



Jackrabbit Lane

Valley Center Road



SterlingCRE
ADVISORS

Flexible Land Opportunity Along Jackrabbit Lane

40.2 acres | Commercial Land

Exclusively listed by:

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Exclusively listed by:

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Opportunity Overview

SterlingCRE is pleased to present the opportunity to acquire ± 40.2 acres along both Jackrabbit Lane and Valley Center Road. The property is currently platted as a 143-lot single-family planned unit development (PUD), but the property's use could be changed to commercial or industrial through a rezone.

The parcel sits adjacent to Four Corners Water and Sewer infrastructure and will convey with 25 EDUs (Equivalent Dwelling Unit).

Access to the property is from Walleye Road, which connects E Valley Center Road on the south end and Bull Trout Road on the north end.

This property is ideal for industrial or retail users or developers looking to capitalize on the property's high-traffic location along Jackrabbit Lane and convenient access from Valley Center Road.



| | |
|-----------------------|----------------------------------|
| Address | TBD Jackrabbit / E Valley Center |
| Property Type | Commercial Land |
| List Price | \$13,133,340 (\$7.50 SF) |
| Total Acres | ± 40.20 |
| Price Per Acre | \$326,700 |

Interactive Links

 [Link to Listing](#)

 [Street View](#)



Interactive Links

Property Details

| | |
|-----------------------------|--|
| Property Type | Commercial Land |
| Total Acreage | 40.2 |
| Zoning | TBD |
| Geocode | 06-0903-24-3-04-10-0000 06-0903-24-3-04-01-0000 |
| Interstate Proximity | ±2.7 miles from Interstate-90 |
| Traffic Count | Jackrabbit Ln: ±17,958 (AADT) E Valley Center Rd: ±6,192 (AADT) |
| Access | via Walleye Road |





Location

- ± 2.7 miles from Belgrade
- ± 4 miles from Four Corners
- ± 9.5 miles from Downtown Bozeman



