



**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

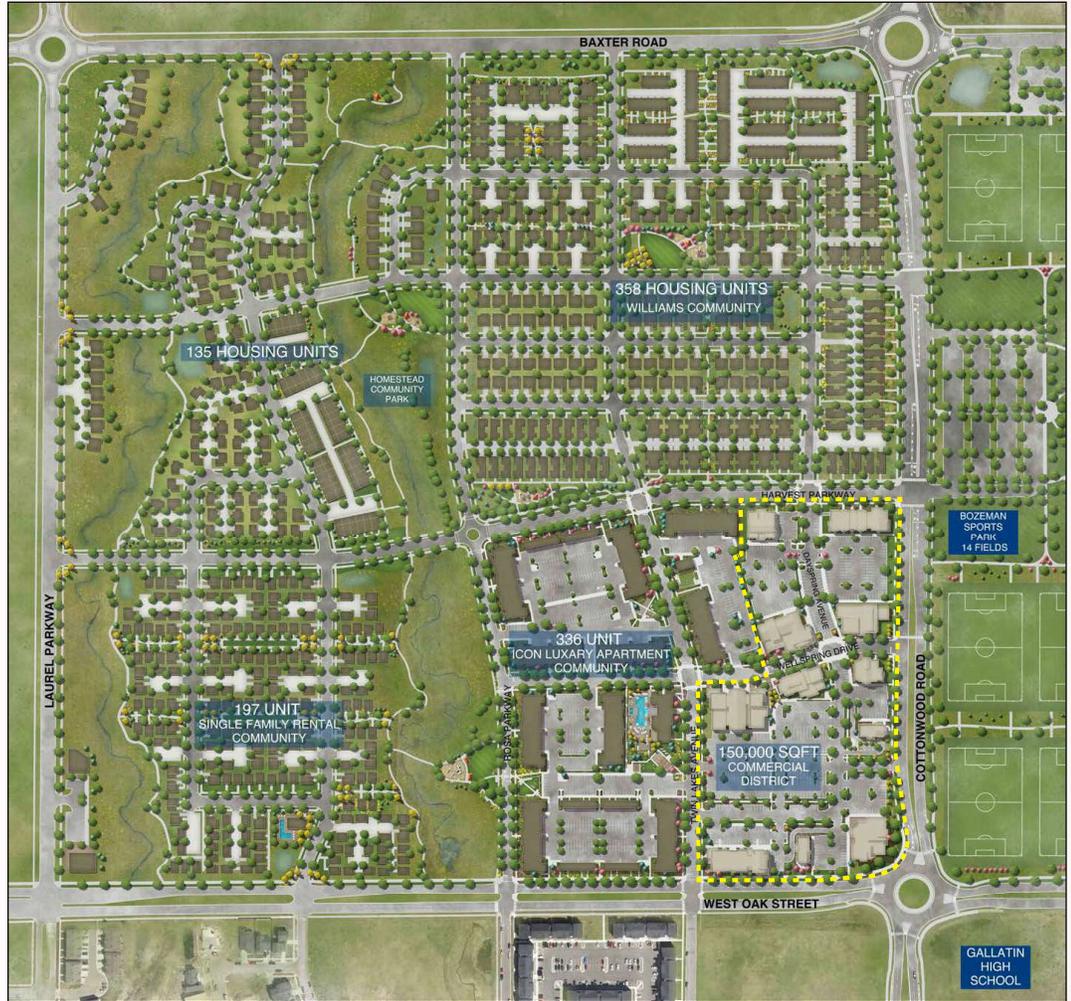


# OVERALL SITE PLAN

## 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	White Buffalo Pizza	2,871
201	Providence Development	3,316+ 1,879 Mezzanine
201A	US Senate Office	1,244
202	Shore to Summit Wealth Management	5,144

