



**OUTLAW**  
REALTY

Legacy  
Through  
Lifestyle &  
Connection



TBD Vaquero Parkway

SHOVEL-READY  
DEVELOPMENT  
PROJECT



# PROPERTY DETAILS

**TBD VAQUERO PARKWAY  
BOZEMAN, MT**

**INQUIRE FOR PRICING**

Beds | Bath | Sqft





An exceptional 7-acre development opportunity located within Bozeman city limits and directly across from The Crossing neighborhood. This fully entitled, shovel-ready project is approved for 44 townhomes, presenting a rare chance to deliver much-needed housing in one of the area's most desirable and rapidly growing corridors. Bordering the expansive 100-acre Gallatin County Regional Park, the property offers panoramic mountain views, ideal southern exposure, and immediate access to trails, open space, and recreation. The premier park-adjacent setting combined with in-town convenience creates outstanding value and long-term appeal. With approvals secured and development-ready status in place, builders and investors can step confidently into a thoughtfully planned project — without the delays, risk, and uncertainty of the entitlement process.



**SITE PLAN** 1"=80'

\*NOTE: BUILDING ENVELOPES SHOWN FOR REFERENCE ONLY. THE BUILDING ON EACH LOT WILL COMPLY WITH CITY CODES FOR MAX F.A.R. (1:1) AND LOT COVERAGE (50%) FOR THIS ZONE (R3) WHEN THE UNITS ARE DESIGNED. EACH UNIT WILL PROVIDE REQUIRED PARKING ON SITE.

# QUICK FACTS

-  Fully entitled & shovel-ready — no entitlement risk
-  Approved for 44 townhomes in a high-demand Bozeman corridor
-  Borders 100-acre Gallatin County Regional Park
-  Panoramic mountain views & ideal southern exposure
-  7 acres within city limits — all utilities available

# ACCESSIBILITY

Bozeman International Airport is a gateway to Montana's majestic natural wonders and a premier travel destination in its own right. With its stunning mountain backdrop and friendly small-town atmosphere, the Bozeman airport offers a unique and memorable travel experience.

The airport is conveniently located just 8 miles northwest of downtown Bozeman. It is served by several major airlines, including Delta, United, American, Alaska and Allegiant, which offer direct flights to major cities across the United States, including Los Angeles, Seattle, Denver, Dallas and Minneapolis.



# SOUTHWEST MT RECREATION

Bozeman, Montana offers a wide range of recreational activities that cater to people of all ages and interests. Here are some popular options:

**Hiking and biking:** Bozeman is surrounded by mountains and hiking trails. You can explore the popular M Trail or hike to the summit of Sacajawea Peak. Additionally, there are several mountain biking trails in the area, including the Bangtail Divide Trail.

**Skiing and snowboarding:** Bozeman is close to several world-class ski resorts, including Bridger Bowl and Big Sky Resort. These resorts offer skiing and snowboarding opportunities for all skill levels.

**Fishing:** Bozeman is known for its world-class fly fishing. You can fish in the nearby rivers and streams for trout and other fish species.

**Rafting and kayaking:** The nearby Gallatin River offers exciting whitewater rafting and kayaking opportunities.

**Golfing:** Bozeman has several golf courses that are open to the public, including the Bridger Creek Golf Course and the Cottonwood Hills Golf Course.

**Cultural and historical attractions:** Bozeman is home to several museums, including the Museum of the Rockies and the American Computer & Robotics Museum. Additionally, you can explore the historic downtown area.

**Parks and gardens:** Bozeman has several parks and gardens that offer a peaceful respite from the hustle and bustle of the growing city. The Montana Arboretum and Gardens and the Bozeman Sculpture Park are popular destinations.

These are just a few of the many recreational activities available in Bozeman. The city's natural beauty and proximity to outdoor activities make it a popular destination for outdoor enthusiasts.





LISTED BY

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