



SterlingCRE
ADVISORS

Flexible Land Lease | Innovation District Zoning

NNA Gallatin Farmers Avenue
Belgrade, Montana
±1.149 acres | Commercial Land Lease

Exclusively listed by:

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Opportunity Overview

SterlingCRE Advisors is pleased to present a ±1.149-acre commercial parcel on Gallatin Farmers Avenue, which provides a rare leasing opportunity in one of the Bozeman-Belgrade metro area's most active and accessible commercial corridors. Located within Belgrade's Innovation District, the site benefits from a flexible zoning designation that accommodates a wide variety of business types, from technology and R&D to light manufacturing, flex warehouse, medical office, and more.

The parcel's proximity to the I-90 interchange (0.6 miles) and Bozeman Yellowstone International Airport (approximately 2.5 miles) positions tenants for seamless regional and national logistics. Gallatin Farmers Avenue is an established commercial street with growing demand driven by Belgrade's rapid population and business growth.



Address	NNA Gallatin Farmers Avenue
Property Type	Land Lease
Lease Rate	\$67,567.56/YR + NNN
Estimated NNN	\$2,818.14/YR; property taxes
Total Square Feet	±50,050 SF
Total Acreage	±1.149 Acres

Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

Property Details

Address	NNA Gallatin Farmers Avenue
Property Type	Land
Total Acreage	±1.149 acres
Access	Gallatin Farmers Avenue via Jackrabbit Lane
Zoning	City of Belgrade - Innovation District (ID)
Geocode	06-0903-01-3-36-15-0000
Traffic Count	±17,182 AADT via Jackrabbit Lane





Close proximity to Jackrabbit Lane



Just ± 0.6 miles from the I-90 Interchange; 2.5 miles from the Yellowstone International Airport



Flexible lease term



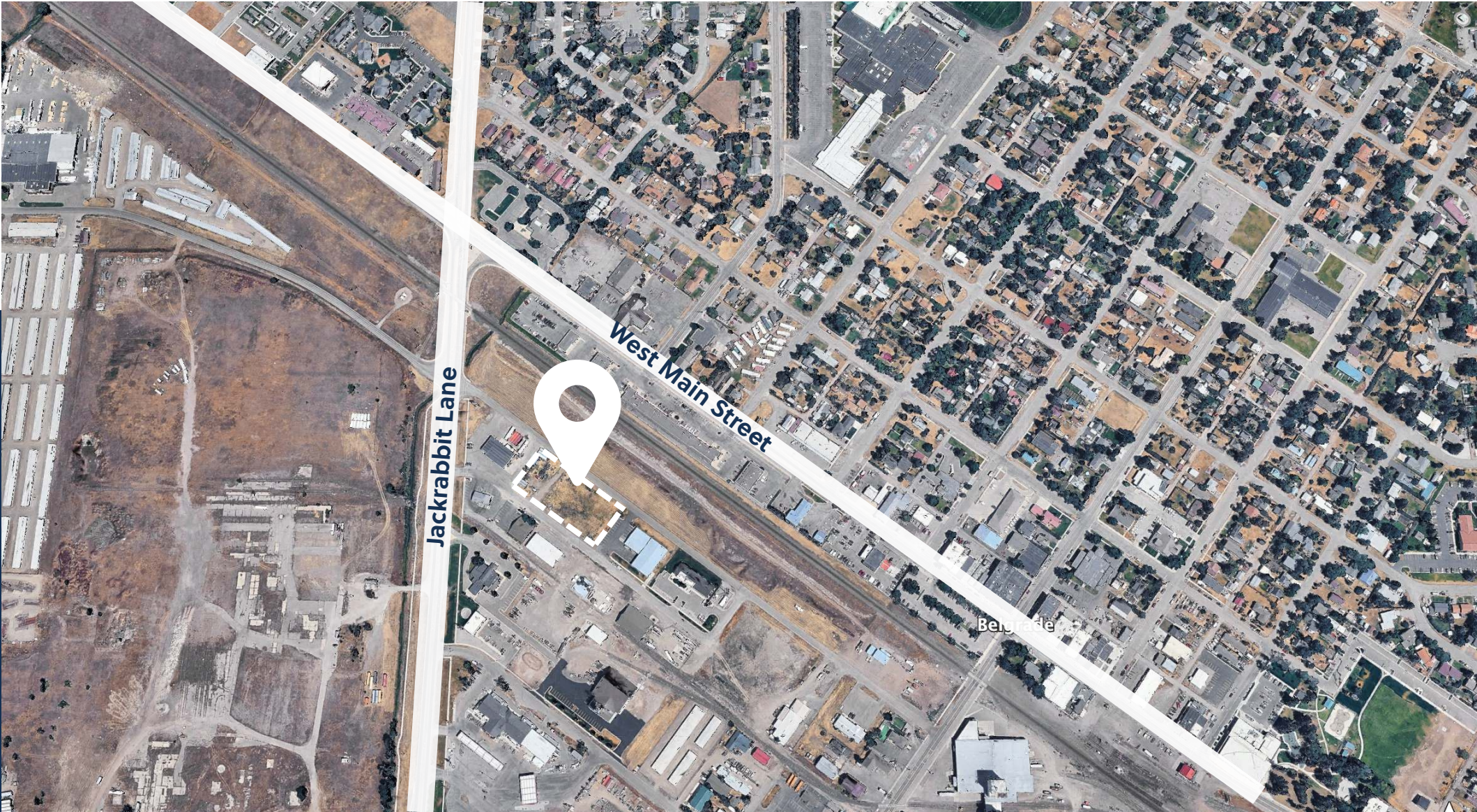
High visibility from Jackrabbit Lane and West Main

