



CANYON
GATE

MASTERPLAN OVERVIEW

CANYON GATE

MIXED USE RESIDENTIAL & COMMERCIAL

Canyon Gate aims to create a vibrant, mixed-use commercial and residential core for the growing Story Mill District.

The project's vision is to establish a "sense of place" by forging strong connections between people and essential community assets, including local services, employment, attainable housing, recreation, and the area's rich history.

Strategic Location: The Northeast corner of Bridger Drive and Story Mill Road.

This strategic placement positions Canyon Gate to become a central hub for residents and visitors, capitalizing on existing traffic and local landmarks and outdoor recreational sites such as: The Bridger Mountains, the iconic 'M' trail, Drinking Horse Trail, Bridger Bowl Ski Hill, Bridger Creek Golf Course and the historic Story Mill and Story Mill Community Park.

Key Objectives: The development is designed to address several community needs simultaneously:

- Foster a vibrant community.
- Establish a commercial core.
- Create local jobs.
- Offer obtainable housing.
- Connect parks and trails.

Zoning and Land Use Plan: The project utilizes a multi-zoned approach to create a logical and functional transition from the commercial corridors to the residential areas:

B2M (Mixed-Use Business District): Located along the high-visibility frontages of Story Mill Road and Bridger Drive. This zone is ideal for the intended commercial core, creating an active streetscape with retail, offices, and services.

R5 (Residential High Density): Situated in the center of the development. This allows for a critical mass of residential units, supporting the commercial core and creating a vibrant, populated neighborhood.

R3 (Residential Medium Density): Positioned along the edges of existing residential areas. This acts as a transitional buffer, ensuring the new development respects the scale and character of the adjacent neighborhood.

REMU (Recreation and Mixed-Use): This zone is dedicated to parkland. It functions as the development's "green spine," extending a corridor through the site to connect existing parks, promote walkability, and provide valuable open space for residents.



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TRUMAN FLATS

Block 4, Lots 1 & 2
 148 residential units
 R-5 zoning

DUPLEXES OR VILLAS

Block 1 Lot 3 and Block 2 Lot 1
 R-3 Zoning
 48 Residential Units
 Parcel Pricing: \$145,000/door

ROWHOUSES

Block 3 Lots 1 & 2 and Block 4 Lots 3 & 4
 R-3 Zoning
 56 Residential Units
 Parcel Pricing : \$125,000/door

