



# 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



# PROPERTY AERIAL SITE PLAN



**BZN** Bozeman Yellowstone  
INTERNATIONAL AIRPORT

AVAILABLE PADS  
W/ DRIVE-THRU'S  
POSSIBLE



**EVEN HOTELS**  
UNDER CONSTRUCTION

HOTEL LEASED



1,000 Workforce Housing Under Construction



FUTURE DEVELOPMENT

**EXIT 299**

Interstate 90  
To Butte  
To Bozeman



# TRADE AREA DEMOGRAPHICS

## 3 MILE RADIUS:



Total Population: 17,648

Households: 6,859

Daytime Population: 8,772

Median Age: 34.0



Average Household Income: \$120,950

Median Household Income: \$80,192

## 5 MILE RADIUS:



Total Population: 27,579

Households: 10,553

Daytime Population: 12,840

Median Age: 35.6



Average Household Income: \$127,333

Median Household Income: \$89,439

## 7 MILE RADIUS:



Total Population: 52,618

Households: 20,759

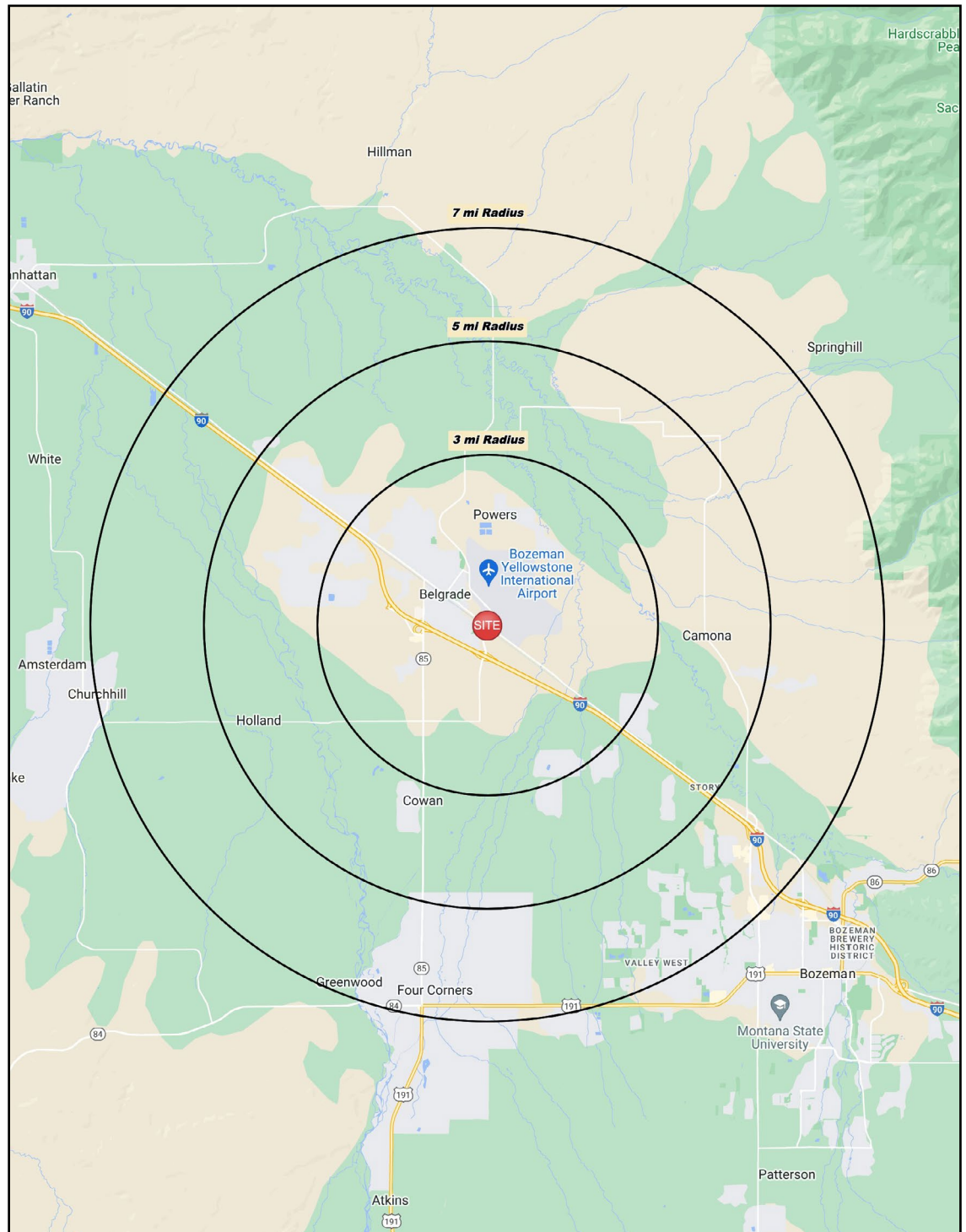
Daytime Population: 25,426

Median Age: 34.3

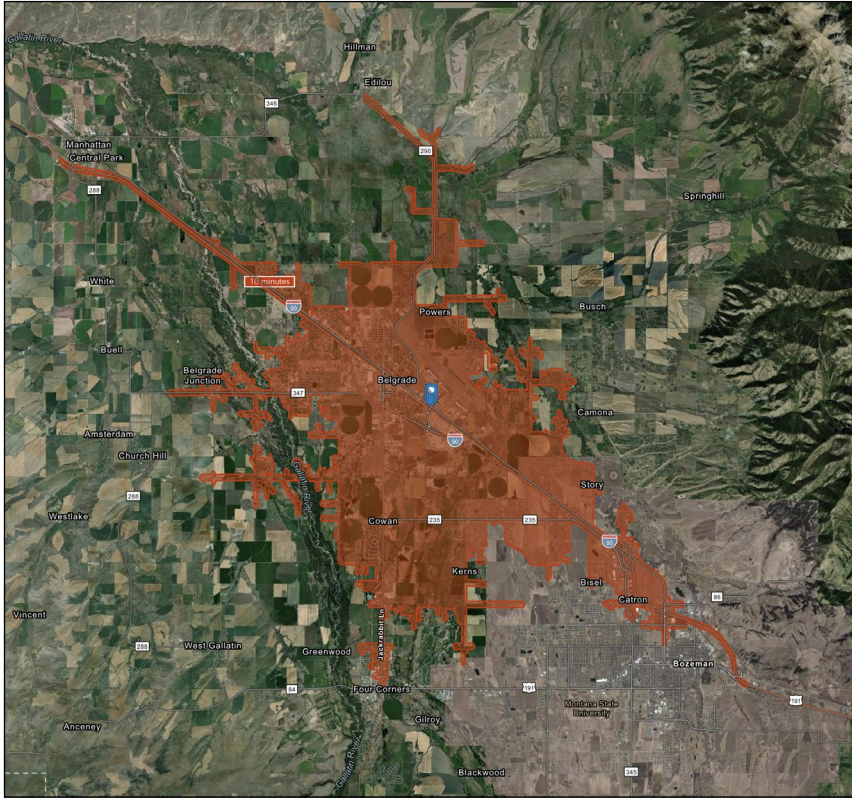


Average Household Income: \$124,920

Median Household Income: \$93,713



# 10 MINUTE DRIVE TIME



## KEY FACTS

27,280

Population

\$82,755

Median Household Income

35.4

Median Age

27,203

Daytime Population

## TAPESTRY SEGMENTS

Bright Young Professionals 5,000 Households	Up and Coming Families 2,812 Households	Middleburg 1,714 Households
<p><b>Socioeconomic Traits</b></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><b>Socioeconomic Traits</b></p> <p>One of the fastest-growing markets. 67% have some college education or degree(s). Hardworking labor force with a participation rate of 71%.</p>	<p><b>Socioeconomic Traits</b></p> <p>Younger market but growing in size &amp; assets. 65% w/ a high school diploma or some college. Labor force participation typical of a younger population at 66.7%</p>
<p><b>Household Types</b></p> <p>Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent &amp; single-person households.</p>	<p><b>Household Types</b></p> <p>Young families.</p>	<p><b>Household Types</b></p> <p>Young couples, many with children; average household size is 2.75.</p>
<p><b>Typical Housing</b></p> <p>Single Family; Multi-units</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>	<p><b>Typical Housing</b></p> <p>Single Family</p>

