



NORTHWEST CROSSING
BOZEMAN × MONTANA

BOZEMAN, MT

DISCOVER LIFE BEYOND ORDINARY





NORTHWEST CROSSING BOZEMAN × MONTANA

Bozeman's newest master planned community developed by Providence Development will connect residents and visitors to life in every direction. Over 150,000 square feet of commercial space will soon be home to a thriving small business community and more than 1,000 residences will provide families a place to build a life surrounded by nature, schools and local flavor.

Come for the essentials, stay to make memories with friends and neighbors. The commercial area will be a new local hotspot for gathering and interaction, featuring casual restaurants, flexible meeting spaces, rooftop terraces, and lively patios that invite all to take a seat by our fire.

- Ground-Floor Retail
- Medical & Business Office Space
- High Community Traffic/Visibility
- Flexible Street Spaces for Programming
- Walkable Dining Environment
- Local Grocery
- Ample Parking
- Centrally Located in NWX



OVERALL SITE PLAN

PROPERTY INFORMATION

- 160-acre master planned community
- Integrated with existing residential
- Principal arterial intersection
- 150,000+ sf retail + commercial
- 30+ acres of parks and open space
- 1,000 residences with a mix of housing types
- Neighborhood gathering concept
- Luxury apartment living
- Adjacent to 80-acre Bozeman Sports Park
- Kitty-corner to Gallatin High School

Local businesses will be connected to new residences with a walkable streetscape designed to bring the neighbors out to play. Plan a casual business lunch on a cozy restaurant terrace, or bring the family for post-game sips by the fire pit and pop-up events on the flexible outdoor spaces. This community lifestyle destination provides everything the neighborhood needs and more in one magnetic social destination.



SITE PLAN



BUILDING I (LOT 12)

| SUITE # | TENANT | Sq. Ft. |
|---------|--------------------------------------|---------------------------|
| 101 | Stone Dental Lodge | 2,500 |
| 102 | Wingstop | 1,240 |
| 103/104 | Black Orchid | 3,099 |
| 105 | Available | 2,871 |
| 201 | Available | 3,316+ 1,879 Mezzanine |
| 201A | US Senate Office | 1,244 |
| 202 | Shore to Summit Wealth Management | 5,144 |

BUILDING A (LOT 2)

Available - \$816,750
.75 Acres

BUILDING B (LOT 3)

Available - \$1,317,690
1.21 Acres

BUILDING C (LOT 4)

Available - \$2,117,016
1.62 Acres

BUILDING D (LOT 5)

Available - \$1,497,375
1.25 Acres

BUILDING E (LOT 6)

Available - \$2,678,940
2.46 Acres

BUILDING F (LOT 7)

