

Retail/Office Land Available for Ground Lease

South 29th Avenue (Just South of Main Street/Hwy191)

- 2.23 Acres Available- among 4 lots
- Possible 4-story, 43,400 Building SF coverage over 4 lots (office use)
- Lots can be separated from one another
- Long-term Ground Lease or Built-to-Suit for right Tenant
- Near Lighted Intersection
- Quick Access to Main Street
- Adjacent to Montana State University
- Permitted Uses Include:
 - Restaurant
 - Medical
 - Hospitality
 - Office
 - Auto Uses
 - Financial Institutions



- 4 Lots adding up 97,138 SF +/-
- Parking calculations depends on Use
- Price negotiable
- Located in Opportunity Zone

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Cobb 
Realty Group

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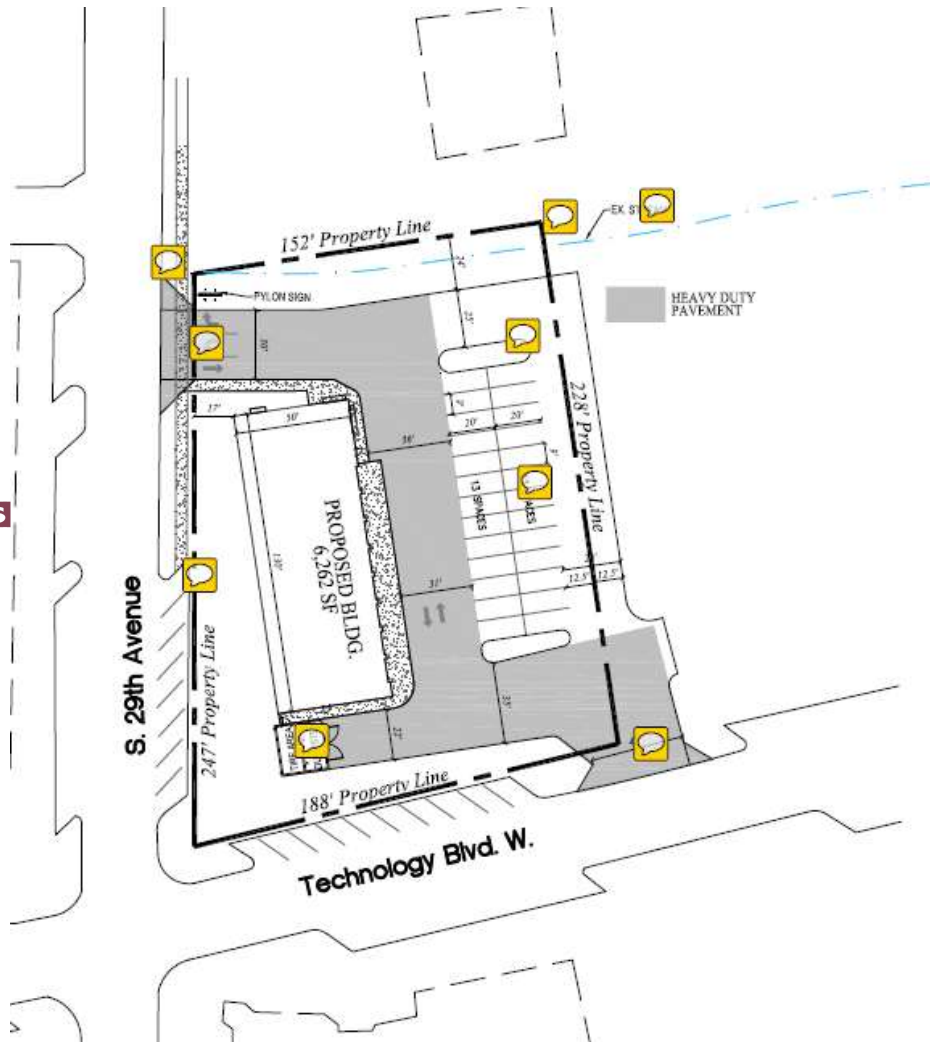
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Site Photos



