



THE WOODMONT COMPANY

FOR LEASE



NEW CONSTRUCTION MULTI-TENANT STRIP FOR LEASE

Belgrade, MT (Bozeman MSA)

GRANT GARY | ggary@woodmont.com | 817.377.7735

BRITTON LANKFORD | blankford@woodmont.com | 214.546.2622

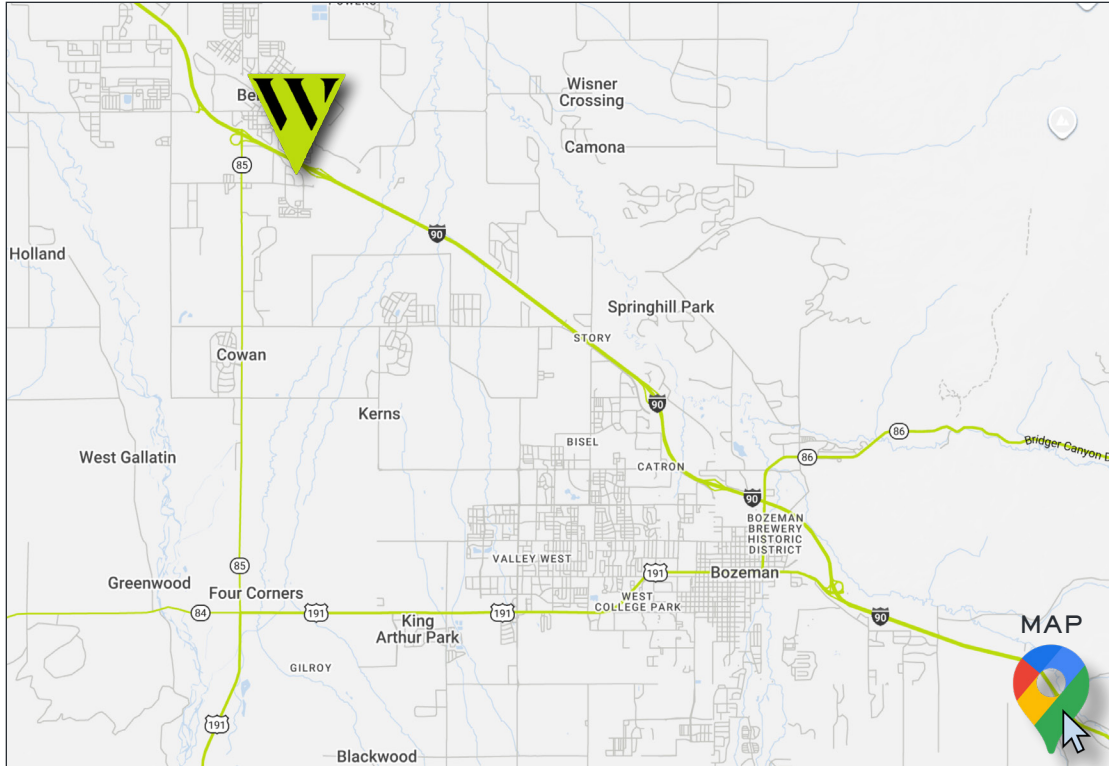
KENDALL GRAFF | kgraff@woodmont.com | 717.371.7955

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PROPERTY INFORMATION

BELGRADE, MT (BOZEMAN MSA)



AREA RETAILERS & RESTAURANTS



LOCATION

Belgrade, MT (Bozeman MSA)

WEST POST

FIND IT ALL
AT WEST POST

West Post is an exciting mixed-use development in Montana's famed Gallatin Valley. This community includes commercial, retail, multifamily, and single-family real estate opportunities. Located just south of I-90 and the Bozeman Yellowstone International Airport, WEST POST is the premier master-planned community that anchors the western edge of the new Triangle Community Plan between Bozeman and Belgrade.

HIGHLIGHTS

- 6,500 SF available for Lease
- End cap drive-thru available
- Pylon Signage for increased visibility to I-90
- I-90 - 30,810 VPD
- National retailer at LOI

DEMOGRAPHICS

Distance	1 Mile	3 Miles	5 Miles	Bozeman MSA
Population	2,997	19,959	28,612	94,105
Avg. HH Income	\$156,011	\$134,948	\$143,068	\$150,174

PROPERTY SITE PLAN

BELGRADE, MT (BOZEMAN MSA)



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PROPERTY AERIAL



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MARKET AERIAL



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WEST POST SITE PLAN

BELGRADE, MT (BOZEMAN MSA)



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MARKET ANALYSIS | TRACTOR SUPPLY CO.