## BUILDING J (LOT 11)

Chipotle: 3000 SF

## BUILDING F (LOT 7)

Food Hall (under contract to operator):  
20,500 - 35,000 SF

## BUILDING B (LOT 3)

Available - \$1,449,459  
14,000 - 24,000 SF

## BUILDING G (LOT 8)

#	TENANT	Sq. Ft.
101	Lease Out	1,250
102	Lease Out	1,017
103	AVAILABLE	1,197
104	AVAILABLE	1,109

## BUILDING A (LOT 5)

Available - \$980,1000

## BUILDING C (LOT 4)

Available - \$2,469,852

## BUILDING D (LOT 5)

Available - \$1,905,750

## BUILDING E (LOT 6)

Available - \$3,214,728

## BUILDING H (LOT 9)

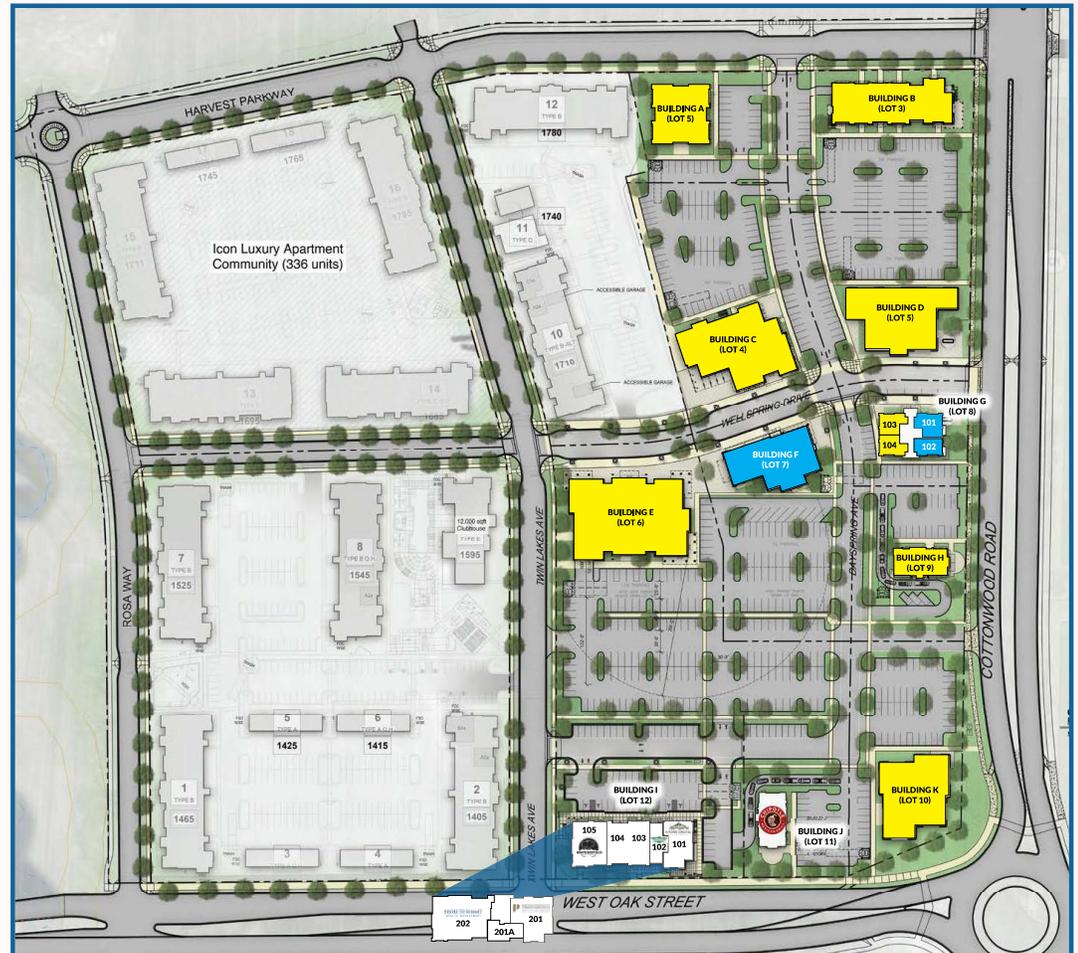
Available - \$1,764,180

## BUILDING K (LOT 10)

Available - \$1,899,216

# COMMERCIAL SITE PLAN

Available Lease Out Occupied



# COMMERCIAL FLOOR PLAN - BUILDING I

Available
  Lease Out
  Occupied



## BUILDING I (LOT 12)

SUITE #	TENANT	Sq. Ft.
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1ST LEVEL	2ND LEVEL	3RD LEVEL	TOTALS
2862 SF	1071 SF	345 SF	4278 SF