Concept Site Plan #3

KOHL'S



- Centralized location in the heart of Bozeman
- Adjacent to Montana State University and across from Gallatin Valley Mall
- Across from 330 market-rate apartments- currently under construction
- Walking distance to other retail and restaurant shops

back Tables

The Bozeman Gateway Subdivision - Phase 3
Planned Unit Development
Property Setbacks

Lot Number	Fronting Street	Front Setback (building/parking lot)	Side Setback (building/parking lot)	Rear Setback (building/parking lot)
BLOCK 4				
1	S. 29 th Avenue	15'/15'	15'/20' N na S**	20'/na
2	S. 29 th Avenue	15'/15'	10' N 15' S/na**	20'/na**
3	Technology	15'/10'	30' E 20' W/na**	10'/na**
4	Lot 1	20'/na**	10'/na**	30'/na
BLOCK 7				
1A	Technology	15'/15'	15'/15'	30'/na
3	Garfield	20'/na	10' E 15' W/na	30'/na
4	Garfield	20'/na	30' E 10' W/na	30'/na
5	Lot 6	10'/na**	30' E 10' W/na	10'/na**
6	Technology	15'/15'	30' E 10' W/na*	10'/na**

**Setback between building lots is 0'.

Note: Setbacks shall be adjusted to include easements where applicable.