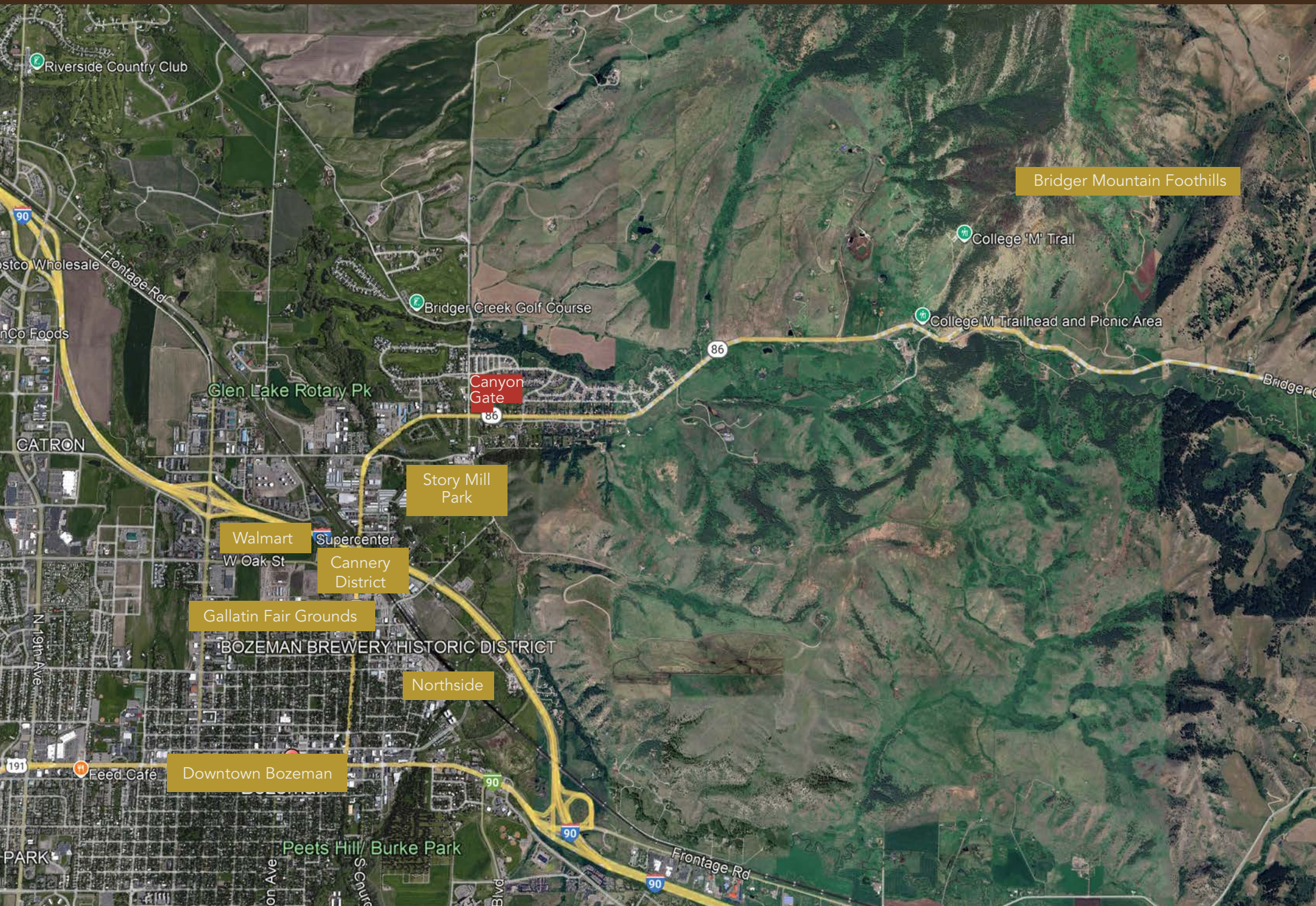
MIXED USE

Block 1 Lots 1 & 2 and Block 5 Lot 1
 B-2M Zoning
 200 Residential Units
 40,000 sqft Ground Level Commercial
 Parcel Pricing: Range of \$50-\$65/sq ft depending on the location within the site and the intended use.

PROJECT OVERVIEW & PRICING

CANYON GATE

MIXED USE RESIDENTIAL & COMMERCIAL



Riverside Country Club

Bridger Mountain Foothills

College 'M' Trail

Bridger Creek Golf Course

College M Trailhead and Picnic Area

Glen Lake Rotary Pk

Canyon Gate

CATRON

Story Mill Park

Walmart Supercenter
W Oak St

Cannery District

Gallatin Fair Grounds

BOZEMAN BREWERY HISTORIC DISTRICT

Northside

Downtown Bozeman

Peets Hill/ Burke Park

PARK



BOYLAN ROAD

OPEN SPACE A
0.733 AC

BLOCK 1
LOT 2

BLOCK 1
LOT 3

BLOCK 2
LOT 1

SPIRIT CROSSING LANE

MAIDEN SPIRIT ST.

BLOCK 1
LOT 1

BLOCK 4
LOT 1

BLOCK 4
LOT 2

BLOCK 3
LOT 1

CANYON GATE BLVD.

PUBLIC PARK B
1.434 AC

PUBLIC PARK C
0.134 AC

LUCY LANE

BLOCK 4
LOT 4

BLOCK 4
LOT 3

BLOCK 3
LOT 2

CANYON GATE BLVD.

