



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



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.





Yellowstone Airport Plaza

BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

WEST POST

NORTHWEST CROSSING
BLACK ORCHID
PROVIDENCE DEVELOPMENT

MR BURRITOS

RANDASH auto center

FUN Flicks

The Fox Hollow

GREAT SOUTHERN METAL CO.

BLACK BULL

COMFORT SUITES

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

Gallatin County Regional Park

COSTCO
target
WinCo Foods

RIVERSIDE COUNTRY CLUB

191

STONE GLACIER

MALZEV

HOP LOUNGE

191

CHEVROLET
TOYOTA
HONDA

ROSAUERS SUPERMARKETS

Bozeman Pond Park

SPRING HILL SUITES

Snowfill Recreation Area

Bridger Creek Golf Course

Glen Lake Rotary Park

Albertsons

SAFeway

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

GALLATIN CROSSING (GALLATIN VALLEY MALL)

MONTANA STATE UNIVERSITY

GALLATIN COUNTY FAIRGROUNDS

MAIN STREET
stio
Belle Case
LUCCHESI BOOTMAKER
CROSSBOW
heyday

GRAN CIELO

CITY VINEYARD
Madwell
SEPHORA
GM
WHOLE FOODS
macy's
petco
ARHAUS
REGAL CINEMAS
J.CREW
free people
Columbia
& NOBLE
BARNES & NOBLE
lululemon

Cooper Park

Peets Hill/Burke Park

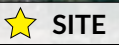
THE FOUNDRY

Lindley Park Center

BLACKWOOD GROVES

AMERICAN COMPUTER & ROBOTICS MUSEUM

MUSEUM OF THE ROCKIES



NORTHWEST CROSSING

BLACK ORCHID WHITE BUFFALO STONE DENTAL LODGE
PROVIDENCE DEVELOPMENT



BOZEMAN SPORTS PARK

THE HOME DEPOT

LOWE'S

Walmart Supercenter

THE CANNERY DISTRICT

UP HILL PURSUITS ON HUNT
WILDRIVE DIVISION PAPER AND GRACE SHAN PIZZA Campagna

Field & Stream LODGE C9

SPORTSMAN'S MARKET KREI
IHOP

TJ-maxx Smith's

GALLATIN COUNTY FAIRGROUNDS BIG SKY COUNTRY

GALLATIN CROSSING (GALLATIN VALLEY MALL)

THE MARKET AT FERGUSON FARM

MERRY Piglets LIBERTY BEEF
HACHI SUSHI PUB Tangledwood
BACK NINE TOWN & COUNTRY FOODS

CITY VINEYARD LOVEKAC J.CREW
Madswell free people BARNES & NOBLE
SEPHORA Columbia
G.M. WHOLE FOODS lululemon
macy's petco ARHAUS
ANTHROPOLOGIE REGAL CINEMAS