Potential to rezone the property to a commercial or industrial use



Great location along the rapidly growing Jackrabbit Lane



Available Utilities

- 3 phase power
- Four Corners water and sewer
- Gas



Notable mixed used developments nearby include Jackrabbit Crossing and West Post

Flexible Use Land For Sale

Located along the Jackrabbit Lane corridor between Belgrade and Four Corners





Future ±90K SF
Industrial BTS User

H.D. FOWLER
COMPANY

amazon

ROSAUERS
SUPERMARKETS

ik Intermountain
Health

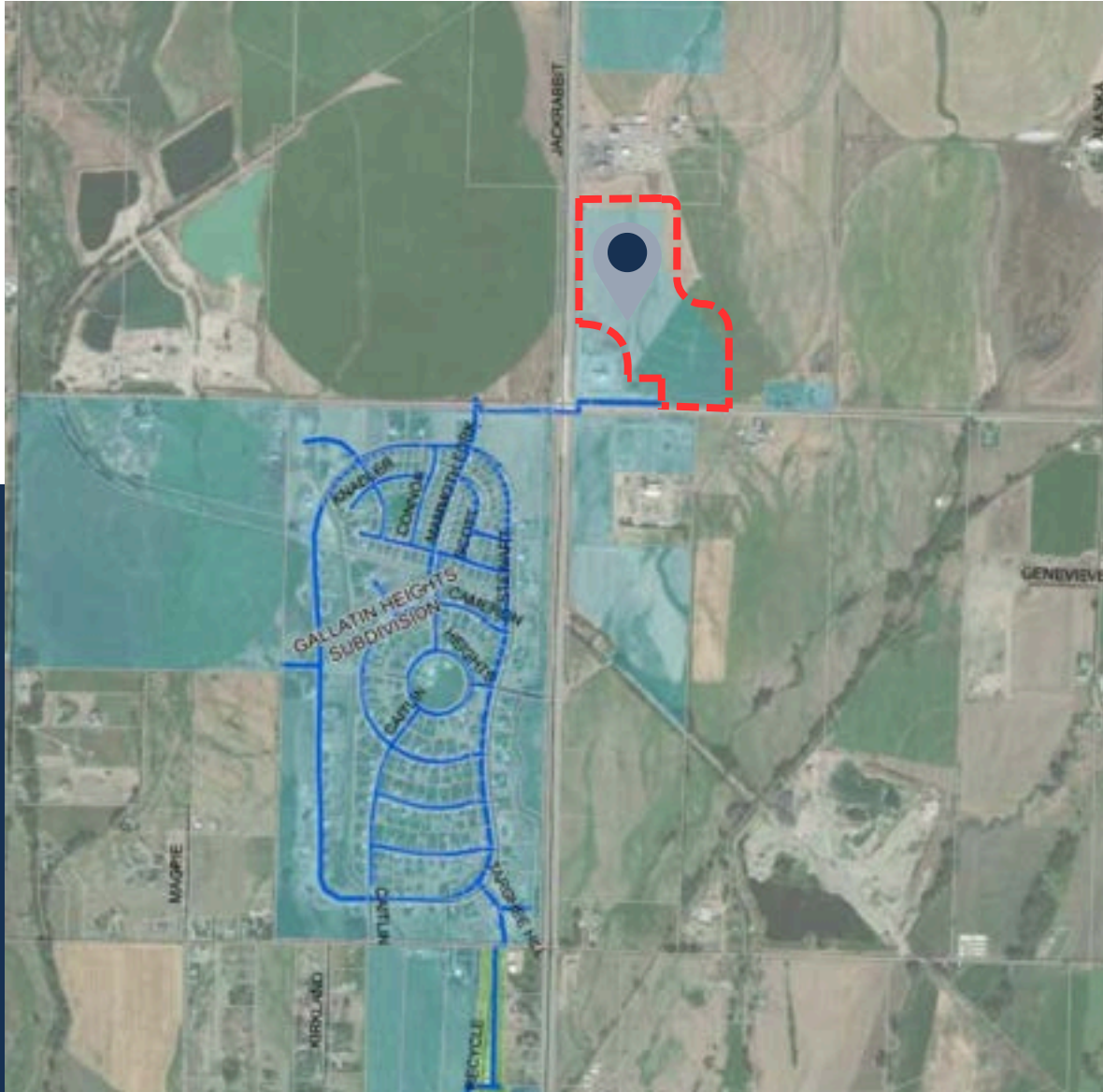
town
pump

BZN Bozeman Yellowstone
INTERNATIONAL AIRPORT

FedEx



Water and Sewer provided by Four Corners
Water & Sewer District



Water Infrastructure

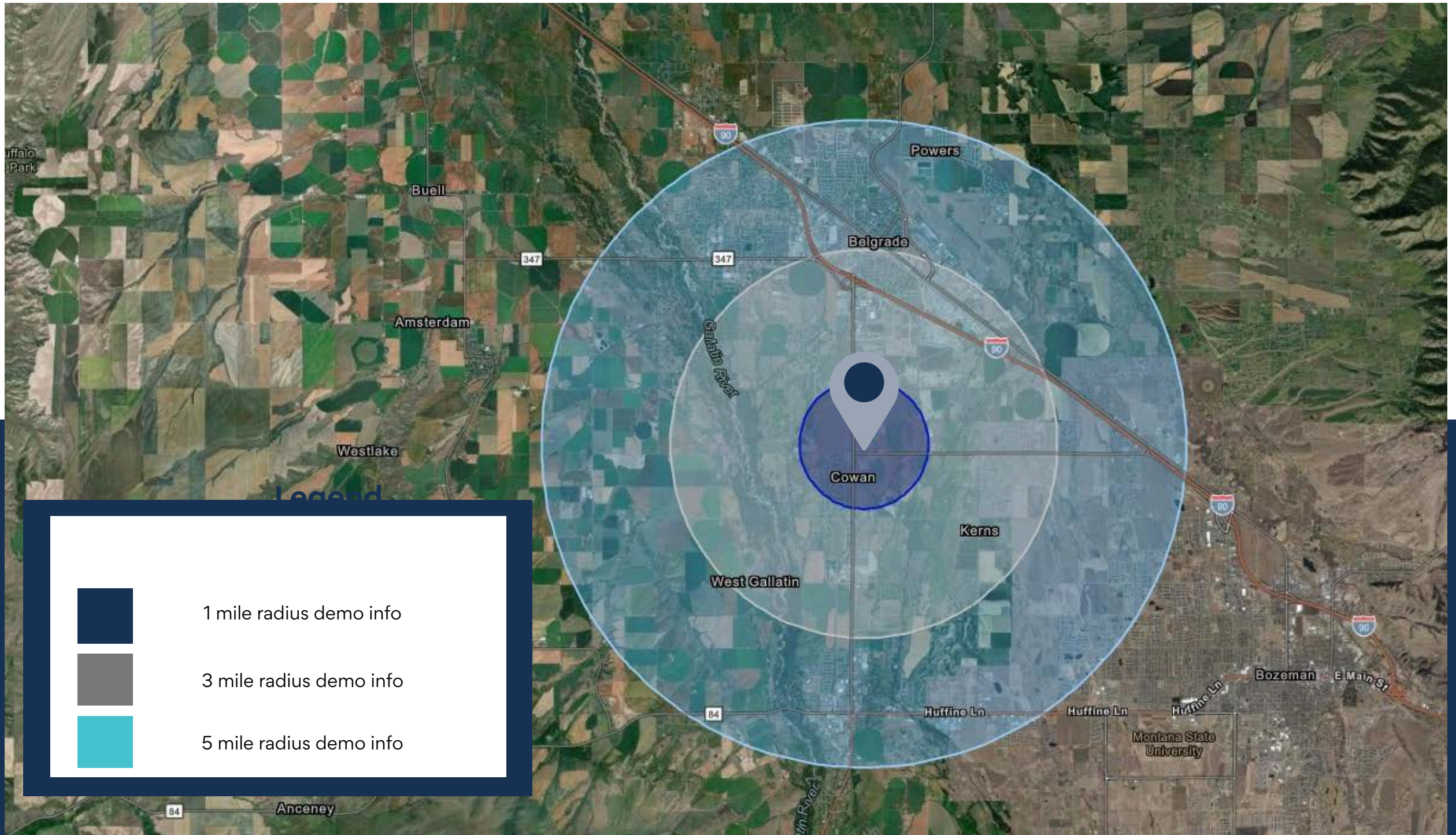


Sewer Infrastructure

TRACT 1, 2, & 4 OF THE DYKSTRA MINOR SUBDIVISION NO. 526
LOCATED IN W 1/2 SECTION 24, T. 18, R. 4E, P.M.M.
GALLATIN COUNTY, MONTANA



Plat Map



Legend

| | |
|---|-------------------------|
|  | 1 mile radius demo info |
|  | 3 mile radius demo info |
|  | 5 mile radius demo info |

KEY FACTS

5 miles

36,664

Population

34.7

Median Age

2.6

Average Household Size

\$88,726

Median Household Income