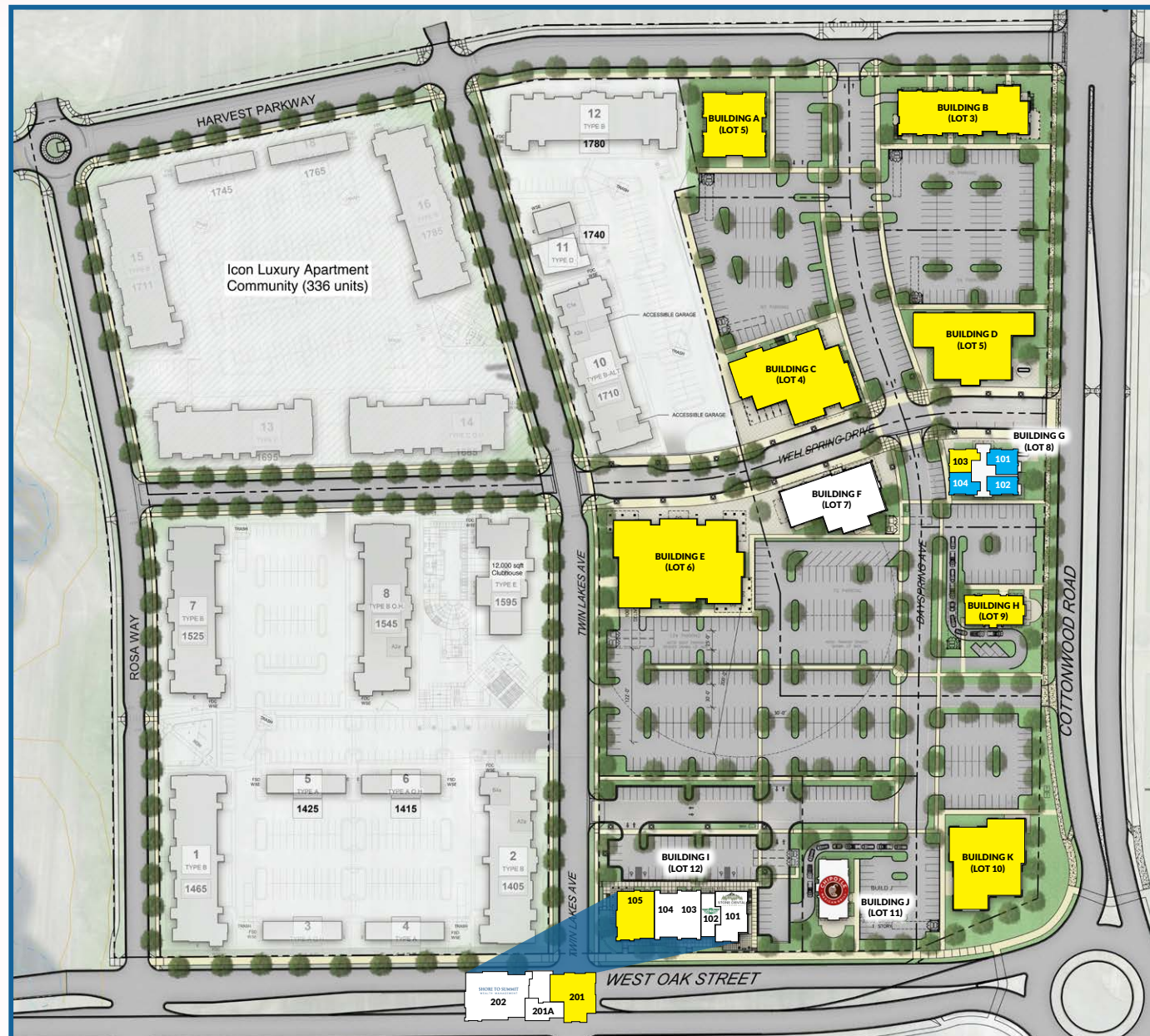
SOLD:
20,500 - 35,000 SF

BUILDING G (LOT 8)

| # | TENANT | Sq. Ft. |
|-----|-----------|---------|
| 101 | Lease Out | 1,342 |
| 102 | Lease Out | 1,066 |
| 103 | AVAILABLE | 1,197 |
| 104 | Lease Out | 1,136 |
| 201 | AVAILABLE | 1,793 |
| 202 | AVAILABLE | 1,097 |
| 203 | AVAILABLE | 1,644 |

COMMERCIAL SITE PLAN

Available ■ Lease Out ■ Occupied ■



BUILDING H (LOT 9)

Available - \$1,305,493
.81 Acres

BUILDING K (LOT 10)

Available - \$1,187,010
1.03 Acres

BUILDING J (LOT 11)

