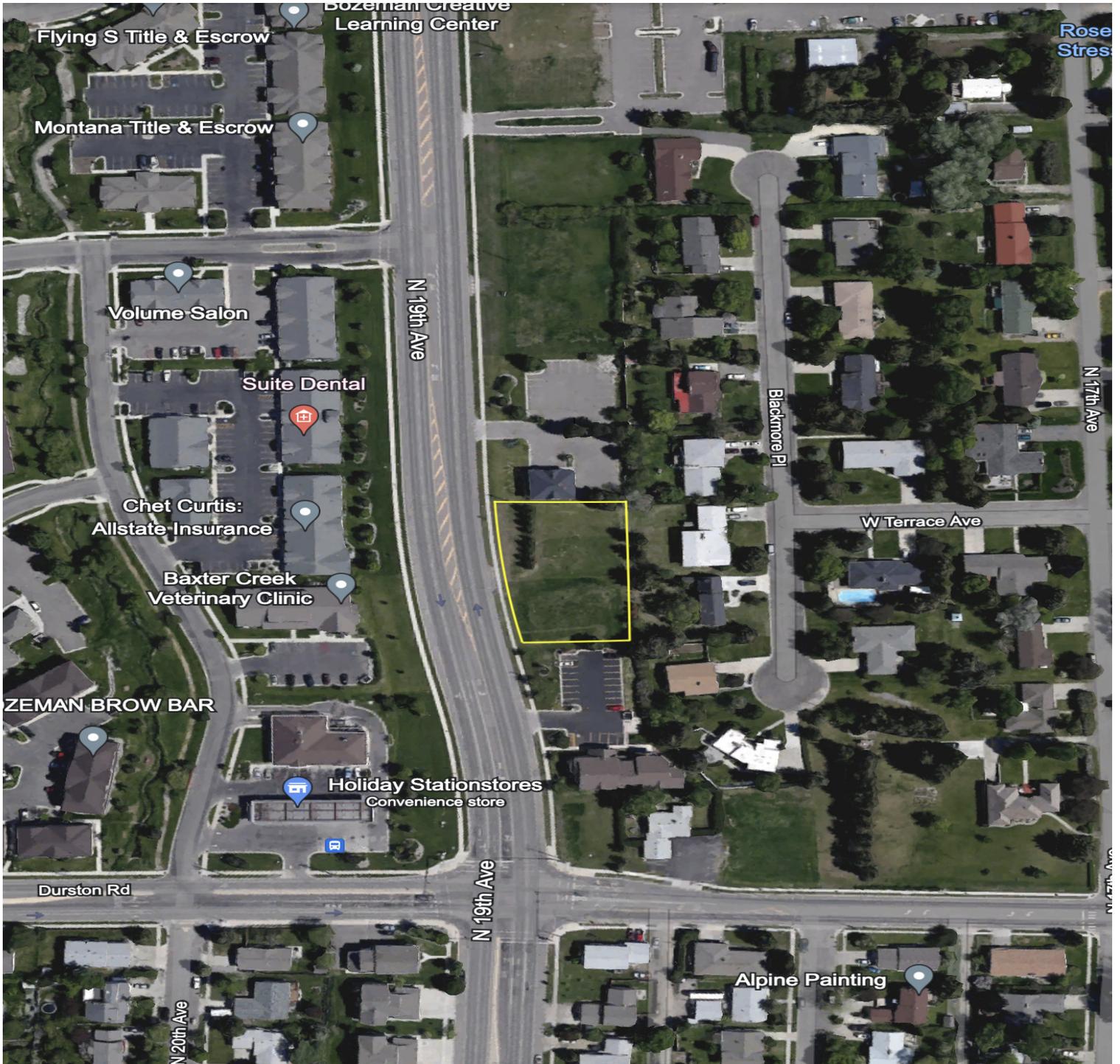




NORTH 19TH AVENUE LOTS AVAILABLE

BOZEMAN, MT 59715



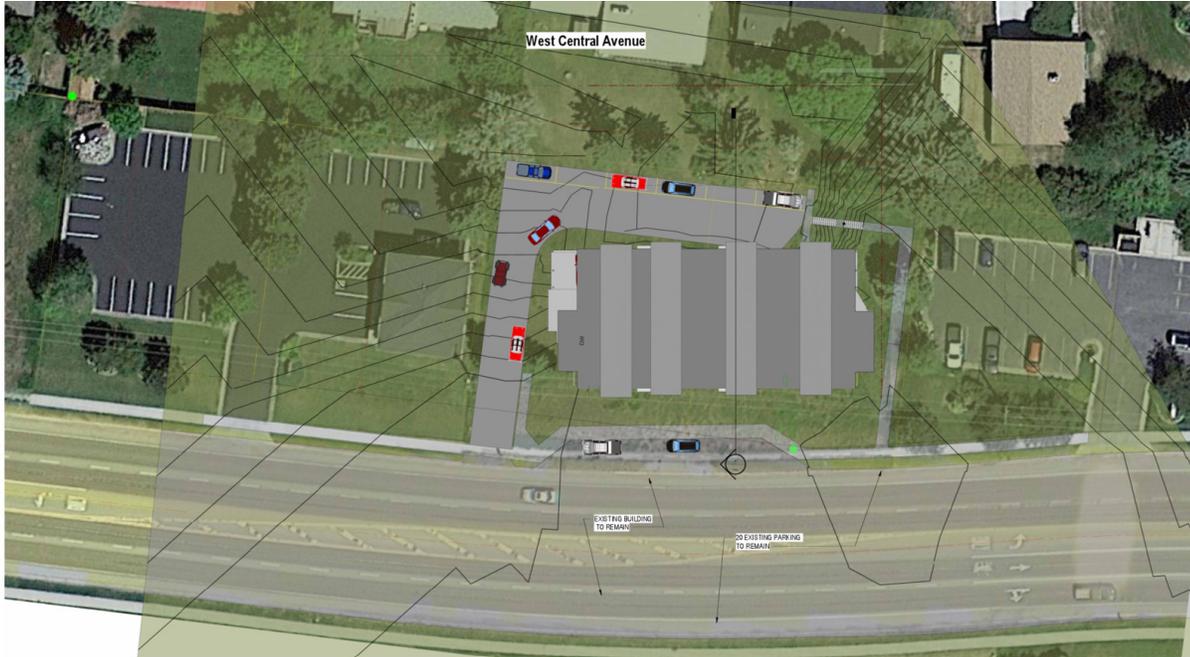
FOR SALE

LAUREN JOHN

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406.600.2927
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1276 North 15th Avenue #103 | Bozeman, MT 59715

starncommercial.com



PROPERTY DESCRIPTION

Prime commercial development opportunity along the highly trafficked North 19th Avenue corridor in Bozeman. Located on the east side of North 19th Avenue just north of Durston Road, this .574-acre site offers exceptional visibility and exposure, with average daily traffic counts of approximately 24,000 vehicles per day.

The property is now zoned B-1 (Neighborhood Business), allowing for a wide range of commercial and mixed-use opportunities including professional office, neighborhood-serving retail, service uses, and multifamily residential development. This zoning flexibility, combined with the site's frontage, access, and surrounding uses, makes it one of the strongest infill locations along the North 19th corridor.

The site is fully served by city utilities and benefits from close proximity to Bozeman High School, public services, transit routes, and established residential neighborhoods. A conceptual 42-unit multifamily project has previously been designed for the property, demonstrating its development viability.

In addition, the site has prior history with the City of Bozeman as an affordable housing land donation location, offering potential bonus-density advantages for developers pursuing affordable or workforce housing strategies. Whether positioned for commercial development, mixed-use, or strategic land banking, this property represents a rare opportunity to secure a highly visible, flexible, and well-located site in one of Bozeman's most active commercial corridors.