Site Plan of all Available Lots



EDCl
ENGINEERS

DICKEY'S
AMERICAN PIT

crumbl
cookies

orange theory
FITNESS

néktar
JUICE BAR

Cobb
Realty Group

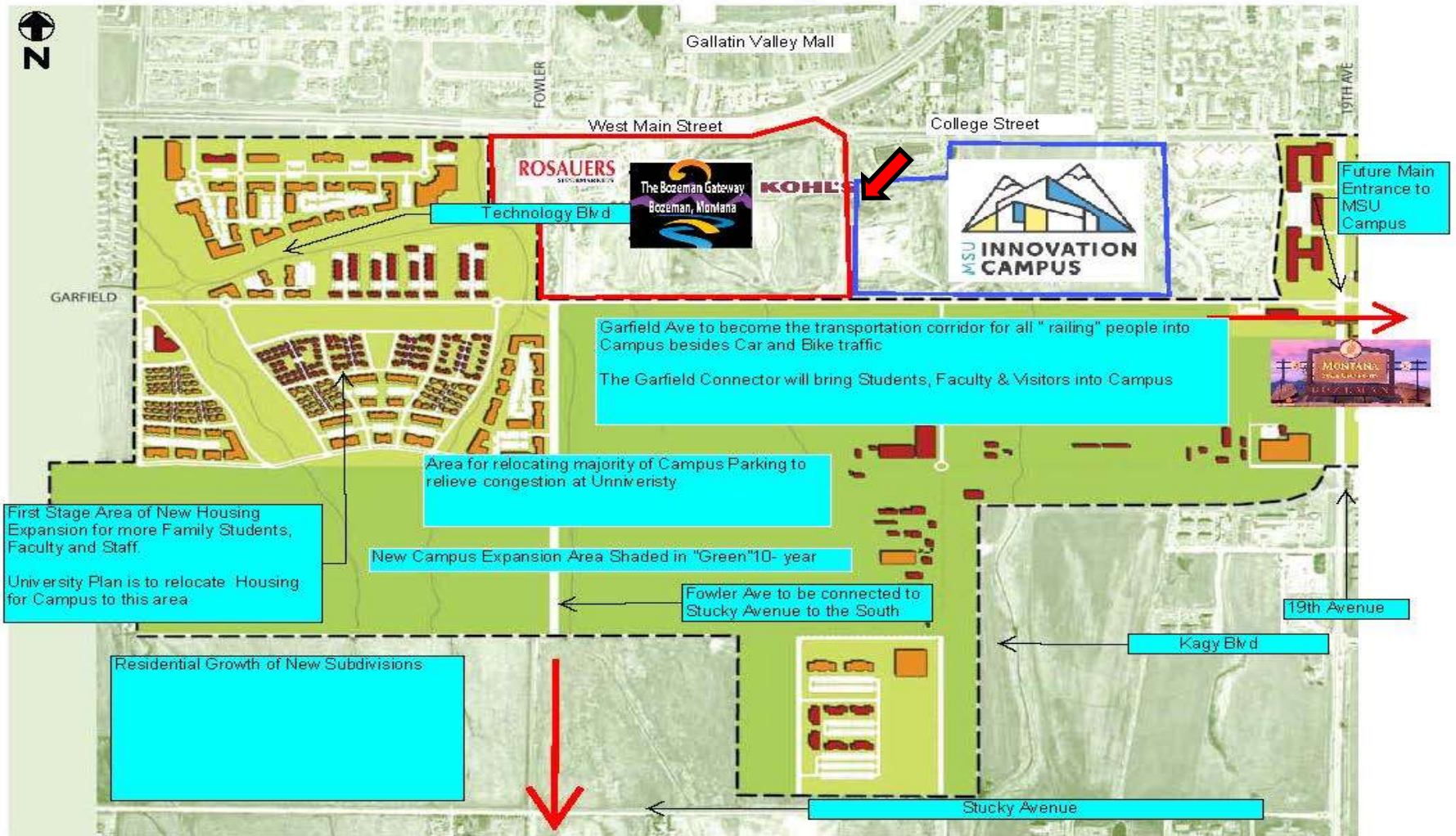
The Bozeman Gateway
Bozeman, Montana

BOZEMAN GATEWAY
SITE PLAN

FIELD WORK: _____ DATE: 10/2/2020
DRAWN BY: JAU SCALE: 1"=100'
CHECKED BY: _____ PROJ #: 26,536,009

PLOTTED DATE: Oct/13/2020 - 04:18:40 pm
DRAWING NAME: N:\26536\26536_V000\04\Phase 4-Site-New.dwg
SHEET: 01 OF 01

