

RARE N. 19TH AVENUE DRIVE-THRU DEVELOPMENT SITE

N. 19TH AVENUE | BOZEMAN, MT

AREA ANCHORS



PROPERTY INFORMATION

- ±25,000 SF development site
- Approximately 200' of N. 19th Avenue frontage
- Direct driveway access on N. 19th Avenue
- B-1 zoning
- Drive-thru development opportunity
- 29,182 ADT
- Asking Price: \$1,500,000

DEVELOPMENT DETAILS

- Approximate site dimensions: 200' x 125'
- Multiple conceptual site plans available
- Single- or dual-drive-thru configurations
- Preliminary site improvement budget available

AREA DEMOGRAPHICS

2026 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	13,722	57,936	71,047
MEDIAN HH INC	\$83,225	\$94,181	\$99,924
AVERAGE HH INC	\$107,908	\$132,454	\$142,939



www.CharterRealty.com

N. 19TH AVE (29,182 VPD)



FOR MORE INFORMATION CONTACT:

ANDREW INCHES | 406.581.6595 | Andrew@CharterRealty.com

CRAIG MUELLER | 561.371.8437 | CraigM@CharterRealty.com

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N. 19TH Avenue Development Opportunity

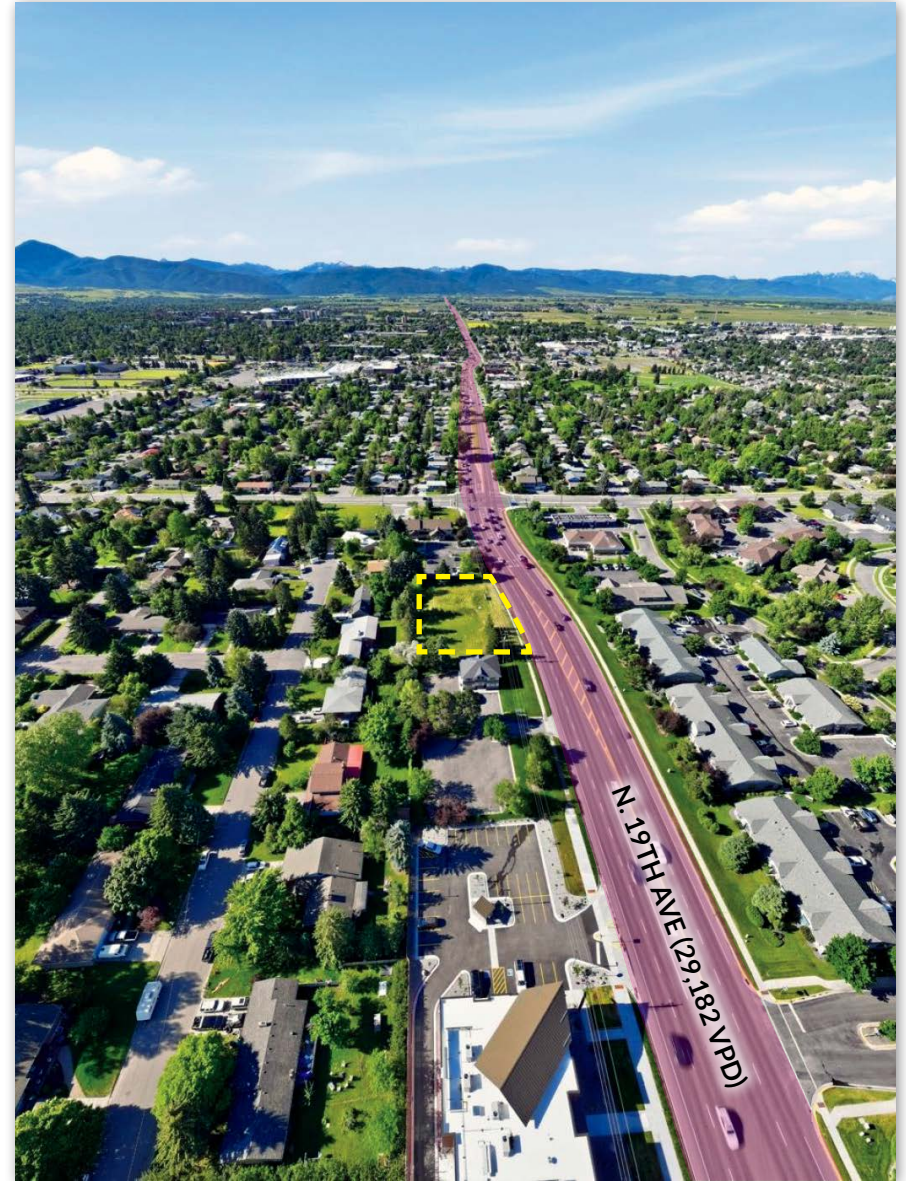
This ±25,000 square foot development site presents a rare opportunity to secure a drive-thru-capable location directly along N. 19th Avenue, Bozeman's primary retail and commercial corridor. The property features approximately 200 feet of N. 19th frontage, direct driveway access and exposure to approximately 30,000 vehicles per day.