PROPERTY HIGHLIGHTS

- 25,000 sf
- High traffic and visibility
- 24,000 vehicles/day
- Zoned B-1
- Currently design for a 42-unit multifamily project
- Ideal for multifamily residential development, professional office, and smaller scale retail

OFFERING SUMMARY

Sale Price:	\$995,000
Lot Size:	25,000 SF

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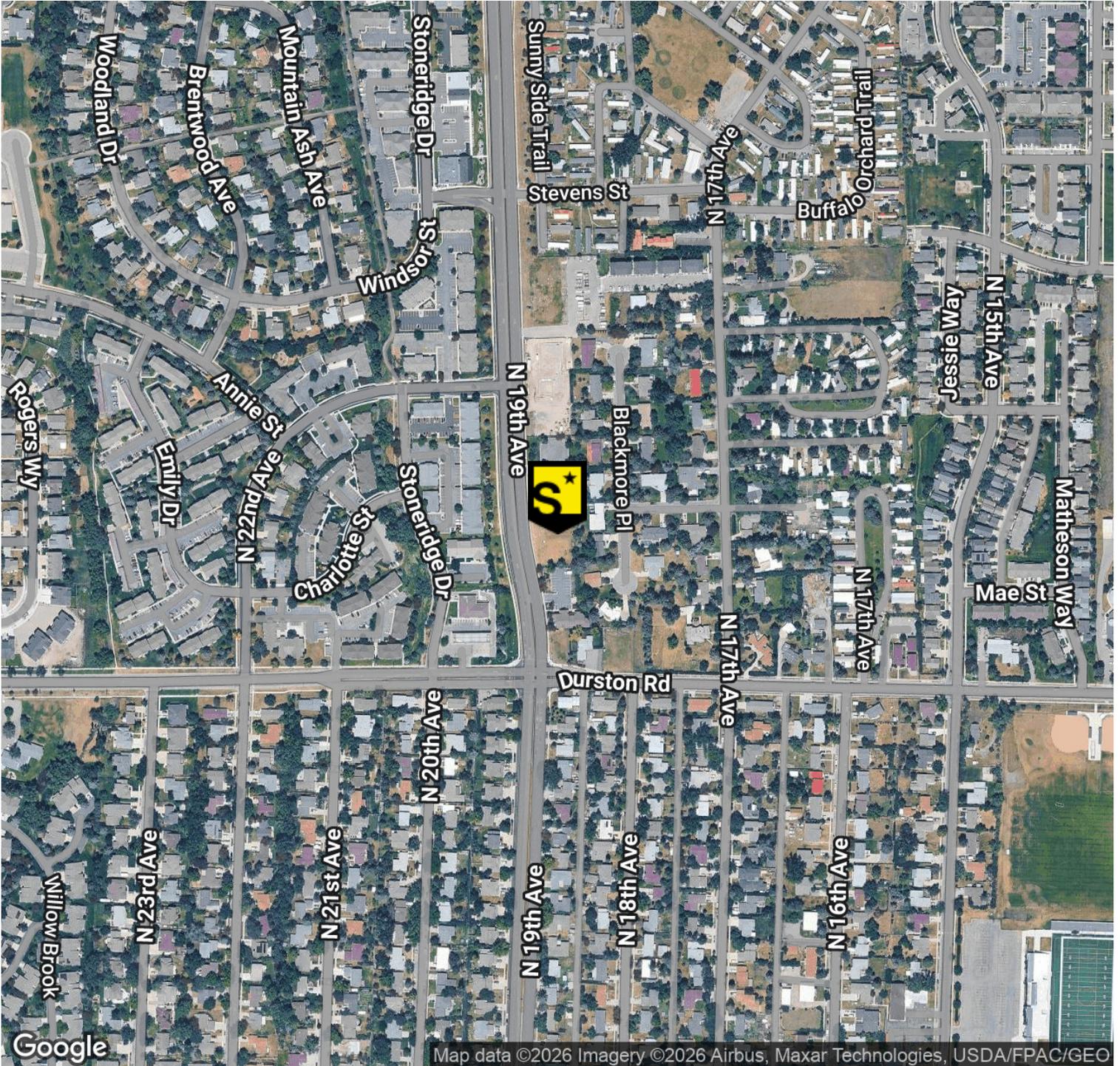
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TBD NORTH 19TH AVENUE LOCATION MAP