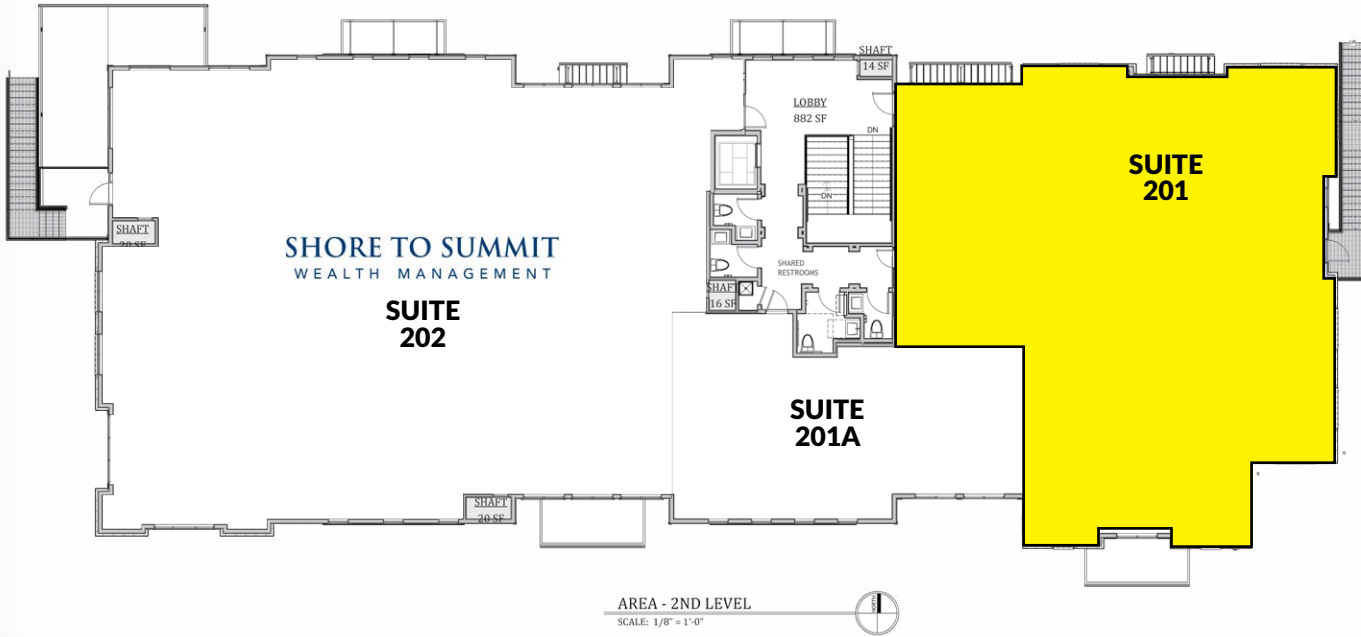
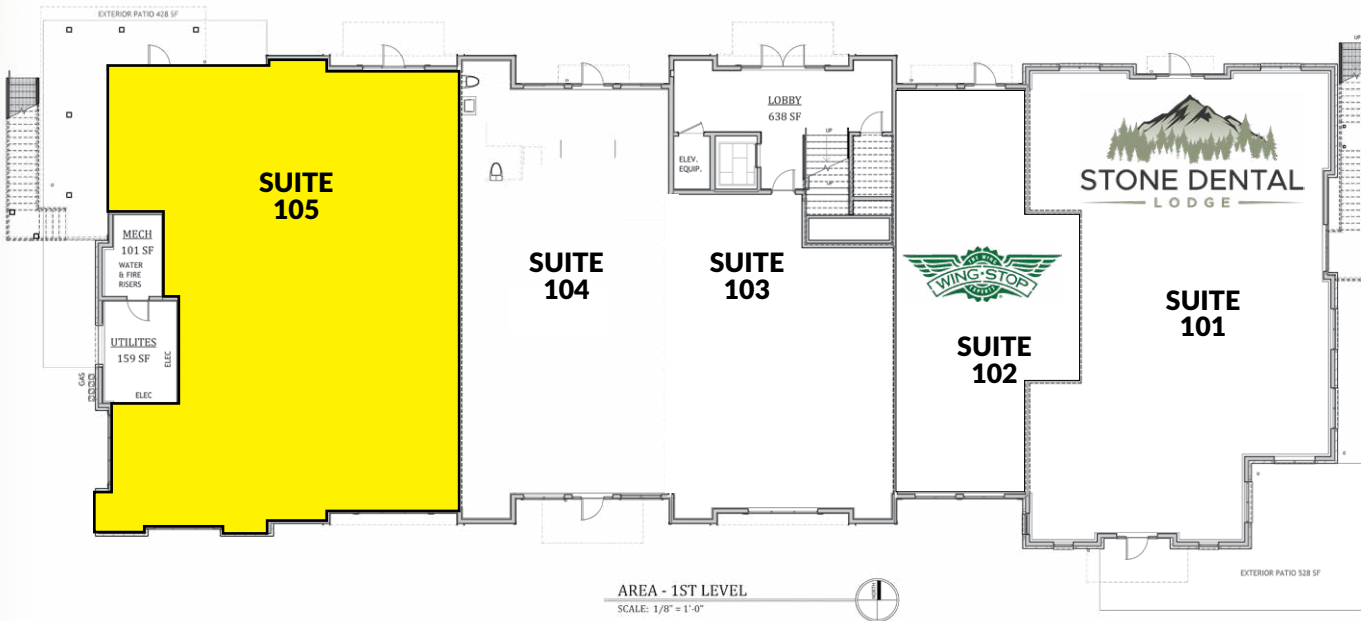
Chipotle: 3000 SF

COMMERCIAL FLOOR PLAN - BUILDING I

Available
 Lease Out
 Occupied

BUILDING I (LOT 12)

