE BELT EATERY COMPANY
MONTANA BEER WHITE BEER

Holiday

EVEN HOTELS
UNDER CONSTRUCTION

HOTEL LEASED

AVAILABLE

AVAILABLE

AVAILABLE

AVAILABLE

AVAILABLE

AVAILABLE

TRACT 3A/3B

TRACT 3

TRACT 2

TRACT 1A

TRACT 1B

TRACT 5

TRACT 6

TRACT 7

TRACT 8

TRACT 9

TRACT 10

TRACT 10A

PARK

M1

M2

M3

M4

M5

M6

M7

M8

I1

I2

I3

I4

I5

I6

CL1

CL2

CL3

CL4

CL5

CL6

CL7

CL8

AIRWAY BLVD

Frontage Road

EXIT 299

To Butte

To Bozeman

FUTURE DEVELOPMENT

1,000 Workforce Housing Under Construction

PERSONAL WAREHOUSE
WORK - STORE - PLAY

Interstate 90



TRADE AREA DEMOGRAPHICS

3 MILE RADIUS:



Total Population: **17,471**

Households: **6,863**

Daytime Population: **9,799**

Median Age: **34.1**



Average Household Income: **\$127,281**

Median Household Income: **\$95,150**

5 MILE RADIUS:



Total Population: **26,686**

Households: **10,321**

Daytime Population: **14,066**

Median Age: **35.9**



Average Household Income: **\$133,045**

Median Household Income: **\$99,636**

7 MILE RADIUS:



Total Population: **58,963**

Households: **24,041**

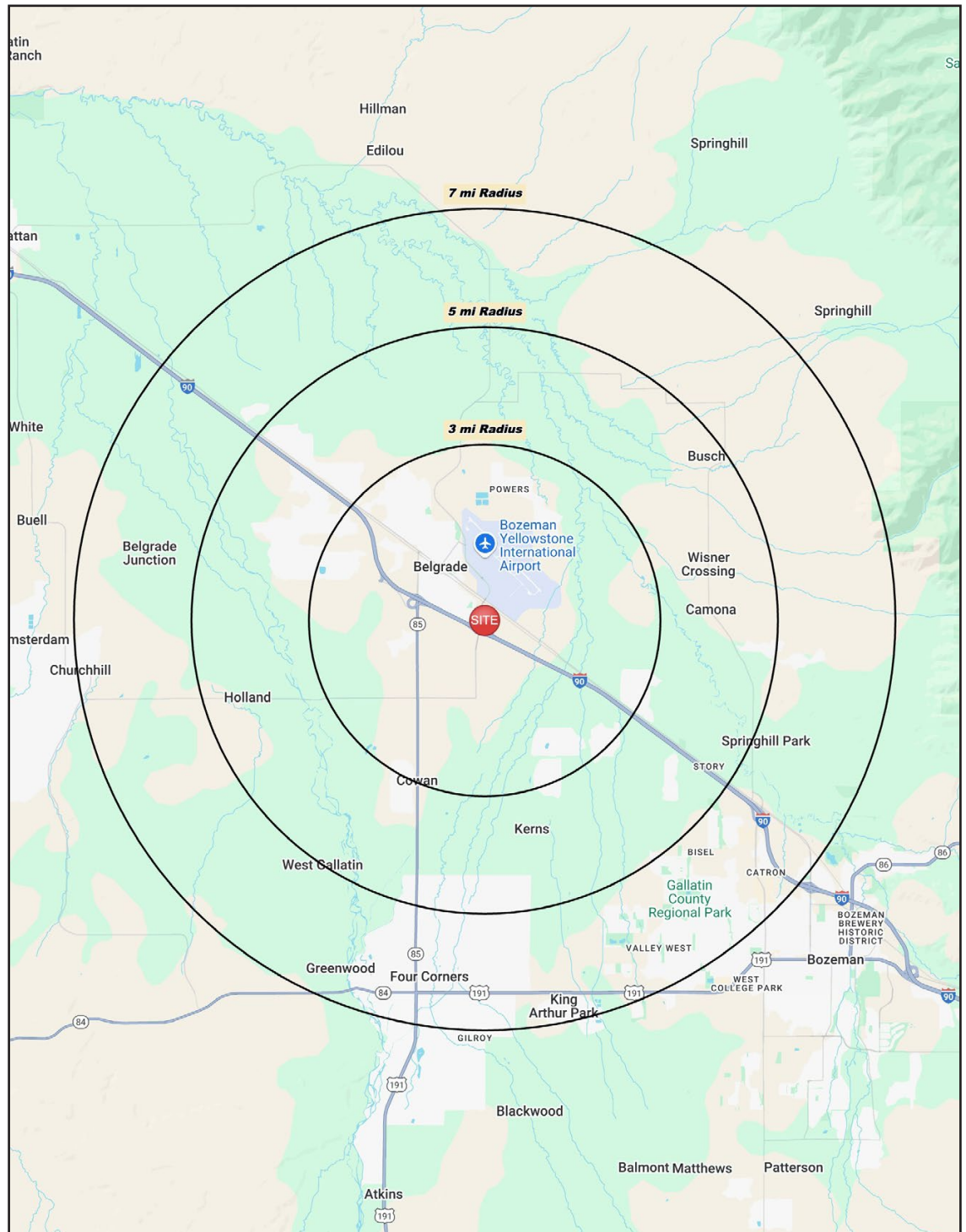
Daytime Population: **31,403**

Median Age: **34.6**

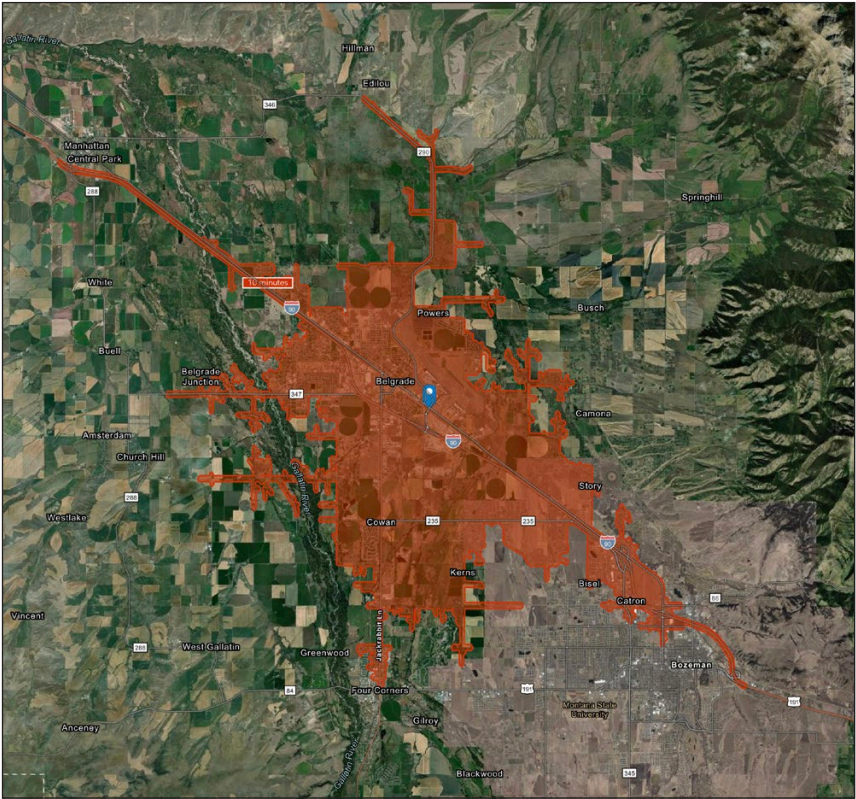


Average Household Income: **\$131,418**

Median Household Income: **\$102,389**



10 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$234,494,374

EDUCATION

Bachelor's Degree
or Higher



37%

OWNER OCCUPIED HOME VALUE

Average



\$880,905

KEY FACTS

22,692

Population

\$95,539

Median Household Income

34.9

Median Age

19,227

Daytime Population

TAPESTRY SEGMENTS

Moderate Metros <i>2,323 households</i>	Boomburbs <i>1,382 households</i>	Flourishing Families <i>1,079 households</i>
Socioeconomic Traits In growing suburban areas, these young communities feature diverse households, including singles and families with young children. Residents earn middle incomes, work in service jobs, and live in modest, often pre-1990 single-family homes.	Socioeconomic Traits Primarily suburban, these affluent, family-oriented neighborhoods house young professionals aged 25–54. Residents live in newer homes, earn high incomes, work full time, and often own three or more 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 Married couples; singles living alone	Household Types Married couples	Household Types Married couples
Typical Housing Single Family	Typical Housing Single Family	Typical Housing Single Family