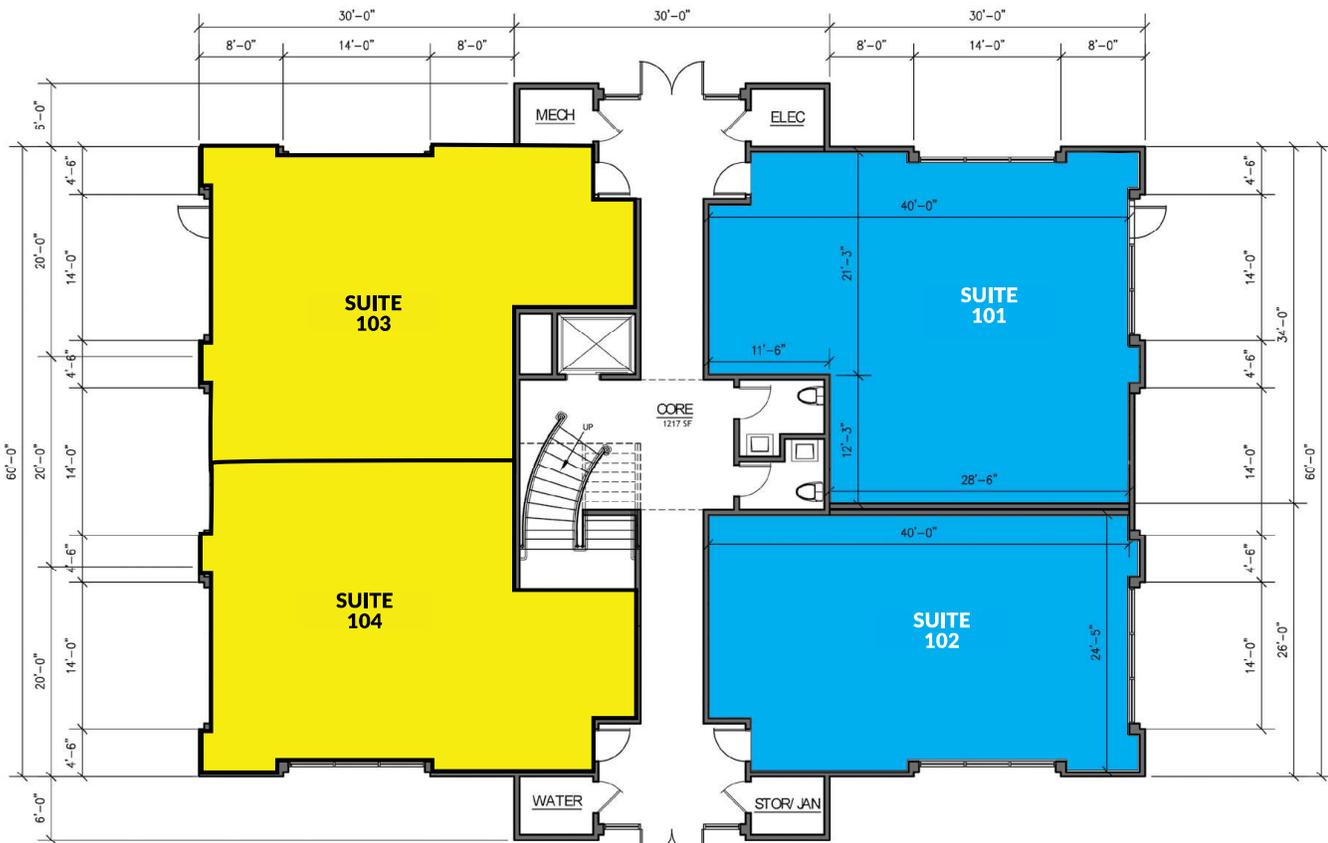


# COMMERCIAL FLOOR PLAN - BUILDING G

## BUILDING G (LOT 8)

Available
  Lease Out
  Occupied

#	TENANT	Sq. Ft.
101	Lease Out	1,250
102	Lease Out	1,017
103	AVAILABLE	1,197
104	AVAILABLE	1,109



# PROPERTY LEASING PLAN



## PROPERTY LEASING INFO:

### OFFICE + MEDICAL

- Building A - 13,000 sf
- Building B - 24,000 sf

### OFFICE + RETAIL + RESTAURANT

- Building C - 26,500 sf
- Building F - 35,000 sf
- Building K - 27,500 sf

### QUICK-SERVICE RETAIL

- Building J - 3,000 sf
- Building H - 3,000 sf

### RESTAURANT

- Building D - 24,000 sf
- Building G - 9,500 sf

### GROCERY

- Building E - 60,000 sf

### RETAIL + RESTAURANT

- 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.



