



# MOONRISE @YELLOWSTONE

1111 MOONRISE WAY  
WEST YELLOWSTONE, MT



[MoonriseAtYellowstoneMT.com](http://MoonriseAtYellowstoneMT.com)

Located within the Town of West Yellowstone, Montana, Moonrise @ Yellowstone is a recently approved multi-phase residential development entitled for 200 units with 16 buildings on 21.82 +/- acres within the existing Madison Addition Subdivision. The project includes a mix of 24-unit and 12-unit buildings, plus two 4-plexes, a clubhouse with fitness center, garages for every unit, and maintenance facilities. Designed for modern mountain living, Moonrise brings much needed residential inventory to the gateway of Yellowstone National Park while maintaining thoughtful site planning and open space integration on essentially one of the last large developable parcels within city limits



F O R E S T S

21.82±

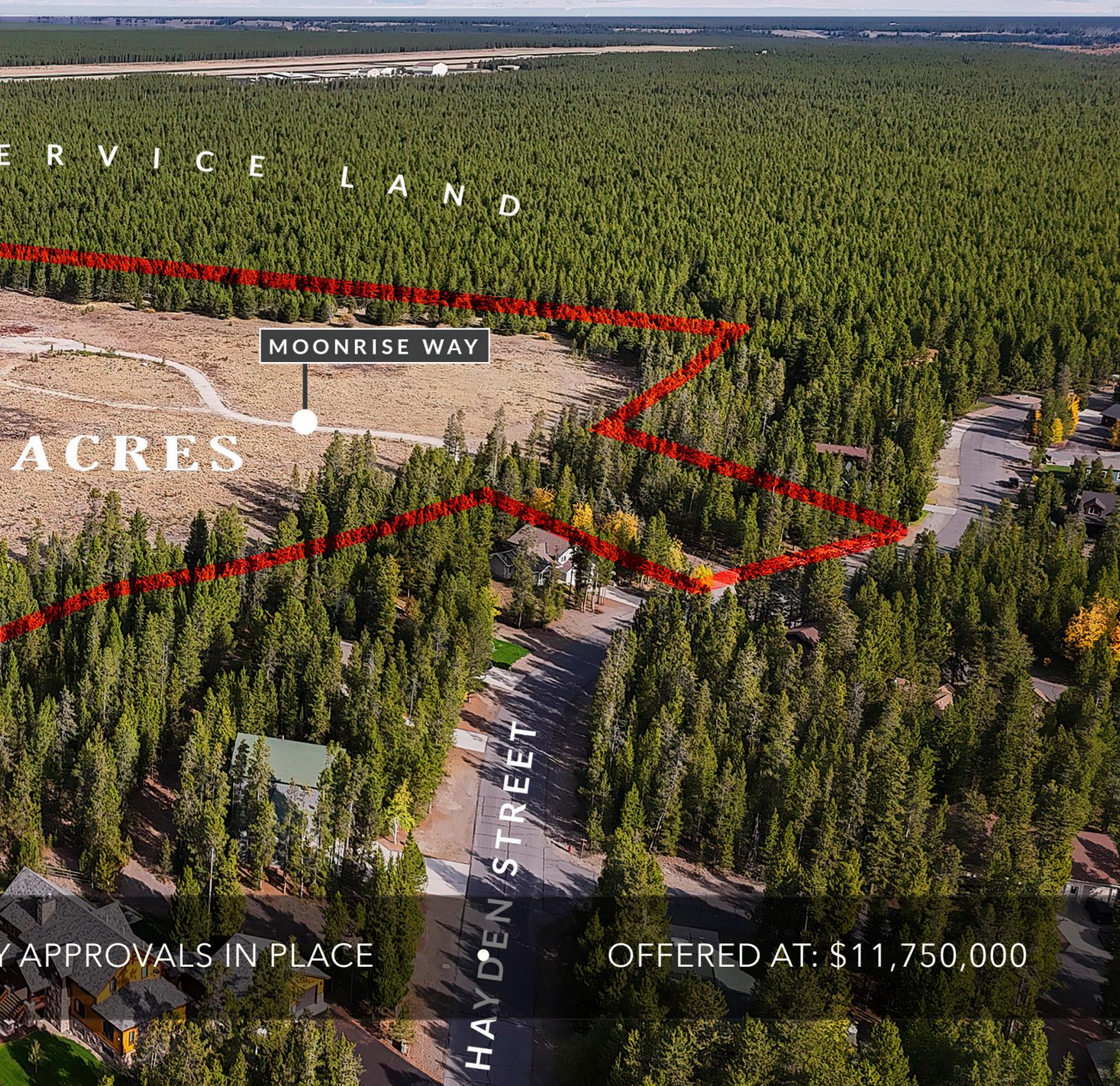
21.82+/- ACRES

• CITY APPROVED PLANS

• KEY

Moonrise @ West Yellowstone has received all necessary development approvals from the Town of West Yellowstone and the Madison Addition Homeowner's Association, as well as full commitment from the city for water and sewer service. The sewer main is currently stubbed into the entry of the project and the water main is located across the street from the project in the public right of way.

For market flexibility, the project is approved for either long term rented units or condominiums for sale, and may be constructed in up to 10 separate phases.



APPROVALS IN PLACE

OFFERED AT: \$11,750,000

PARK WEST ENTRANCE

YELLOWSTONE NATIONAL PARK

21.82± ACRES



DOWNTOWN  
WEST YELLOWSTONE



PROPERTY LINE IS APPROXIMATE



# LOCATION

For long-term rental performance and future condo ownership, proximity to year-round recreation and a consistently strong visitor economy creates built-in resilience. West Yellowstone receiving almost half of the traffic out of

3.55 MILLION VISITS YTD • 2% INCREASE YEAR OVER YEAR



Moonrise @ Yellowstone is located in the northwest corner of the town of West Yellowstone, the primary gateway to Yellowstone National Park and one of the highest performing tourism markets in the Rockies. The 21.8 acre site sits within city limits and just minutes from restaurants, shops, trail networks, park access points, and major seasonal employment hubs. National Forest land borders the property on two sides, creating a rare sense of privacy and lifestyle appeal in a high traffic destination. Millions of annual visitors pass through West Yellowstone each year, reinforcing consistent demand drivers for thoughtful development. Commercial and private flights service Yellowstone Airport, further strengthening year round accessibility for both visitors and residents.

# Moonrise @ Yellowstone

Montana, AC +/-



- Boundary
- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government



# AREA NEED

West Yellowstone faces a well-documented imbalance between rising labor demand and an undersupplied housing market. Jobs have grown significantly faster than available units, and a large share of existing housing is diverted to short-term rentals rather than year-round residents. Local planning reports consistently identify workforce and attainable housing shortages as critical barriers to sustaining the town's economic growth. Moonrise directly responds to this gap by delivering in-town, long-term housing at a scale the market has been unable to produce on its own.

## WORKFORCE GROWTH OUTPACING HOUSING

*West Yellowstone employment grew 29 percent YoY (2022-2023) while housing supply lags countywide (3.3 percent job growth vs. 2.3 percent housing growth).*

## STR SATURATION OVERTAKES INVENTORY

*600-700 active Short Term Rental (STR) listings with 60-70 percent occupancy.*

## DOCUMENTED WORKFORCE HOUSING GAP

*Town planning documents explicitly cite a shortage of affordable and seasonal workforce housing.*

## NEAR-ZERO VACANCY RATE

*West Yellowstone operates with essentially 0% long-term rental vacancy, leaving no available housing for new or seasonal workers.*

## BIG SKY REGIONAL DEMAND

*Big Sky faces a shortfall of 2,000+ employee housing units, pushing workers to seek housing in nearby communities; West Yellowstone at 32 miles is significantly closer than Bozeman and often the first alternative.*

## DEMAND FOR LONG-TERM HOUSING

*Despite rapid job growth, most employees must live 30-120 miles away in surrounding communities, as West Yellowstone lacks sufficient long-term housing. The map shows the real distances involved.*



# INVESTMENT



## KEY APPROVALS IN PLACE

The project has received full Zoning Permit approval from the Town of West Yellowstone for 200 units in up to 10 phases, along with approval from the Madison Addition Architectural Review Board, meeting all covenant requirements.



## EMPLOYMENT DEMAND

West Yellowstone's seasonal and year-round workforce needs continue to outpace available housing, supporting strong absorption for long-term rentals and future condo ownership.



## HOUSING DEMAND

Limited local inventory and sustained pressure from both seasonal workers and long-stay visitors have created a clear gap in attainable, well-located housing—positioning Moonrise to meet a need the market has been unable to satisfy on its own.



## HIGH TRAFFIC TOURISM

The West Entrance captures the highest share of Yellowstone visitation, creating built-in demand for exposure, visibility, and consistent rental interest across all seasons.



## LOCATION APPEAL

Positioned at the primary gateway to Yellowstone, the site combines lifestyle desirability with dependable year-round activity, making it one of the strongest geographic plays in the region.

# HIGHLIGHTS

UNIT SIZES	QTY OF UNITS	SF OF UNITS
<b>12-PLEX BUILDINGS</b>		
*2 Bedroom unit type 1	24	1284
*2 Bedroom unit type 2	24	1255
*3 Bedroom unit type 3	24	1872
*3 Bedroom unit type 4	24	1909
<b>24-PLEX BUILDINGS</b>		
*2 Bedroom unit type 1	48	1372
*3 Bedroom unit type 2	48	1462
<b>4-PLEX BUILDINGS</b>		
*3 Bedroom unit type 1	4	2341
2-Car Garage Per Unit		440
*3 Bedroom unit type 2	4	2267
2-Car Garage Per Unit		440
<b>TOTAL NUMBER OF UNITS</b>	<b>200</b>	
<b>*CLUBHOUSE BUILDING</b>	<b>1</b>	<b>4566</b>
<b>*MAINTAINENCE BUILDING</b>	<b>1</b>	<b>2848</b>
<b>SIX UNIT GARAGE BUILDINGS</b> 66FT X 28FT	<b>32</b>	<b>1848</b>

\*Unit sizes shown are interior heated areas



# PLANS



This section outlines the current vision for Moonrise, including the site plan, landscaping design, and architectural renderings for the major buildings. These materials illustrate the project's intended layout, scale, and livability, along with proposed floor plans for each residential building type. While the building footprints and overall site configuration are fixed as part of the approved zoning permit, individual interior layouts and design details may continue to evolve as the development progresses. Together, these plans provide a clear picture of what Moonrise will offer while preserving flexibility for future refinement.





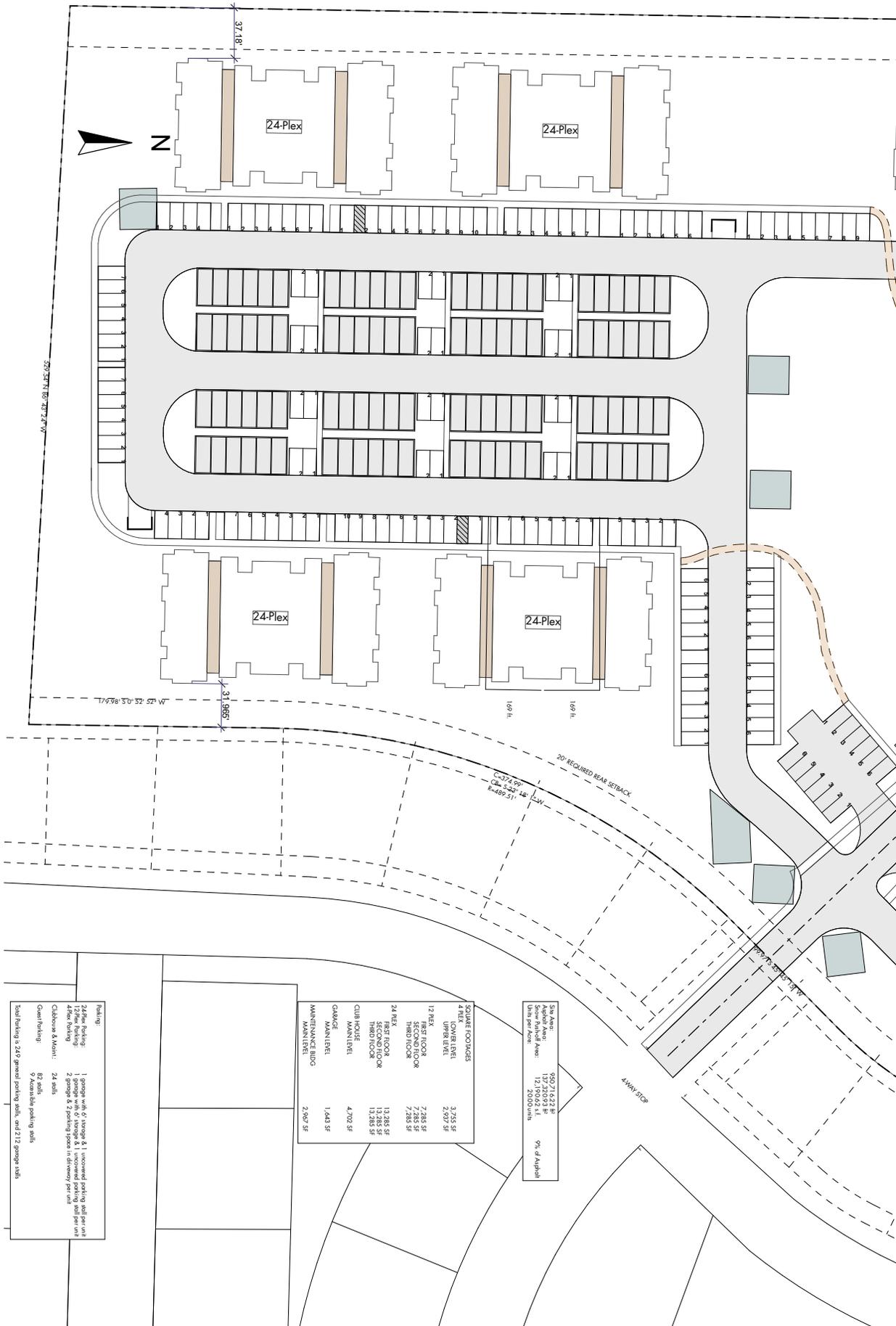


CONCEPTUAL RENDERINGS





CONCEPTUAL RENDERINGS



Site Area:	950,715.622 SF
Asphalt Paving Area:	137,320.913 SF
Grass Area:	121,200.000 sq ft
Units per Acre:	9% of Asphalt