BELGRADE, MT (BOZEMAN MSA)

Visits by Radius: 633 Alaska Frontage Rd

	1 MILE	3 MILES	5 MILES	10 MILES	20 MILES	CUSTOM
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Total Visits	197	4.81K	6.28K	10.37K	11.79K	—
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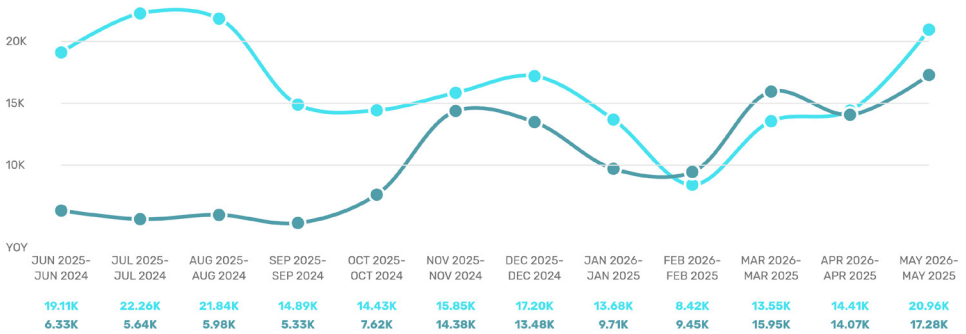
AVG Dwell Time	47	36	33	31	30	—
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Visits by Drive Time: 633 Alaska Frontage Rd

	5 MIN	10 MIN	15 MIN	30 MIN	CUSTOM
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Total Visits	2.66K	5.33K	8.45K	11.59K	—
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AVG Dwell Time	50	34	31	30	—
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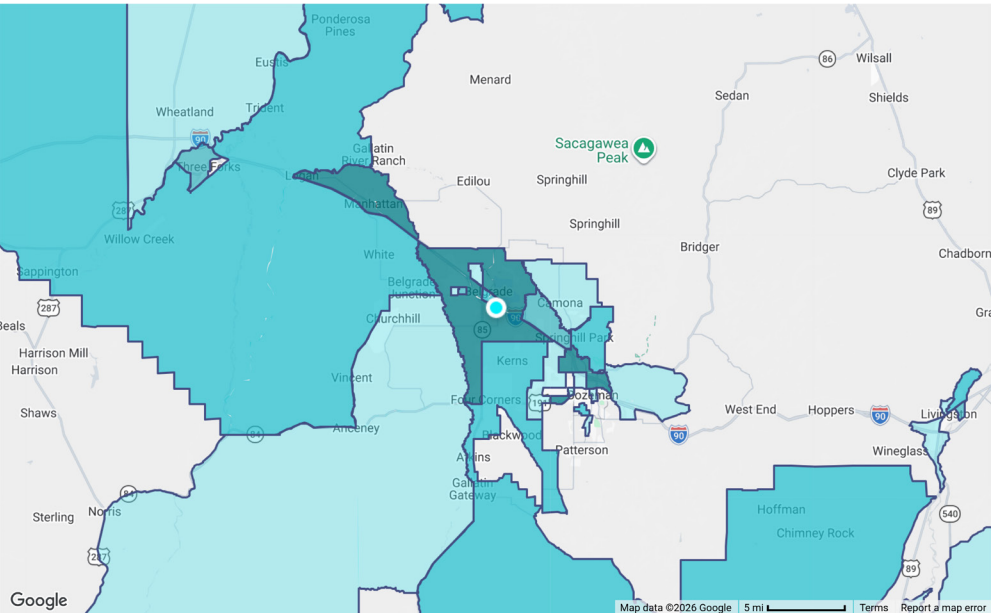


633 Alaska Frontage Rd
Jun 2025 - May 2026
16.38K AVG
Monthly Visits

633 Alaska Frontage Rd
Jun 2024 - May 2025
10.43K AVG
Monthly Visits

Trade Area

633 Alaska Frontage Rd



TRADE AREA KEY



Tenants: 633 Alaska Frontage Rd

STORE SIZE ↓

DEFAULT RANK



Tractor Supp...

22.27K

5 of 9

Total Visits in State

VISITS	2025 % Δ	FREQ
20.96K	21.25%	1.5

*According to data obtained from Advan

INFORMATION ABOUT BROKERAGE SERVICES



THE WOODMONT COMPANY

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

- **AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:
 - Must treat all parties to the transaction impartially and fairly;
 - May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
 - Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

THE WOODMONT COMPANY	302455	contact@woodmont.com	817-732-4000
Broker Firm Name	License No.	Email	Phone
STEPHEN COSLIK	237614	scoslik@woodmont.com	817-732-4000
Designated Broker of Firm	License No.	Email	Phone



Regulated by the Texas Real Estate Commission

2025 - Information available at www.trec.texas.gov