NORTHWEST CROSSING  
BOZEMAN, MT



**NWX** **NORTHWEST CROSSING**  
**BOZEMAN x MONTANA**  
A PROVIDENCE DEVELOPMENT COMMUNITY



NORTHWEST CROSSING  
BOZEMAN, MT



MR BURRITOS

RANDASH auto center

Fun Flicks

WEST POST

Yellowstone Airport Plaza

BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

85

85

90

NORTHWEST CROSSING  
BLACK ORCHARD  
PROVIDENCE DEVELOPMENT

191

BLACK BULL

THE MARKET AT FERGUSON FARM  
MERRY Piglets  
HACHI  
BACK NINE  
TOWN & COUNTRY OF FOODS

Gallatin County Regional Park

COSTCO  
target  
WinCo Foods

COMFORT SUITES

RIVERSIDE

THE BEER MUSEUM  
MAZEVO

HOP LOUNGE

CHEVROLET  
HONDA

ROSAUERS SUPERMARKETS

Bozeman Pond Park

Albersons

SPRING HILL SUITES

Snowfill Recreation Area

Bridger Creek Golf Course

Glen Lake Rotary Park

GALLATIN CROSSING (GALLATIN VALLEY MALL)

GRAN CIELO

LOVESAC  
CITY VINEYARD  
Madewell  
SEPHORA  
GMM  
WHOLE FOODS  
ANTHROPOLOGIE  
J.CREW  
BARNES & NOBLE  
Columbia  
lululemon  
ARHAUS  
petco  
REGAL CINEMAS