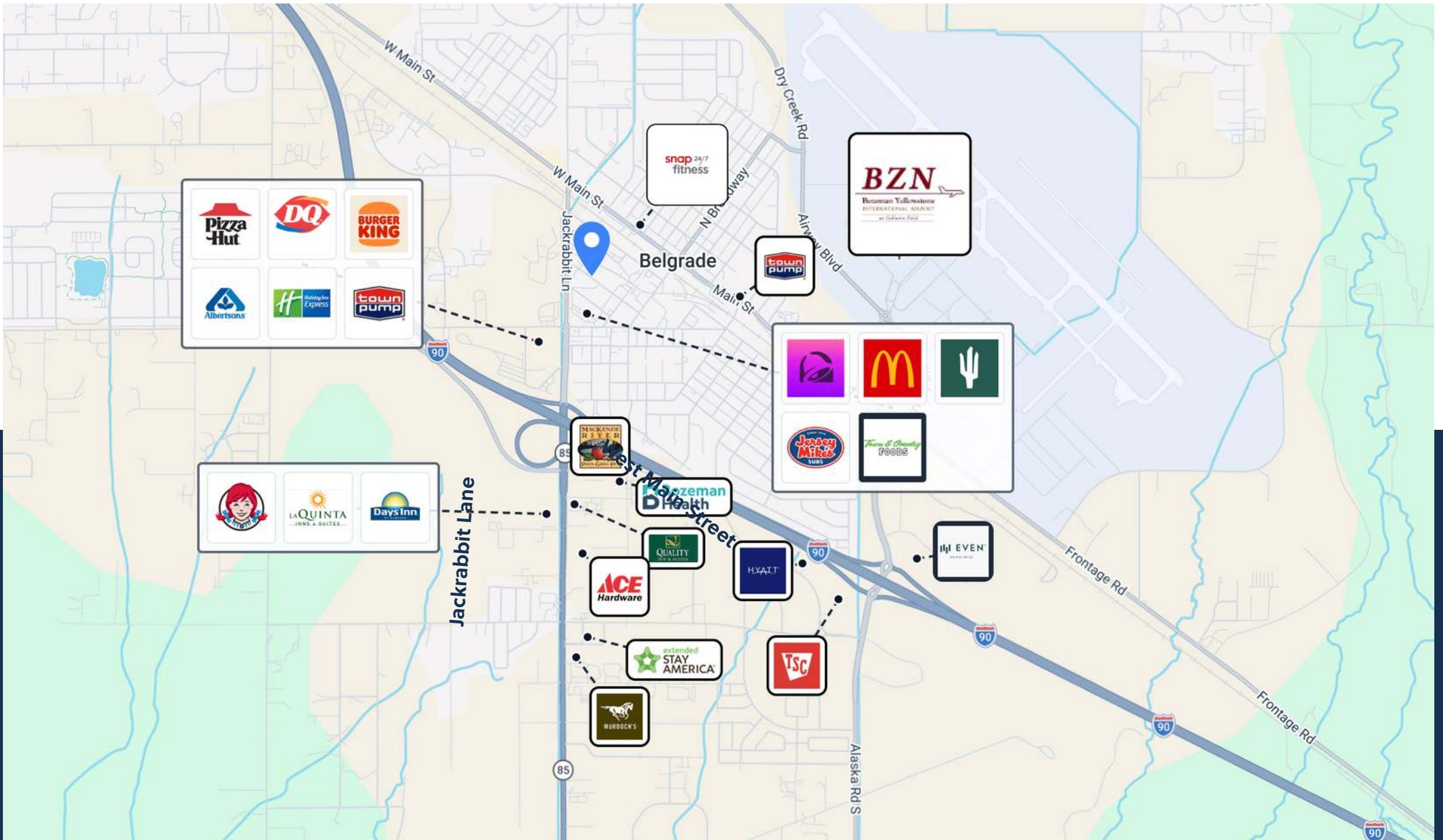


Established commercial corridor

Commercial Corridor Land for Lease