9,569

2023 Owner Occupied Housing Units (Esri)

4,579

2023 Renter Occupied Housing Units (Esri)

BUSINESS

5 miles



1,465

Total Businesses



12,597

Total Employees

HOUSING STATS

5 miles



\$560,409

Median Home Value



\$13,726

Average Spent on Mortgage & Basics



\$1,325

Median Contract Rent

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.4%)

The smallest group: \$15,000 - \$24,999 (3.7%)

5 miles

| Indicator ▲ | Value | Diff | |
|-----------------------|-------|-------|-----------------------------------|
| <\$15,000 | 5.8% | -1.5% | <div style="width: 5.8%;"></div> |
| \$15,000 - \$24,999 | 3.7% | -1.1% | <div style="width: 3.7%;"></div> |
| \$25,000 - \$34,999 | 4.4% | 0 | <div style="width: 4.4%;"></div> |
| \$35,000 - \$49,999 | 5.9% | 2.2% | <div style="width: 5.9%;"></div> |
| \$50,000 - \$74,999 | 15.5% | -0.5% | <div style="width: 15.5%;"></div> |
| \$75,000 - \$99,999 | 23.0% | +5.0% | <div style="width: 23.0%;"></div> |
| \$100,000 - \$149,999 | 23.4% | +1.9% | <div style="width: 23.4%;"></div> |
| \$150,000 - \$199,999 | 7.5% | 0.4% | <div style="width: 7.5%;"></div> |
| \$200,000+ | 10.8% | -1.1% | <div style="width: 10.8%;"></div> |