## TOTAL RETAIL SALES

Includes F&B



\$282,253,669

## EDUCATION

Bachelor's Degree or Higher



40%

## OWNER OCCUPIED HOME VALUE

Average



\$514,559

## ANNUAL HOUSEHOLD SPENDING

\$4,301

Eating Out

\$2,486

Apparel & Services

\$7,459

Groceries

\$299

Computer & Hardware

\$8,081

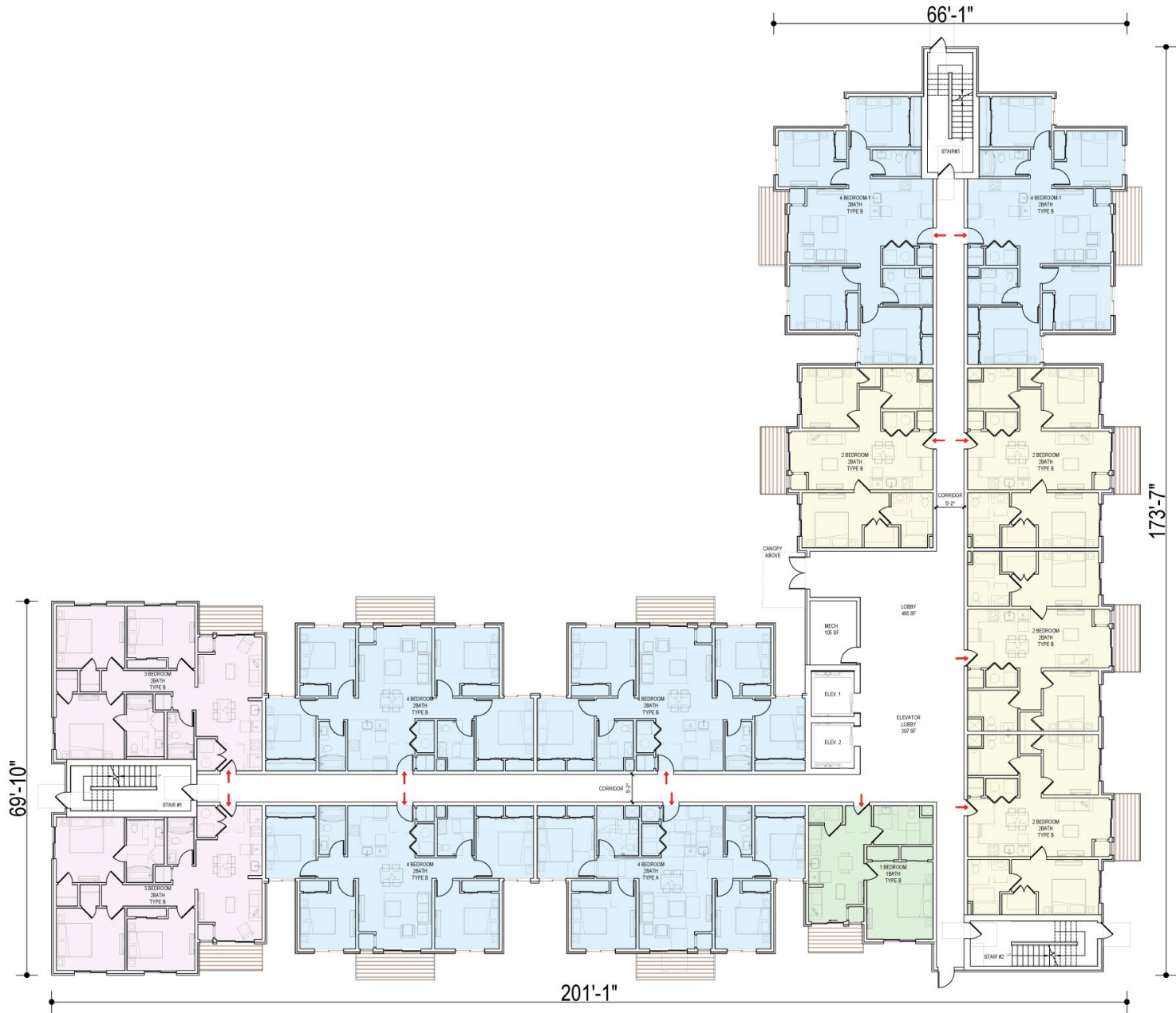
Health Care



# PROPERTY OVERVIEW RENDERING



# BUILDING 1 FLOOR PLAN

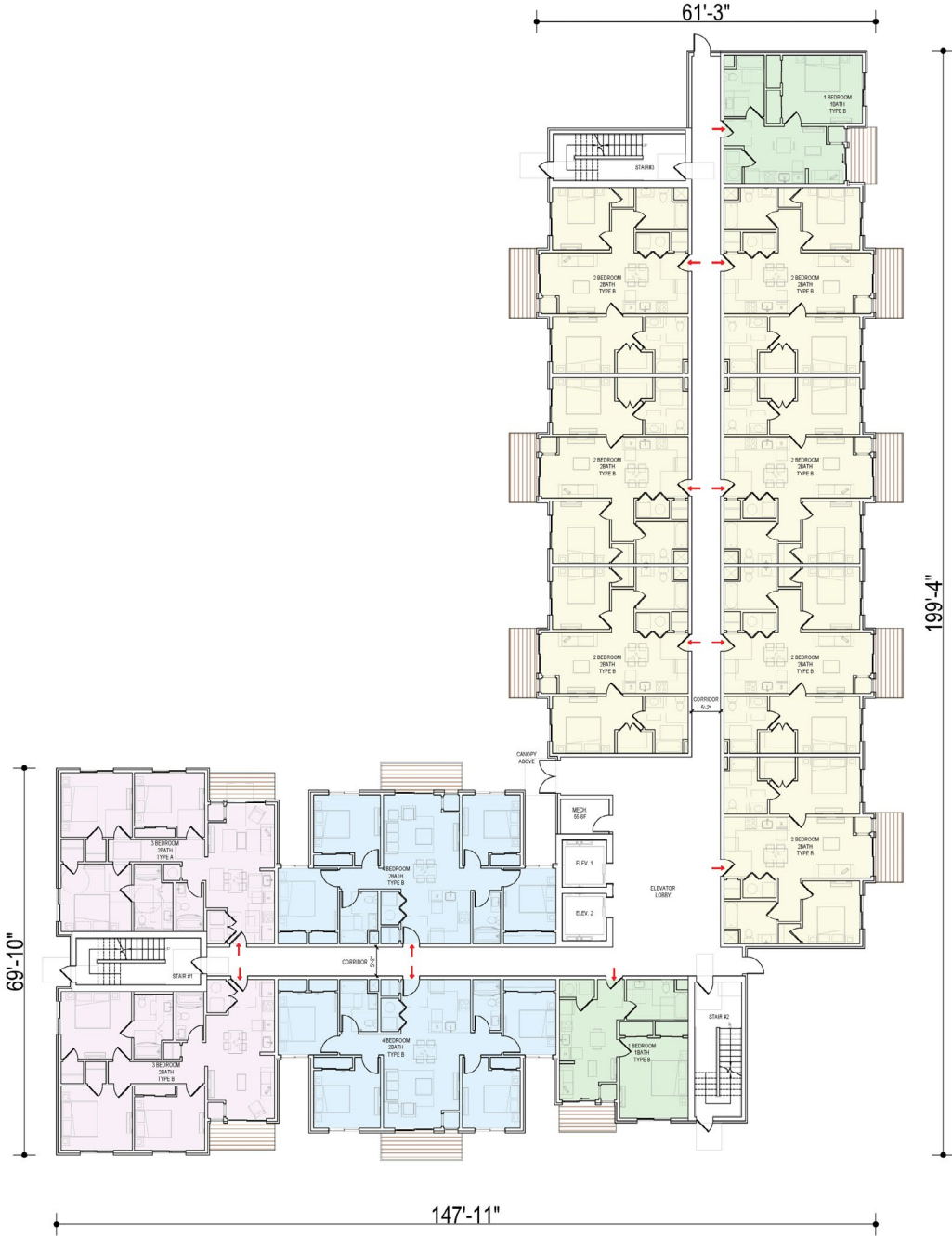