SQUARE FOOTAGES	
4 PLEX	3,755 SF
LOWER LEVEL	2,593 SF
UPPER LEVEL	1,162 SF
12 HEX	7,285 SF
FIRST FLOOR	7,285 SF
SECOND FLOOR	7,285 SF
THIRD FLOOR	7,285 SF
24 HEX	13,285 SF
FIRST FLOOR	13,285 SF
SECOND FLOOR	13,285 SF
THIRD FLOOR	13,285 SF
CLUB HOUSE	4,702 SF
MANITEL	1,643 SF
GARAGE	1,643 SF
MAINTENANCE BLDG	2,969 SF
MANITEL	2,969 SF

Parking:	1 garage with 6 storage & 1 uncovered parking stall per unit
24-Plex Parking:	48 stalls
12-Hex Parking:	24 stalls
4-Hex Parking:	24 stalls
Clubhouse & Maint.:	24 stalls
Garage Parking:	54 stalls
Manitels:	9 Accessible parking stalls
Total Parking:	124/9 general parking stalls, and 212 garage stalls

# SD2 - ARCHITECTURAL SITE PLAN

9/23/25

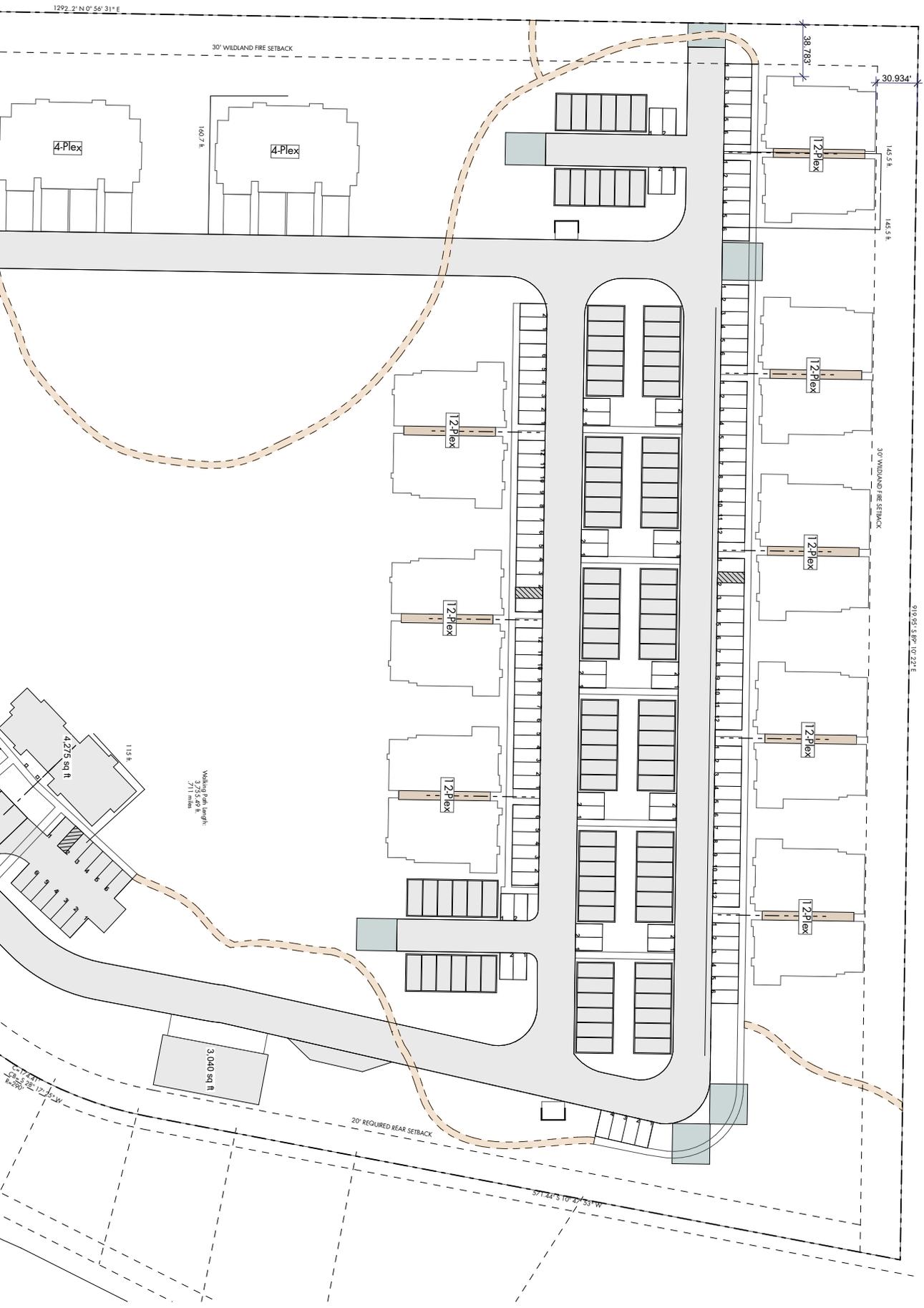
Moonrise @ Yellowstone - 23056  
Tract 1 of the Madison Addition



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**SITE PLAN LEGEND**

SNOW STORAGE (NOT ALLOWED WITHIN 10' OF A FIRE HYDRANT)

1292.2' N 0°

TREES (RELOCATED), TYP.

FIRE HYDRANT, TYP.

SCREENED WASTE COLLECTION, TYP.

EXISTING TREES

529.54' N 86° 43' 24" W



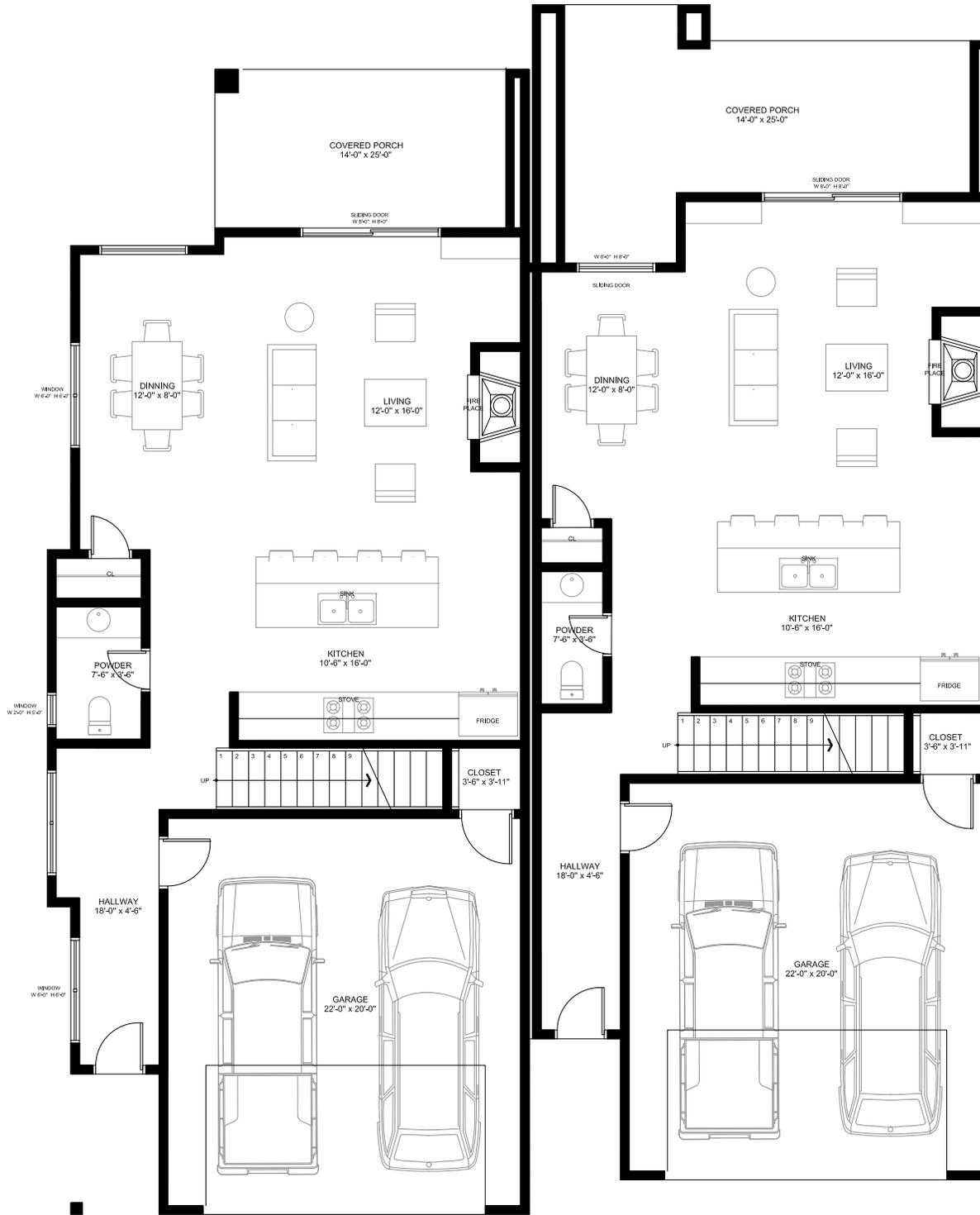


# 4 PLEX



LOWER LEVEL

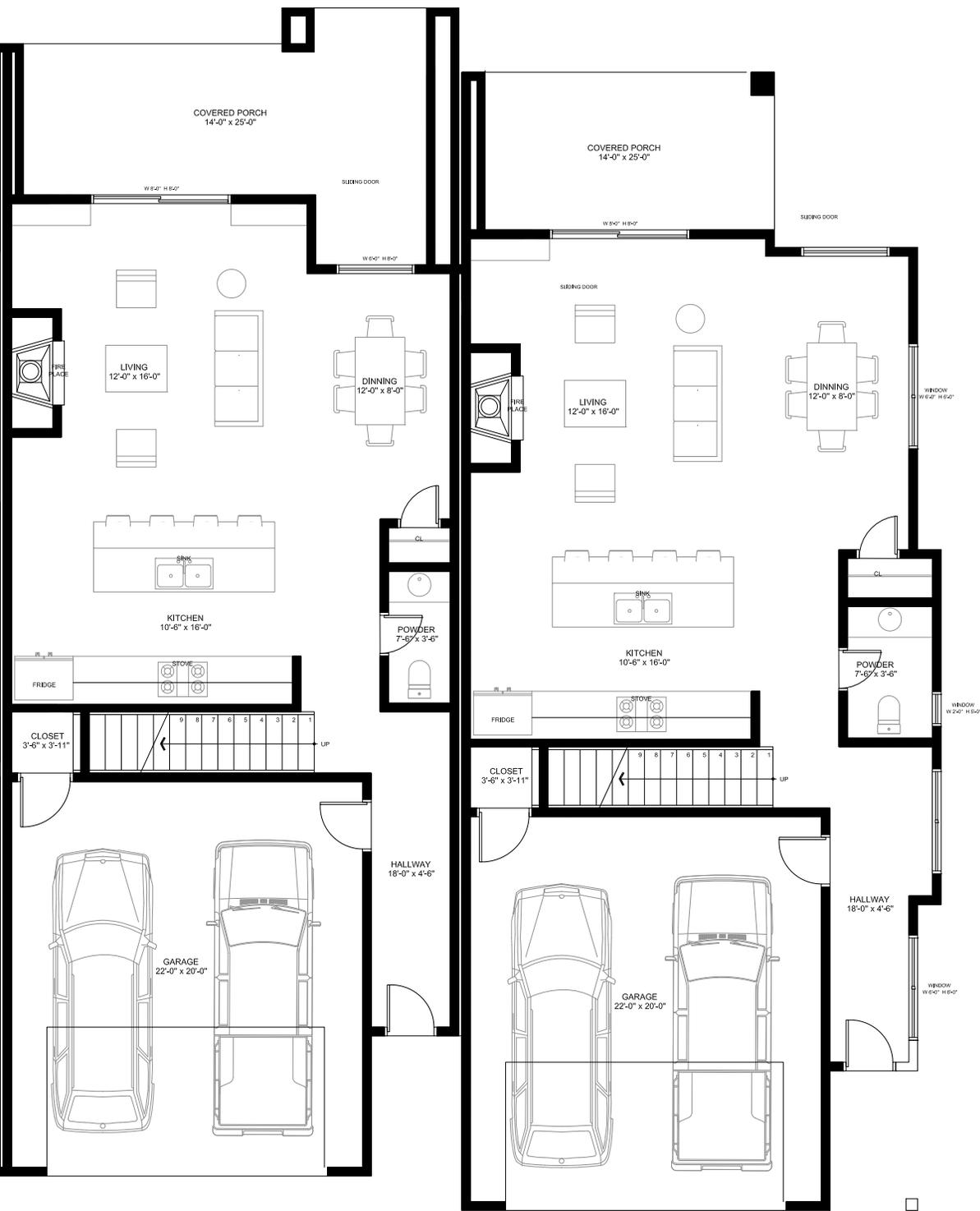




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**SD7 - 4 PLEX - LOWER LEVEL**