BLOCK 5
LOT 1

PUBLIC PARK A
0.771 AC

STORY MILL DRIVE

NOTE: BUILDING AND SITE DEVELOPMENT SHOWN IS CONCEPTUAL FOR INITIAL STUDY AND FEASIBILITY

NORTHVIEW STREET

BRIDGER CANYON ROAD

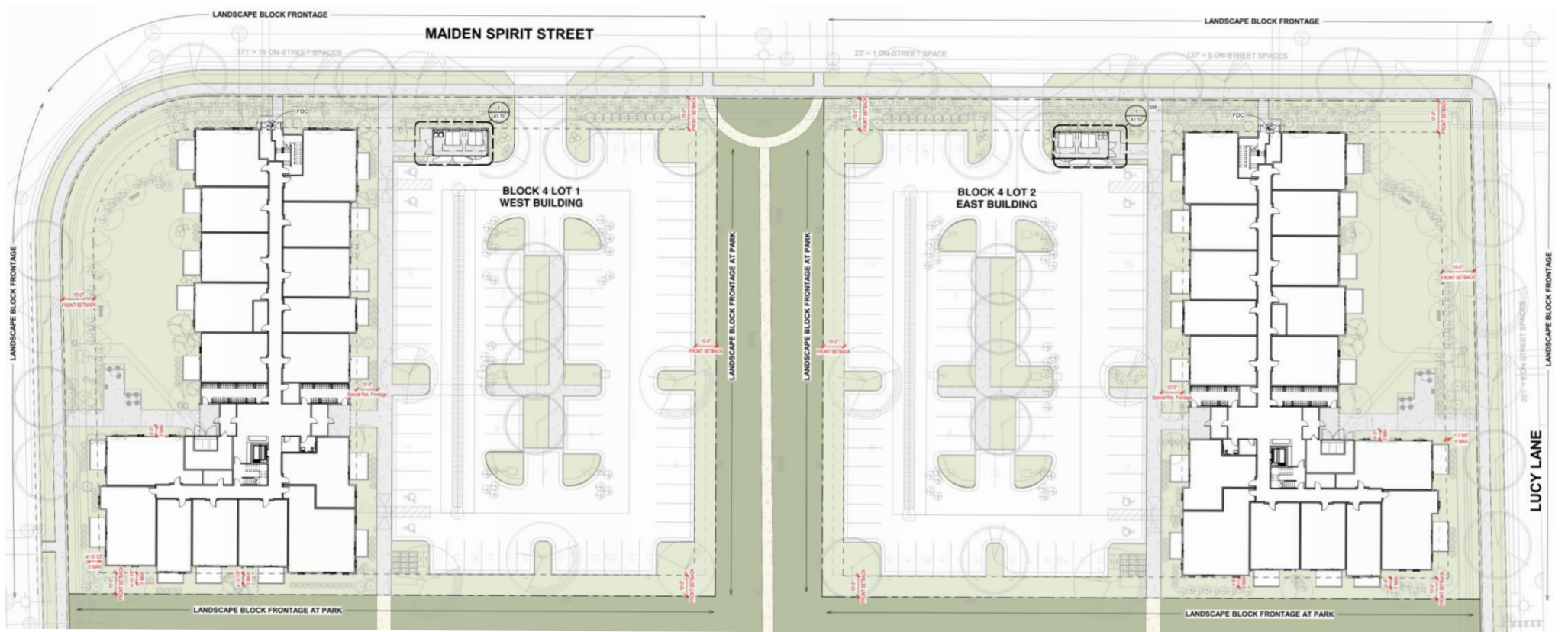


TRUMAN FLATS

TRUMAN FLATS

148 RENTALS







WEST BLOCK



NORTH

UNIT FINISHES 1