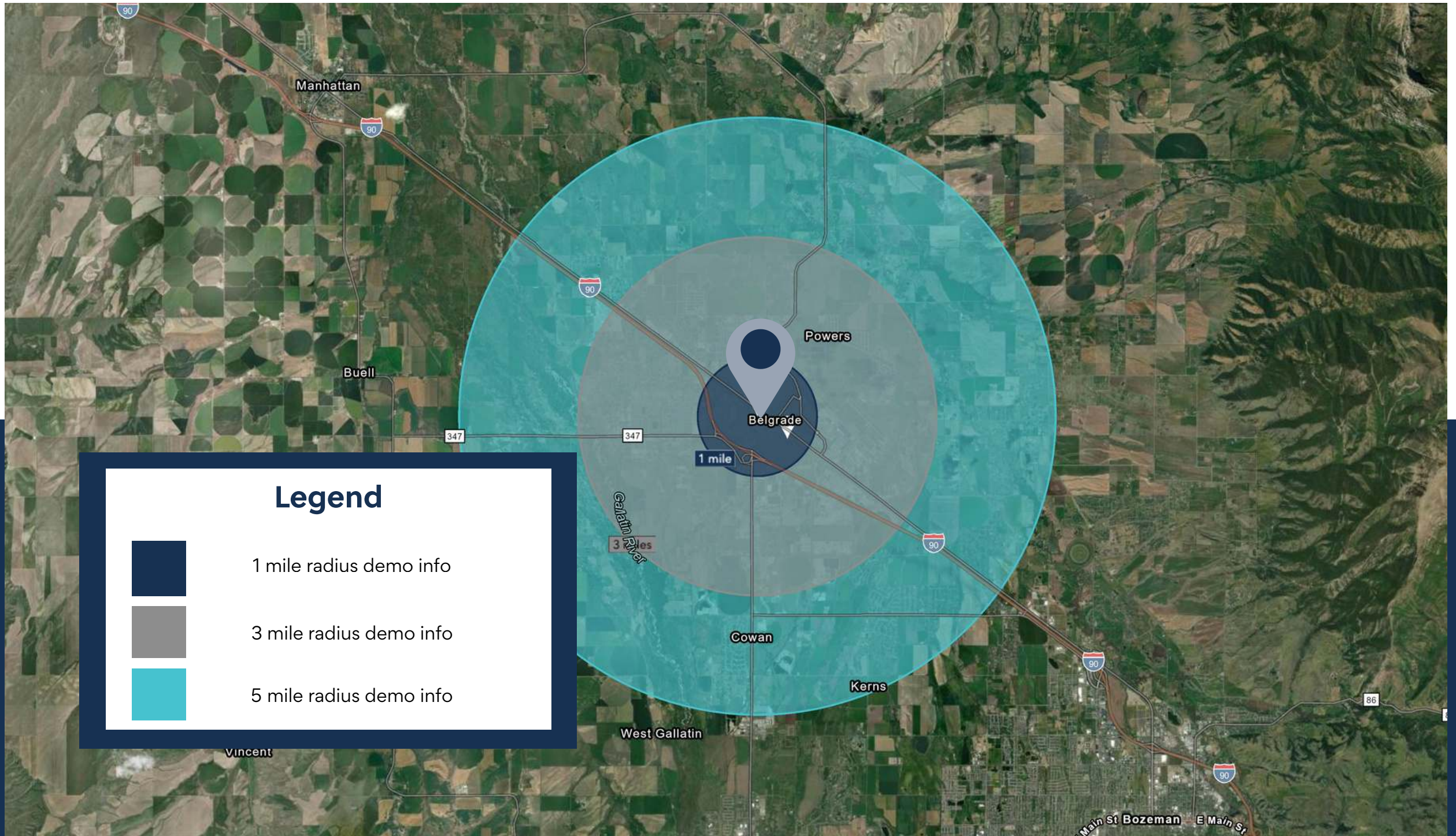
Located in the corridor with expansive growth and development in Belgrade