Recently rezoned to B-1, the property offers the ability to accommodate restaurant uses and has been studied for multiple drive-thru configurations. Conceptual layouts demonstrate the site's flexibility for a range of QSR, coffee, restaurant and other commercial concepts, including potential single- and dual-lane drive-thru configurations.

N. 19th Avenue connects Downtown Bozeman and Montana State University with Interstate 90 and the broader regional transportation network. The corridor contains one of the highest concentrations of national retailers, restaurants, grocers and daily-needs businesses in Southwest Montana.

Development Highlights:

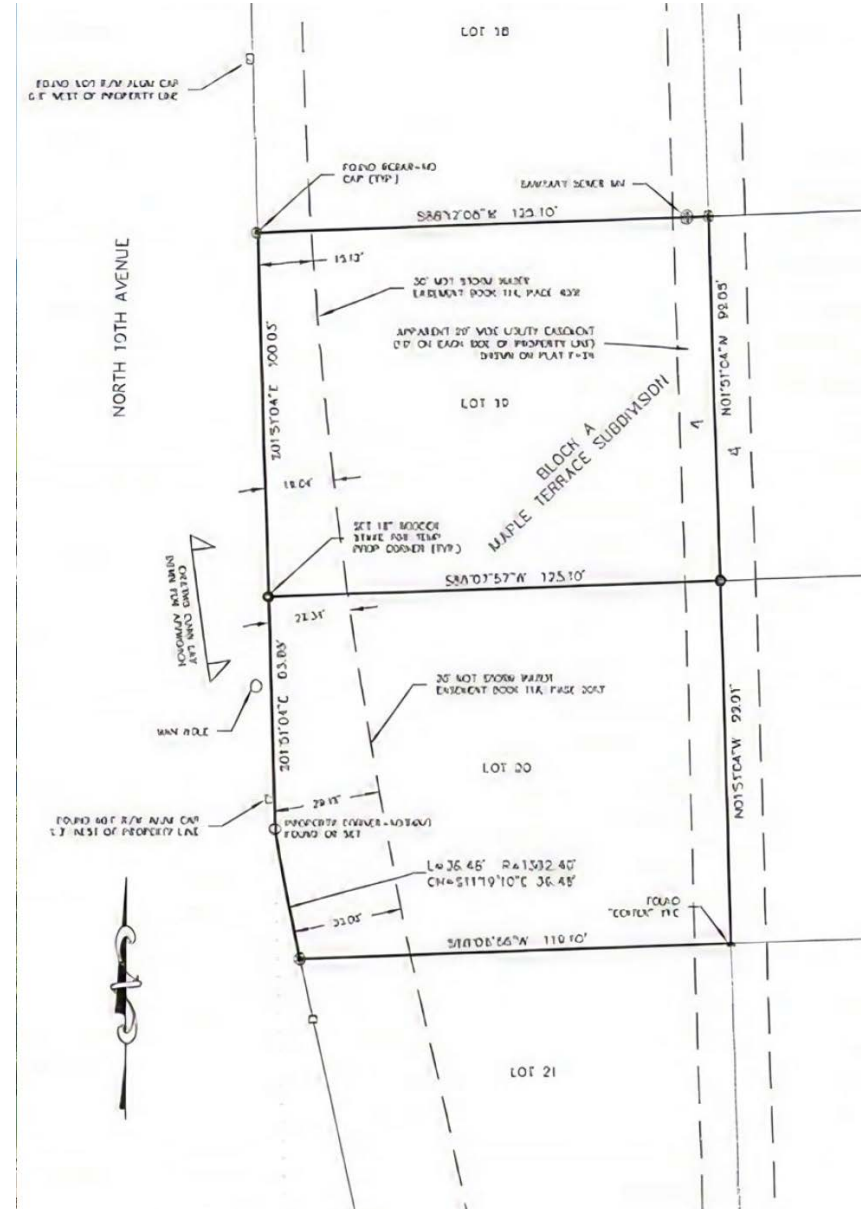
- Rare drive-thru development opportunity
- Direct N. 19th Avenue access
- Approximately 200 feet of corridor frontage
- Approximately 30,000 VPD
- B-1 zoning
- Flexible ±25,000 SF site
- Conceptual plans already completed
- Preliminary site improvement budgeting completed
- Surrounded by national retail and restaurant operators parking, customizable improvements, and one of downtown's most recognizable addresses.