LOBBY



UNIT FINISHES 2



TRUMAN FLATS

FLOOR PLANS

UNIT MIX

STUDIO	22
ONE BED	66
TWO BED	48
THREE BED	12

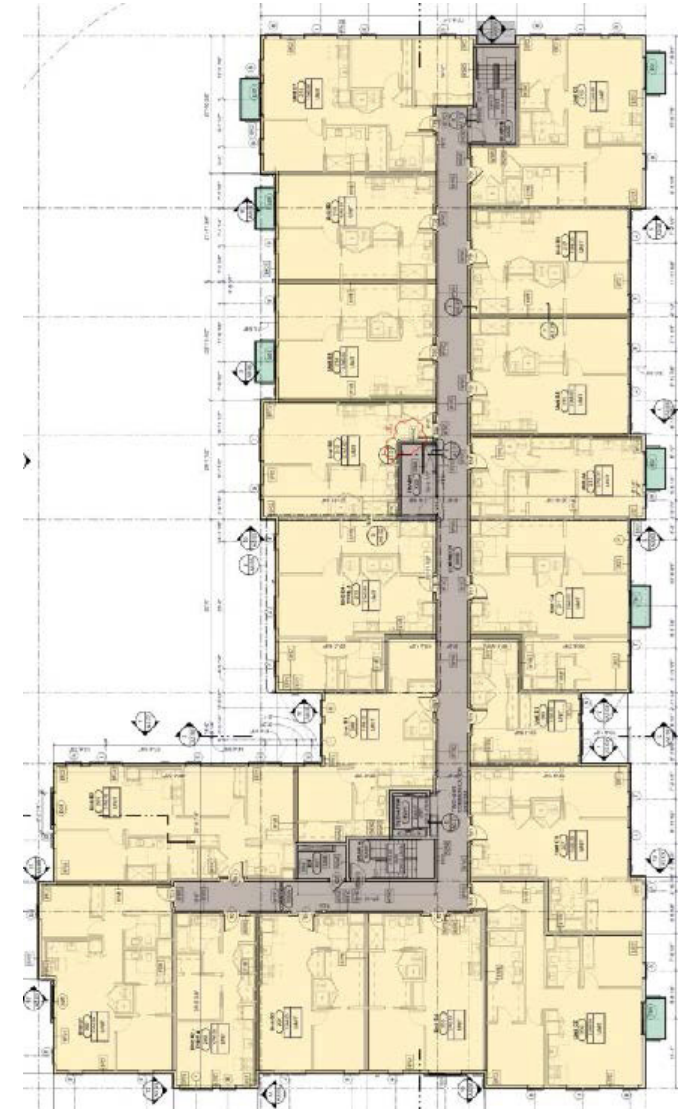
AVG UNIT SIZE 996 SQFT

MARKET

STUDIO	20
ONE BED	63
TWO BED	46
THREE BED	11

80% AMI

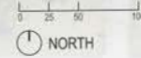
STUDIO	2
ONE BED	3
TWO BED	2
THREE BED	1