| SUITE # | TENANT | Sq. Ft. |
|---------|-----------------------------------|---------------------------|
| 101 | Stone Dental Lodge | 2,500 |
| 102 | Wingstop | 1,240 |
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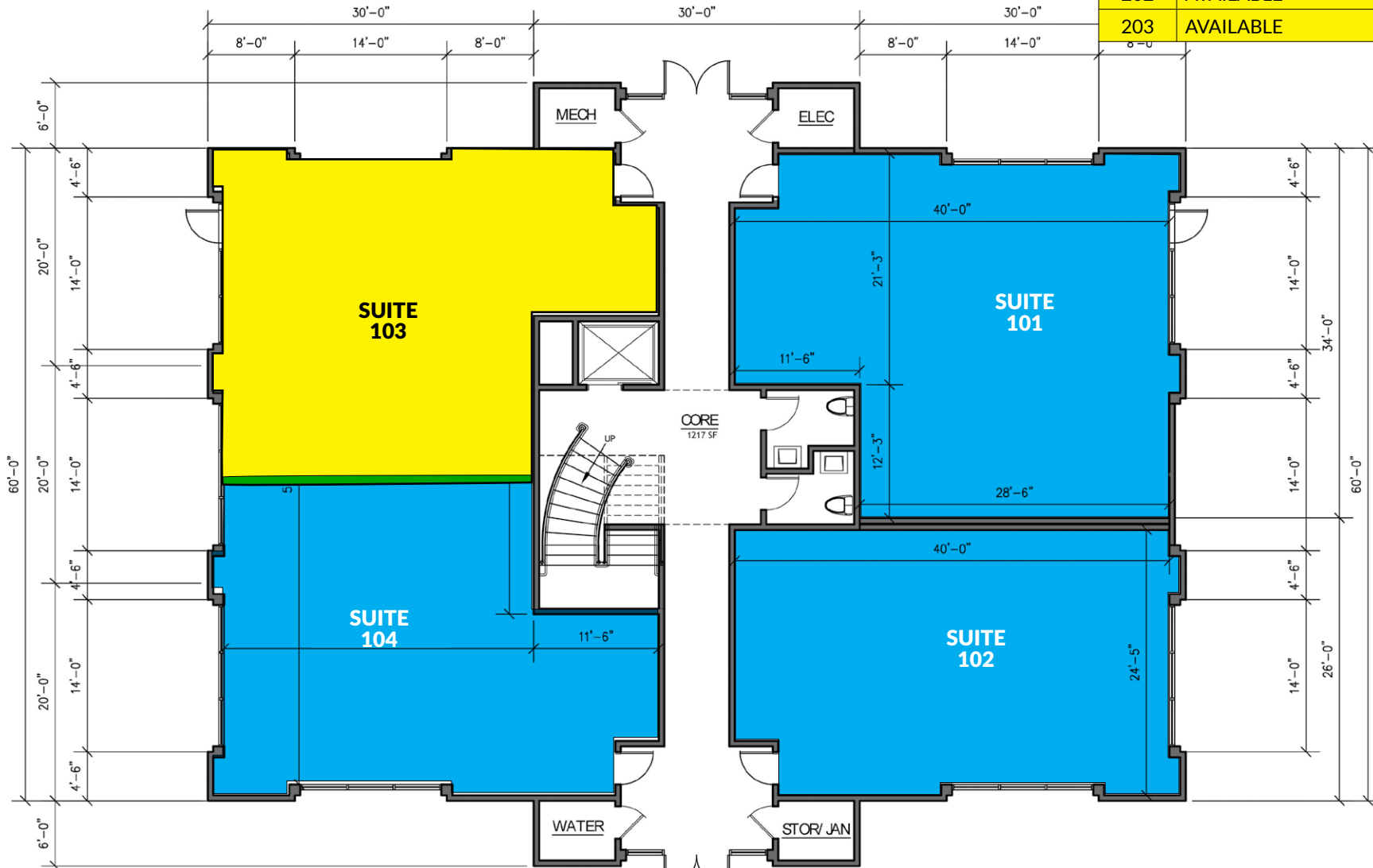
| 1ST LEVEL | 2ND LEVEL | 3RD LEVEL | TOTALS |
|-----------|-----------|-----------|----------|
| 10668 SF | 10713 SF | 1879 SF | 23260 SF |

COMMERCIAL FLOOR PLAN - BUILDING G

BUILDING G (LOT 8)

Available
 Lease Out
 Occupied

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PROPERTY LEASING PLAN



PROPERTY LEASING INFO:

| | | |
|--|--|--|
| OFFICE + MEDICAL | OFFICE + RETAIL + RESTAURANT | QUICK-SERVICE RETAIL |
| <ul style="list-style-type: none"> • Building A - 13,000 sf • Building B - 24,000 sf | <ul style="list-style-type: none"> • Building C - 26,500 sf • Building F - 35,000 sf • Building K - 27,500 sf | <ul style="list-style-type: none"> • Building J - 3,000 sf • Building H - 3,000 sf |
| RESTAURANT | GROCERY | RETAIL + RESTAURANT |
| <ul style="list-style-type: none"> • Building D - 24,000 sf • Building G - 9,500 sf | <ul style="list-style-type: none"> • Building E - 60,000 sf | <ul style="list-style-type: none"> • Building I - 21,140 sf |

NORTHWEST CROSSING DEVELOPMENT OVERVIEW



Northwest Crossing is a transformative 160-acre master-planned community situated at the intersection of West Oak Street and North Cottonwood Road in Bozeman, Montana. This development seamlessly integrates residential, commercial, and recreational spaces, fostering a vibrant, walkable neighborhood that reflects Bozeman's unique character.