BOZEMAN, MT 59715



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies, USDA/FPAC/GEO

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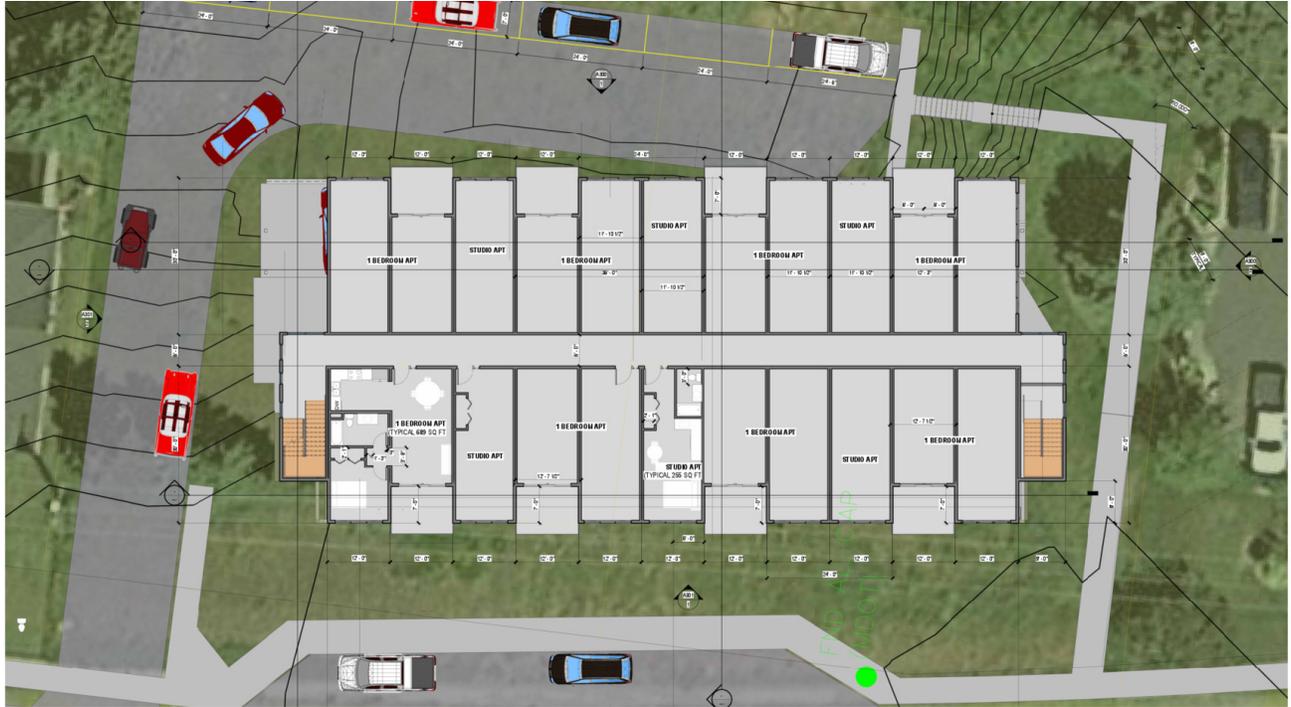
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TBD NORTH 19TH AVENUE CONCEPT DESIGN