MONTANA STATE UNIVERSITY

SAFeway

GALLATIN COUNTY FAIRGROUNDS

THE CANNERY DISTRICT  
UP HILL PURSUITS  
ON HUNT  
WILDRIVE  
PAPER GRACE  
SHAN PIZZA

MAIN STREET

stio  
Belle Case  
LUCCHESI  
heyday

Cooper Park

Peets Hill/Burke Park

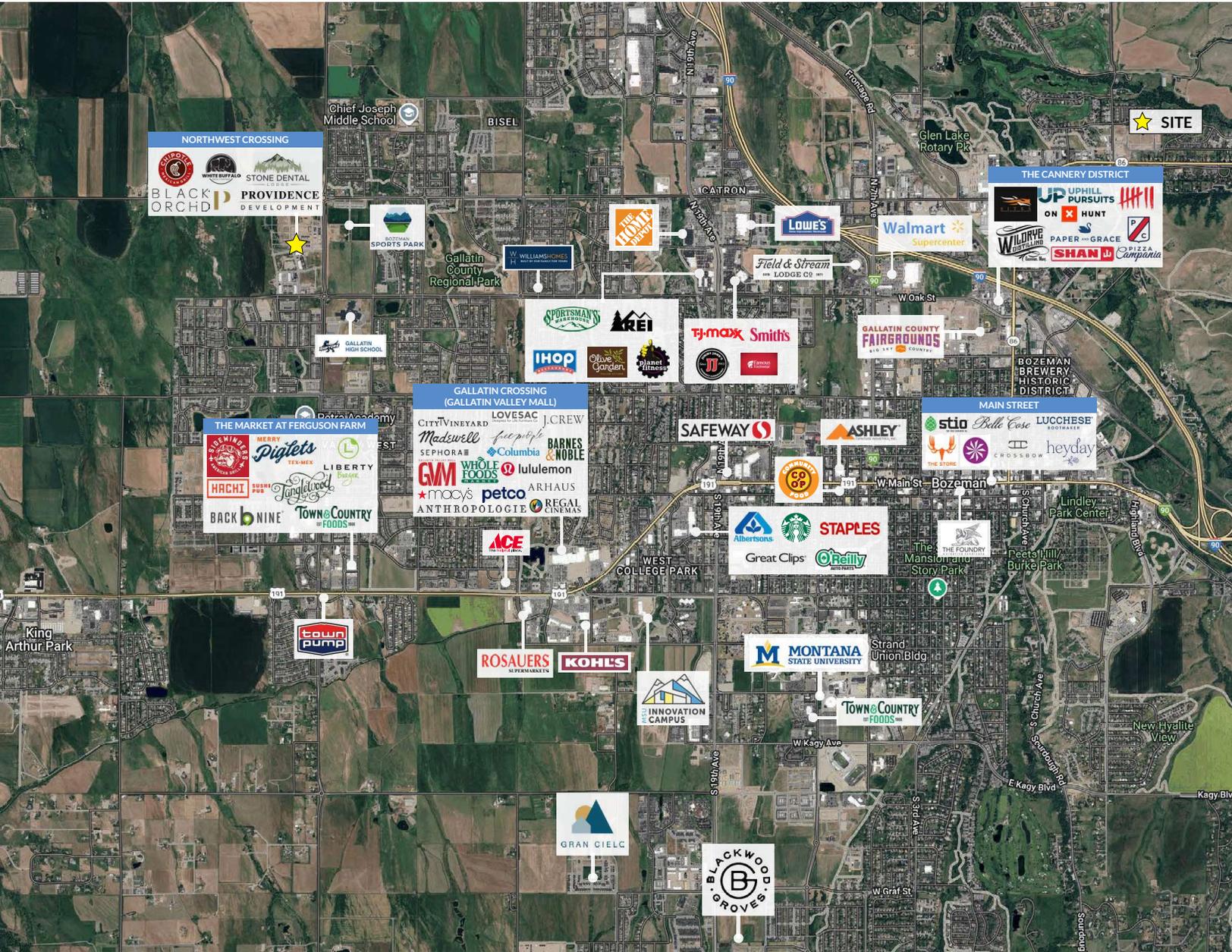
THE FOUNDRY  
Lindley Park Center

BLACKWOOD GROVES

AMERICAN COMPUTER & ROBOTICS MUSEUM

MUSEUM ROCKIES

90



**NORTHWEST CROSSING**  
BLACK ORCHARD  
PROVIDENCE DEVELOPMENT

**THE CANNERY DISTRICT**  
UPHILLS PURSUITS  
ON HUNT  
WILDRIVE  
PAPER GRACE  
SHAN  
PIZZA Campagna

**THE MARKET AT FERGUSON FARM**  
MERRY Piglets  
HACHI  
BACK b NINE  
TOWN & COUNTRY FOODS

**GALLATIN CROSSING (GALLATIN VALLEY MALL)**  
CITY VINEYARD  
Madwell  
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**SAFeway**  
GO OP