Bars show deviation from Gallatin County

| Variables | 1 mile | 3 miles | 5 miles | Variables | 1 mile | 3 miles | 5 miles |
|---------------------------|--------|---------|---------|-------------------------------|-----------|-----------|-----------|
| 2022 Total Population | 822 | 8,222 | 36,664 | 2022 Per Capita Income | \$45,391 | \$44,161 | \$43,517 |
| 2022 Household Population | 822 | 8,211 | 36,628 | 2022 Median Household Income | \$91,691 | \$88,595 | \$88,726 |
| 2022 Family Population | 682 | 6,704 | 28,444 | 2022 Average Household Income | \$117,806 | \$113,516 | \$112,371 |
| 2027 Total Population | 885 | 8,905 | 39,431 | 2027 Per Capita Income | \$52,246 | \$50,345 | \$50,065 |
| 2027 Household Population | 885 | 8,894 | 39,395 | 2027 Median Household Income | \$102,046 | \$95,524 | \$97,328 |
| 2027 Family Population | 733 | 7,245 | 30,581 | 2027 Average Household Income | \$135,122 | \$128,913 | \$129,219 |

About Belgrade

±12,509 Residents as of 2023;

The population has grown 62% over the past 10 years

±1,800 acres annexed in the past two years

Doubling the size of the community's footprint

Over 10,000 Housing Units

Are in planning stages in Belgrade

Five New Commercial Projects Planned

Which will add new options for retail, office and industrial in the market

Noteworthy Businesses



Bozeman Air Service

Bozeman Yellowstone International Airport offers **direct flights** to major cities on the east and west coasts.