Residential Component

The community is set to feature over 1,000 residences, offering a diverse mix of housing options to cater to various lifestyles and preferences. These include single-family homes, townhomes, duplexes, and luxury apartments. Notably, the Icon Apartments at Northwest Crossing comprise 336 units with one, two, and three-bedroom layouts, complemented by a comprehensive suite of amenities such as a state-of-the-art fitness center, coworking spaces, a golf simulator, and a lap pool.

Commercial District

The development plans for approximately 150,000 square feet of commercial space, designed to accommodate retail shops, restaurants, and office spaces. This district aims to create a thriving small business community, enhancing the neighborhood's appeal and convenience for residents and visitors alike.

Recreational Amenities

Emphasizing outdoor living and community engagement, Northwest Crossing dedicates over 30 acres to parks and open spaces. The development is adjacent to the 80-acre Bozeman Sports Park and is in proximity to multiple schools, including Gallatin High School, Meadowlark Elementary, and Chief Joseph Middle School, providing residents with ample recreational and educational opportunities.

Strategic Location

Positioned less than 10 minutes from downtown Bozeman, Northwest Crossing offers residents easy access to the city's vibrant cultural scene, dining, and shopping options. The community's design emphasizes connectivity, with walkable streetscapes linking homes to parks, schools, and the commercial district, fostering a cohesive and engaged neighborhood atmosphere.





NWX NORTHWEST CROSSING
BOZEMAN x MONTANA
A PROVIDENCE DEVELOPMENT COMMUNITY





Yellowstone Airport Plaza

BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

WEST POST

NORTHWEST CROSSING
BLACK ORCHD
STONE DENTAL
CUPOTE
PROVIDENCE DEVELOPMENT

MR BURRITOS

RANDASH auto center

FUN Flicks

THE FEATHER

85

GREAT NORTHERN METAL CO.

four corners Thrift Store

BLACK BULL

STONE GLACIER

TRUCK
MAZEVO

HOP LOUNGE

THE MARKET AT FERGUSON FARM
MERRY Piglets
HACHI SUSHI PUB
Tangled Wood
LIBERTY BURGER
TOWN & COUNTRY OF FOODS

Gallatin County Regional Park

COSTCO
target
WinCo Foods

COMFORT SUITES

RIVERSIDE COUNTRY CLUB

Bozeman Pond Park

Albertsons

ROSAUERS SUPERMARKETS

SPRING HILL SUITES

Snowfill Recreation Area

Bridger Creek Golf Course

Glen Lake Rotary Park

CHEVROLET **TOYOTA** **HONDA**

THE CANNERY DISTRICT
UPHILL PURSUITS
ON HUNT
WILDRYE DISTILLING
PAPER AND GRACE
SHAN PIZZA Campania

GALLATIN CROSSING (GALLATIN VALLEY MALL)
CITY VINEYARD
Madwell
SEPHORA
GM
macy's
LOVESAC
free people
Columbia & NOBLE
BARNES & NOBLE
lululemon
petco
ARHAUS
ANTHROPOLOGIE
REGAL CINEMAS