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**SD8 - 4 PLEX - UPPER LEVEL**

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**FRONT ELEVATION**



TOP OF PARAPET

SECOND FLOOR

FIRST FLOOR

**RIGHT ELEVATION - 4 PLEX**

TOP OF PARAPET 27'-0"

SECOND FLOOR

FIRST FLOOR



**REAR ELEVATION**



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**ELEVATION - 4 PLEX**



**LEFT ELEVATION - 4 PLEX**



**ELEVATION - 4 PLEX**

**SD9 - 4 PLEX - ELEVATIONS**

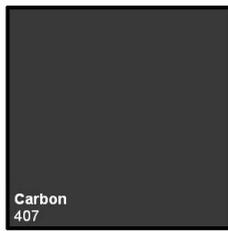
12/15/23

**Moonrise @ Yellowstone - 23056**

Site Planning

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<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
 <p>Arctic White KM4988</p>	 <p>Carbon 407</p>	 <p>7.2 STRUCTURAL BOX RIB <small>Box Rib Panel System for Roofing &amp; Siding</small></p>	 <p>7.2 STRUCTURAL BOX RIB <small>Box Rib Panel System for Roofing &amp; Siding</small></p>	
<p><b>STUCCO SIDING KELLY MOORE ARCTIC WHITE</b></p>	<p><b>STUCCO SIDING KELLY MOORE ACCENT - CARBON</b></p>	<p><b>BRIDGERSTEEL STEEL SIDING BOX RIB-VERTICAL SILVER METALLIC</b></p>	<p><b>BRIDGERSTEEL STEEL SIDING BOX RIB-VERTICAL OLD ZINK GRAY</b></p>	<p><b>NICHIHA CEMENT SIDING - VINYL COLOR</b></p>



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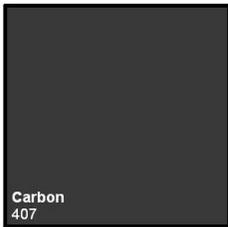