Location Overview





Legend



1 mile radius demo info



3 mile radius demo info



5 mile radius demo info

KEY FACTS

5 miles

28,319

Population



35.8

Median Age



2.7

Average Household Size

\$99,648

Median Household Income

7,671

2023 Owner Occupied Housing Units (Esri)

2,826

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



1,135

Total Businesses



8,851

Total Employees

HOUSING STATS

5 miles



\$625,186

Median Home Value



\$15,564

Average Spent on Mortgage & Basics



\$1,375

Median Contract Rent

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (24.9%)

The smallest group: \$15,000 - \$24,999 (4.0%)

5 miles

Indicator ▲	Value	Diff	
<\$15,000	5.6%	-0.6%	
\$15,000 - \$24,999	4.0%	-0.5%	
\$25,000 - \$34,999	4.1%	+0.4%	
\$35,000 - \$49,999	6.1%	-1.7%	
\$50,000 - \$74,999	14.3%	-0.7%	
\$75,000 - \$99,999	16.1%	+3.5%	
\$100,000 - \$149,999	24.9%	+1.3%	
\$150,000 - \$199,999	10.9%	+0.5%	
\$200,000+	14.1%	-1.9%	

Bars show deviation from

Variables	1 mile	3 miles	5 miles	ZIP Codes 59714 (Belgrade)	Counties Gallatin	States Montana	United States	Variables	1 mile	3 miles	5 miles
2022 Total Population	6,627	21,341	28,319	25,571	135,227	1,144,799	339,887,819	2022 Per Capita Income	\$43,431	\$45,063	\$48,514
2022 Household Population	6,606	21,306	28,283	25,526	131,058	1,115,471	331,671,159	2022 Median Household Income	\$94,111	\$94,557	\$99,648
2022 Family Population	5,172	17,403	23,354	21,084	91,650	851,883	264,093,561	2022 Average Household Income	\$109,748	\$121,376	\$129,976
2027 Total Population	7,206	23,262	30,768	27,781	148,772	1,205,657	347,149,422	2027 Per Capita Income	\$48,427	\$51,403	\$55,540
2027 Household Population	7,185	23,227	30,732	27,736	144,603	1,176,329	338,932,762	2027 Median Household Income	\$103,131	\$105,831	\$110,731
2027 Family	5,633	18,888	25,384	23,818	100,734	895,443	269,093,561	2027 Average Household Income	\$122,956	\$138,358	\$149,788

Bozeman Air Service

Bozeman Yellowstone International Airport offers **direct flights** to major cities on the east and west coasts.