Daniel Zelson, of Charter Realty Company, Licensed Real Estate Broker

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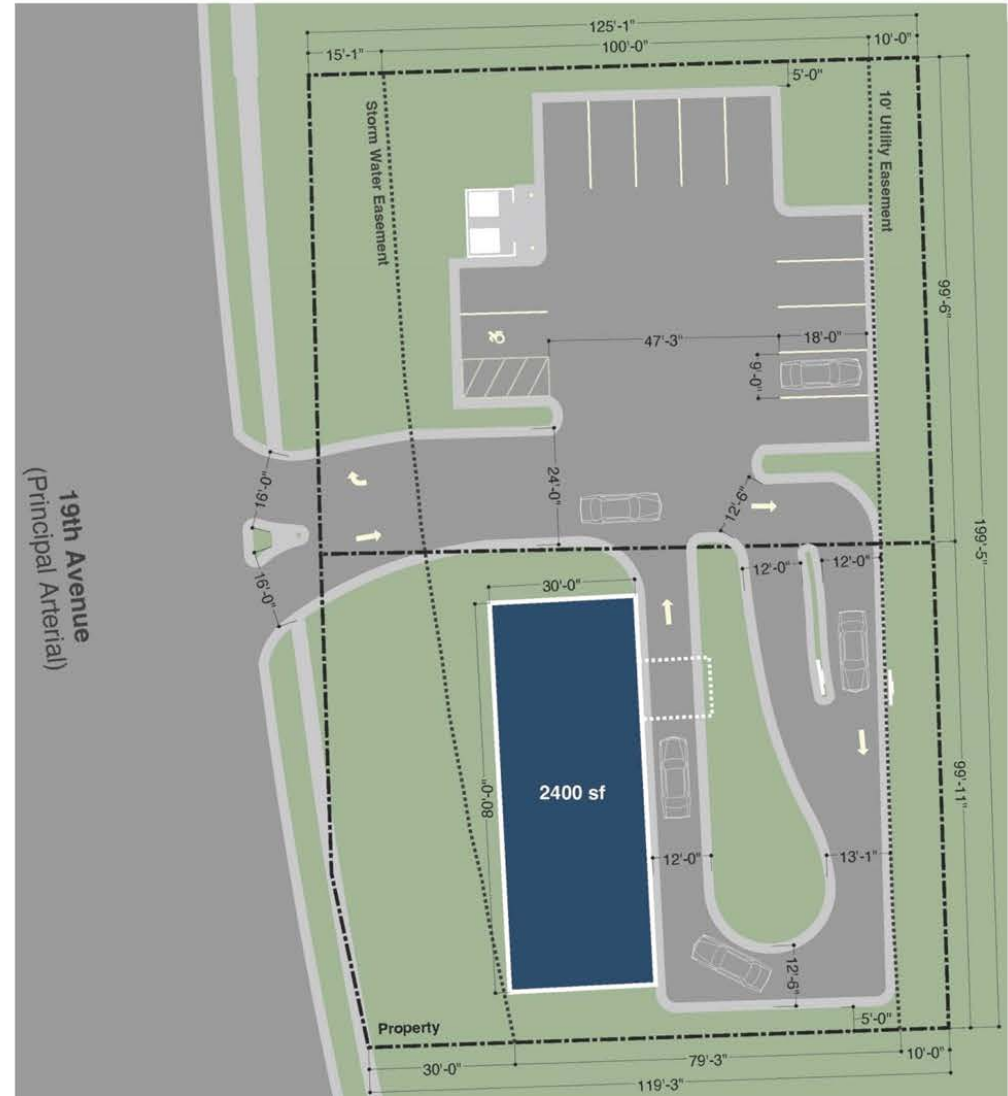
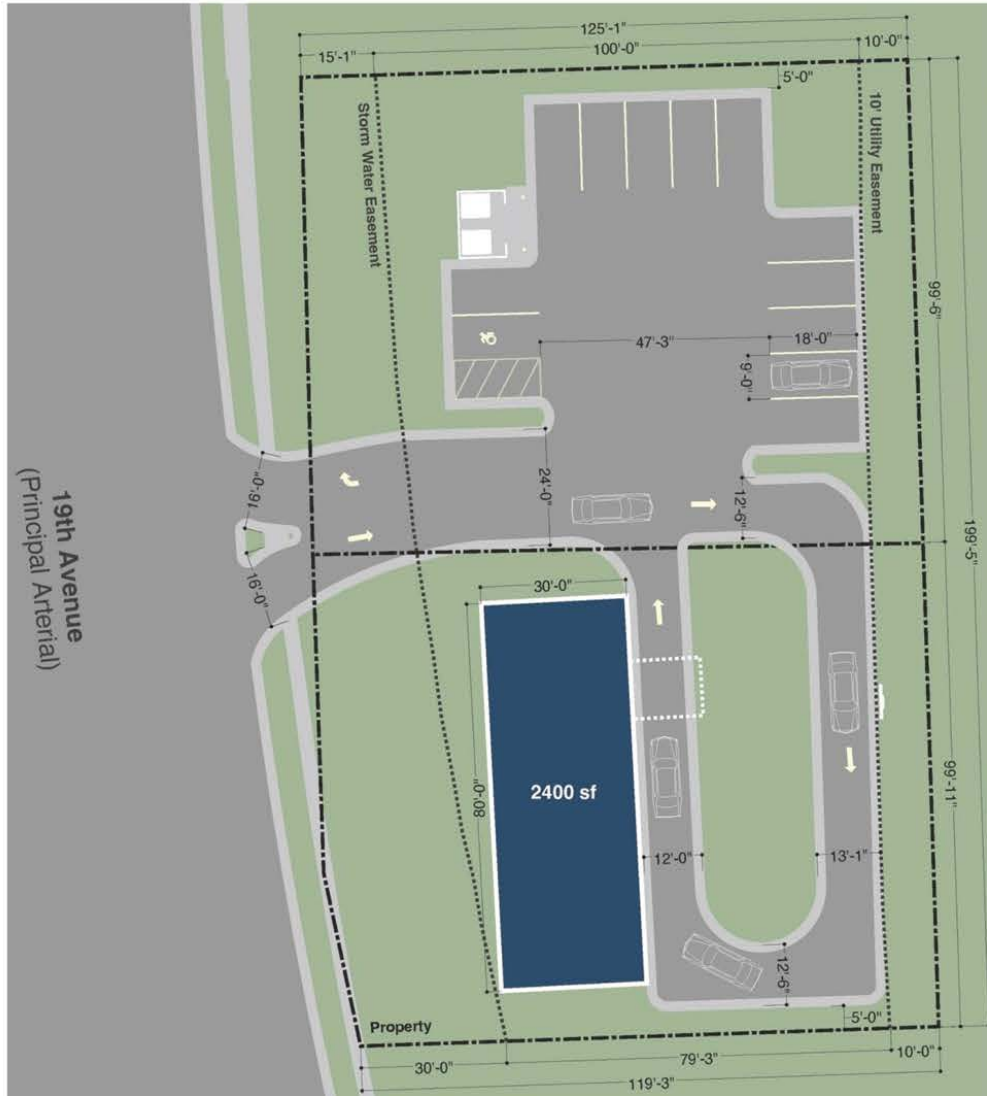
SITE PLAN



