



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.



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	Providence Development	3,316+ 1,879 Mezzanine
201A	US Senate Office	1,244
202	Shore to Summit Wealth Management	5,144

BUILDING J (LOT 11)

Chipotle: 3000 SF

BUILDING F (LOT 7)

SOLD:
20,500 - 35,000 SF

BUILDING B (LOT 3)

Available - \$1,449,459
14,000 - 24,000 SF

BUILDING G (LOT 8)

#	TENANT	Sq. Ft.
101	Lease Out	1,250
102	Lease Out	1,017
103	AVAILABLE	1,197
104	AVAILABLE	1,109

BUILDING A (LOT 5)

Available - \$980,1000

BUILDING C (LOT 4)

Available - \$2,469,852

BUILDING D (LOT 5)

Available - \$1,905,750

BUILDING E (LOT 6)

Available - \$3,214,728

BUILDING H (LOT 9)

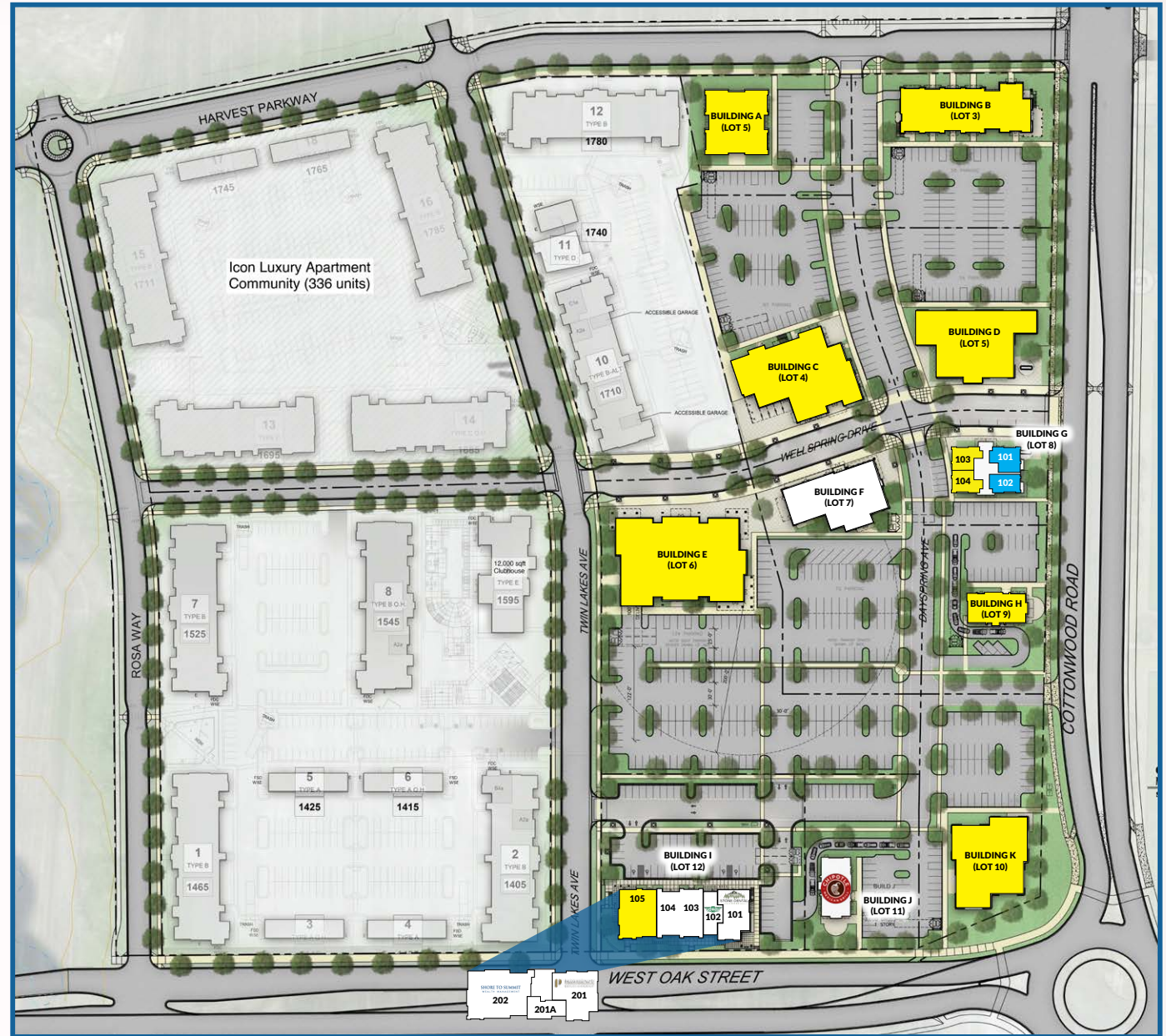
Available - \$1,764,180

BUILDING K (LOT 10)

Available - \$1,899,216

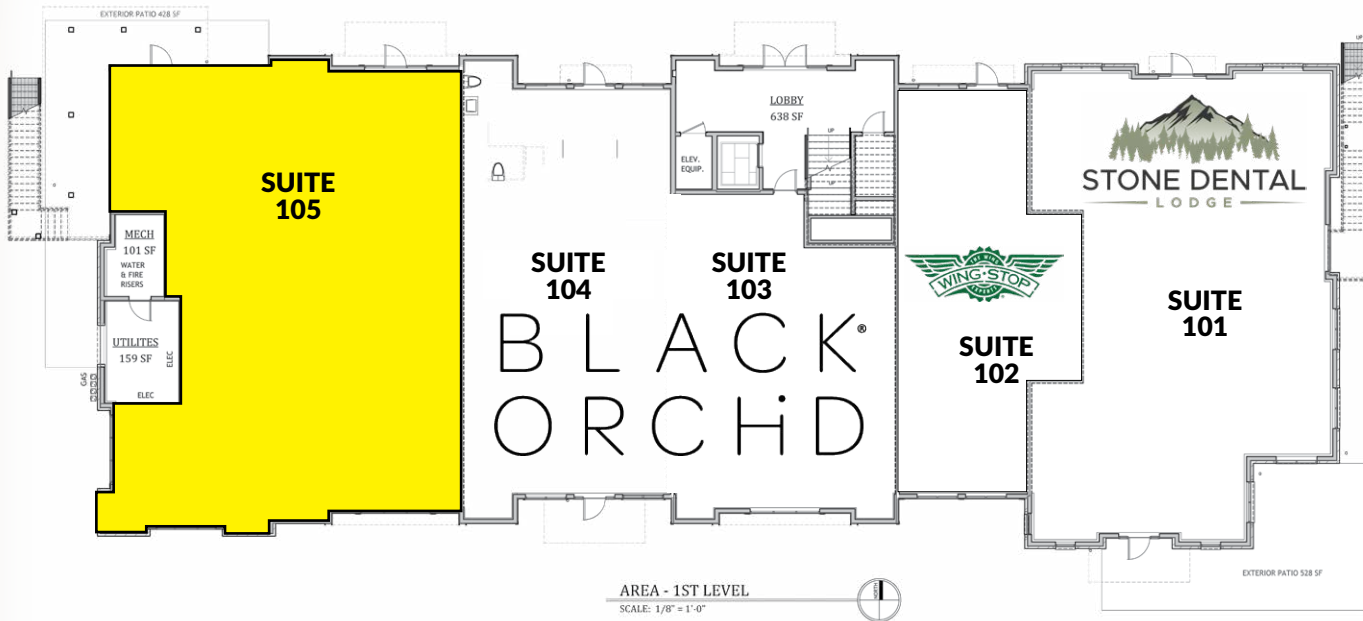
COMMERCIAL SITE PLAN

Available Lease Out Occupied



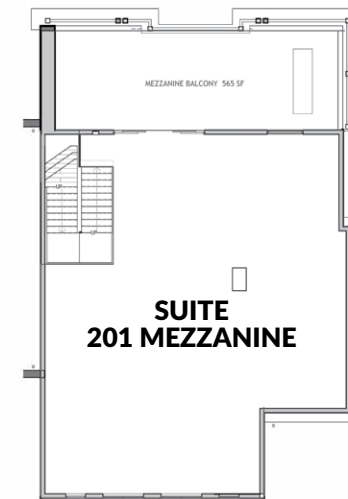
COMMERCIAL FLOOR PLAN - BUILDING I

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
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AREA - MEZZANINE LEVEL
 SCALE: 1/8" = 1'-0"