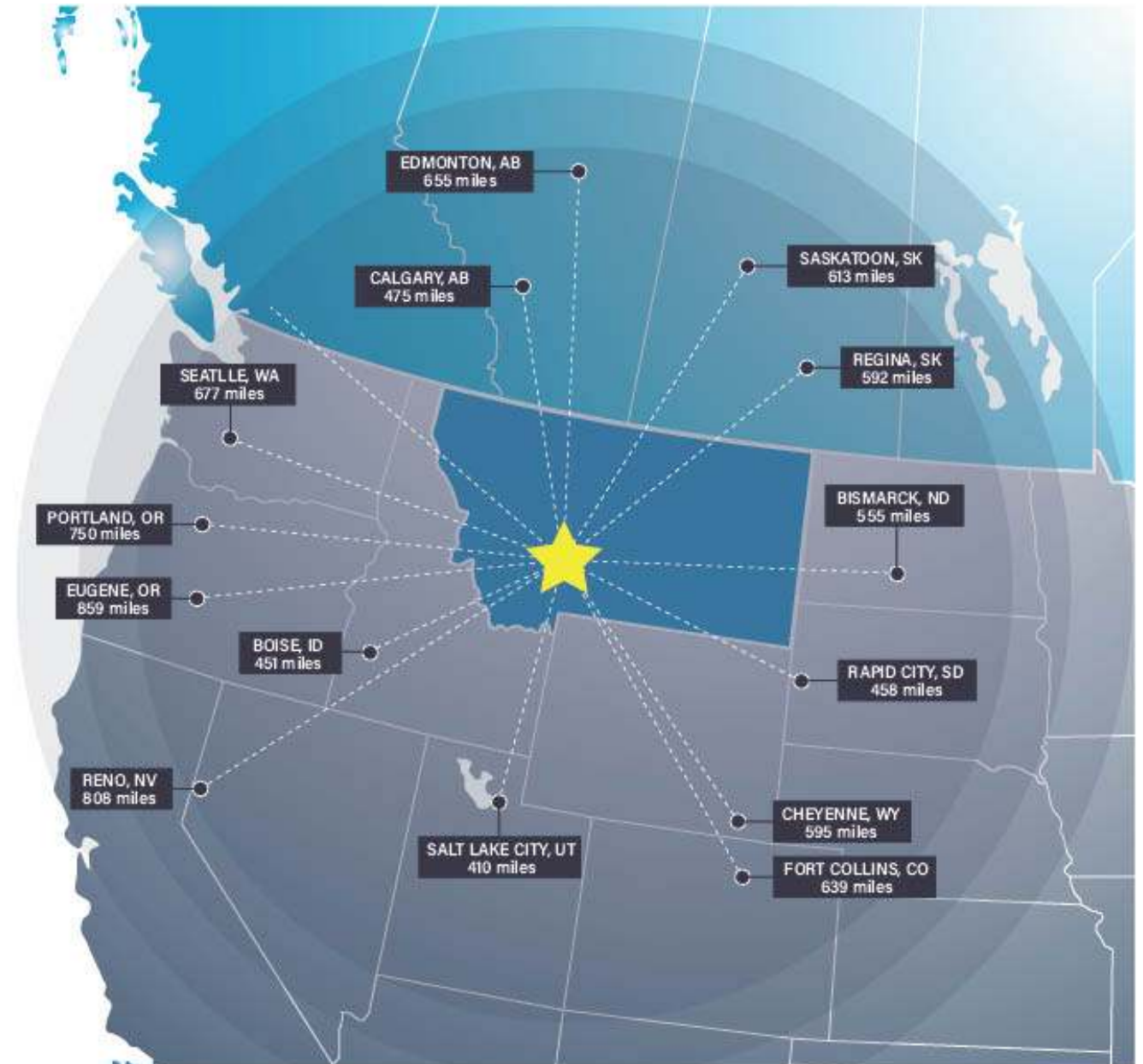


Bozeman Access

Bozeman offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Bozeman is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 means Montana's major cities including Billings, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Bozeman Yellowstone International Airport round out the city's access to a multimodal transportation network.



Top Employers

Montana State University

5,000+ employees

Bozeman Health

1000+ employees

Oracle

250+ employees

Kenyon Noble Lumber & Hardware

250+ employees

Bozeman Public School District

1,000+ employees

Simm's Fishing Products

100+ employees

Glacier Bancorp

100+ employees

Costco

100+ employees

Noteworthy



Source: Montana Department of Labor & Industry | lmi.mt.gov & Zippia | zippia.com



ACCOLADES

World's Greatest Places 2023

Time Magazine

James Beard Award Winning Restaurants

Four Bozeman/Belgrade chef's and restaurants nominated in 2023

#1 Best Micropolitan Economy in America

2018-2023

#5 Best Places to Retire

Self-Made

#3 Best Drinking Water in America

American Water Works, 2023

#1 Best College for Outdoor Sports & Recreation

Montana State University

300 Days of Sunshine a Year

Montana State University

Top 3% of colleges and universities in the nation for research expenditures

PEOPLE

42.9% Population Growth - 2012-2022

Bozeman has grown rapidly

Median Age 28 Years Old

The median age in the US is 39

68.8% Degreed

Associates degree or higher, 25.8% have a graduate level degree

31% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Management, Sales, Office and Administrative, Construction, Food Service

ACCESS

15 Minutes

Average Commute Time

12.8% Multimodal Commuters

Walk or bike to work

85 Hours Saved

85 hours saved in commute yearly over national average

24 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

5 Routes

Provided by a bus network across the City of Bozeman

7 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Tech Companies

Oracle, Snowflake (Warehousing), Next Frontier Capital (Investment), PFL Tech (Marketing), Schedulicity (Software), Bridger Photonics (LIDAR) and more.

36% Wage Growth

Over the past ten years

20% of Households have Self-Employment Income

A marker of the region's entrepreneurial mindset

Outdoor Gear Companies

Companies headquartered in Bozeman for outdoor gear include: Oboz Footwear, Simms, Schnee's, Mystery Ranch, Kenetrex and more.



Brokerage Advisors



KARA HOGAN, CCIM
Commercial Real Estate Advisor

Kara has extensive deal management experience across Montana. She brings strong coordination, clear communication, and a steady approach to keeping complex transactions on track for owners, users, and investors throughout the Gallatin Valley.

Operations & Data Team



SIERRA PIERCE

Transaction Coordinator

Sierra has a sharp eye for detail with a background in client service and project coordination. With experience in marketing, small business ownership, and healthcare administration, Sierra has spent her career managing logistics, building strong relationships, and ensuring no task falls through the cracks.



SARA TOWNSLEY

Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



JUDY POWELL

Director of Accounting & Finance

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.

Marketing Team



MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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