NOTE: BUILDING AND SITE DEVELOPMENT SHOWN IS CONCEPTUAL FOR INITIAL STUDY AND FEASIBILITY

Canyon Gate
Green Plan



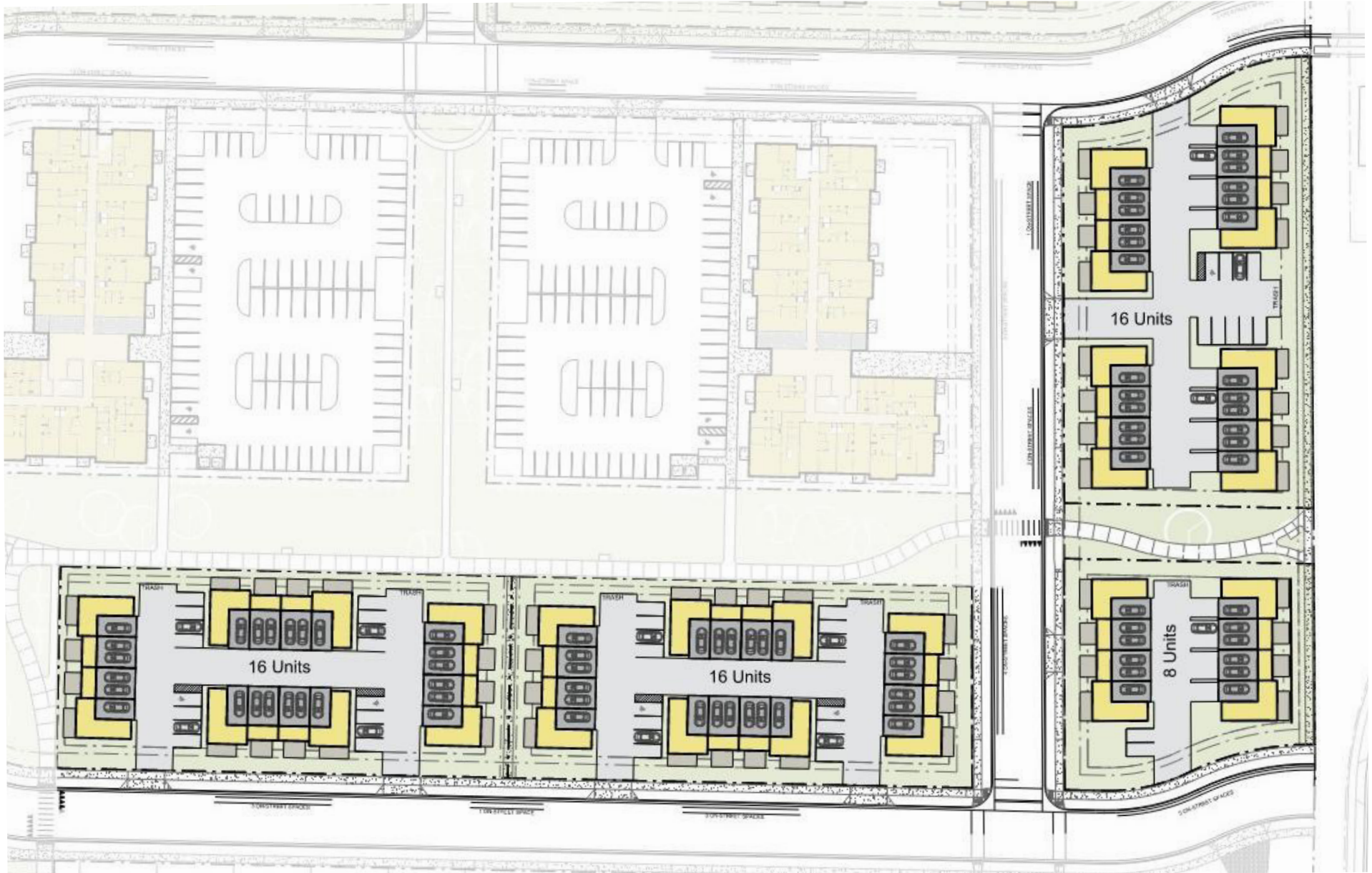
ROWHOUSES



ROWHOUSES

56 RESIDENTIAL UNITS

14 FOURPLEX BUILDINGS



ROWHOUSES

UNIT A

3 BED, 2.5 BATH

INTERIOR: 1,550 SF

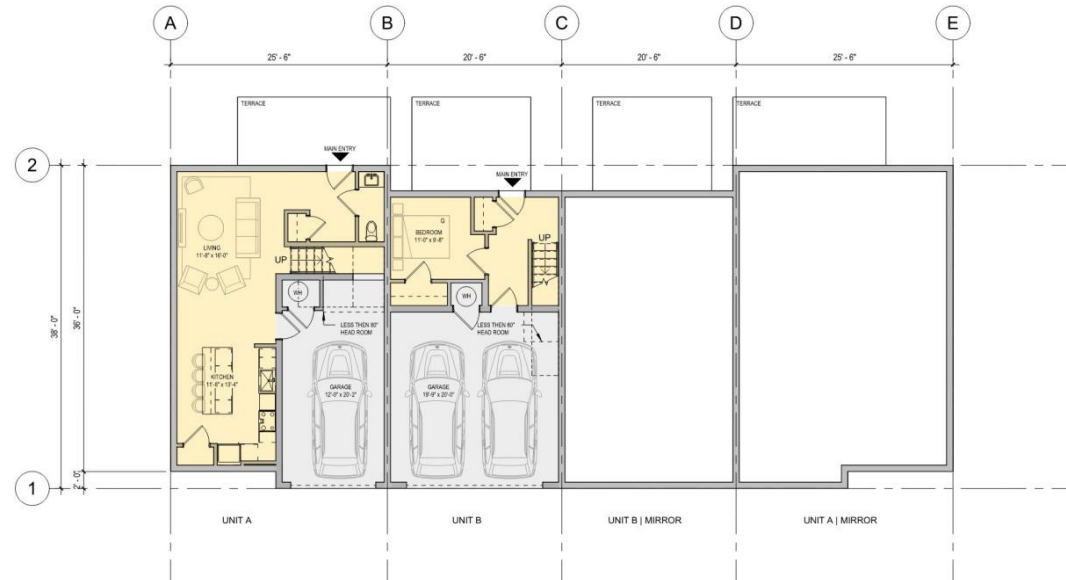
GARAGE: 330 SF

UNIT B

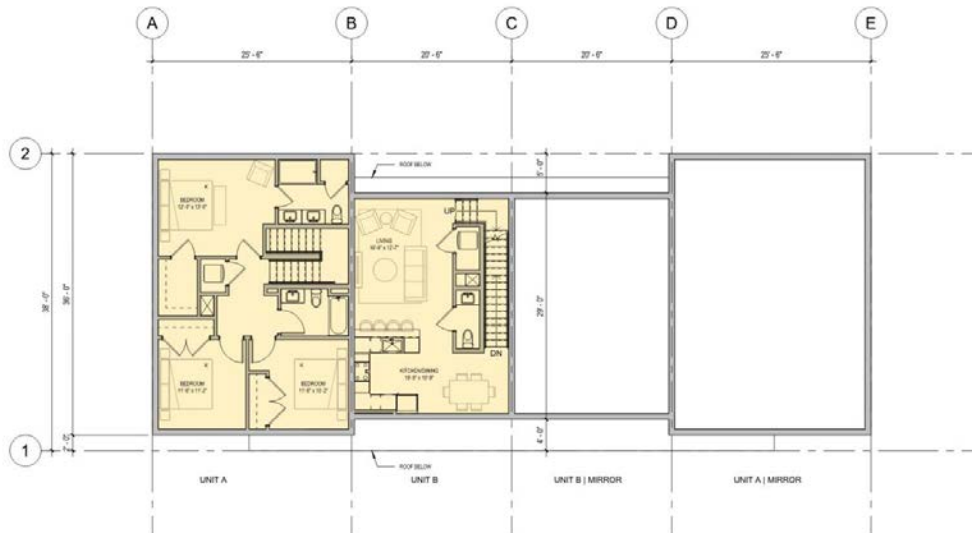