**ASHLEY**  
STAPLES

**MAIN STREET**  
stio  
Belle Case  
LUCHESE  
heyday

**ROSAUERS**  
**KOHL'S**

**MONTANA STATE UNIVERSITY**

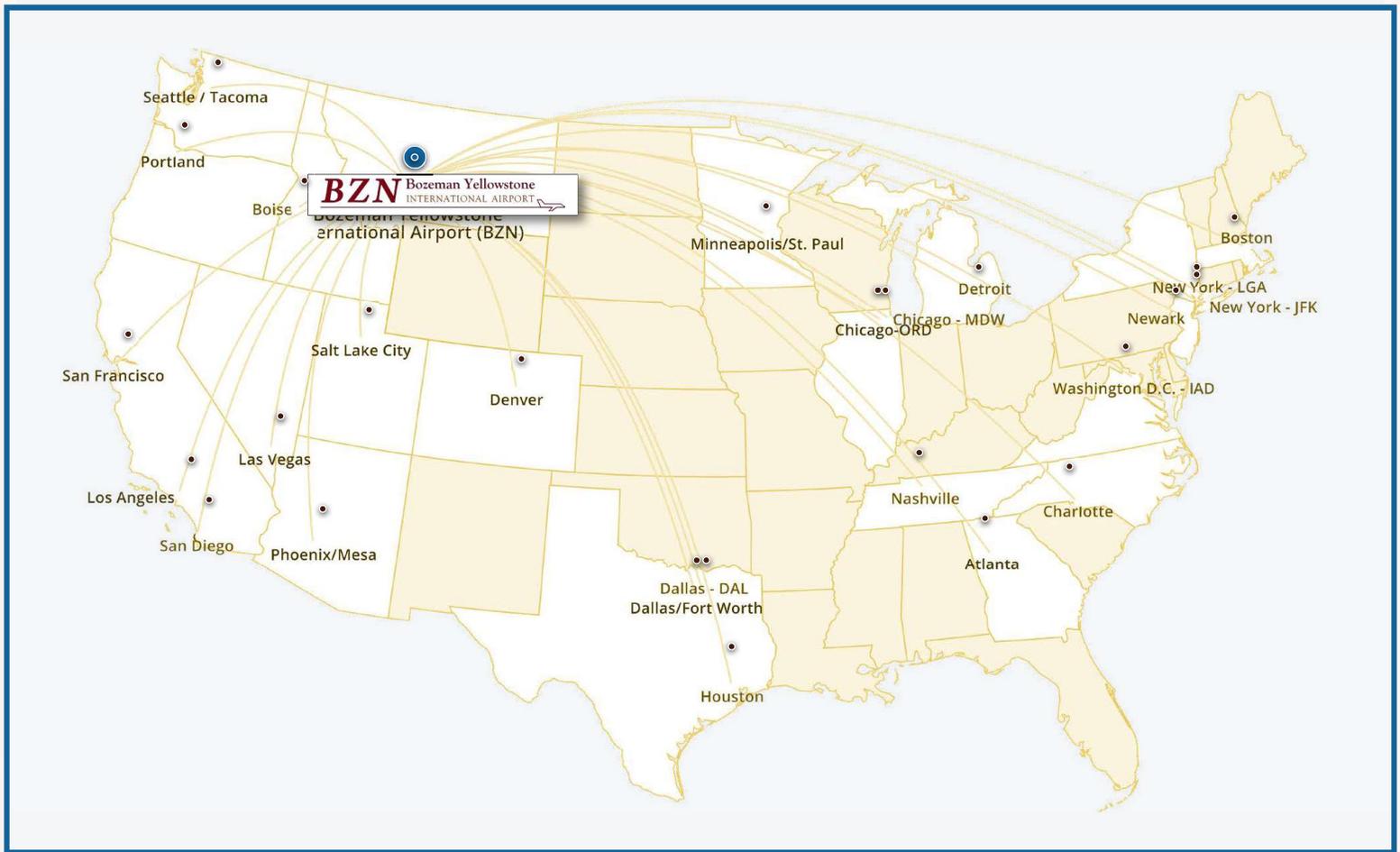
**TOWN & COUNTRY FOODS**

**GRAN CIELC**

**BLACKWOOD GROVES**

★ SITE

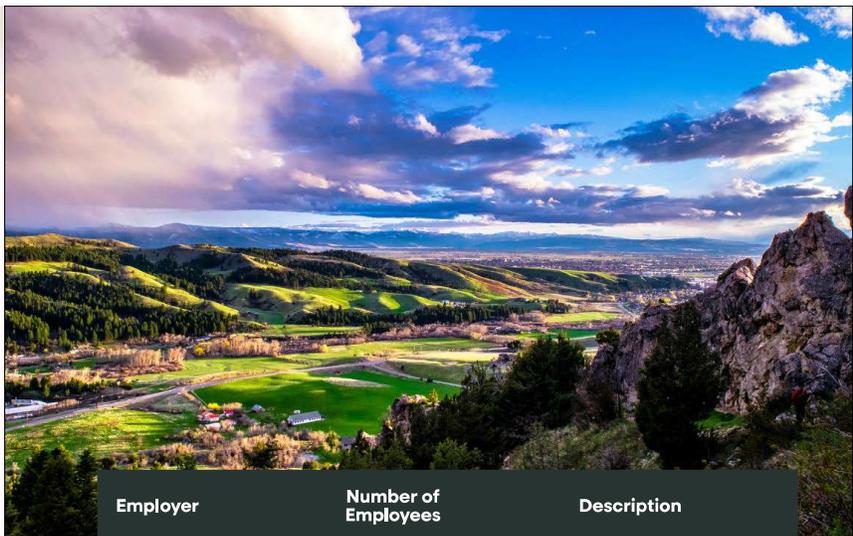
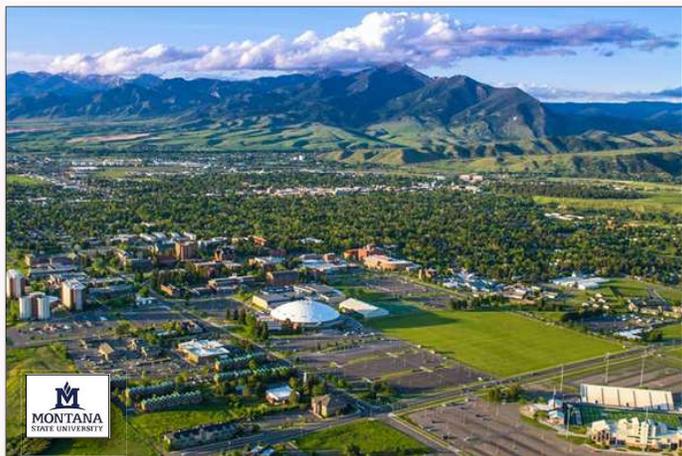
# BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT NON-STOP DESTINATIONS



## 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
<b>Montana State Univ.</b>	3,300+	Flagship public university and major research institution
<b>Bozeman Health</b>	2,400+	Leading regional healthcare system with hospital and clinics
<b>Oracle (RightNow)</b>	500+	Enterprise software and cloud services, formerly RightNow Technologies
<b>Snowflake Inc.</b>	400+	Cloud computing and data platform company with strategic local presence
<b>Simms Fishing</b>	300+	Premium fishing gear and apparel manufacturer headquartered in Bozeman
<b>onX</b>	200+	GPS mapping and mobile technology company serving the outdoor industry
<b>Schedulicity</b>	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