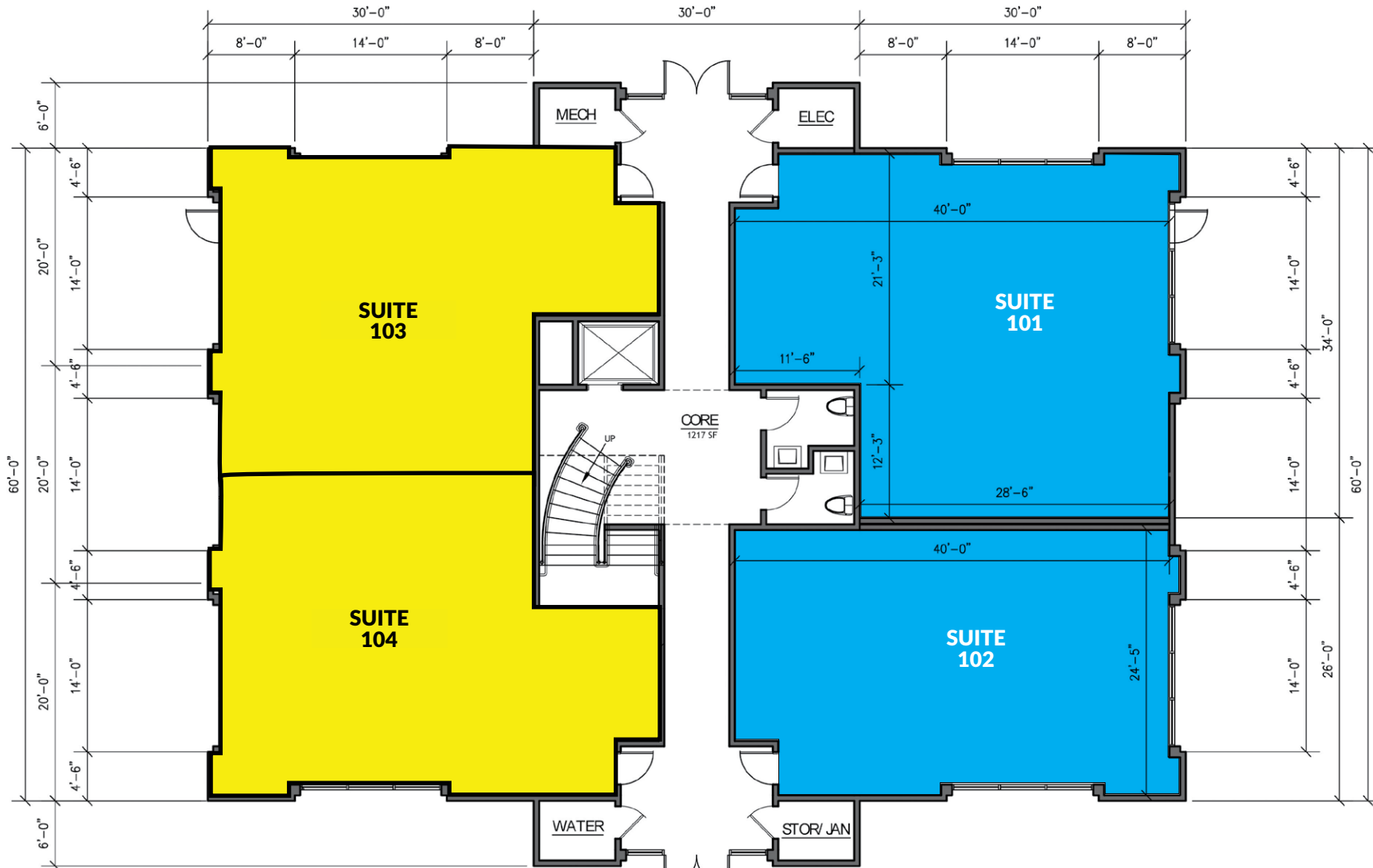
1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTALS
10668 SF	10713 SF	1879 SF	23260 SF