MONTANA STATE UNIVERSITY

SAFEWAY

GALLATIN COUNTY FAIRGROUNDS

MAIN STREET
stio
Belle Case
LUCCHESI BOOTMAKER
THE STORE
CROSSBOW
heyday

GRAN CIELO

Cooper Park

Peets Hill/Burke Park

BLACKWOOD GROVES

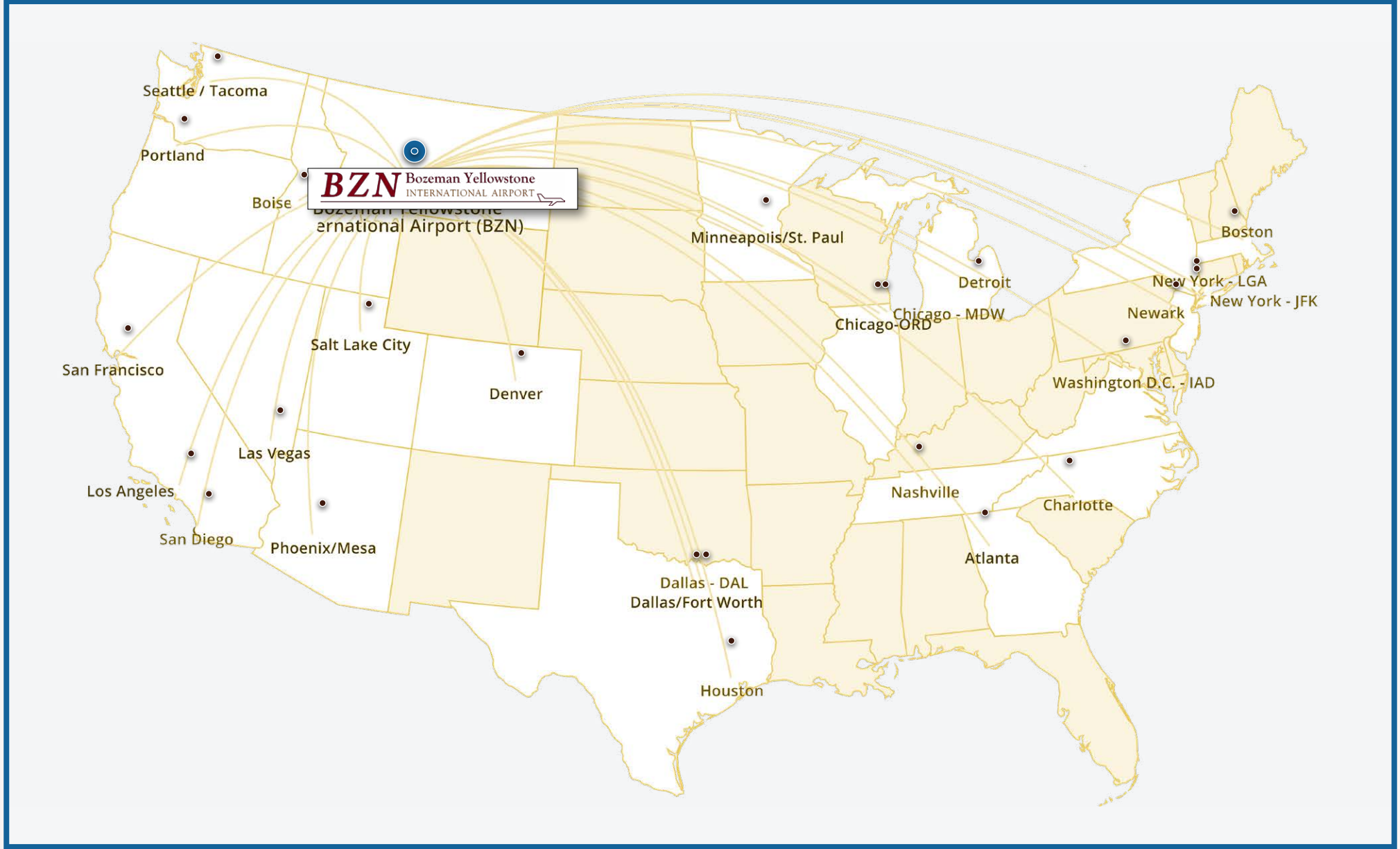
AMERICAN COMPUTER & ROBOTICS MUSEUM

MUSEUM OF THE ROCKIES

THE FOUNDRY

Lindley Park Center

BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT NON-STOP DESTINATIONS



CITY OVERVIEW - BOZEMAN, MT

Bozeman is one of the most dynamic and fastest-growing micropolitan cities in the United States. With a population exceeding 57,000 and a metro area approaching 125,000, Bozeman anchors the Gallatin Valley and has become a regional center for innovation, education, tourism, and high-end residential growth. Recognized by POLICOM as the #1 micropolitan economy in the country, the city continues to attract national attention for its robust job market, strong demographics, and unmatched access to outdoor amenities.

Bozeman is home to Montana State University and a thriving base of employers in technology, outdoor recreation, manufacturing, and healthcare. Major companies with local headquarters or significant operations include Snowflake Inc., Simms Fishing Products, onX Maps, Schedulicity, and Oracle (via RightNow Technologies). In addition to its vibrant economy, Bozeman serves as a major gateway to world-class destinations such as Big Sky Resort, Yellowstone Club, and Yellowstone National Park, drawing millions of visitors annually.



| Employer | Number of Employees | Description |
|----------------------------|---------------------|--|
| Montana State Univ. | 3,300+ | Flagship public university and major research institution |
| Bozeman Health | 2,400+ | Leading regional healthcare system with hospital and clinics |
| Oracle (RightNow) | 500+ | Enterprise software and cloud services, formerly RightNow Technologies |
| Snowflake Inc. | 400+ | Cloud computing and data platform company with strategic local presence |
| Simms Fishing | 300+ | Premium fishing gear and apparel manufacturer headquartered in Bozeman |
| onX | 200+ | GPS mapping and mobile technology company serving the outdoor industry |
| Schedulicity | 100+ | Tech company offering scheduling and marketing tools for service providers |

CITY OVERVIEW - BOZEMAN, MT

With sustained population growth, high median household incomes, and limited retail inventory, Bozeman is one of the most sought-after commercial real estate markets in the Mountain West.