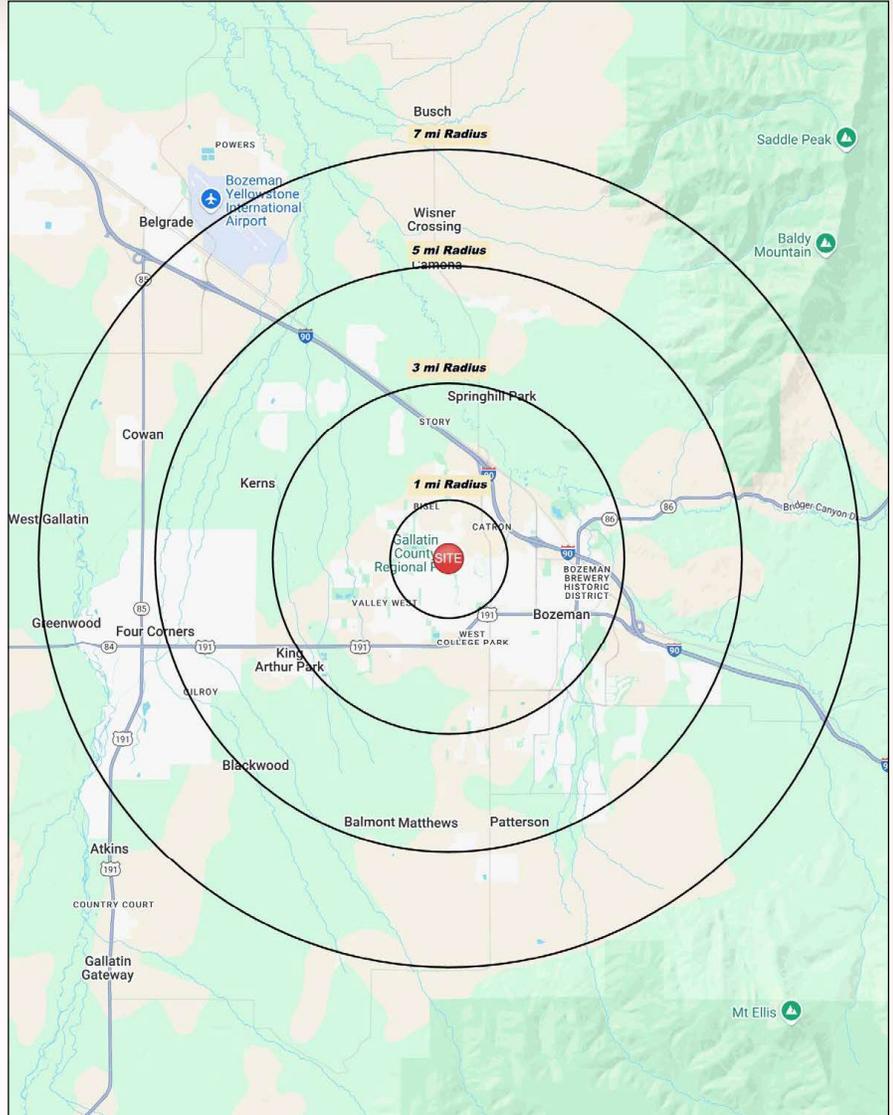
## 7 MILE RADIUS:



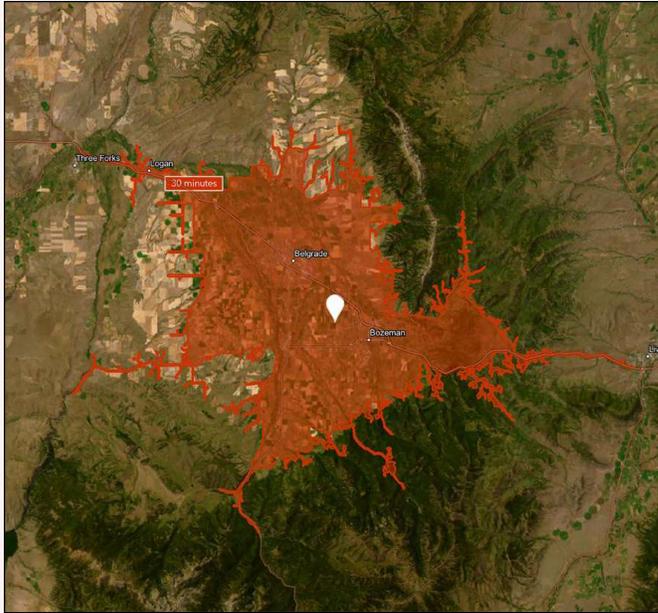
Total Population: 83,395  
Households: 34,617  
Daytime Population: 64,889  
Median Age: 33.1