SAFEWAY

ASHLEY

MAIN STREET

stio Belle Case LUCCHESI BOOTMAKER
heyday

COMMUNITY CO-OP FOOD

Albertsons Starbucks STAPLES
Great Clips

ACE Hardware

LOWE'S

ROSAUERS SUPERMARKETS

KOHL'S

MSU INNOVATION CAMPUS

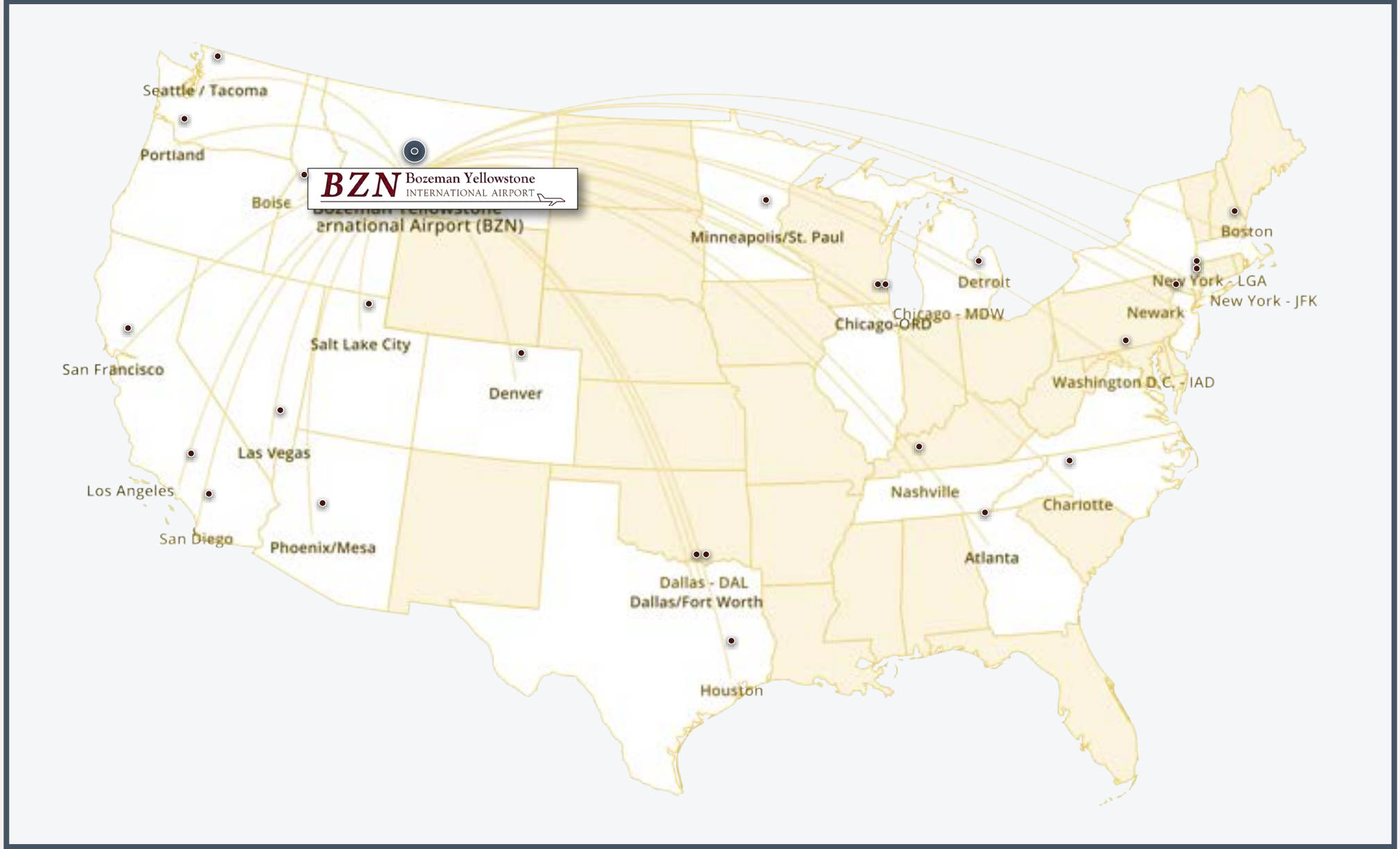
MONTANA STATE UNIVERSITY

TOWN & COUNTRY FOODS

GRAN CIELO

BLACKWOOD GROVES

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: **6,143**

Households: **2,686**

Daytime Population: **1,363**

Median Age: **29.5**



Average Household Income: **\$126,422**

Median Household Income: **\$95,915**

3 MILE RADIUS:



Total Population: **38,726**

Households: **17,196**

Daytime Population: **19,507**

Median Age: **30.3**



Average Household Income: **\$117,624**

Median Household Income: **\$87,426**

5 MILE RADIUS:



Total Population: **71,838**

Households: **30,182**

Daytime Population: **51,185**

Median Age: **31.6**



Average Household Income: **\$127,321**

Median Household Income: **\$91,483**

7 MILE RADIUS:



Total Population: **86,574**

Households: **36,033**

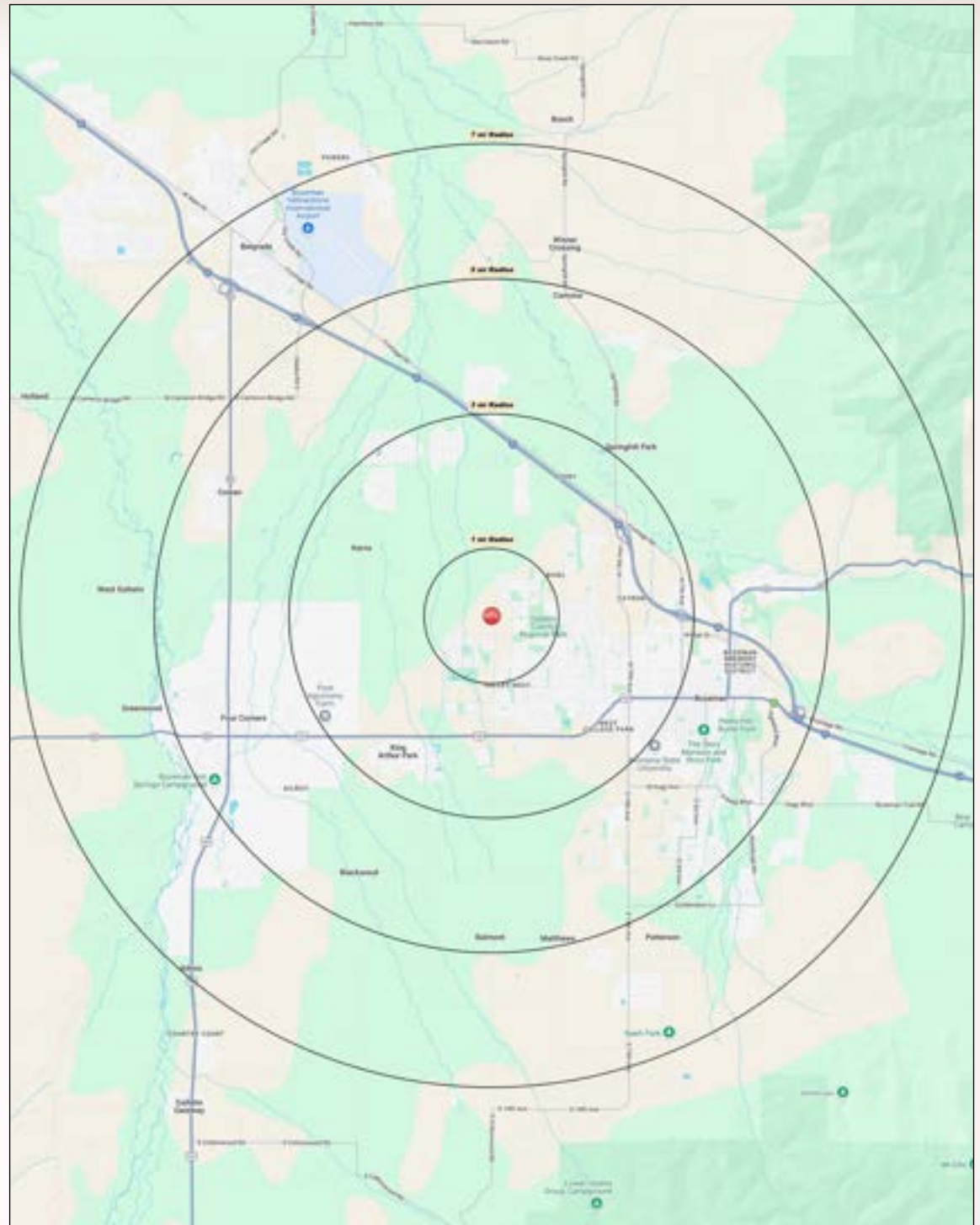
Daytime Population: **58,939**

Median Age: **33.0**



Average Household Income: **\$133,446**

Median Household Income: **\$95,541**



30 MINUTE DRIVE TIME



TOTAL RETAIL SALES

Includes F&B



\$1,249,081,908

EDUCATION

Bachelor's Degree or Higher



56%

OWNER OCCUPIED HOME VALUE

Average



\$781,866

KEY FACTS

119,107

Population

33.3

Median Age

\$85,796

Median Household Income

118,525

Daytime Population

TAPESTRY SEGMENTS

Bright Young Professionals

9,415 Households

Socioeconomic Traits

Residents young, educated, working professionals. Labor force participation rate of 72% is higher than the US rate, generally white-collar work.

Household Types

Household type is primarily couples, married (or unmarried), with above-average concentrations of both single-parent & single-person households.

Typical Housing

Single Family; Multi-units

College Towns

9,277 Households

Socioeconomic Traits

About half the residents are enrolled in college, while the rest work for a college or the services that support it.

Household Types

These are nonfamily households with many students living alone or with roommates for the first time.

Typical Housing

Multi-unit Rentals; Single Family

Emerald City

3,862 Households

Socioeconomic Traits

Young and mobile, they are more likely to rent. Half have a college degree and a professional occupation. Incomes close to the US median.

Household Types

Single-person and nonfamily types make up over half of all households.

