



Development Opportunity

At Cottonwood Commercial Center

4.24 ACRES APPROVED FOR 3 UNITS!



Approx Lot Lines

4.24 Acre Lot Available

- Fully approved for 3 units on the lot. Attached or detached building options available
- Electricity, water, and sewer to lot with Four Corners Water and Sewer
- Four Corners Water and Sewer District with additional water allotment possible to reserve, 3 EDUs available to convey.
- No zoning, but covenants have similar B2 Zoning attributes
- Irrigation Well already drilled
- Corner lot with excellent traffic exposure at traffic light

Possible Uses

include but not limited to

APPROVED FOR UP TO 3 UNITS!

RESTAURANTS

Dine In
Quick Serve
Coffee Shops

ENTERTAINMENT

Bars
Breweries
Distilleries
Bowling Alley

ESSENTIALS

Convenience Stores
Grocery Stores
Markets
Day Cares

RETAIL SALES

Clothing
Sporting Goods
Florists
Automotive

OFFICE

Medical
Banking
Financial Services
Legal Services

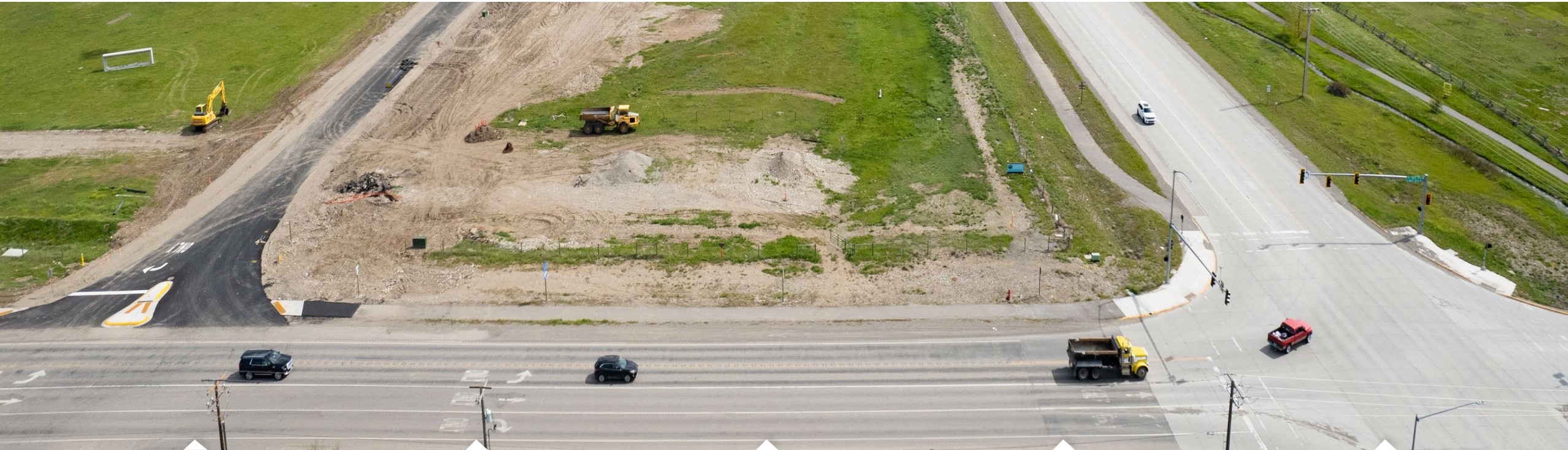
- 1 **Excellent Highway Visibility – HWY 89, Jackrabbit Lane**
Annual Average Daily Traffic 18,091(2021 study) · Increased traffic by 25% in the past 3 years

- 1 **Airport to Big Sky Corridor**
This is along the main route for travelers from the airport to Big Sky

- 1 **Developing area with 3400 +/- - new housing within 2 mile radius**
5 new subdivisions seeking preliminary plat in radius
Across from a 300 home existing neighborhood

- 1 **New Crosswalk Coming Soon**
As part of a surrounding subdivision's offsite improvements, a cross walk from the SW to SE corners of Jackrabbit will connect this lot to 600 +/- - homes foot traffic

- 1 **Corridor for Bozeman Commuters**
E Valley Center and Jackrabbit are main thoroughfares for Bozeman commuters from surrounding subdivisions



Montana Department of Transportation 2021 Traffic Study Data

AAADT 18,091
(annual average daily trips)

Volume count
on 9/22/21 of
23,342

5% Growth
in 2021

20% Growth in
2020

Airport to
Big Sky Corridor

Bozeman Yellowstone International Airport

Passenger Enplanements*:

2022 - *Projected* 1,102,570 a 13.3% increase from 2021

2021 - 973,699 a 118.2% increase from 2019

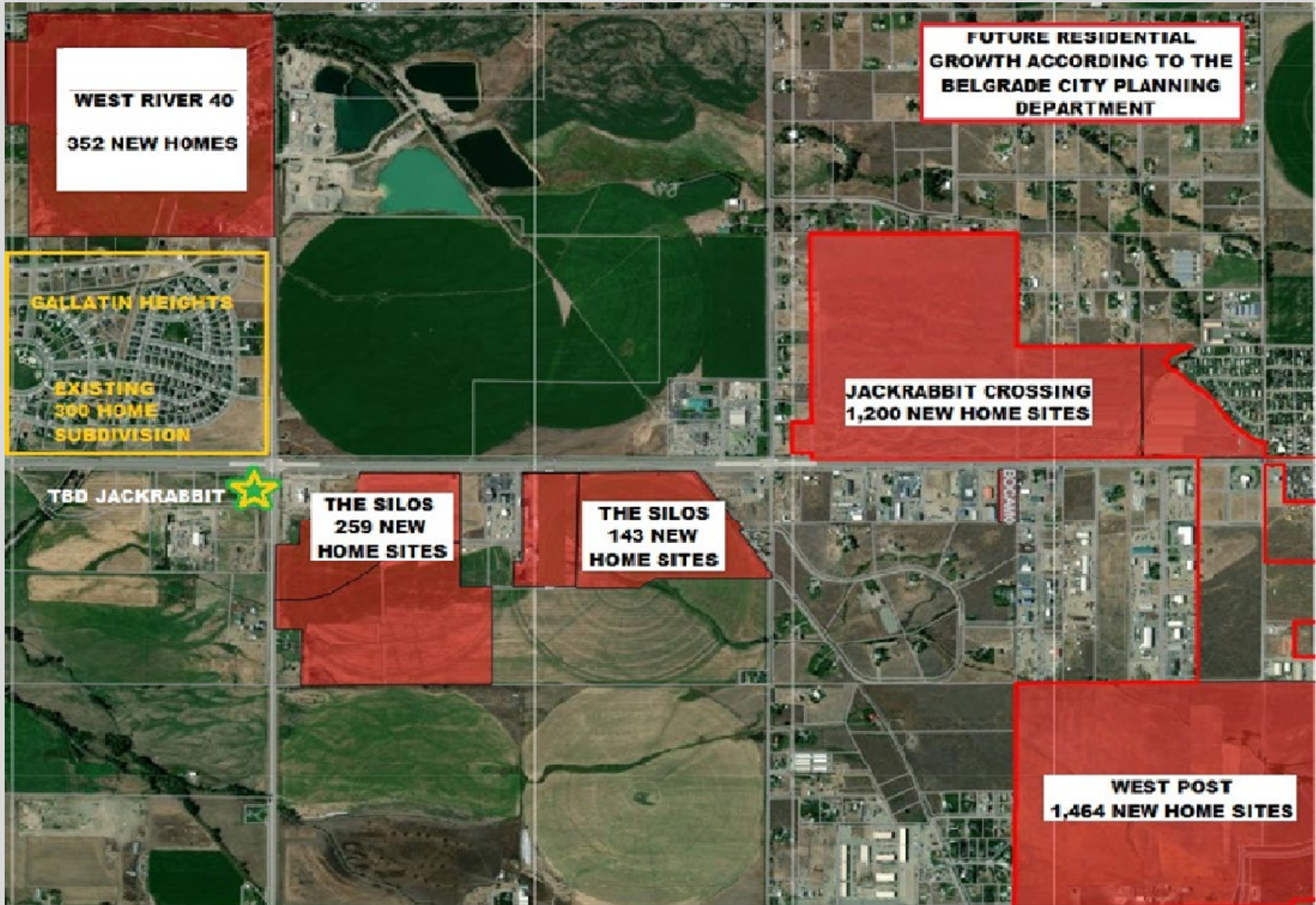
2019 – 446,309

Total Passengers (enplaned and deplaned) are expected to surpass 2.2 Million in 2022



22 Non-Stop Destinations include:

- Seattle/Tacoma, WA
- Portland, OR
- CA: Oakland, San Francisco, LA, San Diego
- Las Vegas, NV
- Salt Lake City, UT
- Phoenix, AZ
- Denver, CO
- TX: Dallas, Austin, Houston
- Minneapolis, MN
- Chicago, IL
- Nashville, TN
- Atlanta, GE
- Fort Lauderdale, FL
- Charlotte, NC
- Philadelphia, PA
- Newark, NJ
- NY/JFK, NY
- Boston, MA



Developing area with 3400 +/- - new housing within 2 mile radius

- New homes will bring increased traffic count on Jackrabbit and E Valley Center
- Limited service businesses currently in the area
- Community desires convenient restaurants, bars, entertainment, and service related consumer businesses such as grocery stores. So many opportunities!





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