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CONCEPTUAL DRIVE-THRU DEVELOPMENT PLANS



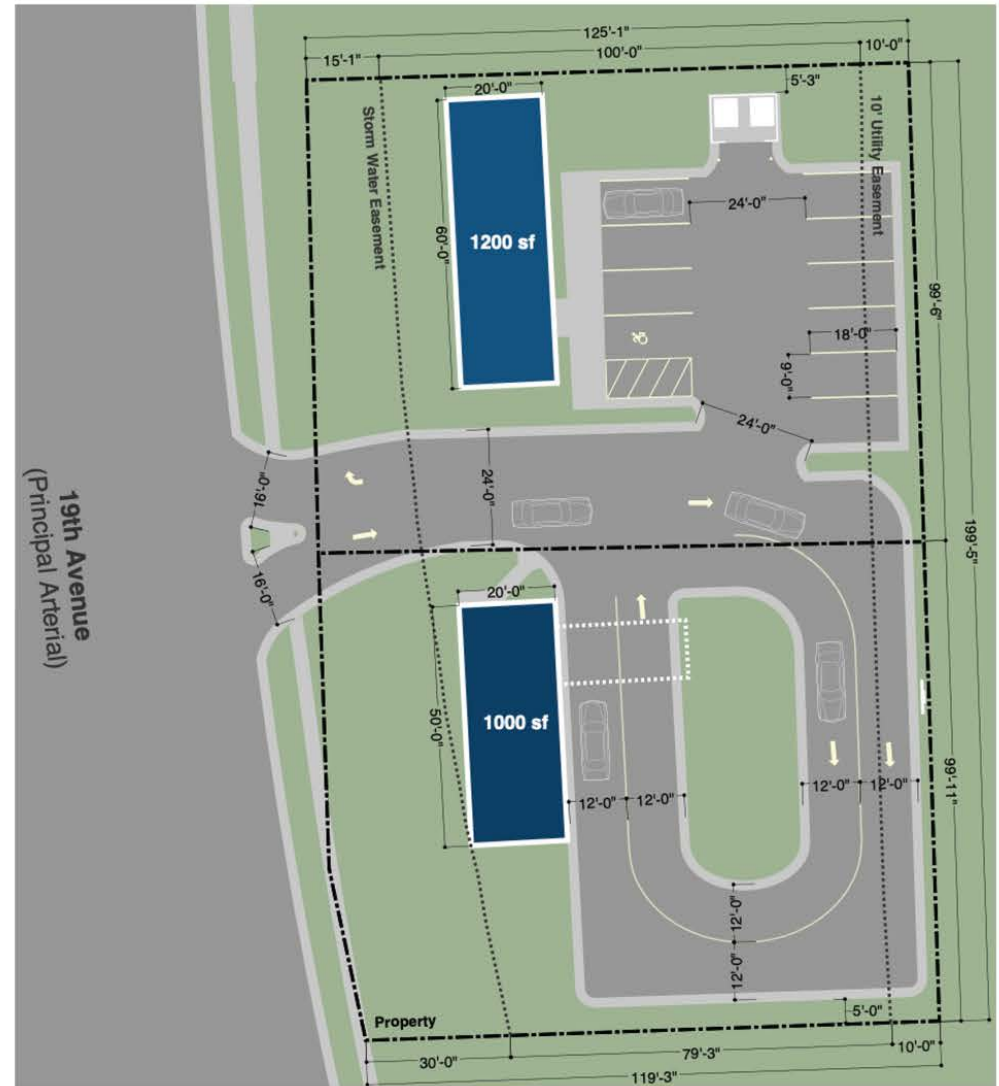
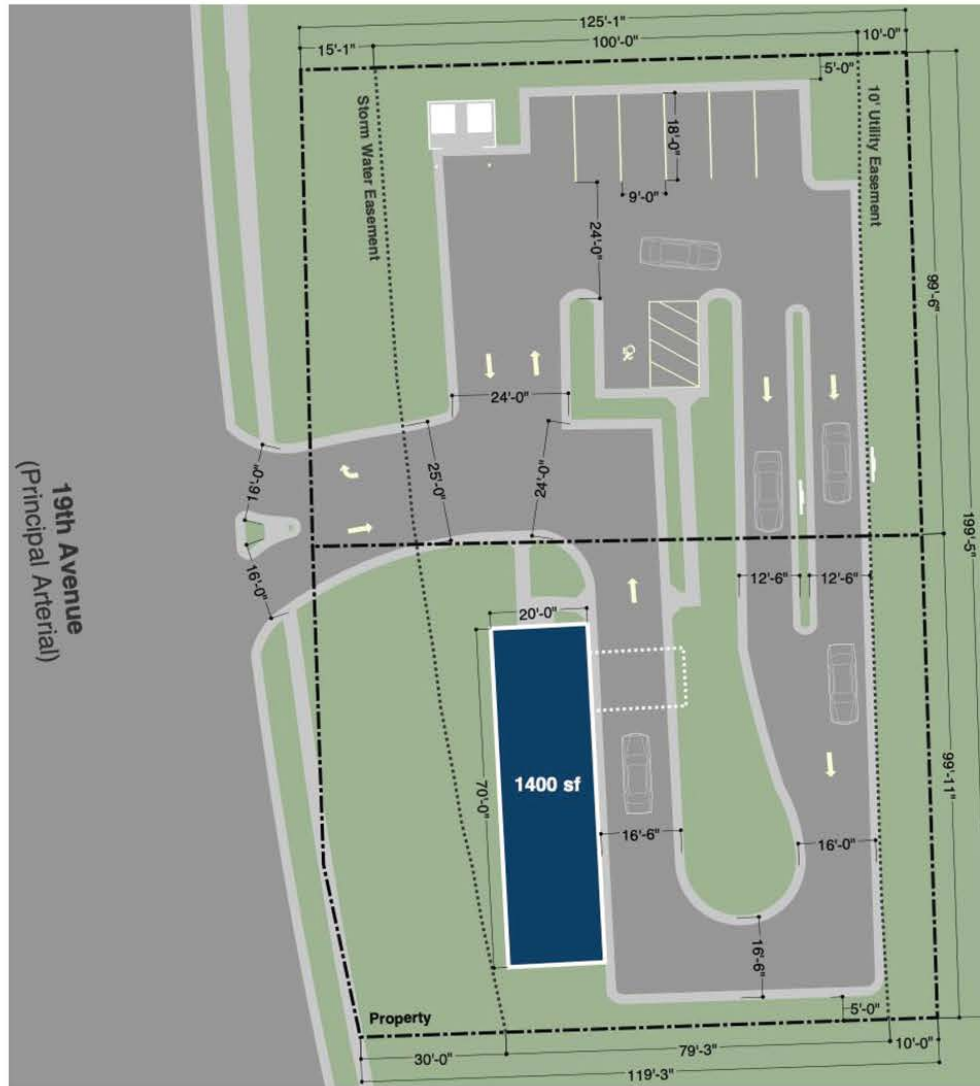
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SURROUNDING DOWNTOWN BOZEMAN



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DOWNTOWN BOZEMAN OVERVIEW

Downtown Bozeman is a dynamic, walkable district at the heart of one of the West's most coveted cities. With hundreds of locally owned shops, award-winning restaurants, historic architecture, and a thriving arts and culture scene, Main Street Bozeman has become the beating heart of Montana's urban mountain lifestyle.