5



CEMENT FIBER BOARD  
SIDING - VINTAGEWOOD  
COLOR - BARK

6



Carbon  
407

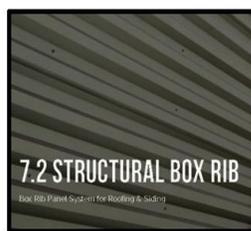
ACCENT COLOR  
KELLY MOORE  
CARBON

7



NICHIHA  
CEMENT FIBER BOARD  
SIDING - VINTAGEWOOD  
COLOR - ASH

8



7.2 STRUCTURAL BOX RIB  
Box Rib Panel System for Roofing & Siding

BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
BRONZE

9



CONCRETE  
BOARD FINISH

## SD10 - 4 PLEX - EXTERIOR FINISHES

12/15/23

# Moonrise @ Yellowstone - 23056

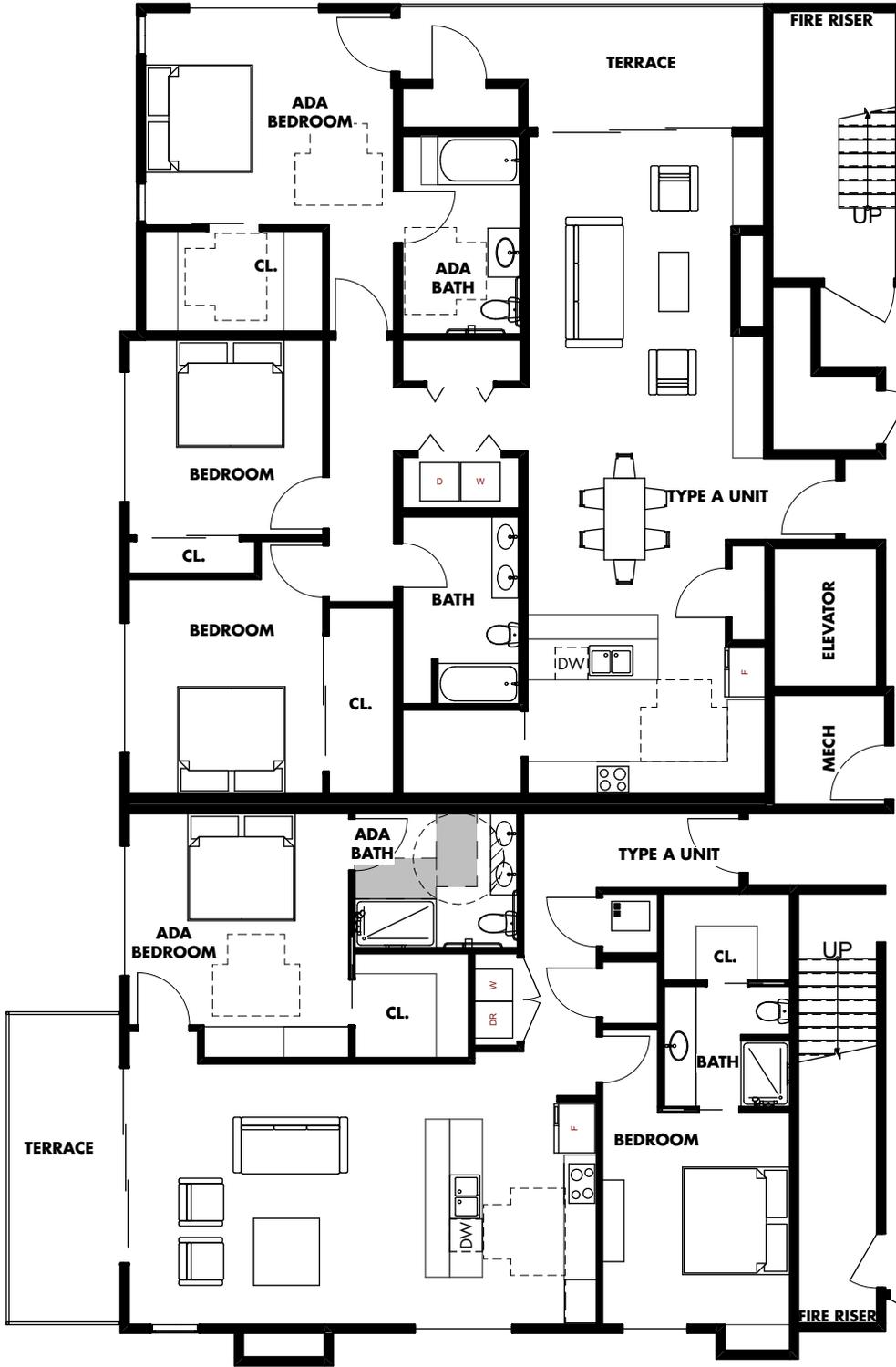
Site Planning

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# 12 PLEX



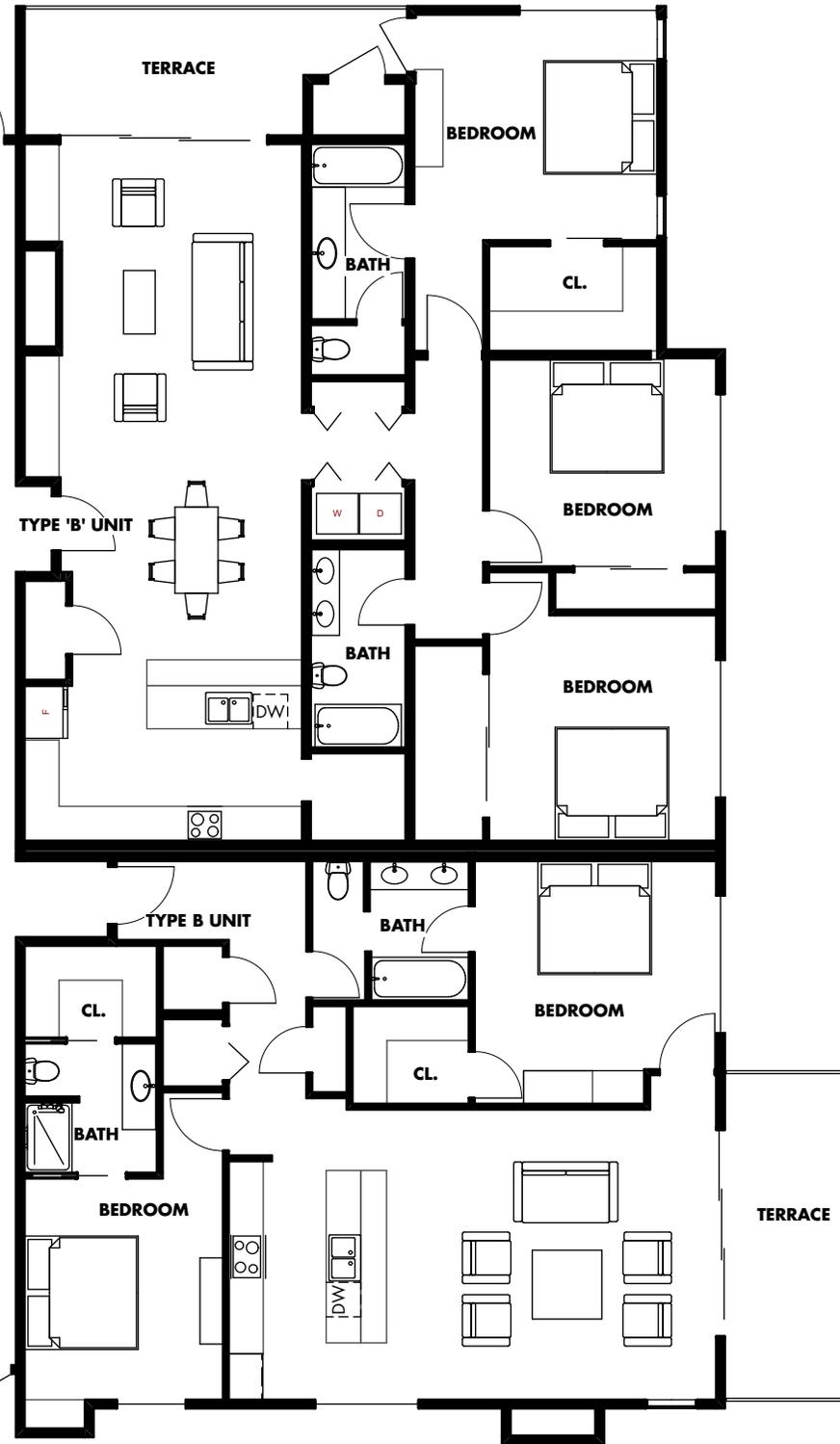




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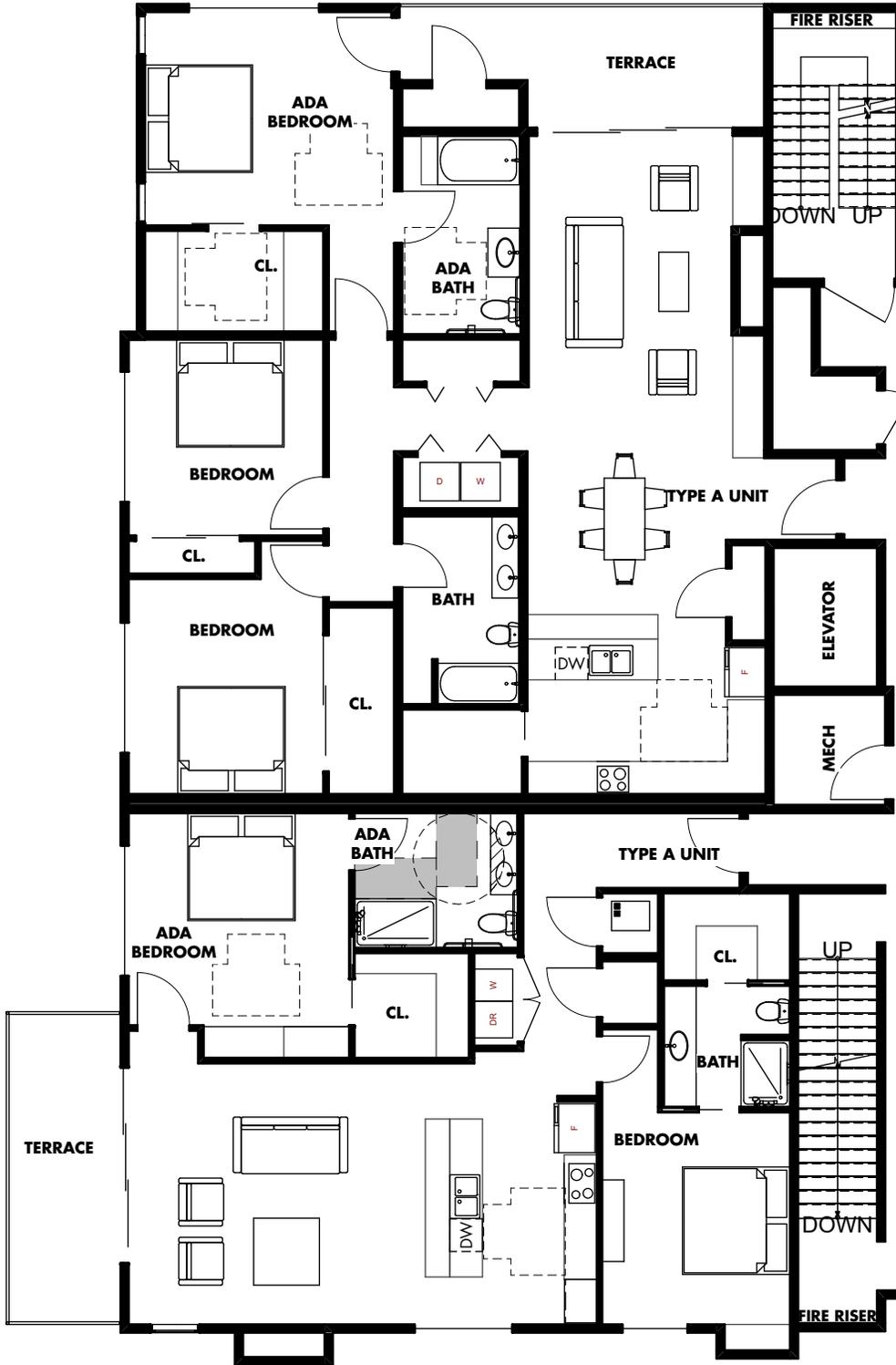


# SD13 - 12 PLEX - FIRST FLOOR PLAN

12/15/23

## Moonrise @ Yellowstone - 23056 Site Planning

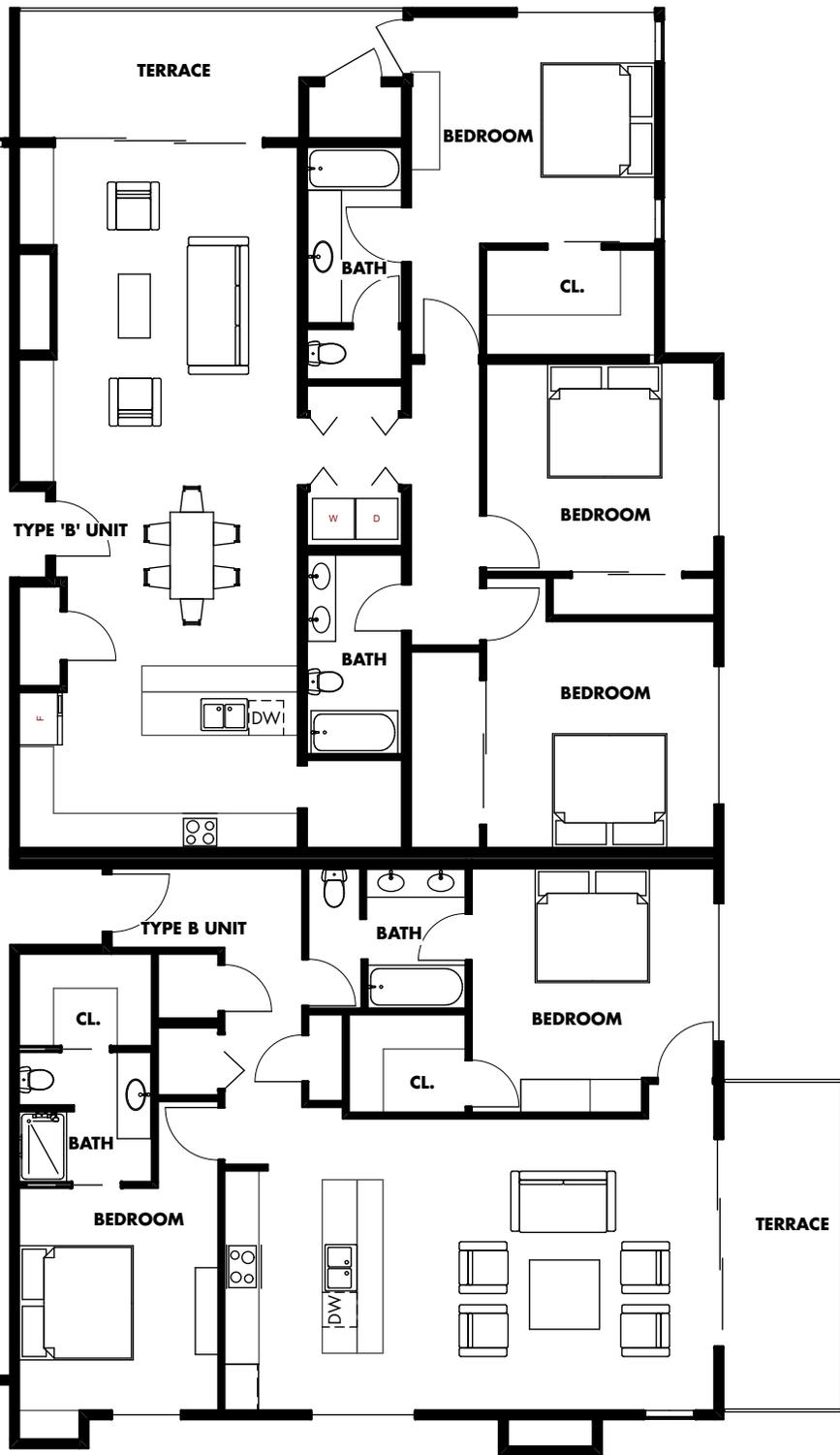
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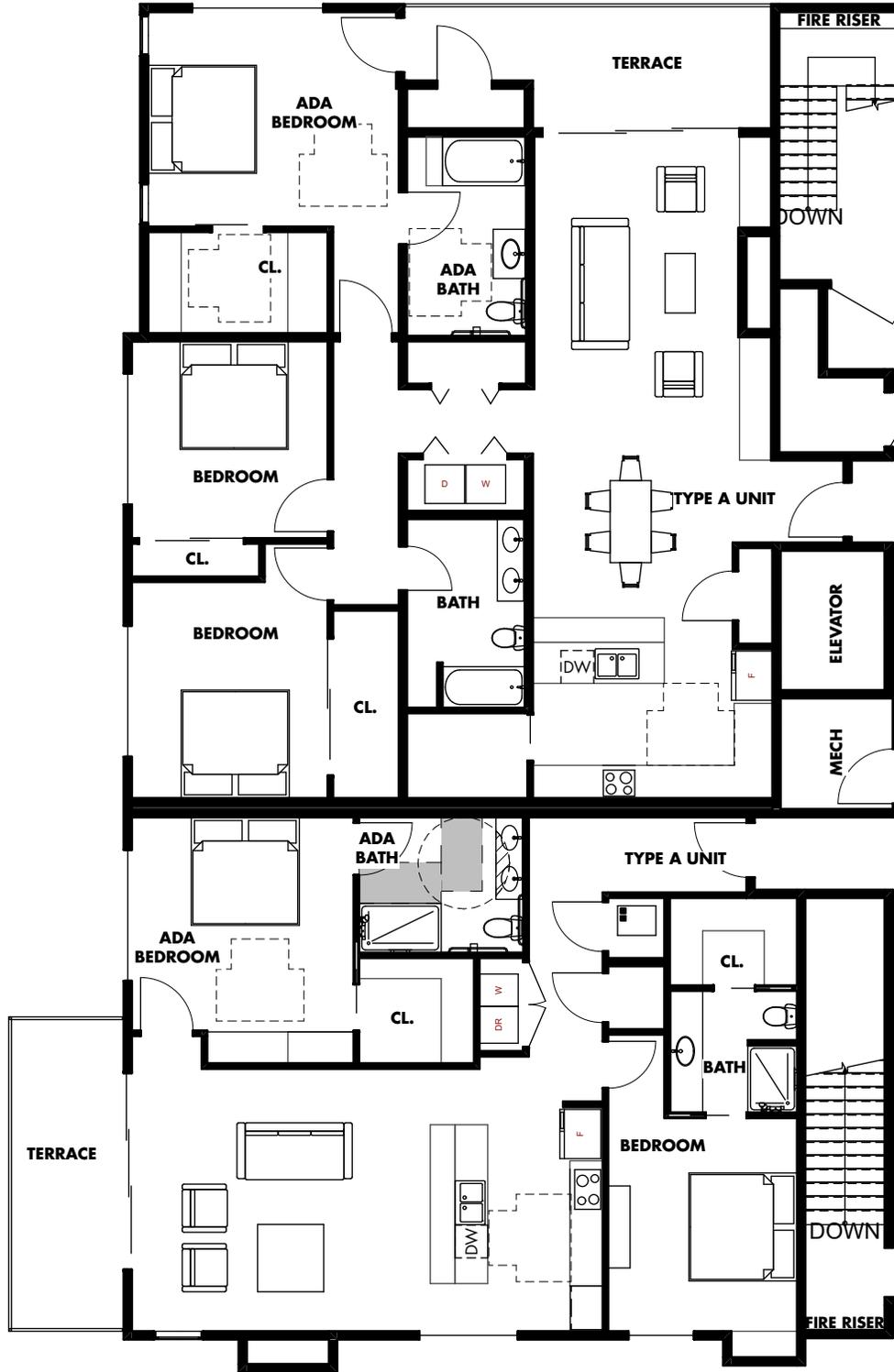