2 BED + DEN, 2.5 BATH

INTERIOR: 1,497 SF

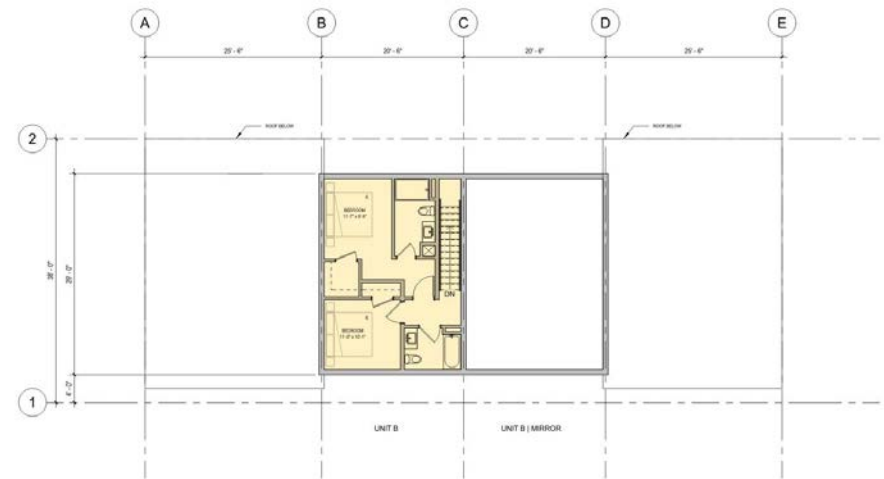
GARAGE: 440 SF



LEVEL 1



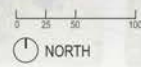
LEVEL 2



LEVEL 3



NOTE: BUILDING AND SITE DEVELOPMENT SHOWN IS CONCEPTUAL FOR INITIAL STUDY AND FEASIBILITY



Canyon Gate
Green Plan



VILLAS



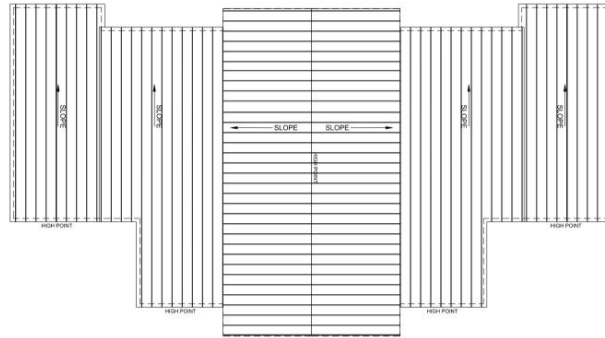
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VILLAS