# BUILDING 3 FLOOR PLAN

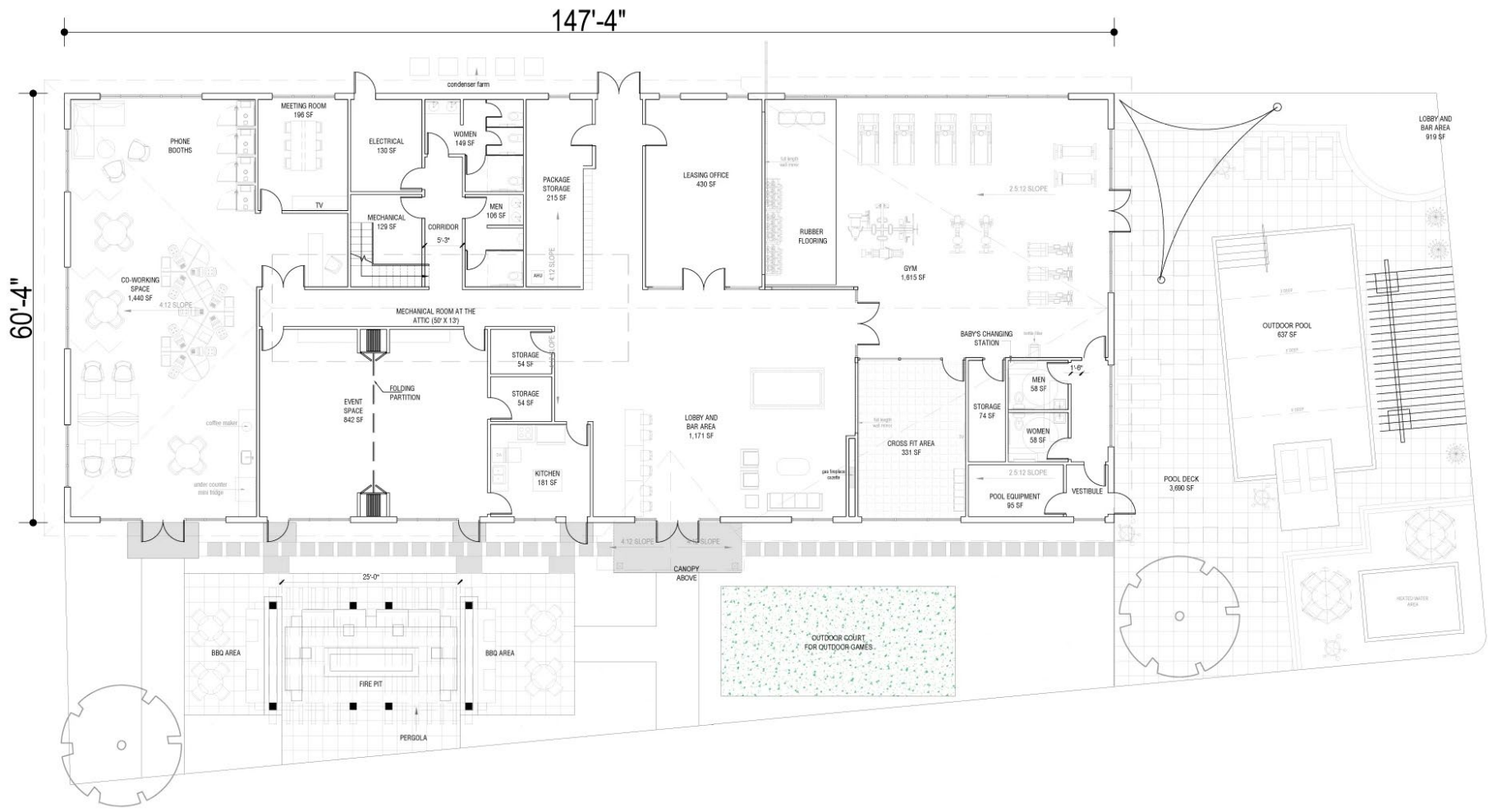




# BUILDING 4 FLOOR PLAN



# CLUBHOUSE FLOOR PLAN





# RENDERINGS







# YELLOWSTONE LANDING



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