

0.471 +/- AC VACANT LAND

SCENIC LIVING OPPORTUNITY AND EXCEPTIONAL DEVELOPMENT SITE

LOT 46 3450 ROSEBUSH LN BELGRADE, MT 59714

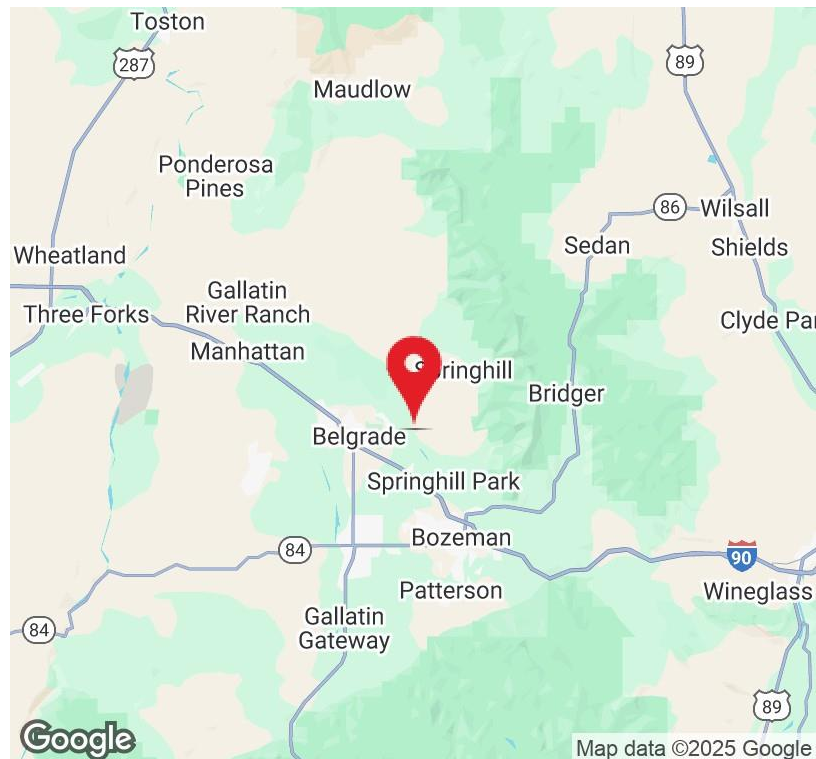
FOR SALE



SALE PRICE \$295,000

PROPERTY HIGHLIGHTS

- 0.471 +/- AC Vacant Land
- Last Available Parcel in Springvale Subdivision North of I-90
- First Time on the Market in Over 40 years
- Exceptional Bridger Mountain Views with a Quiet Rural Setting
- Paved Road Access that Dead Ends at the Property for Added Privacy
- Utilities Available: Community Water, Electricity, Natural Gas, and Fiber Optic
- Zoning: R-1 – Residential Single-Household Low Density
- Bozeman or Belgrade School District.
- Conveniently located near Belgrade, Bozeman, and Yellowstone International Airport.



Paul Lencioni

Broker

406.404.6840

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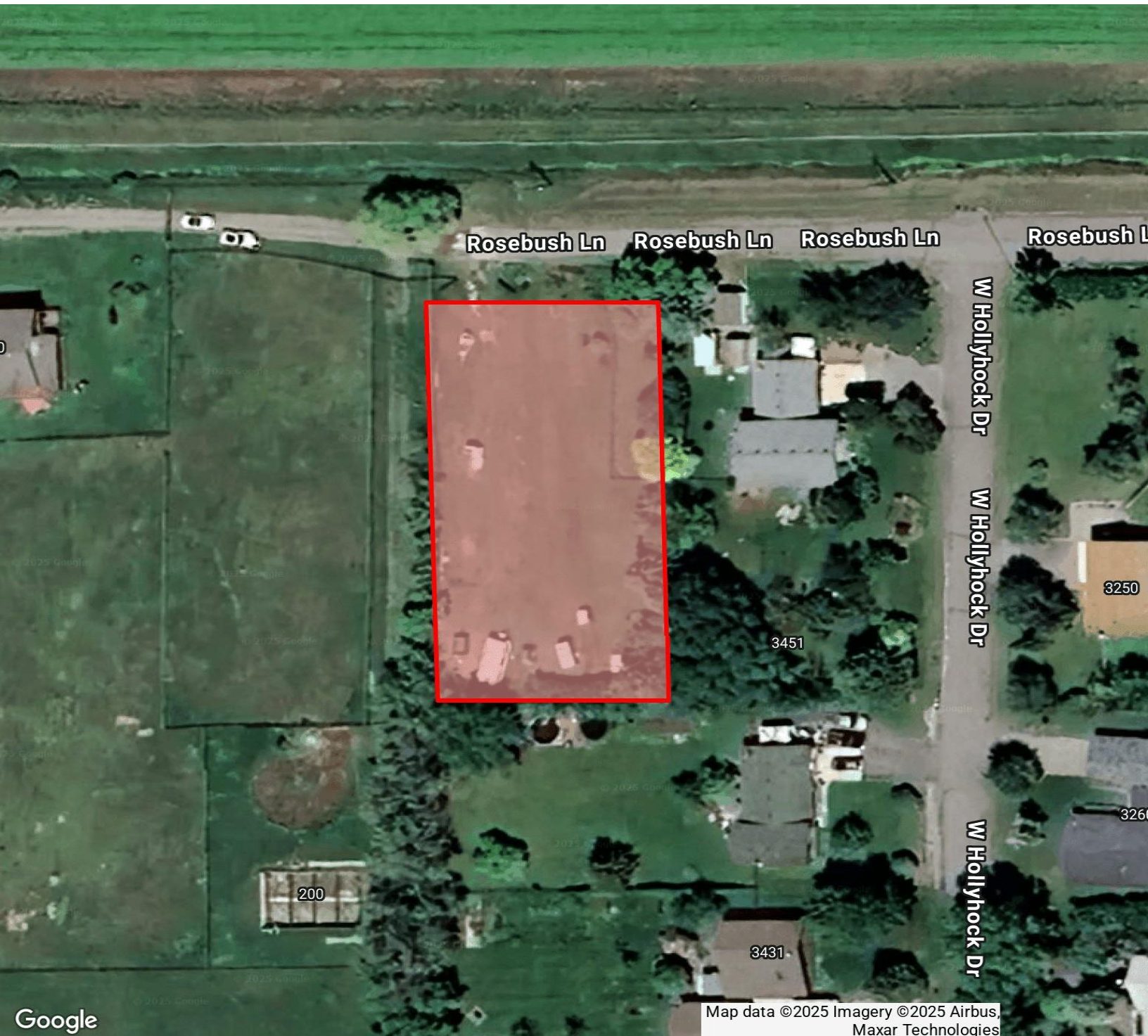
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AERIAL MAP