The district draws foot traffic from students, tech workers, outdoor enthusiasts, and affluent tourists. Anchored by institutions like the Ellen Theatre, Museum of the Rockies, and Montana State University just minutes away, Downtown Bozeman offers an unmatched blend of charm, sophistication, and year-round vitality. Major seasonal events, including the Sweet Pea Festival, Christmas Stroll, and Downtown Art Walk, further elevate retail and hospitality demand.



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BOZEMAN IN THE NEWS



“Bozeman’s Population Growth Surpasses National Average”

Bozeman Real Estate Group (2024)

Bozeman, Montana’s Growth Over the Last Decade: Population, Housing, MSU, and Land Conservation

Bozeman, Montana, has undergone significant growth over the past decade, becoming one of the fastest-growing cities in the United States. From rising population numbers and soaring home prices to Montana State University’s expanding enrollment and increased land conservation efforts, Bozeman’s transformation reflects a dynamic balance between development and preservation. Let’s explore the key factors driving Bozeman’s growth over the last 10 years and what it means for the future of this vibrant mountain town...

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“Montana’s High-Tech Industry Expands Rapidly”

Montana High Tech Business Alliance (2024)

Montana’s Largest Tech Hub

As Montana’s largest tech hub, over one-third of Montana High Tech Business Alliance members reside in the Bozeman area. The city’s Cannery District includes secondary offices for innovative tech companies like onX, which produces powerful mapping software, and Figure, a FinTech company leveraging blockchain.

Many fast-growing Bozeman-based startups have been featured on the Alliance’s annual Companies to Watch lists, including Resilient Computing, a spin-off from MSU that builds ultra-reliable computers that are malware-resistant and can withstand space radiation...

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BOZEMAN IN THE NEWS



“Bozeman Airport Sees Record-Breaking Passenger Numbers”

KBZK (January 2025)

Bozeman Yellowstone International Airport saw record-breaking traveler numbers in 2024

BOZEMAN — Bozeman Yellowstone International Airport (BZN) had another record-breaking year as passenger numbers continued to climb. Over 2024, the airport saw a 7.2% increase in passengers—from more than 2.4 million in 2023 to 2.6 million in 2024.

The airport has begun a second expansion that started about a year ago and is expected to support the growing number of passengers. Airport President and CEO Brian Sprenger says that in the next two years, patrons will see three new baggage claim carousels, each one...

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“Montana Sees Record Visitors in 2024...”

MontanaRightNow (January 2025)

MONTANA -The Montana Institute for Tourism and Recreation Research (ITRR) recently released its annual report on estimated tourism spending for 2024.

In 2024, Montana experienced an increase in travelers but a decline in tourist spending compared to 2023. This indicates a shift in traveler behavior, according to the report.

Kara Grau, Assistant Director of Economic Analysis at ITRR, noted a change in travel patterns, saying, “We definitely saw a little bit of a shift in travel patterns this past year in 2024.”...

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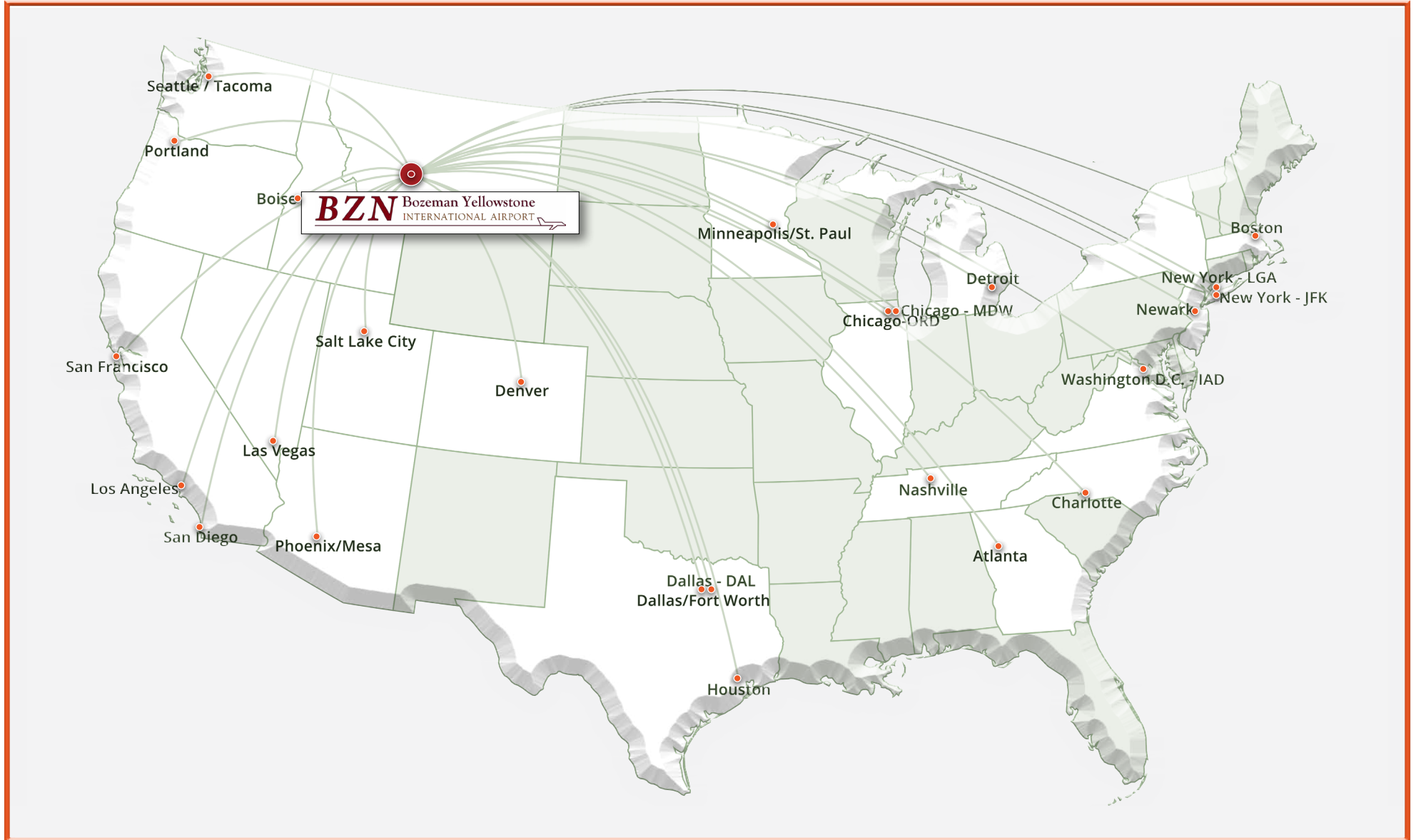
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BOZEMAN DIRECT AIRLINE ROUTES MAP