# SD14 - 12 PLEX - SECOND FLOOR PLAN

12/15/23

## Moonrise @ Yellowstone - 23056 Site Planning

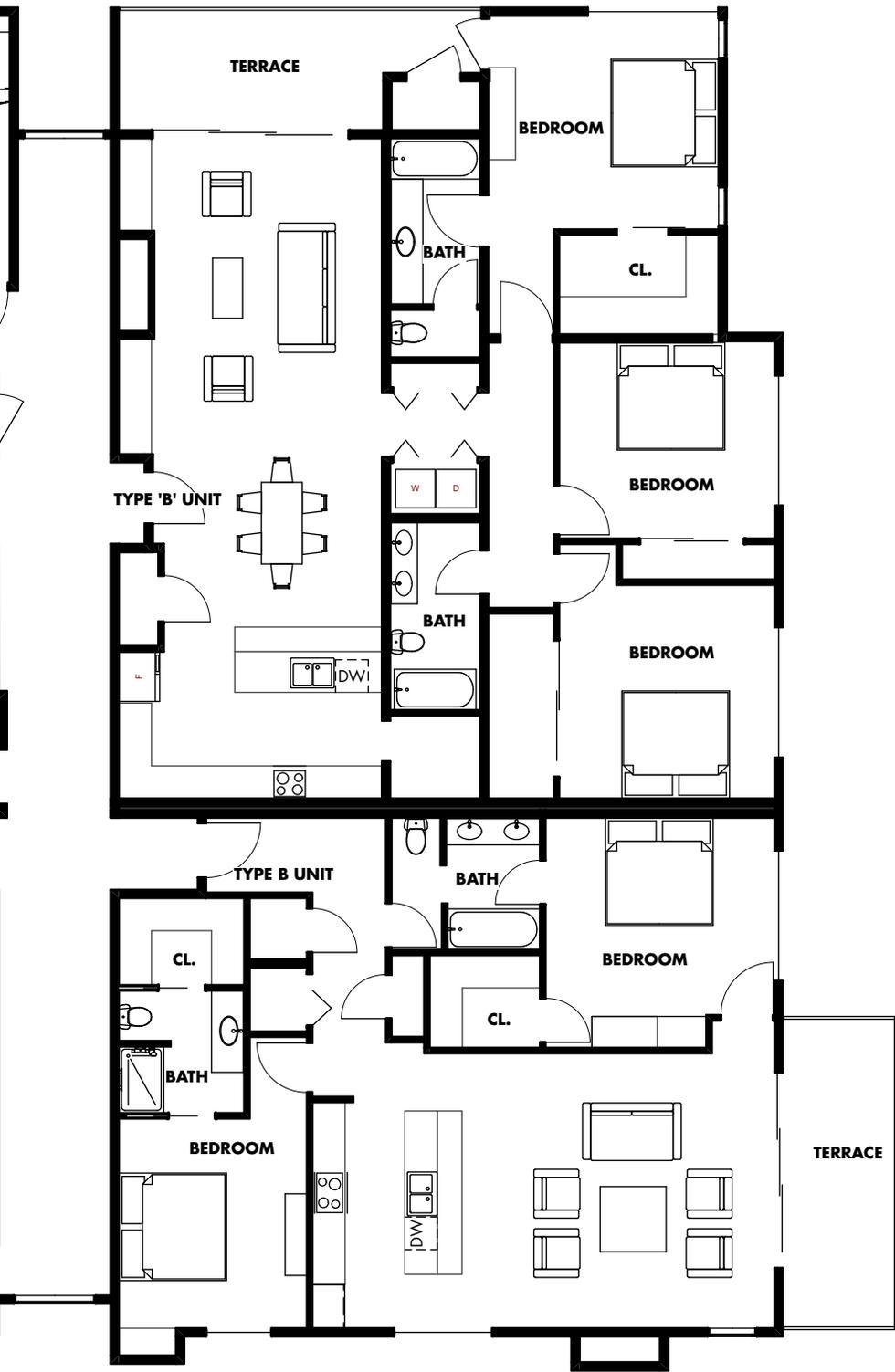
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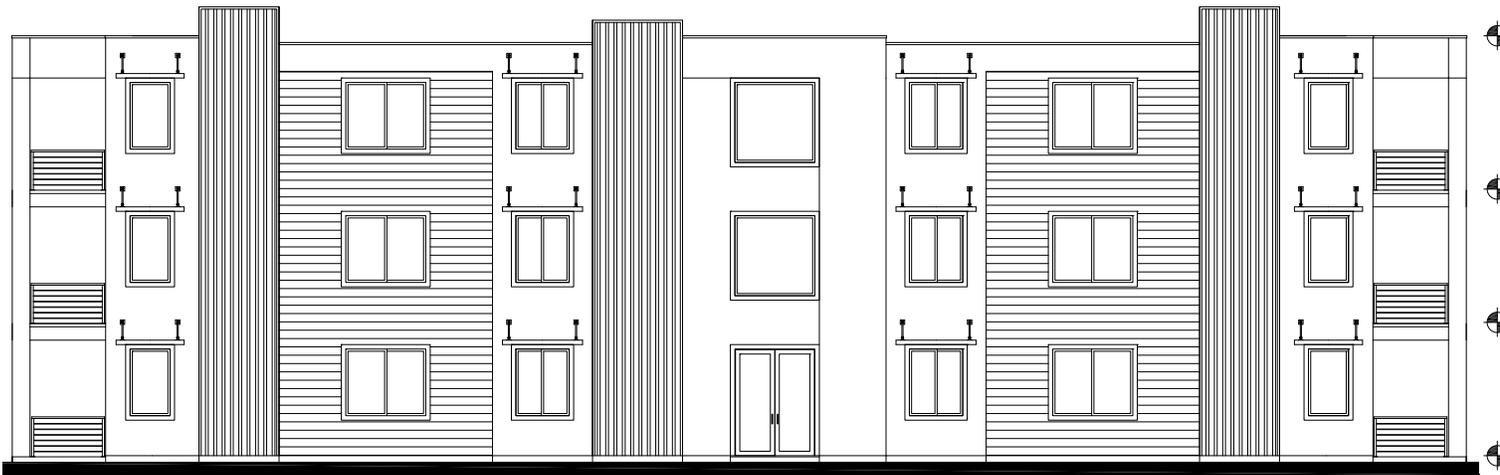


# SD15 - 12 PLEX - THIRD FLOOR PLAN

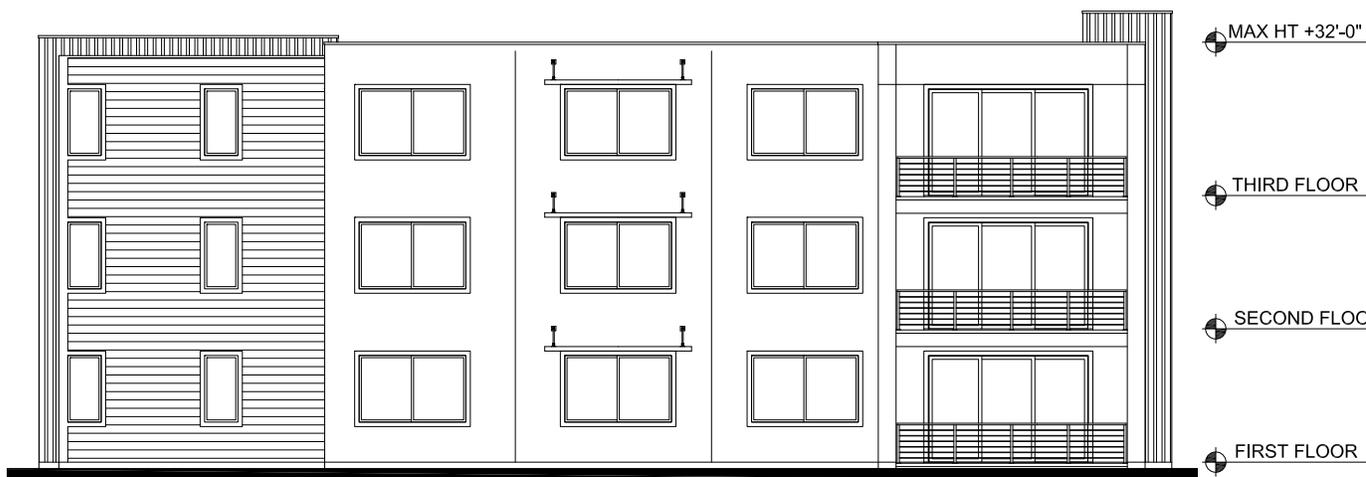
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## Moonrise @ Yellowstone - 23056 Site Planning

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FRONT ELEVATION B2 - 12 PLEX



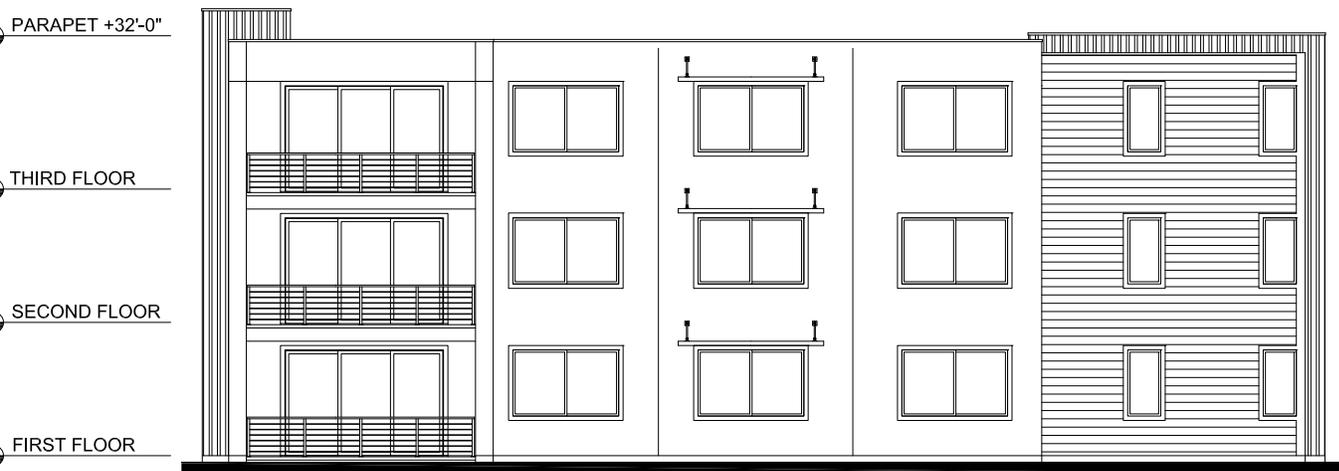
RIGHT SIDE ELEVATION B2 12-PLEX



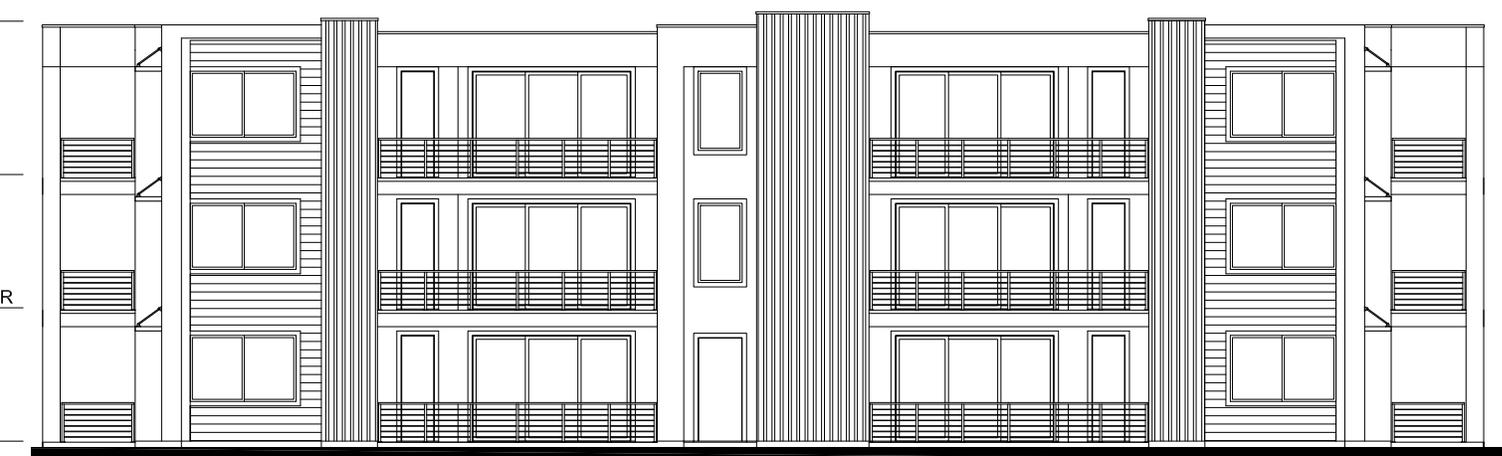
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LEFT ELEVATION B2 12-PLEX



REAR ELEVATION B2 12-PLEX

SD16 - 12 PLEX - ELEVATIONS

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1

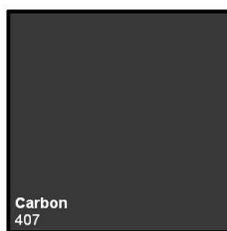
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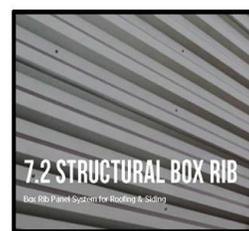
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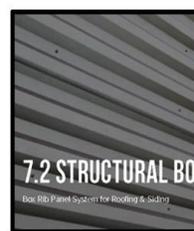
STUCCO SIDING  
KELLY MOORE  
ARCTIC WHITE