ANNUAL HOUSEHOLD SPENDING

\$4,366

Eating
Out

\$2,623

Apparel &
Services

\$7,672

Groceries

\$247

Computer &
Hardware

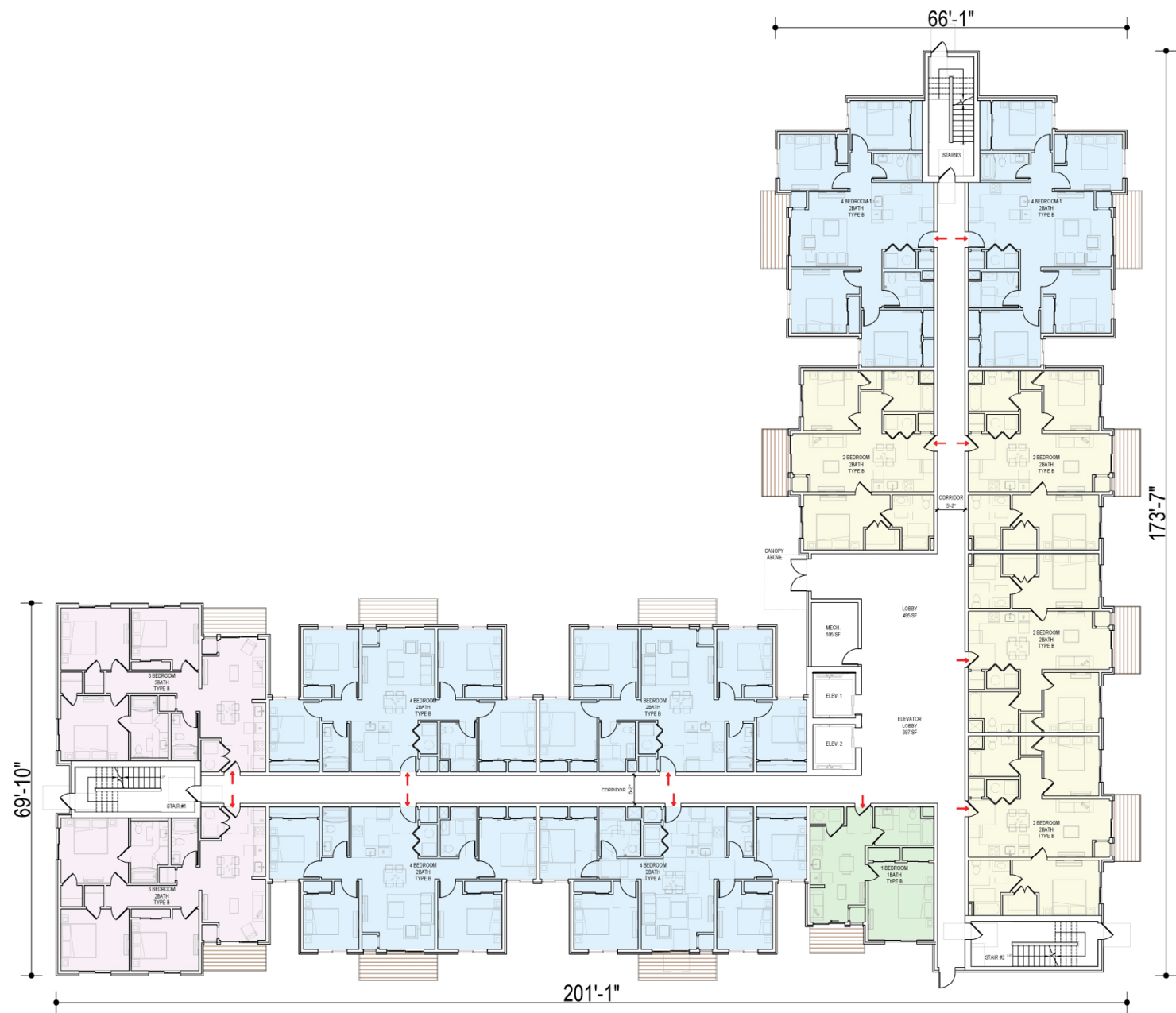
\$7,989

Health
Care

PROPERTY OVERVIEW RENDERING