COMMERCIAL FLOOR PLAN - BUILDING G

BUILDING G (LOT 8)

Available
 Lease Out
 Occupied

#	TENANT	Sq. Ft.
101	Lease Out	1,250
102	Lease Out	1,017
103	AVAILABLE	1,197
104	AVAILABLE	1,109



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

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, the Icon Apartments at Northwest Crossing 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





Yellowstone Airport Plaza

BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

WEST POST

NORTHWEST CROSSING
BLACK ORCHD
STONE DENTAL
CIPOTE
PROVIDENCE DEVELOPMENT

The Fox Hollow

COMFORT SUITES

RIVERSIDE COUNTRY CLUB

COSTCO
target
WinCo Foods

Gallatin County Regional Park

Bozeman Pond Park

SPRING HILL SUITES

Snowfill Recreation Area

Bridger Creek Golf Course

Glen Lake Rotary Park

THE CANNERY DISTRICT
UPHILL PURSUITS
ON HUNT
WILDRYE DISTILLING
PAPER AND GRACE
SHAN PIZZA Campania

GALLATIN COUNTY FAIRGROUNDS
BIG SKY COUNTRY

MAIN STREET
stio Belle Case LUCCHESI
THE STORE CROSSBOW heyday

Cooper Park

Peets Hill/Burke Park

THE FOUNDRY

Lindley Park Center

BLACKWOOD GROVES

AMERICAN COMPUTER & ROBOTICS MUSEUM

MUSEUM OF THE ROCKIES
MONTANA STATE UNIVERSITY

GALLATIN CROSSING (GALLATIN VALLEY MALL)
CITY VINEYARD LOVESAC J.CREW
Madwell free people BARNES & NOBLE
SEPHORA Columbia & NOBLE
GM WHOLE FOODS lululemon
macy's petco ARHAUS
ANTHROPOLOGIE REGAL CINEMAS

GRAN CIELO

THE MARKET AT FERGUSON FARM
MERRY Piglets LIBERTY BURGER
SIDWINERS MEXICAN BROS. Tangled Wood
HACHI SUSHI PUB
BACK NINE TOWN & COUNTRY OF FOODS