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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

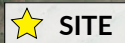
- ✓ **Elite Mountain Destination** – Home to Big Sky Resort, offering over 5,800 acres of skiable terrain and some of the longest vertical runs in North America.
- ✓ **Luxury at Altitude** – Anchored by the five-star Montage Big Sky, the ultra-private Yellowstone Club, and the forthcoming One&Only Moonlight 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.



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TRADE AREA DEMOGRAPHICS

1 MILE RADIUS:



Total Population: **13,722**

Households: **6,651**

Daytime Population: **10,260**

Median Age: **29.2**



Average Household Income: **\$107,908**

Median Household Income: **\$82,225**

3 MILE RADIUS:



Total Population: **57,936**

Households: **25,249**

Daytime Population: **49,049**

Median Age: **29.8**



Average Household Income: **\$132,454**

Median Household Income: **\$94,181**

5 MILE RADIUS:



Total Population: **71,047**

Households: **30,508**

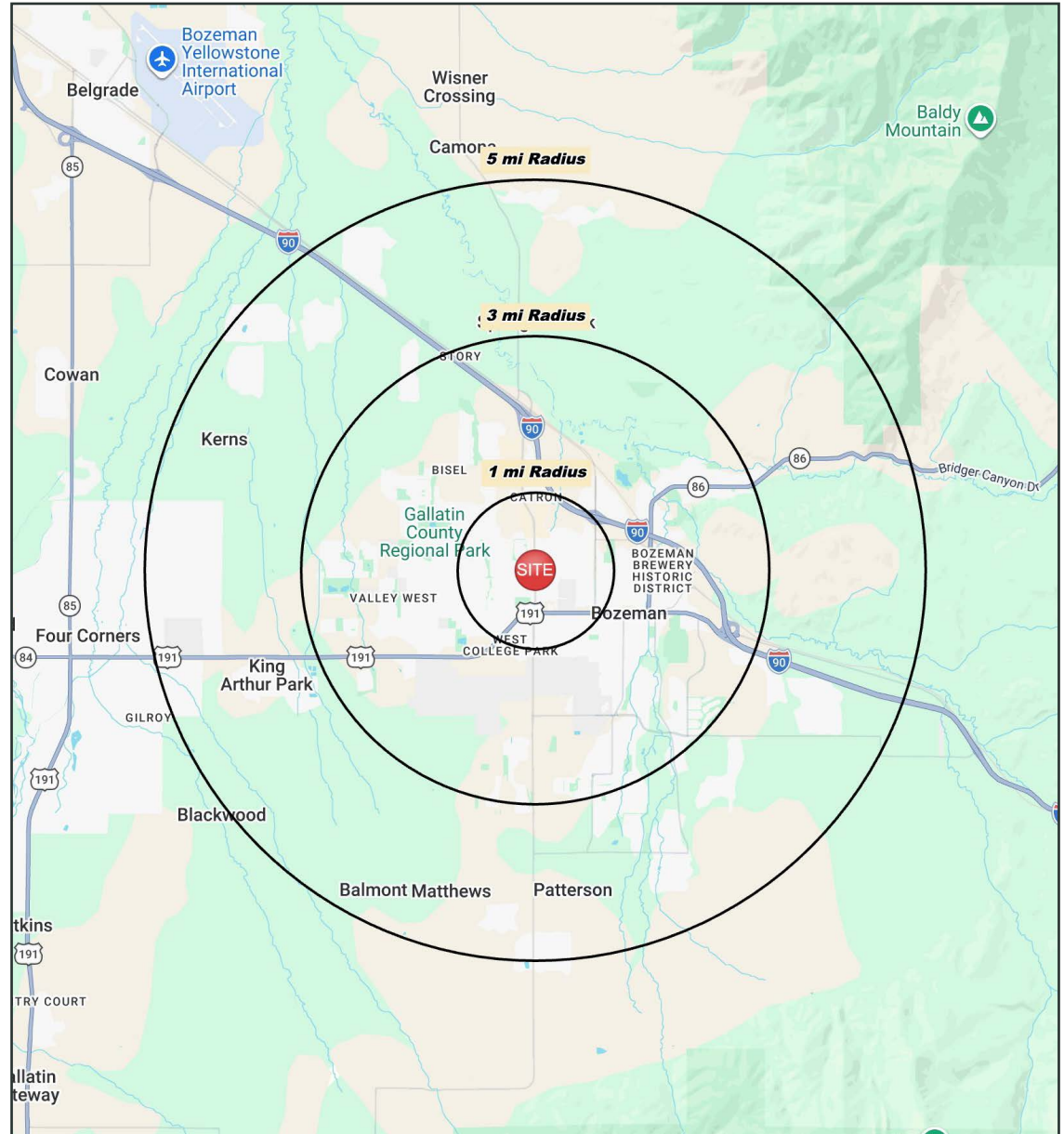
Daytime Population: **56,758**

Median Age: **32.1**



Average Household Income: **\$142,939**

Median Household Income: **\$99,924**