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



## 30 MINUTE DRIVE TIME



### TOTAL RETAIL SALES

Includes F&B



\$1,451,996,481

### EDUCATION

Bachelor's Degree or Higher



55%

### OWNER OCCUPIED HOME VALUE

Average



\$952,014

## KEY FACTS

122,205

Population

33.5

Median Age

\$100,177

Median Household Income

121,414

Daytime Population

## TAPESTRY SEGMENTS

College Towns 8,682 households	Modern Minds 7,076 households	Flourishing Families 5,070 households
<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.	<b>Socioeconomic Traits</b> 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.
<b>Household Types</b> Singles living alone; singles with roommates	<b>Household Types</b> Married couples; singles living alone	<b>Household Types</b> Married couples
<b>Typical Housing</b> Multi-Units	<b>Typical Housing</b> Multi-Units	<b>Typical Housing</b> Single Family

## ANNUAL HOUSEHOLD SPENDING

\$4,803

Eating Out

\$2,876

Apparel & Services

\$8,445

Groceries

\$277

Computer & Hardware

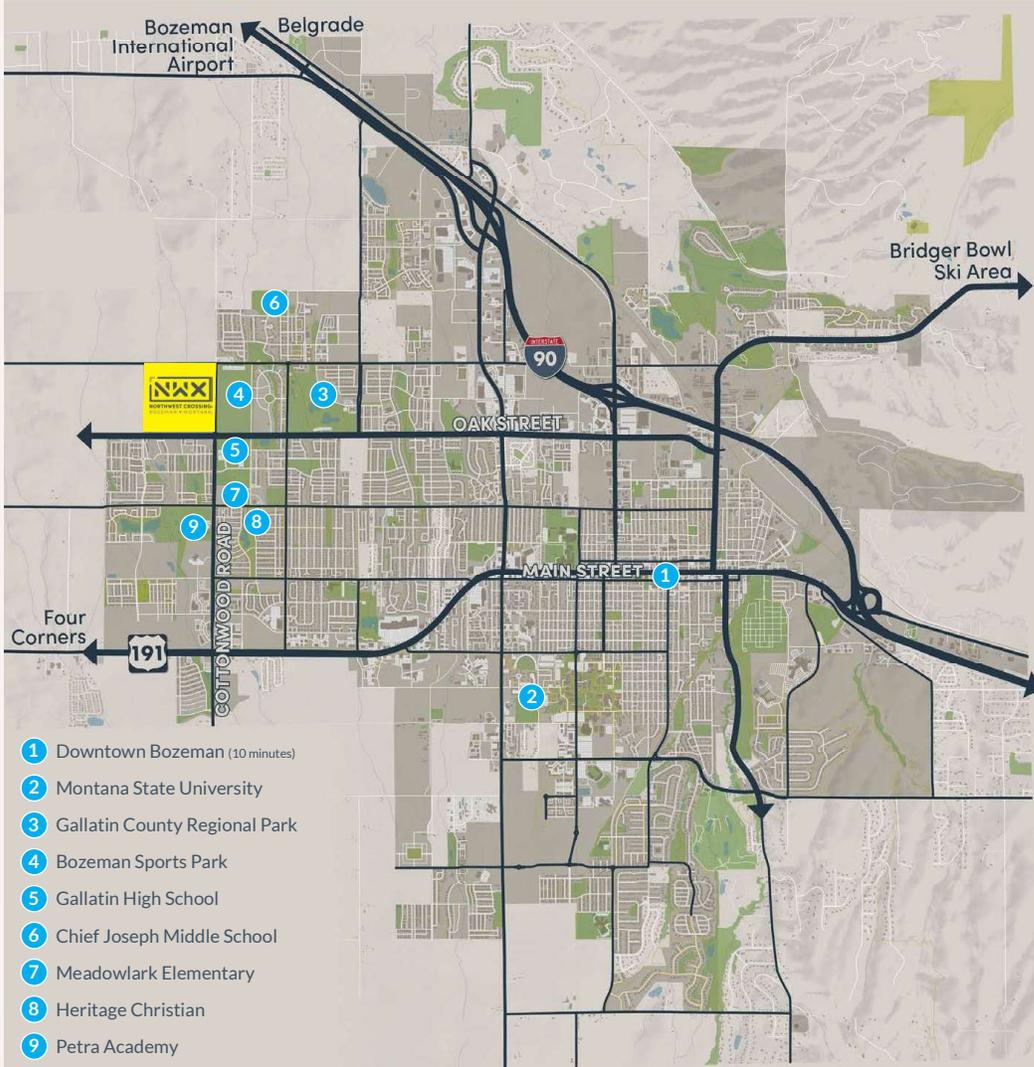
\$8,549

Health Care



NORTHWEST CROSSING  
BOZEMAN, MT

# LOCATION OVERVIEW



NORTHWEST CROSSING  
BOZEMAN, MT





**NORTHWEST CROSSING**  
**BOZEMAN x MONTANA**

[www.nwxbozeman.com](http://www.nwxbozeman.com)



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