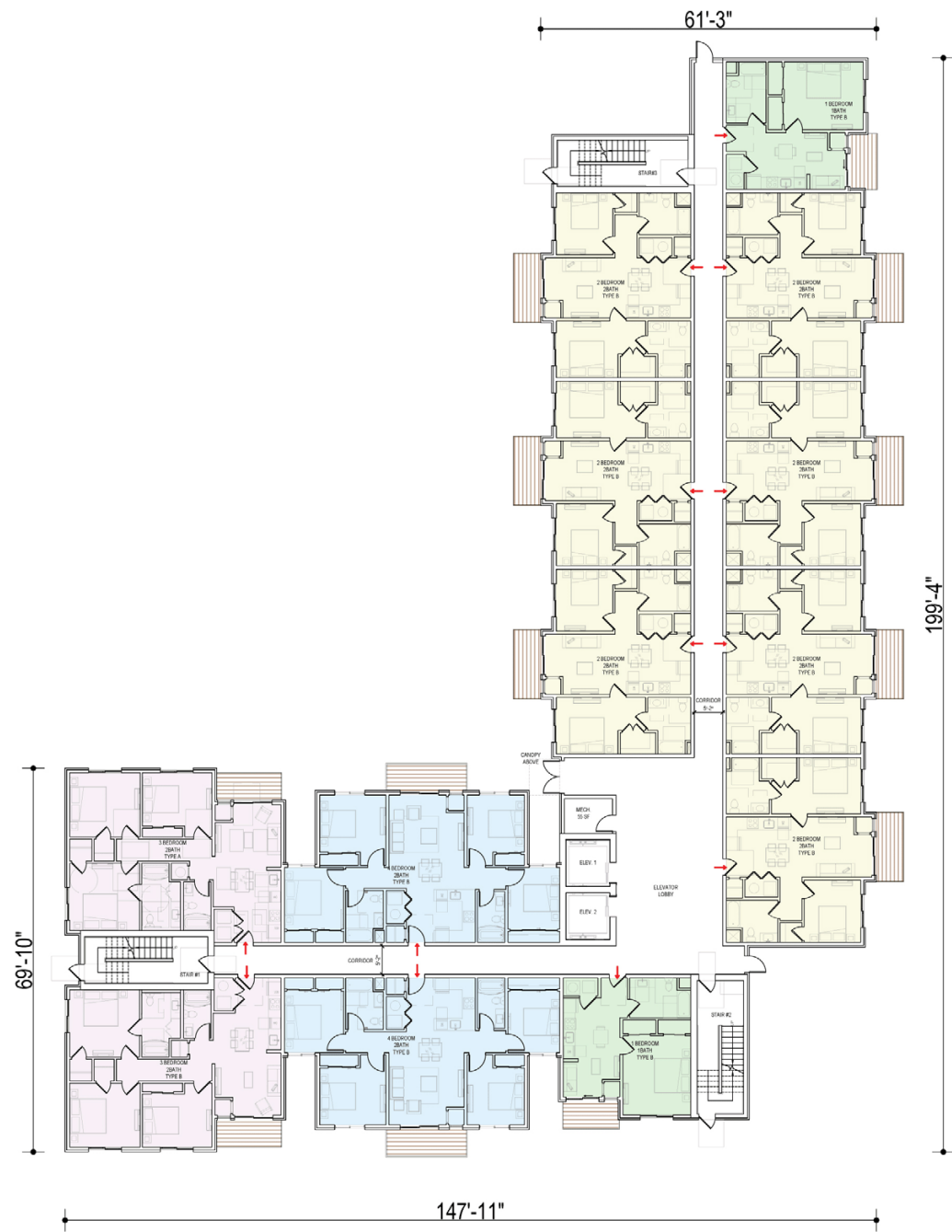
BUILDING 1 FLOOR PLAN



BUILDING 3 FLOOR PLAN



BUILDING 4 FLOOR PLAN





RENDERINGS





YELLOWSTONE LANDING



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