STUCCO SIDING  
KELLY MOORE  
ACCENT - CARBON



BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
SILVER METALLIC



BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
OLD ZINK GREY



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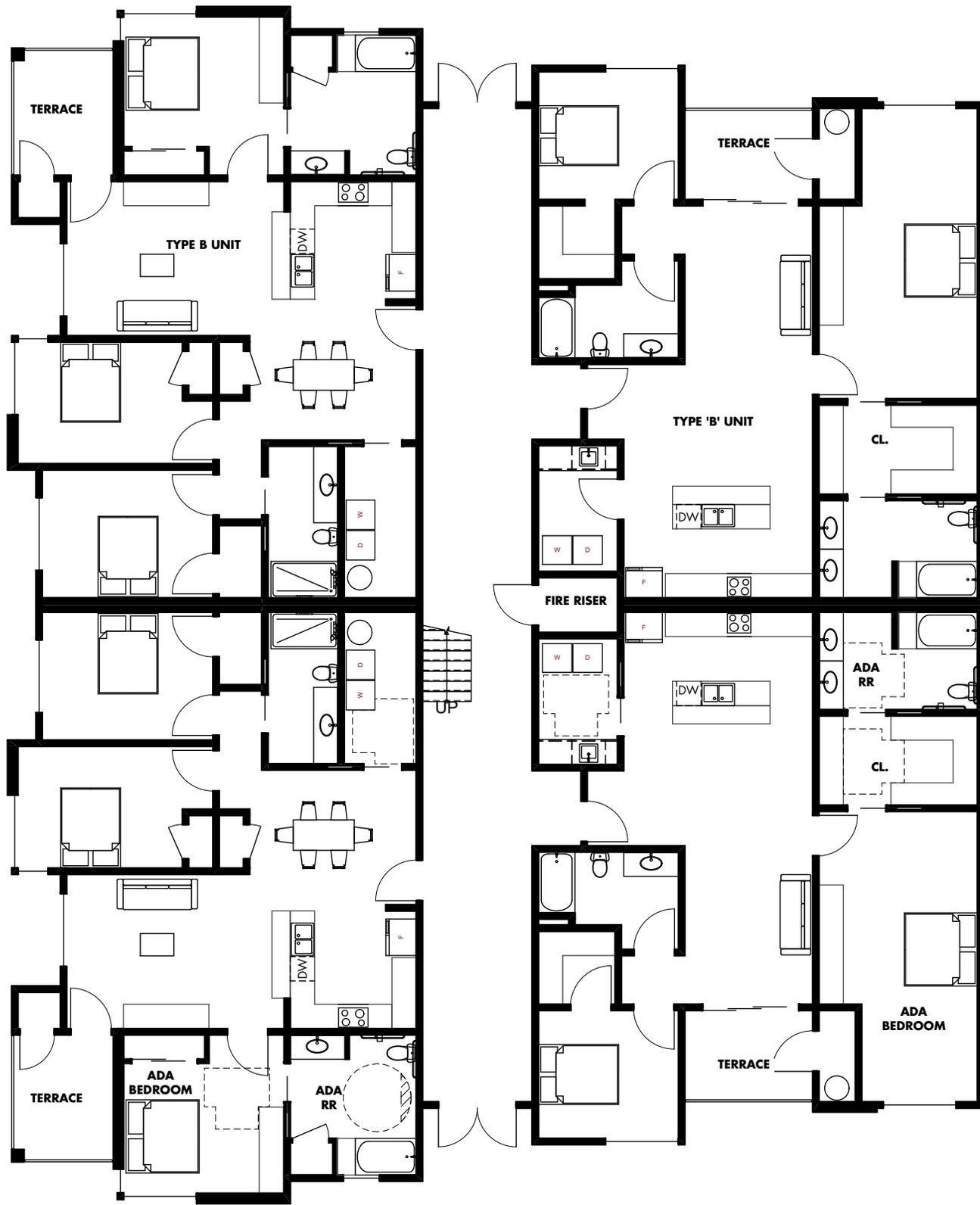
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# 24 PLEX

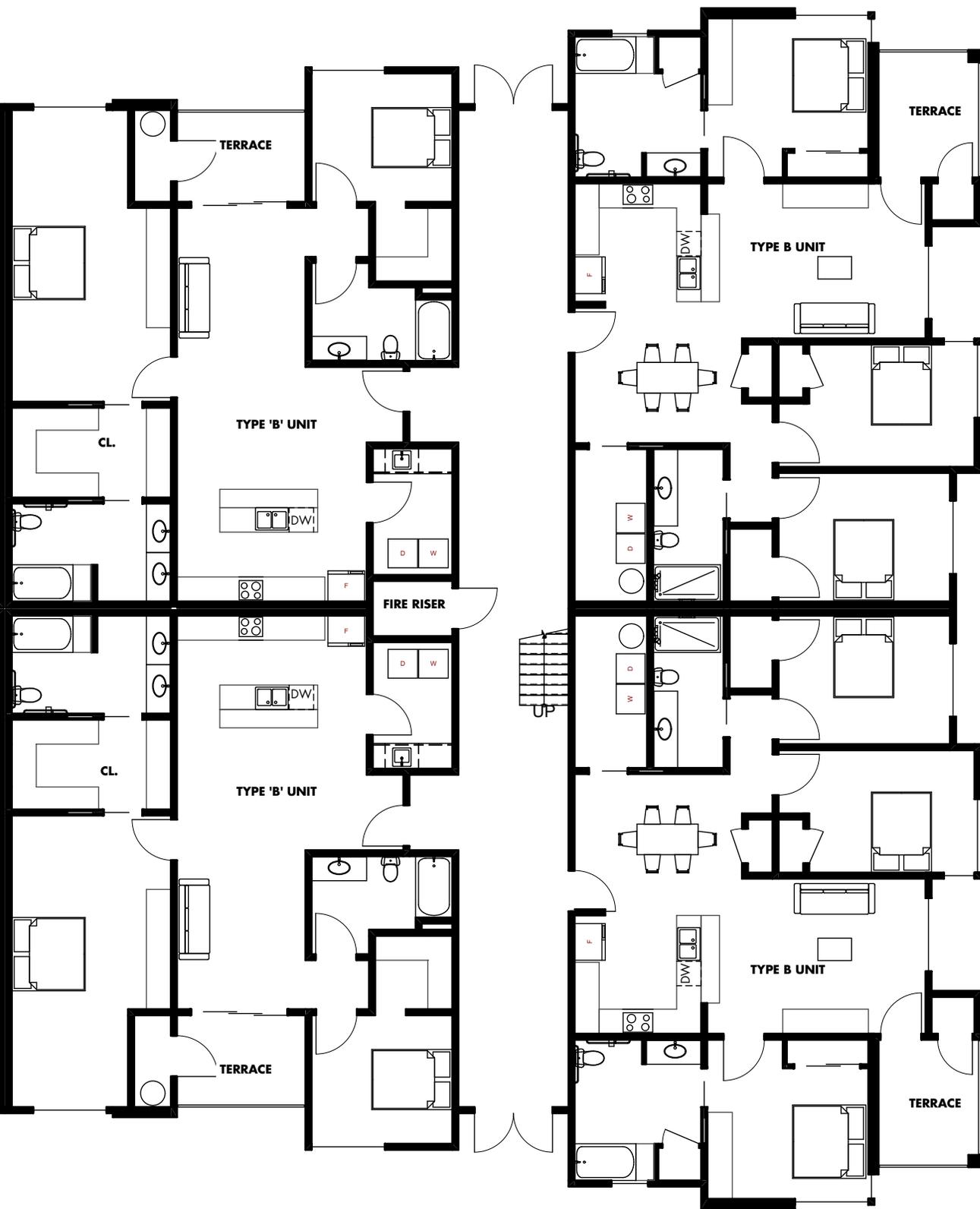






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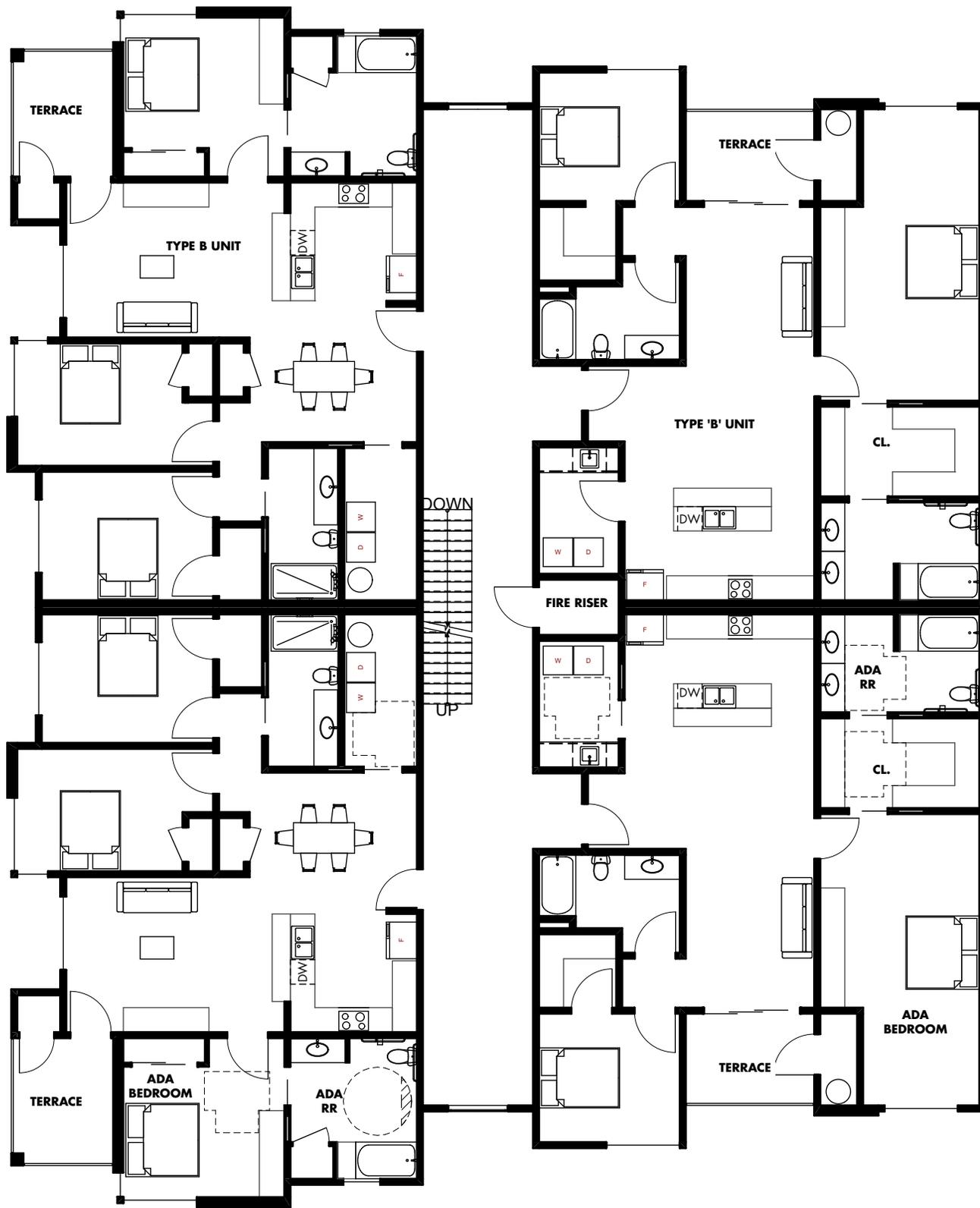
SD20 - 24 PLEX - FIRST FLOOR PLAN

12/15/23

Moonrise @ Yellowstone - 23056

Site Planning

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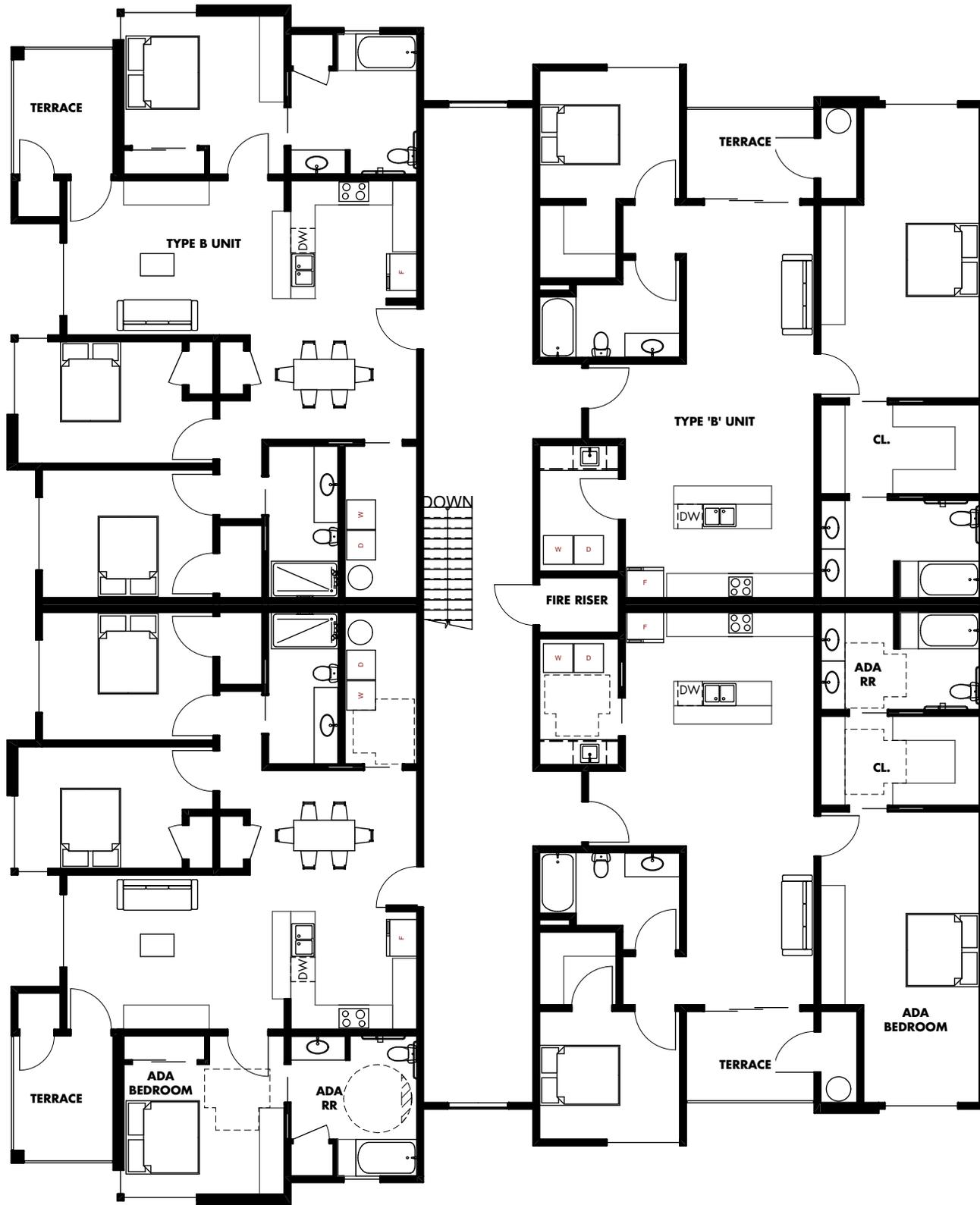
SD21 - 24 PLEX - SECOND FLOOR PLAN