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PROPERTY PHOTOS



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RETAILER MAP



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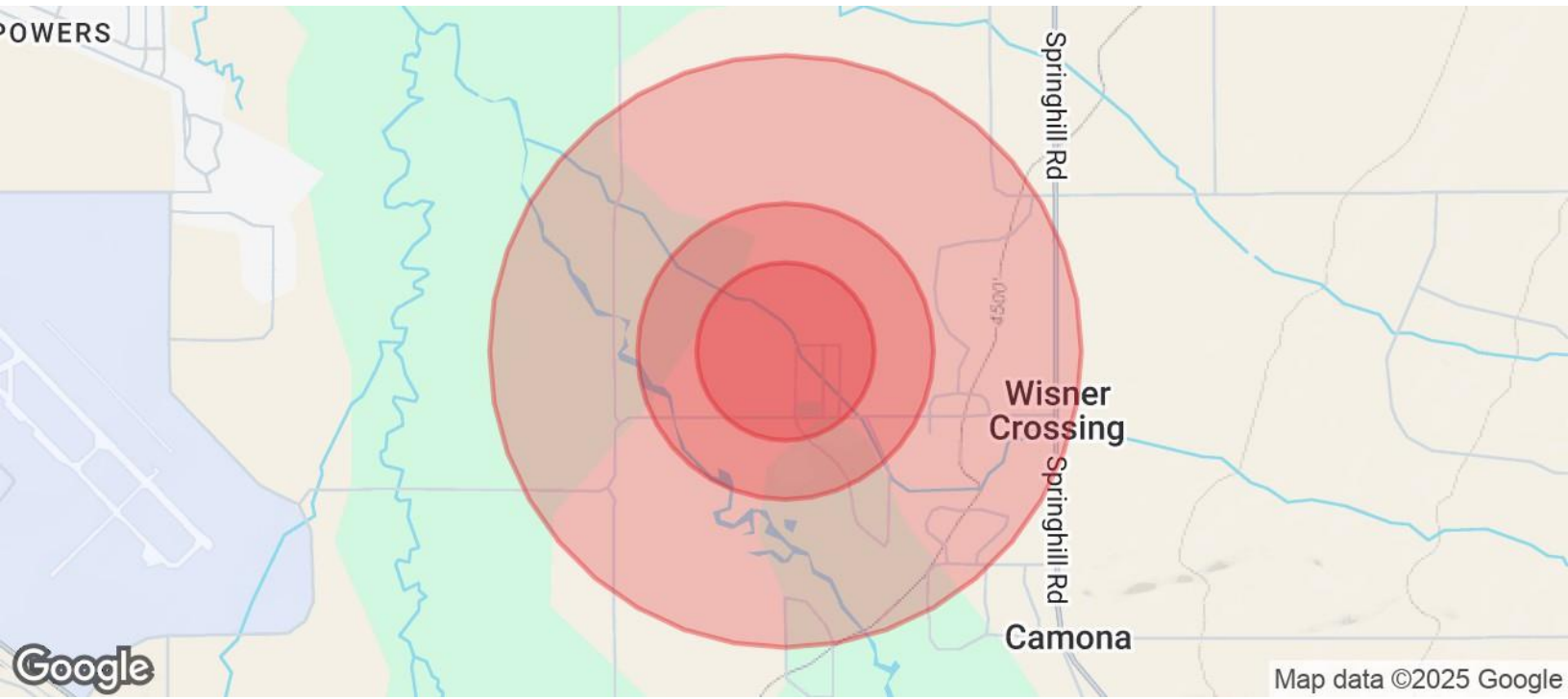
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	193	287	563
Average Age	48	48	47
Average Age (Male)	48	48	48
Average Age (Female)	47	47	47

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	78	115	225
# of Persons per HH	2.5	2.5	2.5
Average HH Income	\$176,318	\$176,297	\$176,100
Average House Value	\$1,109,544	\$1,107,959	\$1,059,952

Demographics data derived from [AlphaMap](#)

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