KEY FEATURES

- ✓ **Population:** 57,000+ (City), 125,000+ (Metro) with strong annual growth
- ✓ **Strategic Location:** 15 minutes from Bozeman Yellowstone International Airport and 90 miles from Yellowstone National Park
- ✓ **Tourism Gateway:** 4.5 million annual Yellowstone visitors, plus access to Big Sky's luxury resort corridor
- ✓ **Education Hub:** Montana State University with 16,000+ students and major research output
- ✓ **Diversified Economy:** Anchored by tech, outdoor industry, higher education, and healthcare
- ✓ **Affluent Demographics:** \$100K+ avg household income and high rates of in-migration from coastal markets
- ✓ **Outdoor Lifestyle Magnet:** Top-ranked for recreation, quality of life, and environmental beauty
- ✓ **Supply-Constrained Market:** High barriers to entry and limited new commercial development pipeline



BIG SKY, MONTANA

Tucked into the soaring peaks of southwest Montana, Big Sky has evolved into one of North America's most exclusive alpine destinations. With its sweeping vistas, luxury resorts, and unrivaled access to outdoor adventure, Big Sky rivals iconic mountain enclaves like Aspen and Jackson Hole – but with a distinctly untamed Montana spirit.



KEY FEATURES

- ✓ **Elite Mountain Destination** – Home to Big Sky Resort, offering over 5,800 acres of skiable terrain and some of the longest vertical runs in North America.
- ✓ **Luxury at Altitude – Anchored by the five-star Montage Big Sky, the ultra-private Yellowstone Club, and the forthcoming One&Only Moonlight Basin** – the first U.S. location for the six-star global resort brand.
- ✓ **High-Profile Demographic** – A magnet for Fortune 500 executives, professional athletes, and discerning global travelers seeking privacy, prestige, and year-round adventure.
- ✓ **Explosive Growth, Limited Supply** – Booming demand for high-end real estate has fueled luxury development while maintaining a deliberate pace to preserve exclusivity.
- ✓ **Year-Round Playground** – World-class skiing, fly fishing, hiking, mountain biking, and golfing across an unspoiled alpine canvas.
- ✓ **Proximity to Yellowstone** – Just 50 miles from the entrance to Yellowstone National Park – with Bozeman Yellowstone International Airport less than 1.5 hours away.
- ✓ **Economic Powerhouse** – An estimated \$2.28 billion economic impact – representing over 4% of Montana's statewide GDP.
- ✓ **Private, Purpose-Built Communities** – Includes Spanish Peaks Mountain Club and the Yellowstone Club – complete with golf courses, ski-in/ski-out estates, and dedicated concierge services.
- ✓ **Discreet Luxury, Wild Surroundings** – Where luxury real estate meets wide-open landscapes – offering the rare blend of privacy, sophistication, and natural grandeur.

DEMOGRAPHICS AT 1, 3, 5 AND 7 MILE RADIUS

1 MILE RADIUS:



Total Population: **13,054**
Households: **5,591**
Daytime Population: **5,941**
Median Age: **30.5**



Average Household Income: **\$126,280**
Median Household Income: **\$88,262**

3 MILE RADIUS:



Total Population: **52,804**
Households: **22,589**
Daytime Population: **43,199**
Median Age: **28.8**



Average Household Income: **\$121,412**
Median Household Income: **\$90,158**

5 MILE RADIUS:



Total Population: **71,670**
Households: **30,076**
Daytime Population: **56,055**
Median Age: **32.0**