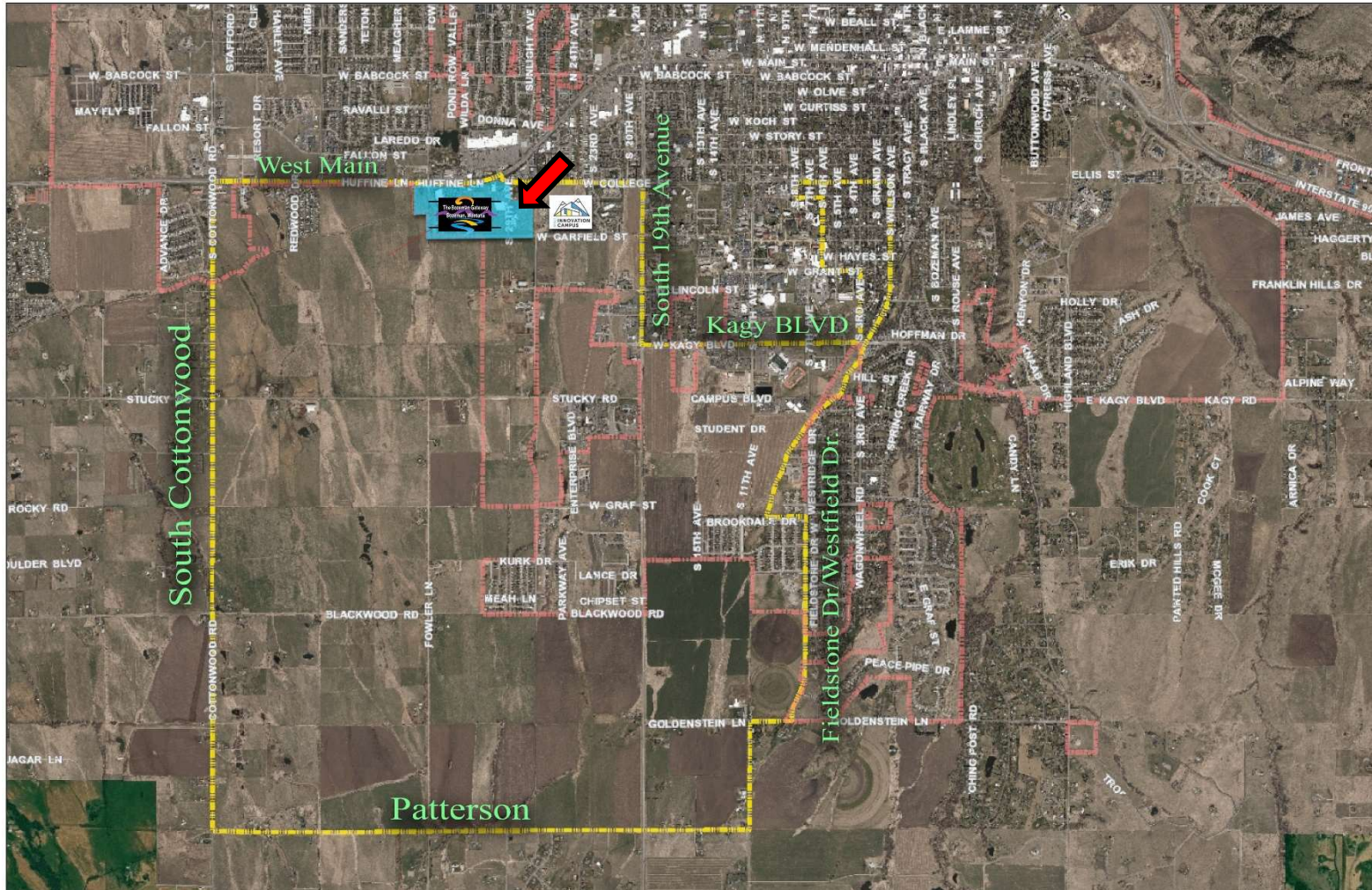
MSU's Expansion Plan 10-25 Years





Opportunity Zone Property

BOZEMAN^{MT} Opportunity Zone Area Bozeman, Montana



Legend

- Street Names
- City Limits
- Opportunity Zones

Qualified Opportunity Zones retain this designation for 10 years. Investors can defer tax on any prior gains until no later than December 31, 2026, so long as the gain is reinvested in a Qualified Opportunity Fund, an investment vehicle organized to make investments in Qualified Opportunity Zones.

In addition, if the investor holds the investment in the Opportunity Fund for at least ten years, the investor would be eligible for an increase in its basis equal to the fair market value of the investment on the date that it is sold.

Investing in Opportunity Funds can provide the following 3 tax incentives to investors:

- 1) Deferral of capital gain;
- 2) Possible reduction of the amount of gain realized through a basis adjustment;
- 3) Possible permanent exclusion of gain on the appreciation for the interest in a Qualified Opportunity Fund.

Location



Created By: Joseph Cobb

Created For: The Bozeman Gateway

Date: 06/29/2018

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Adjacent to Montana State's Innovation Campus



- State-of-the-art facilities for companies to locate
- Collaborative programs between MSU's faculty, researchers, and scientists work with private and government researchers and scientists
- These companies push forward cutting-edge science and advance technologies
- MSU students gain hands-on learning experiences
- MSU Innovation Campus will amplify research, commercialize new technologies, and catalyze Montana's entrepreneurial ecosystem.
- Aurora (Lidar) Technologies – 78,000 SF Facility
- Hyundai New Horizons Studio- \$20 million investment
- Applied Research Labs
- Impact on Bozeman Gateway is substantial
- Benefits the Restaurants & Retailers
- Will be an added benefit to a Hotel operation with proximity to both Innovation and MSU campuses
- Montana State University has grown into a comprehensive university:
 - 774 full-time faculty,
 - Almost 15,000 students and growing
 - Over \$102 million in externally sponsored research conducted annually.

INNOVATION CAMPUS POTENTIAL LAYOUT - 545,000 SF