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Moonrise @ Yellowstone - 23056

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SD22 - 24 PLEX - THIRD FLOOR PLAN

12/15/23

Moonrise @ Yellowstone - 23056

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**FRONT ELEVATION**



**RIGHT ELEVATION**



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PARAPET +32'-0"

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

**SECTION - 24 PLEX**



PARAPET +32'-0"

THIRD FLOOR

SECOND FLOOR

FIRST FLOOR

**SECTION - 24 PLEX**

## SD23 - 24 PLEX - ELEVATIONS

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Site Planning

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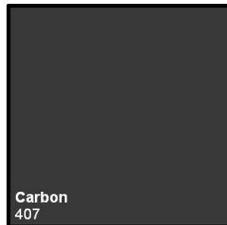


1



**STUCCO SIDING  
KELLY MOORE  
ARCTIC WHITE**

2



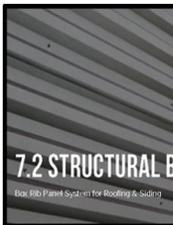
**STUCCO SIDING  
KELLY MOORE  
ACCENT - CARBON**

3



**BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
SILVER METALLIC**

4



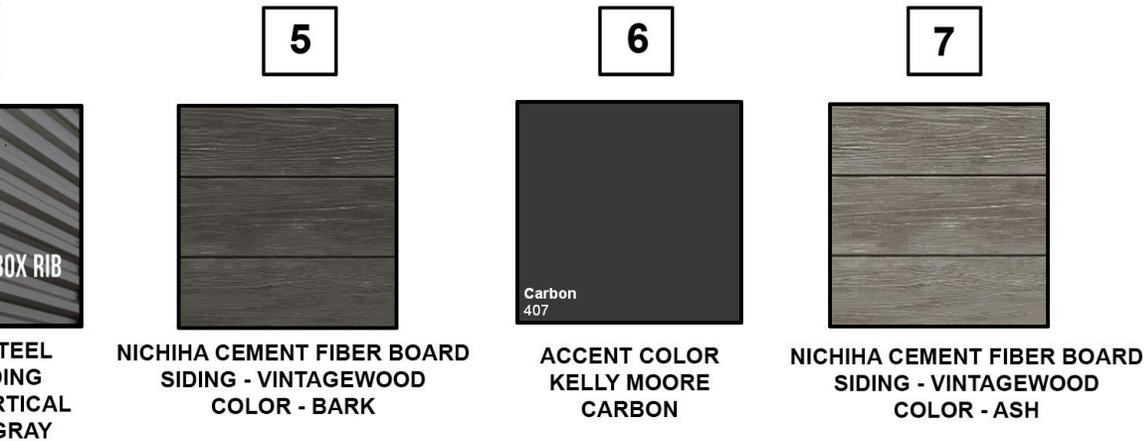
**BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
OLD ZINC COLOR**



**RESIN**  
ARCHITECTURE

305 1st STREET,  
IDAHO FALLS, ID 83401  
PH: 208.757.7500  
<https://www.resinarchitecture.com/>

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## SD24 - 24 PLEX - EXTERIOR FINISHES

12/15/23

# Moonrise @ Yellowstone - 23056

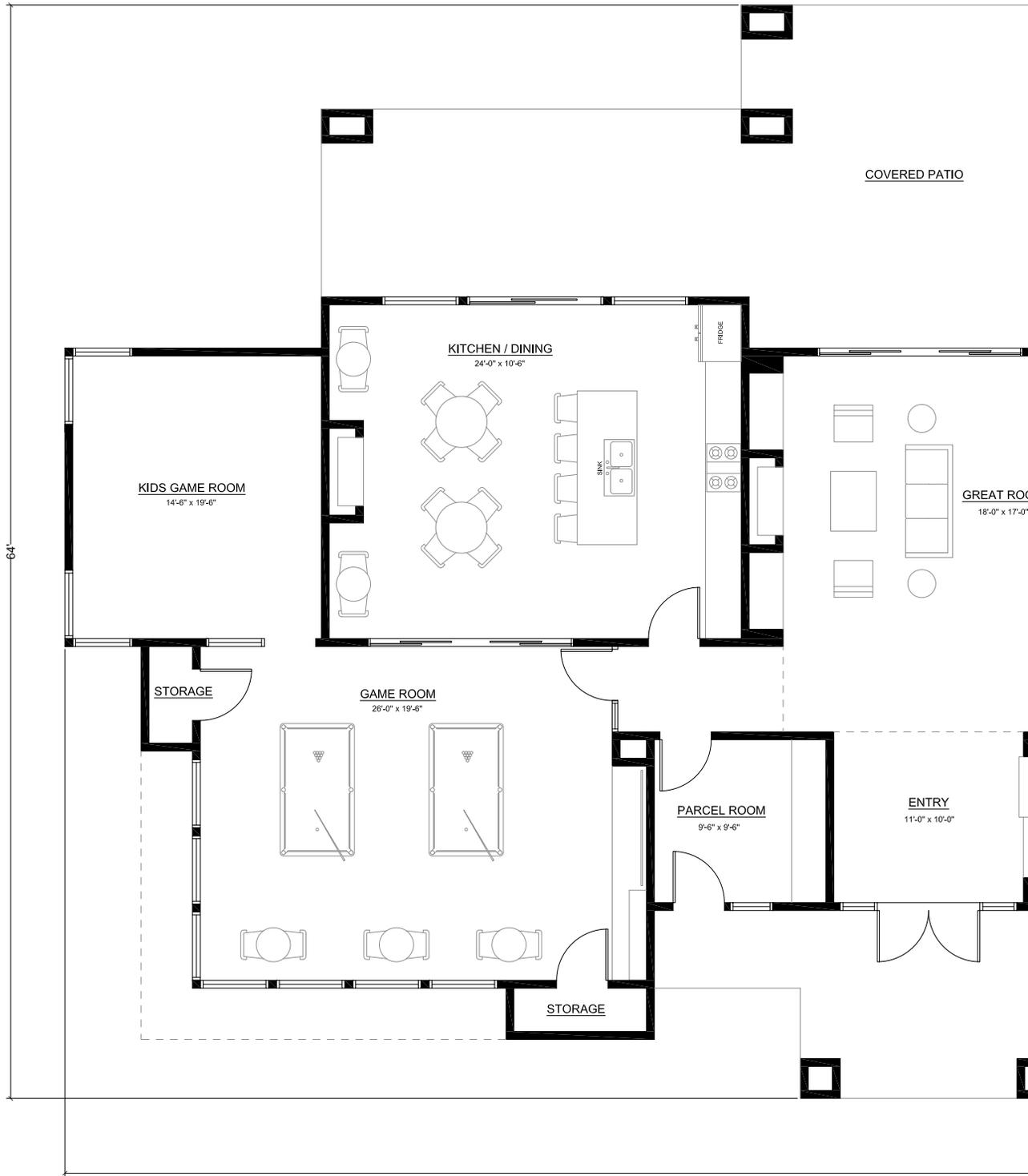
Site Planning

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# CLUBHOUSE



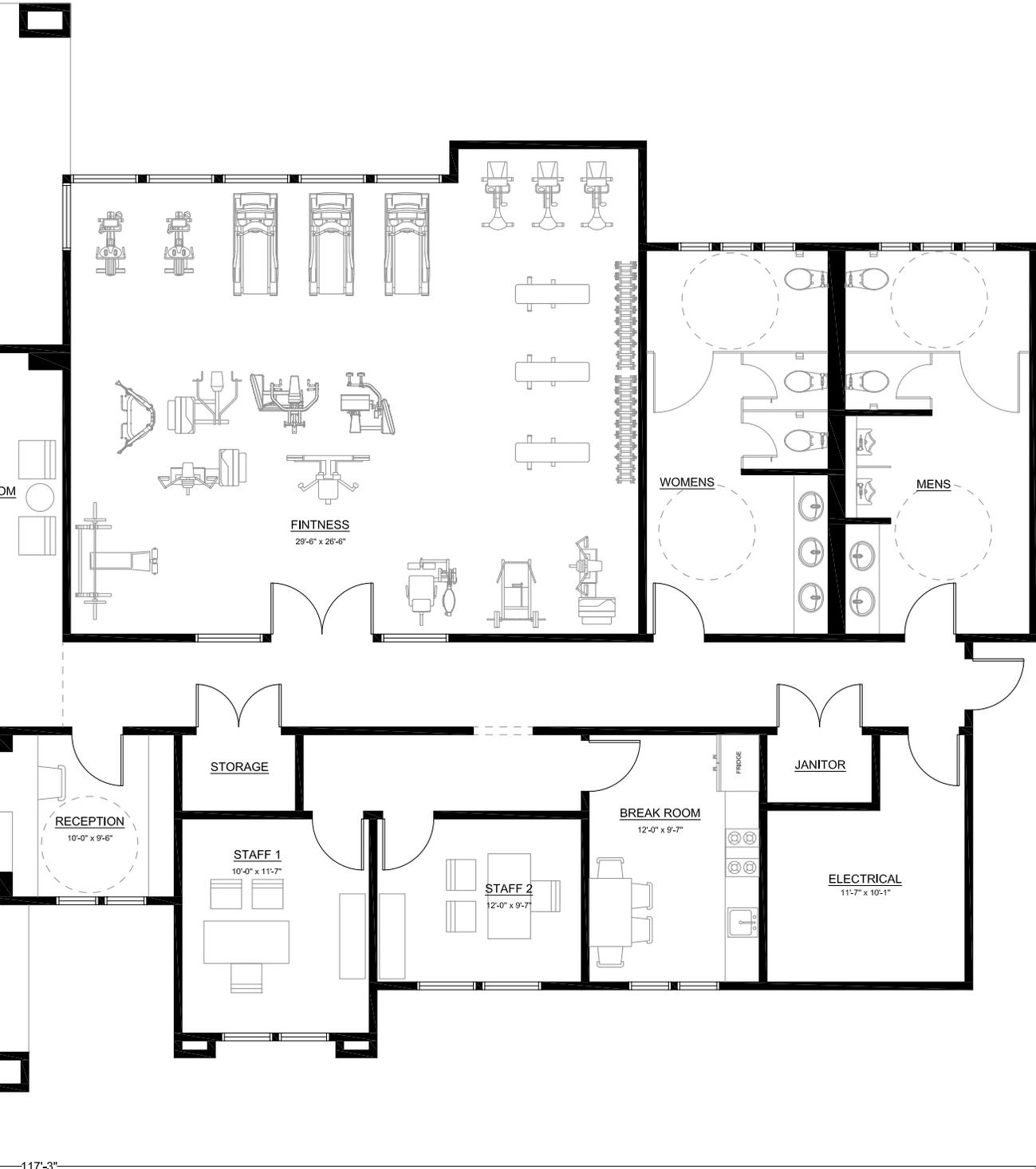




**RESIN**  
ARCHITECTURE

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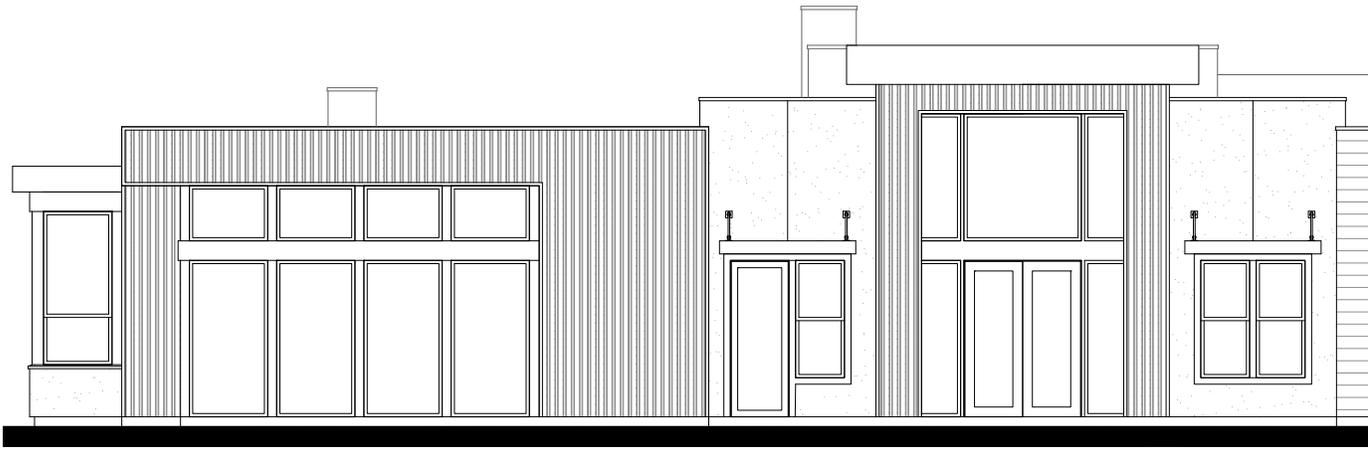
# SD27 - CLUB HOUSE - FLOOR PLAN