Typical Housing

Single Family; Multi-units

ANNUAL HOUSEHOLD SPENDING

\$4,539

Eating Out

\$2,475

Apparel & Services

\$7,997

Groceries

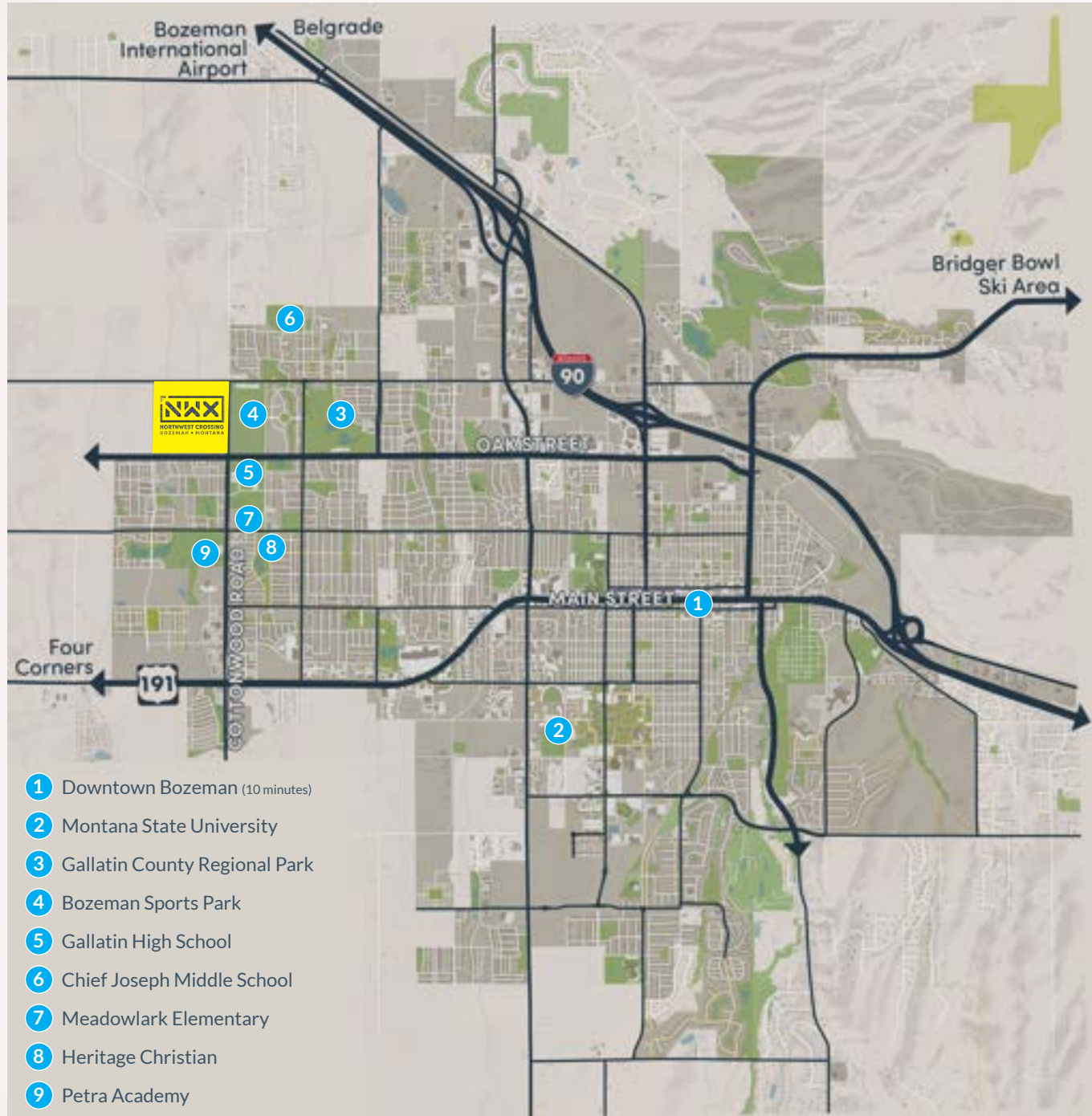
\$294

Computer & Hardware

\$7,485

Health Care

LOCATION OVERVIEW







NORTHWEST CROSSING
BOZEMAN × MONTANA

www.nwxbozeman.com



CHARTER REALTY

Andrew Inches | (406) 581-6695 | Andrew@CharterRealty.com

Craig Mueller | (561) 371-8437 | Craigm@CharterRealty.com

www.CharterRealty.com

Northwest Crossing | W Oak Street & Cottonwood Road, Bozeman, MT 59718