Average Household Income: **\$135,187**
Median Household Income: **\$98,136**

7 MILE RADIUS:



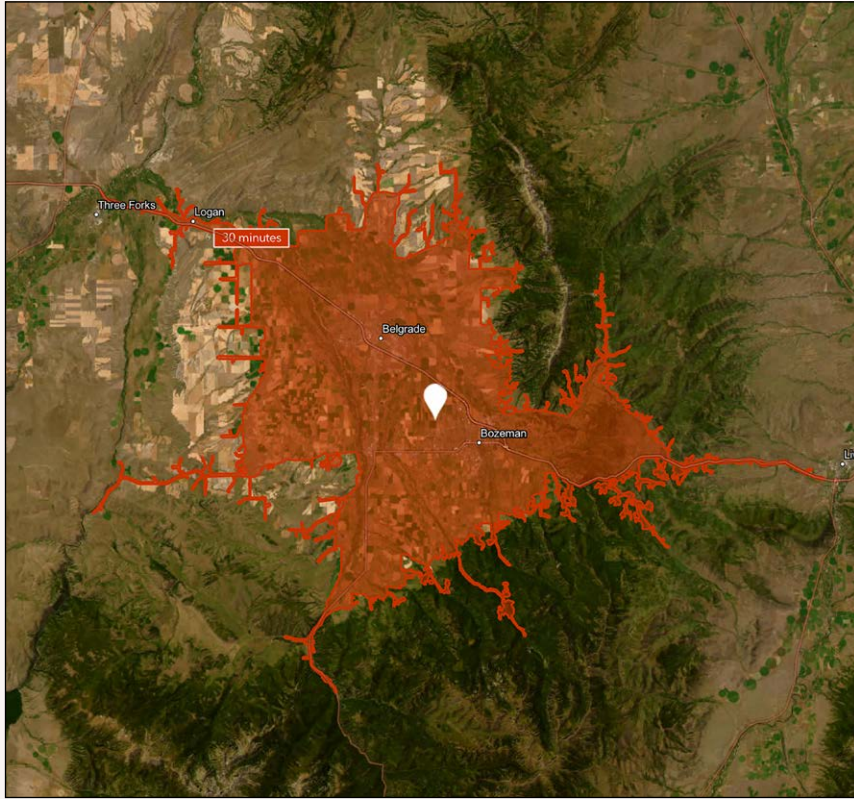
Total Population: **83,395**
Households: **34,617**
Daytime Population: **64,889**
Median Age: **33.1**



Average Household Income: **\$137,938**
Median Household Income: **\$99,761**



30 MINUTE DRIVE TIME



KEY FACTS

122,205

Population

33.5

Median Age

\$100,177

Median Household Income

121,414

Daytime Population

TAPESTRY SEGMENTS

| College Towns <i>8,682 households</i> | Modern Minds <i>7,076 households</i> | Flourishing Families <i>5,070 households</i> |
|---|---|--|
| <p>Socioeconomic Traits</p> <p>These university-focused communities across metros and suburbs include many students, recent immigrants, and degree holders. Most work part-time nearby in service or government jobs, rent multifamily or campus housing, and live in both large and smaller cities.</p> | <p>Socioeconomic Traits</p> <p>Primarily in city outskirts and suburbs, this fast-growing segment includes educated young adults, many foreign-born. They work in diverse industries, earn upper-tier incomes, and live in newer homes with multiple vehicles.</p> | <p>Socioeconomic Traits</p> <p>Suburban families, mostly aged 35–64, live in growing Southern and Midwestern areas. They're often married, employed professionally, middle-income, self-employed, own 1990s homes, and commute long distances with multiple vehicles.</p> |
| <p>Household Types</p> <p>Singles living alone; singles with roommates</p> | <p>Household Types</p> <p>Married couples; singles living alone</p> | <p>Household Types</p> <p>Married couples</p> |
| <p>Typical Housing</p> <p>Multi-Units</p> | <p>Typical Housing</p> <p>Multi-Units</p> | <p>Typical Housing</p> <p>Single Family</p> |

TOTAL RETAIL SALES

Includes F&B



\$1,451,996,481

EDUCATION

Bachelor's Degree or Higher



55%

OWNER OCCUPIED HOME VALUE

Average



\$952,014

ANNUAL HOUSEHOLD SPENDING

\$4,803

Eating Out

\$2,876

Apparel & Services

\$8,445

Groceries

\$277

Computer & Hardware

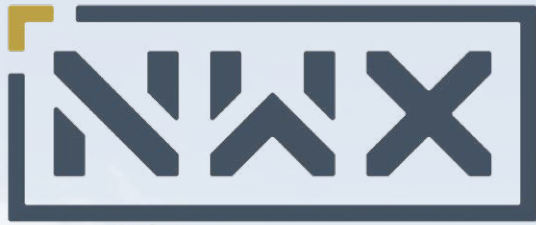
\$8,549

Health Care

LOCATION OVERVIEW







NORTHWEST CROSSING
BOZEMAN × MONTANA

www.nwxbozeman.com



**CHARTER
REALTY**

CHARTER REALTY

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