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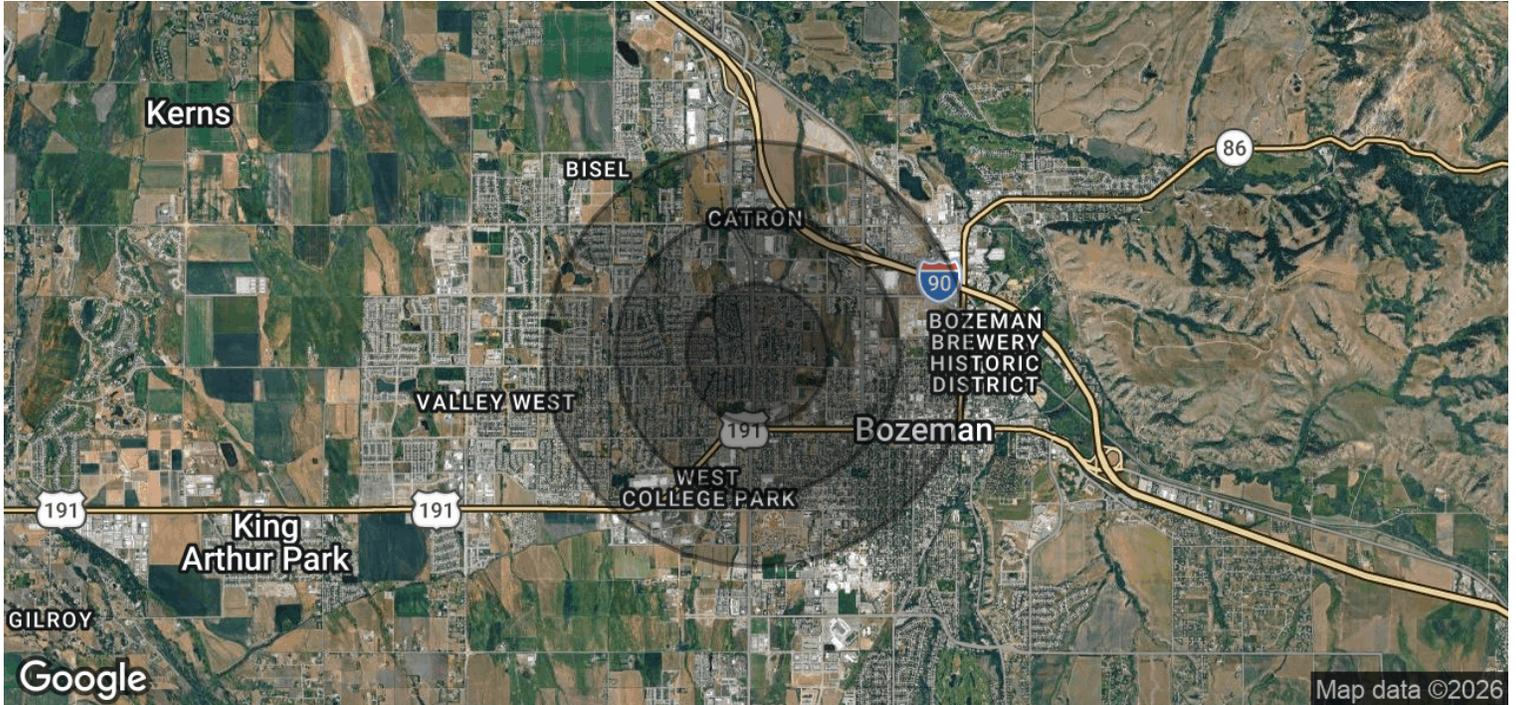
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TBD NORTH 19TH AVENUE DEMOGRAPHICS

BOZEMAN, MT 59715



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,755	6,710	13,352
Average Age	29.4	31.3	30.8
Average Age (Male)	28.3	29.0	29.7
Average Age (Female)	32.9	38.4	35.1

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	848	3,230	6,484
# of Persons per HH	2.1	2.1	2.1
Average HH Income	\$52,212	\$62,816	\$69,918
Average House Value	\$292,625	\$288,030	\$285,257

2020 American Community Survey (ACS)

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