ROSAUERS SUPERMARKETS

Albertsons

CHEVROLET TOYOTA HONDA

HOP LOUNGE

STONE GLACIER
Mazevo

four corners Thrift Store

BLACK BULL

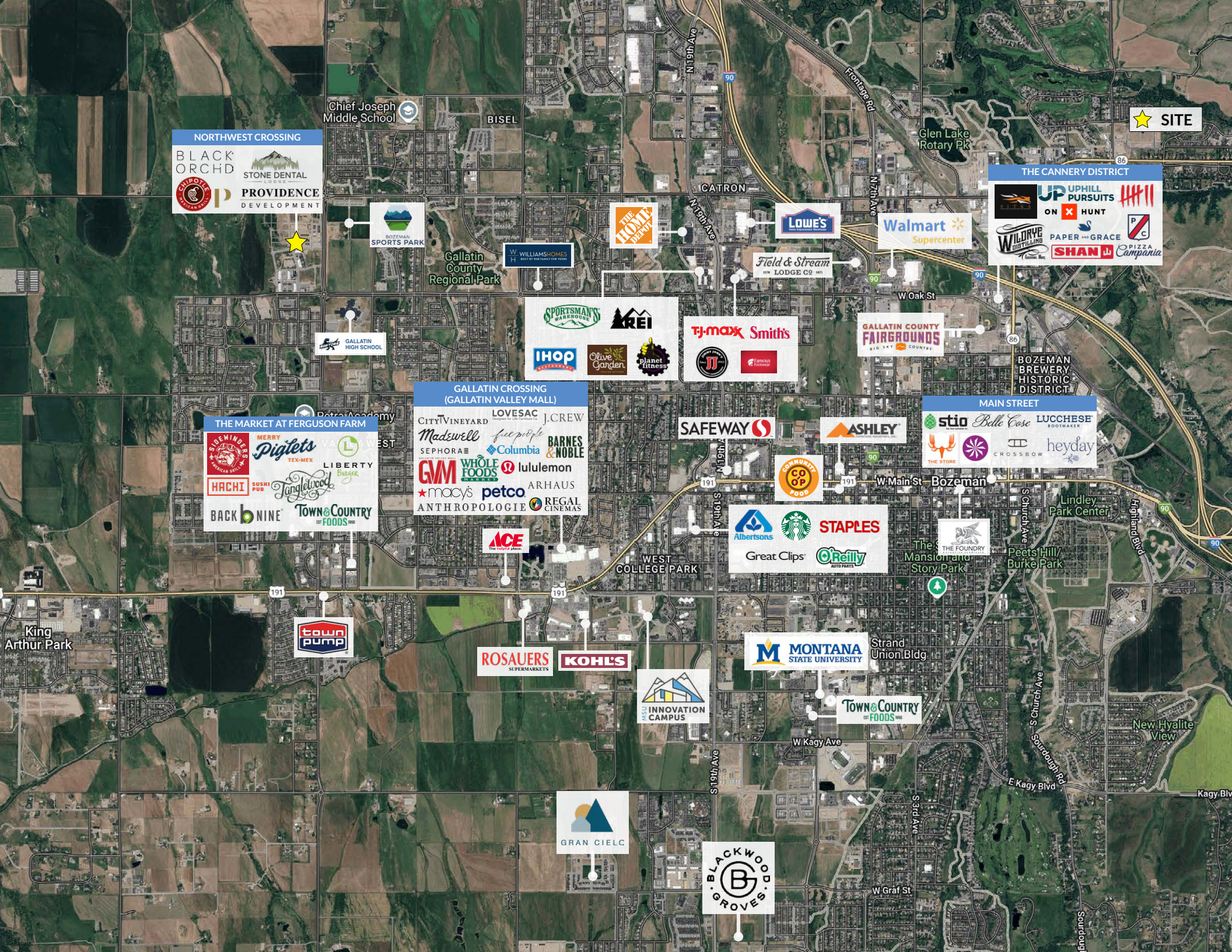
GREAT NORTHERN METAL CO.

RANDASH auto center

FUN Flicks

MR BURRITOS

THE FEATHER COMPANY



★ SITE

NORTHWEST CROSSING

BLACK ORCHID

STONE DENTAL LOOGE

PROVIDENCE DEVELOPMENT

CHIPOTLE

Chief Joseph Middle School

BISEL

N 19th Ave

90

Frontage Rd

Glen Lake Rotary Pk

THE CANNERY DISTRICT

UP HILL PURSUITS ON HUNT

WILDRIVE DIGBYVILLE

PAPER AND GRACE

SHAN PIZZA Campana

N 7th Ave

CATRON

LOWE'S

Walmart Supercenter

BOZEMAN SPORTS PARK

Gallatin County Regional Park

WILLIAMS HOMES

THE HOME DEPOT

Field & Stream LODGE CS

W Oak St

GALLATIN COUNTY FAIRGROUNDS

BOZEMAN BREWERY HISTORIC DISTRICT

GALLATIN HIGH SCHOOL

SPORTSMAN'S

KREI

TJ-maxx Smith's

IHOP

Olive Garden

Planet Fitness

JJ

Famous Footwear

GALLATIN CROSSING (GALLATIN VALLEY MALL)