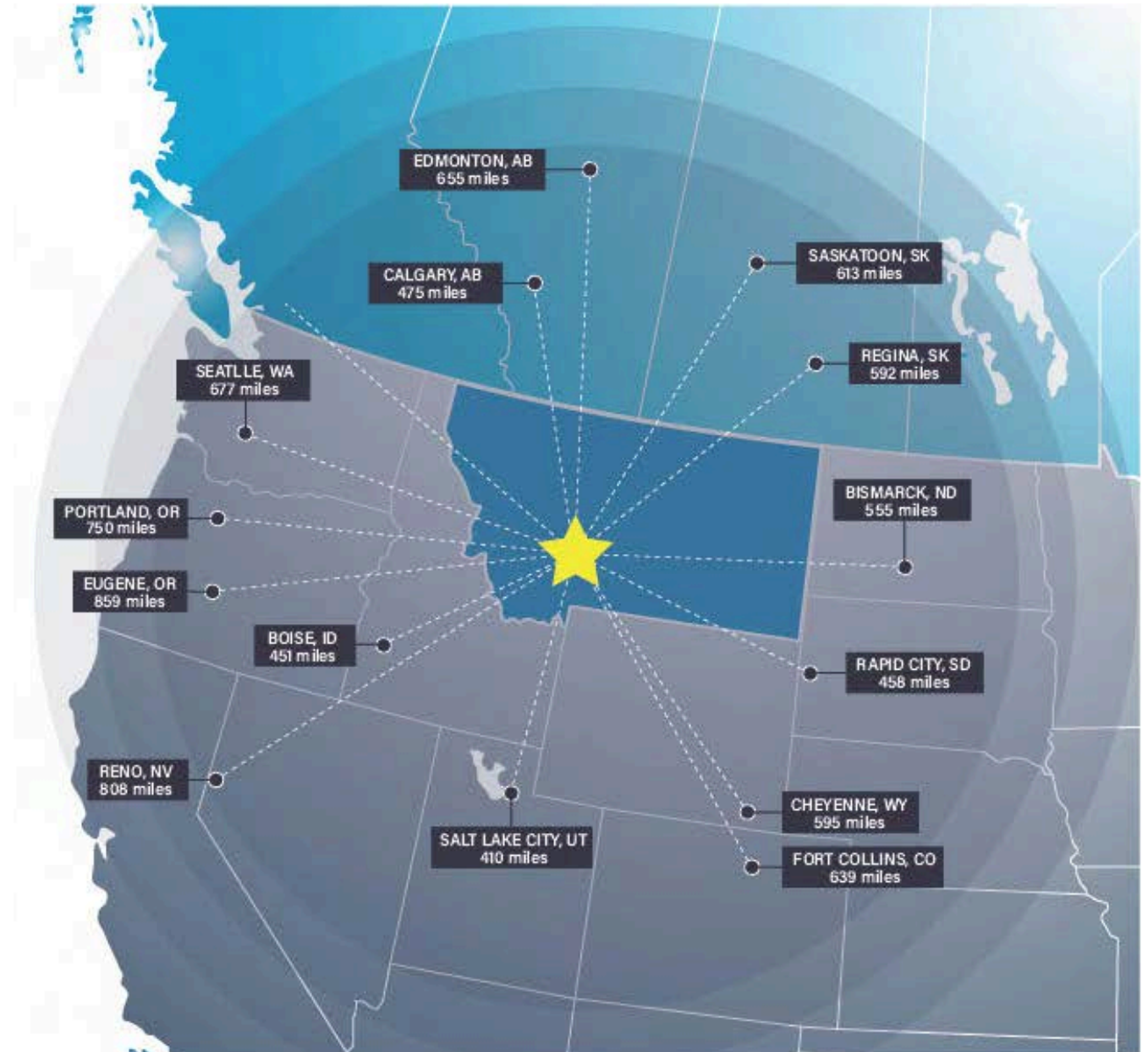


Bozeman Access

Bozeman offers strategic proximity to major cities in the Pacific Northwest, Midwest, and Canada.

Bozeman is within a day's truck drive of cities across the Northwest, including major Canadian metros. Easy access to Interstate 90 means Montana's major cities including Billings, Butte, Helena, Great Falls, Kalispell and Missoula are within a half day's drive.

Access to rail and the Bozeman Yellowstone International Airport round out the city's access to a multimodal transportation network.



ACCOLADES

World's Greatest Places 2023

Time Magazine

James Beard Award Winning Restaurants

Four Bozeman/Belgrade chef's and restaurants nominated in 2023

#1 Best Micropolitan Economy in America

2018-2023

#5 Best Places to Retire

Self-Made

#3 Best Drinking Water in America

American Water Works, 2023

#1 Best College for Outdoor Sports & Recreation

Montana State University

300 Days of Sunshine a Year

Montana State University

Top 3% of colleges and universities in the nation for research expenditures

PEOPLE

42.9% Population Growth - 2012-2022

Bozeman has grown rapidly

Median Age 28 Years Old

The median age in the US is 39

68.8% Degreed

Associates degree or higher, 25.8% have a graduate level degree

31% High Income Households

Incomes over \$100,000 a year

53.4% Renters

Top 5 Occupations

Management, Sales, Office and Administrative, Construction, Food Service

ACCESS

15 Minutes

Average Commute Time

12.8% Multimodal Commuters

Walk or bike to work

85 Hours Saved

85 hours saved in commute yearly over national average

24 Non-Stop Air Destinations

With a recently upgraded terminal at the Missoula International Airport

5 Routes

Provided by a bus network across the City of Bozeman

7 EV Charge Stations

Available to the public across Missoula

ECONOMY

Designated as a Tech Hub

Western Montana was one of 30 applicants out of 200 designated as a Tech Hub by the federal government and now eligible for millions of dollars in funding for research in smart, autonomous and remote sensing technologies.

Diversity Tech Companies

Oracle, Snowflake (Warehousing), Next Frontier Capital (Investment), PFL Tech (Marketing), Schedulicity (Software), Bridger Photonics (LIDAR) and more.