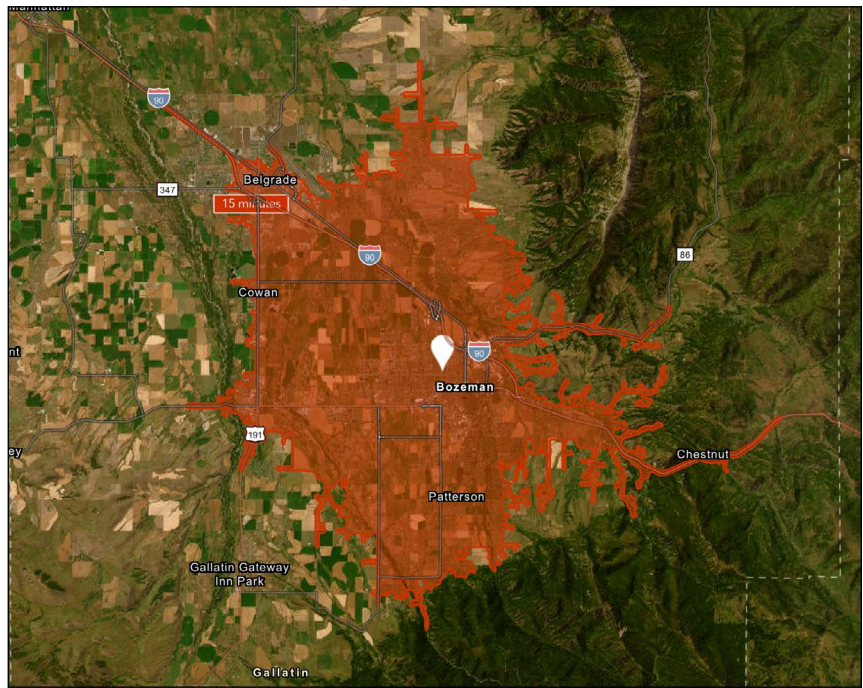
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15 MINUTE DRIVE TIME



KEY FACTS

90,739

Population

32.0

Median Age

\$106,016

Median Household Income

98,159

Daytime Population

TAPESTRY SEGMENTS

College Towns

9,093 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.

Household Types

Singles living alone; singles with roommates

Typical Housing

Multi-Units

Modern Minds

6,734 households

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.

Household Types

Married couples; singles living alone

Typical Housing

Multi-Units

City Greens

4,075 households

Socioeconomic Traits

Residents in this segment are educated, dual-income earners living in metro areas. They own older homes, often single-family or attached, with low vacancies despite above-average rents and moderate home values.

Household Types

Married couples; singles living alone

Typical Housing

Single Family

TOTAL RETAIL SALES

Includes F&B



\$1,199,465,754

EDUCATION

Bachelor's Degree
or Higher



69%

OWNER OCCUPIED HOME VALUE

Average



\$793,404

ANNUAL HOUSEHOLD SPENDING

\$5,098

Eating
Out

\$3,095

Apparel &
Services

\$14,701

Groceries

\$9,014

Health
Care



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