THE MARKET AT FERGUSON FARM

PIZZERIA MERRY Piglets

HACHI SUSHI PUB

Tangledwood

BACK NINE

TOWN & COUNTRY OF FOODS

LIBERTY BUBBLE

CITY VINEYARD

MadeWell

SEPHORA

GM

WHOLE FOODS MARKET

lululemon

petco

ARHAUS

ANTHROPOLOGIE

REGAL CINEMAS

LOVESAC

J.CREW

BARNES & NOBLE

SAFeway

ASHLEY

stio

Belle Case

LUCHESE BOOTMAKER

THE STORE

CROSSBOW

heyday

191

191

191

191

CO-OP FOOD

W Main St Bozeman

Albertsons

Starbucks

STAPLES

THE FOUNDRY

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 OF FOODS

S 19th Ave

GRAN CIELO

BLACKWOOD GROVES

W Kagy Ave

S 3rd Ave

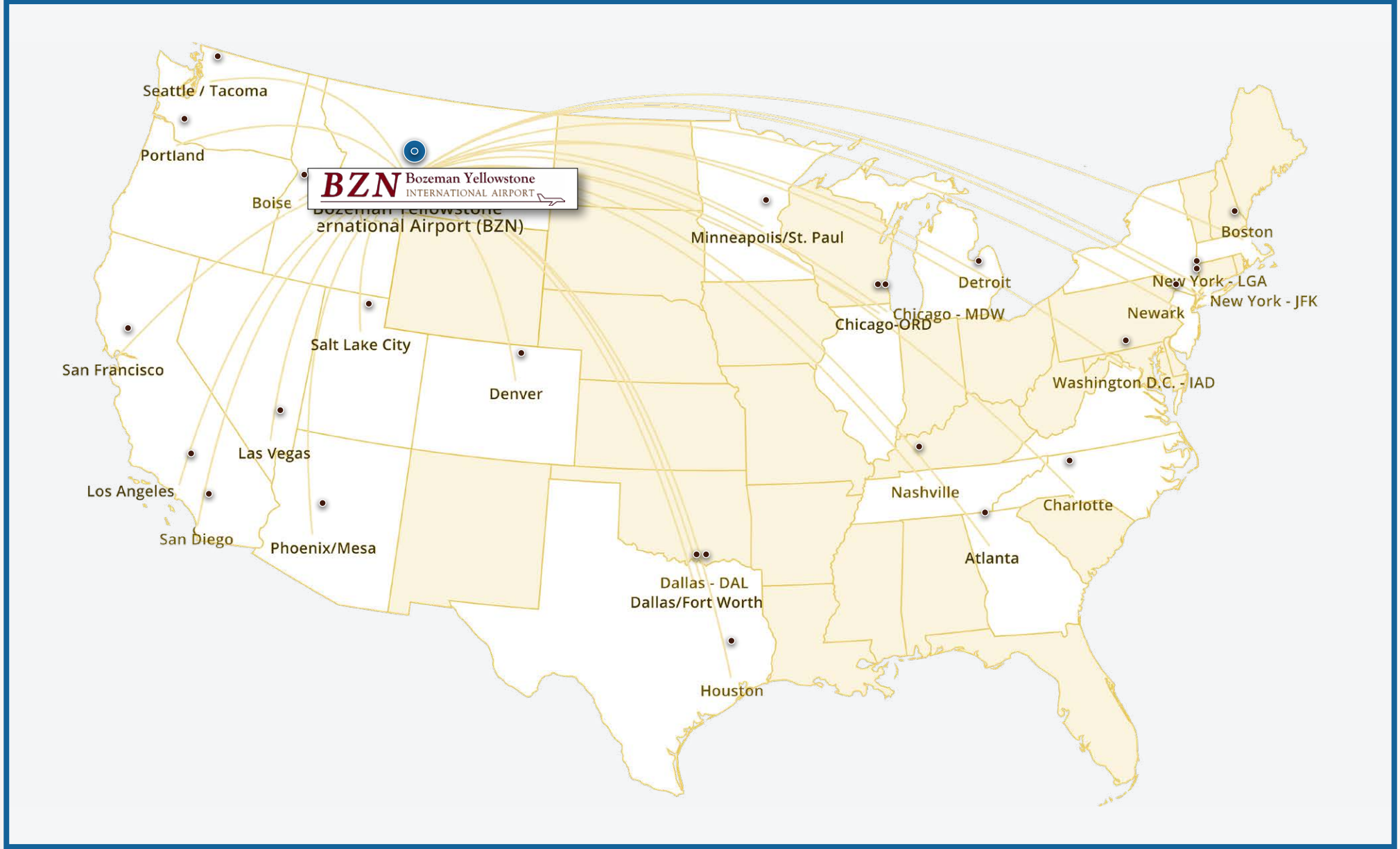
W Graf St

E Kagy Blvd

Kagy Blvd

Southough

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:



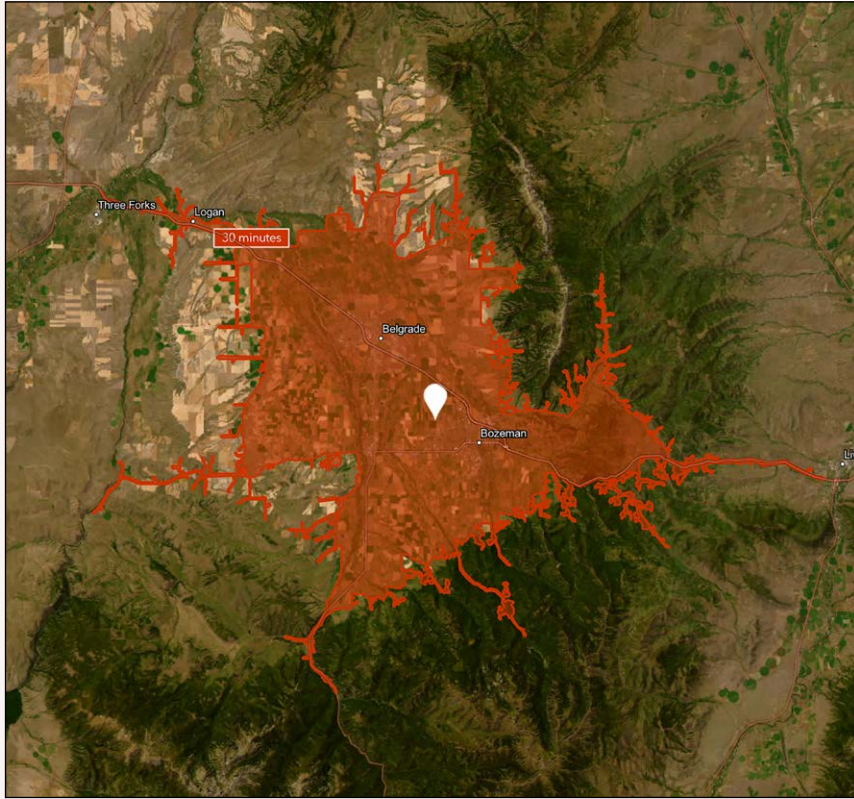
Total Population: **83,395**
Households: **34,617**
Daytime Population: **64,889**
Median Age: **33.1**



Average Household Income: **\$137,938**
Median Household Income: **\$99,761**



30 MINUTE DRIVE TIME



KEY FACTS

122,205

Population

33.5

Median Age

\$100,177

Median Household Income

121,414

Daytime Population

TAPESTRY SEGMENTS

College Towns <i>8,682 households</i>	Modern Minds <i>7,076 households</i>	Flourishing Families <i>5,070 households</i>
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

TOTAL RETAIL SALES

Includes F&B



\$1,451,996,481

EDUCATION

Bachelor's Degree or Higher



55%

OWNER OCCUPIED HOME VALUE

Average



\$952,014

ANNUAL HOUSEHOLD SPENDING

\$4,803

Eating Out

\$2,876

Apparel & Services

\$8,445

Groceries

\$277

Computer & Hardware

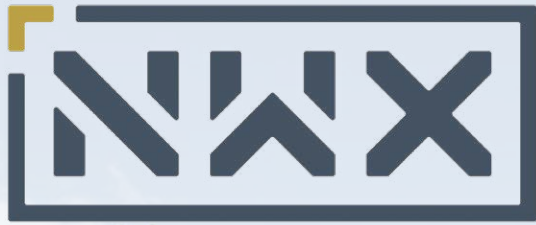
\$8,549

Health Care

LOCATION OVERVIEW







NORTHWEST CROSSING
BOZEMAN × MONTANA

www.nwxbozeman.com



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REALTY**

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