36% Wage Growth

Over the past ten years

20% of Households have Self-Employment Income

A marker of the region's entrepreneurial mindset

Outdoor Gear Companies

Companies headquartered in Bozeman for outdoor gear include: Oboz Footwear, Simms, Schnee's, Mystery Ranch, Kenetrex and more.



Brokerage Advisors



RYAN SPRINGER, CCIM
Commercial Real Estate Advisor

Ryan Springer spent several years in the Marines, then transitioned to supply chain management roles around the Pacific Northwest. The complex world of commercial real estate was a natural step for Ryan as he returned to his hometown of Bozeman, Montana, where he has managed transactions for 15+ years.



CASEY ROSE, CCIM
Commercial Real Estate Advisor

A team captain at Rutgers University, a national champion in big-mountain skiing, and a commercial real estate specialist: Casey Rose is a well-rounded and dedicated member of the SterlingCRE Advisors team with a background in multifamily investment.



DYLAN HARRINGTON
Commercial Real Estate Advisor

Dylan sees something different than most people when he tours a commercial building: he's thinking about the nuts, bolts, and guts of the space. With this wealth of knowledge, Dylan adds substantial value to every Sterling project.

Brokerage Advisors



CONNOR MCMAHON
Commercial Real Estate Advisor

Connor McMahon, from his days as a commercial fishing deck boss to earning accolades like Power Broker of the Year and CREXI Platinum Broker, always goes all in. Moving from property management to the retail side of commercial real estate, he's handled over \$135 million in transactions, proving his thorough grasp of this complex sector.



MATT MELLOTT, CCIM | SIOR
Commercial Real Estate Advisor

Matt delivers results for his clients through superior market knowledge, data analysis and effective negotiating. His areas of expertise include property income and expense analysis, cash flow valuations and lease structuring for office and multifamily investments.



JANNA GOACHEE
Commercial Real Estate Advisor

Janna Goachee leverages her background in consulting and real estate investment to guide clients through strategic decisions. With a focus on tailored solutions and a deep understanding of the Flathead community, Janna ensures that businesses find the perfect fit for their real estate needs.



CLAIRE MATTEN, CCIM | SIOR
Commercial Real Estate Advisor

Claire has a long record of successfully guiding local, national, and multi-national clients with their commercial real estate acquisitions, lease obligations, asset reposition and dispositions. Claire specializes in industrial investment, commercial office, and self-storage properties.

Operations & Data Team



CARLY CHENOWETH
Transaction Coordinator

Carly brings an affinity for details, organizational skills and a passion for real estate to the team. After spending several years in the busy world of residential real estate, she knows how to get the most complex deals to closing. Her goal is to make the process effortless for buyers and sellers



SARA TOWNSLEY
Research Director

Sara manages the extensive library of real estate data that provides the Sterling team accurate and up to date information on transactions and sales. Her attention to detail and organization allows for efficient valuations and pricing guidance. Sara is also the first to know about new developments and businesses in the community.



CHRIS BRISTOL
Transaction Coordinator

Chris leverages her project management, e-commerce, and mortgage banking experience to support seamless transactions. Her ability to position properties effectively and execute projects efficiently ensures a high-level of service to SterlingCRE's commercial real estate clients.



JUDY POWELL
Accounting Manager

Judy manages accounting for all transactions and is a stickler for details. With extensive public and private experience, she is adept at adhering to rigorous compliance and reporting standards. Judy also has experience in development financing.



BRIDGET BAXTER
Chief Operating Officer

Bridget is an integral part of the Sterling team, managing the Sterling family of companies to position them for future growth while keeping the day-to-day operations running smoothly. She has extensive real estate experience and has managed mixed-use development projects from construction through lease-up.

Marketing Team



MAGGIE COLLISTER

Marketing & Project Analyst

With a background in real estate development and graphic design, Maggie creates punchy and compelling marketing pieces for listings. Her understanding of real estate and economic trends and data create strong selling points for properties in Montana's growing markets.



JESSICA BALDWIN

Brand Marketing & PR Director

Jessica enhances property visibility through strategic marketing in print, digital, and PR. Drawing on her background in brand building and online lead generation, she effectively positions properties to attract the right audience, maximizing their market presence and investment potential.

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