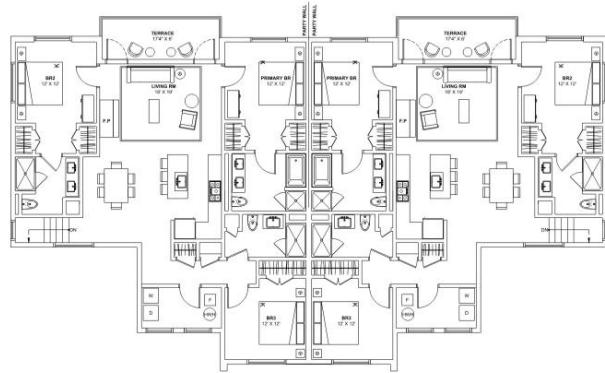
48 SINGLE STORY FLATS

UPPER FLOOR UNIT
3 BED, 3 BATH
1700 SF

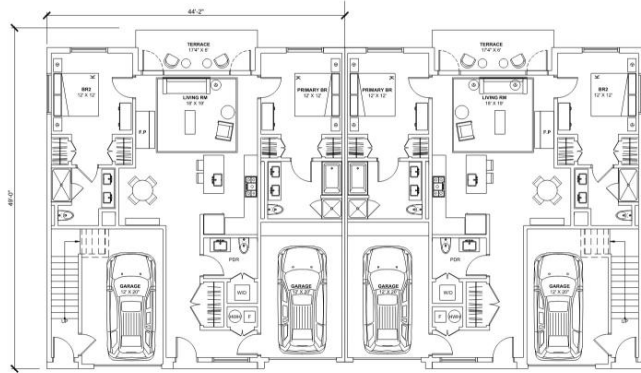
GROUND FLOOR UNIT
2 BED, 2.5 BATH
1440 SF



D ROOF PLAN
SCALE: 1/8"=1'-0"



E UPPER FLOOR PLAN
SCALE: 1/8"=1'-0"

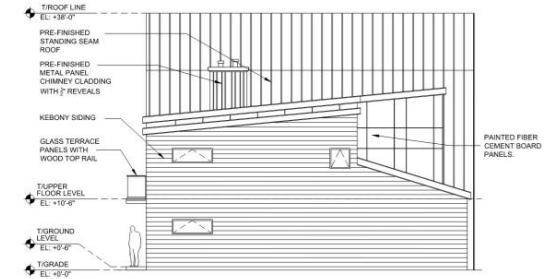


F GROUND LEVEL FLOOR PLAN
SCALE: 1/8"=1'-0"

FLOOR PLANS



A REAR ELEVATION
SCALE: 1/8"=1'-0"



B SIDE ELEVATION
SCALE: 1/8"=1'-0"



C FRONT ELEVATION
SCALE: 1/8"=1'-0"

Site Plan Option A



Site Plan Option B



MIXED-USE BUSINESS DISTRICT



B2M (MIXED-USE BUSINESS DISTRICT)

Located along the high-visibility frontages of Story Mill Road and Bridger Drive, this zone is ideal for the intended commercial core, creating an active streetscape with retail, offices, and services.

TRAFFIC COUNTS

Bridger Drive: 8,477

Story Mill Drive: 1,611

YOUR PARTNERS



Our mission is to build lasting relationships and enrich the lives of our clients and the communities we call home. We are committed to your long-term success, leveraging decades of local market knowledge to provide personalized service and expert guidance. Our experienced team operates with the highest level of integrity, ensuring you receive trusted advice tailored to your unique goals and our dynamic brokerage structure allows us to expand our team to meet your needs.

We believe that strong communities are built on strong relationships, and we are dedicated to supporting our communities with unparalleled real estate services.



Chelsea Stewart

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Born and raised in Bozeman, Chelsea is a fifth-generation Montanan who has witnessed the town's evolution firsthand. Her deep local roots and passion for our growing community fuel her work. Before her real estate career, Chelsea honed her business acumen by launching a successful salon and a downtown wine bar, giving her a unique perspective on the energy and character of Bozeman.

Chelsea's dedication to her clients has placed her at the pinnacle of her profession. She consistently ranks in the top 1% of agents in the Big Sky Country MLS for sales volume and was honored as one of the Bozeman Daily Chronicle's "20 Under 40" in 2022. Nationally, she ranks in the top 1.5% of all agents and was #3 nationwide for ERA Real Estate. When not working, Chelsea enjoys exploring new restaurants and traveling with her husband, Wes, and their two daughters.



Mark Meissner

ERA Landmark Sales Associate
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mark@erlandmark.com

Mark brings over 20 years of comprehensive experience in architecture, construction, and real estate development. His background covers all facets of development, from land acquisition and master planning to marketing and finance, allowing him to find creative solutions for commercial, residential, and recreational property transactions.

Deeply rooted in Montana with family history dating to the mid-1800s, Mark has an intimate knowledge of the region. He holds a degree in Construction Engineering Technology from Montana State University and is an active community member, serving on the board for the Upper Missouri Waterkeeper. An avid outdoorsman, he enjoys everything the Montana landscape has to offer.



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