12/15/23

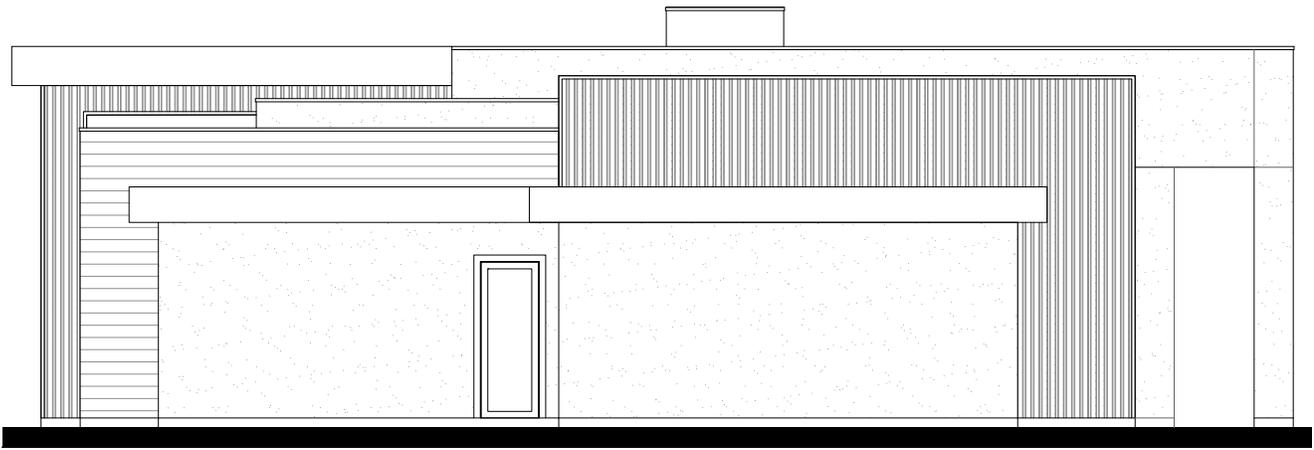
## Moonrise @ Yellowstone - 23056

Site Planning

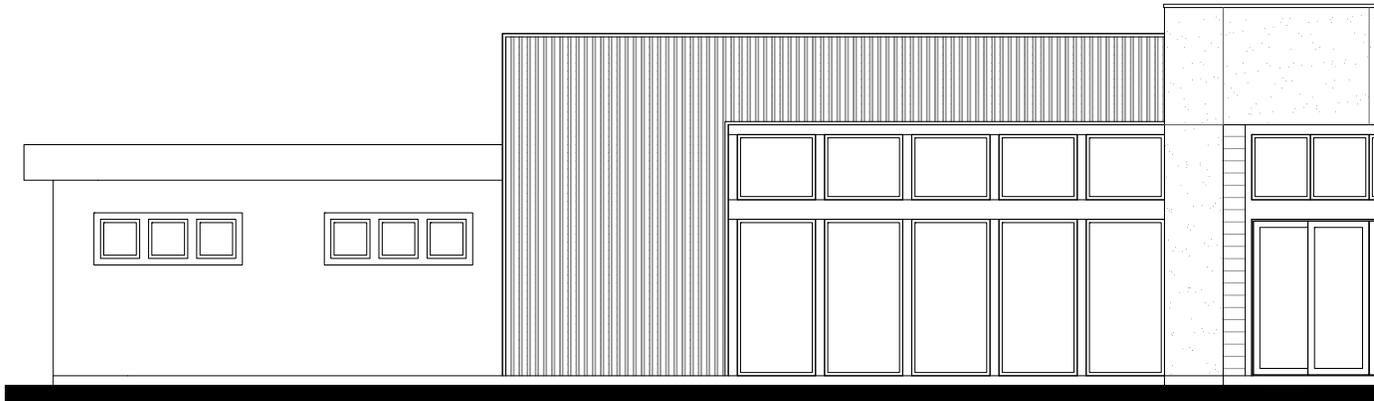
Information shown on this drawing sheet is PRELIMINARY & NOT FOR CONSTRUCTION



**FRONT ELEVATION**



**RIGHT ELEVATION - CLUB HOUSE**

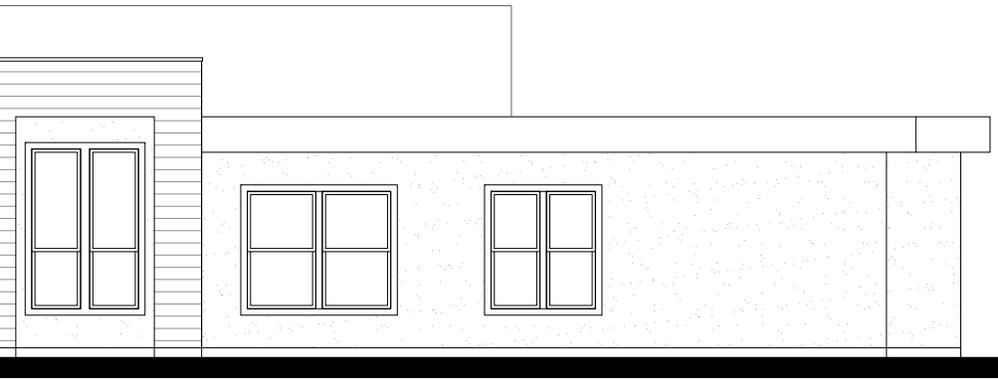


**REAR ELEVATION**



**RESIN**  
ARCHITECTURE

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IDAHO FALLS, ID 83401  
PH: 208.757.7500  
<https://www.resinarchitecture.com/>



- TOP OF PARAPET 19'-6"
- ENTRY PL 16'-0"
- GAME RM PL 12'-0"
- FINISHED FLOOR

**FRONT - CLUB HOUSE**

- TOP OF PARAPET 19'-6"
- ENTRY PL 16'-0"
- GAME RM PL 12'-0"
- FINISHED FLOOR



**LEFT ELEVATION - CLUB HOUSE**



- TOP OF PARAPET 19'-6"
- ENTRY PL 16'-0"
- GAME RM PL 12'-0"
- FINISHED FLOOR

**RIGHT - CLUB HOUSE**

**SD28 - CLUB HOUSE - ELEVATIONS**

12/15/23

**Moonrise @ Yellowstone - 23056**  
 Site Planning

Information shown on this drawing sheet is PRELIMINARY & NOT FOR CONSTRUCTION

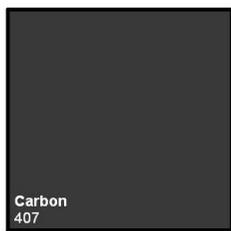


1



**STUCCO SIDING  
KELLY MOORE  
ARCTIC WHITE**

2



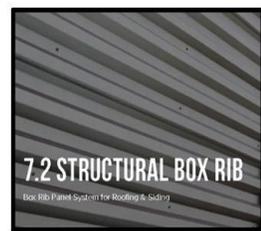
**STUCCO SIDING  
KELLY MOORE  
ACCENT - CARBON**

3



**BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
SILVER METALLIC**

4



**BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
OLD ZINK GRAY**

5



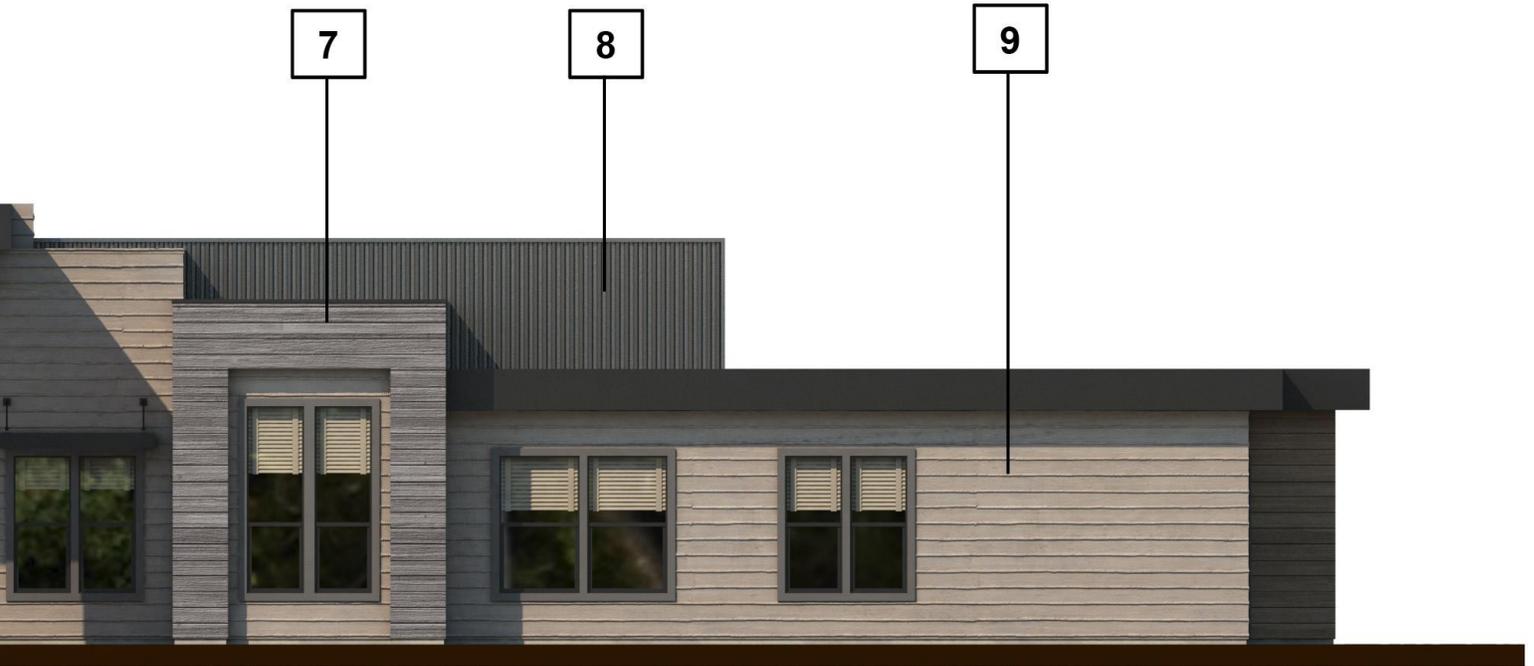
**NICHIHA CEMENT  
SIDING - VIN  
COLOR**



**RESIN**  
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5



CEMENT FIBER BOARD  
VINTAGEWOOD  
- BARK

6



Carbon  
407

ACCENT COLOR  
KELLY MOORE  
CARBON

7



NICHIHA  
CEMENT FIBER BOARD  
SIDING - VINTAGEWOOD  
COLOR - ASH

8



7.2 STRUCTURAL BOX RIB  
Box Rib Panel System for Roofing & Siding

BRIDGERSTEEL  
STEEL SIDING  
BOX RIB-VERTICAL  
BRONZE

9



CONCRETE  
BOARD FINISH

## SD29 - CLUB HOUSE - EXTERIOR FINISHES

12/15/23

# Moonrise @ Yellowstone - 23056

Site Planning

Information shown on this drawing sheet is PRELIMINARY & NOT FOR CONSTRUCTION





# MOONRISE

## @YELLOWSTONE

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