



THIS BROCHURE PROVIDED BY CRAIG DELGER - BELGRADE REAL ESTATE EXPERT

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TBD Lot 2 Yellow Iron Subdivision, Belgrade MT 59714

\$878,169
Acres: ± 1.12
MLS#: 379039

INTRODUCTION

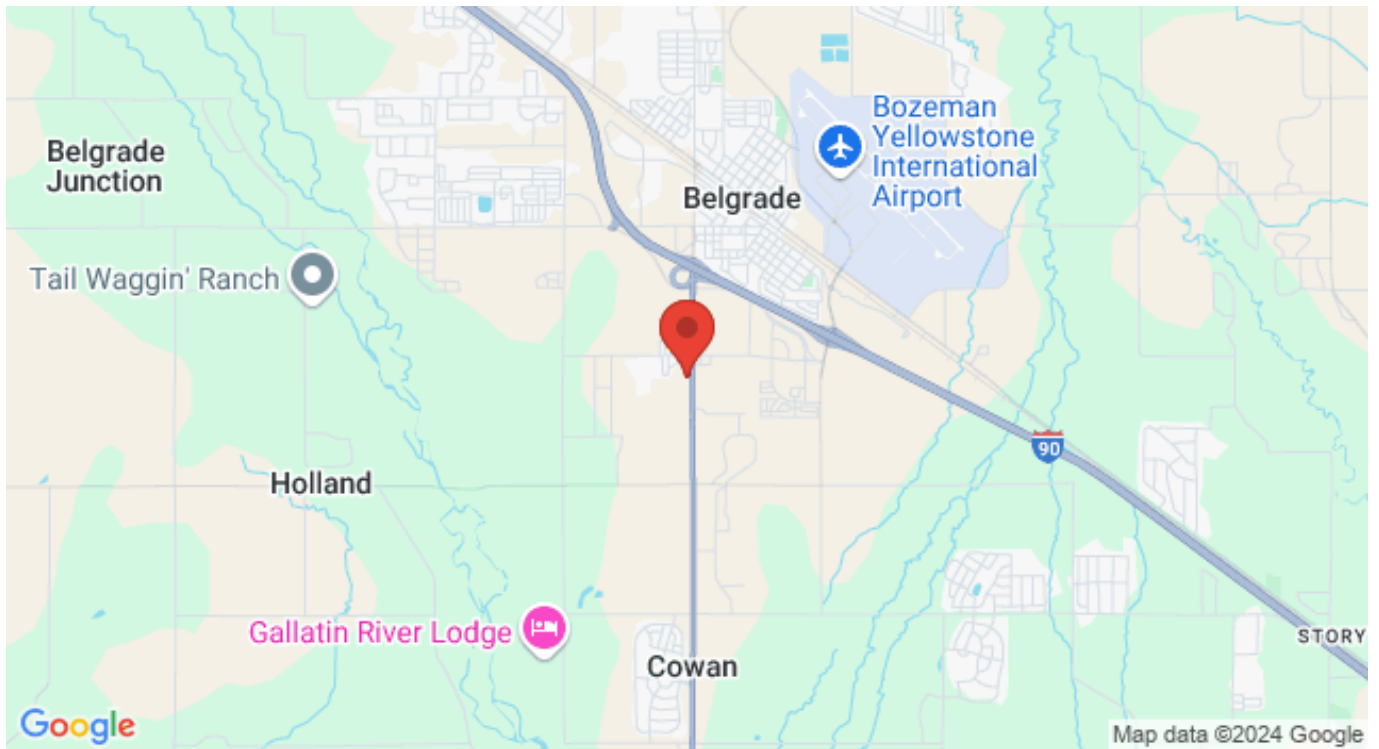
Jackrabbit Crossing is a 196-acre Grocery Anchored mixed-use project located in the City of Belgrade in the Gallatin Valley, Montana. A master planned mixed-use project that is a true live/work/shop community. The population of the Gallatin Valley is 124,850 with over 2.5% annual growth rate and a 40% increase since 2010. The Valley's housing has not been able to keep up with demand as 6,815 additional housing units are needed to accommodate the areas increase in jobs. Jackrabbit Crossings offers a regional draw with easy access right in the crosshairs of the Valley's growth. Jackrabbit Lane is one of the busiest roads in the State of Montana. The project will deliver a much-needed grocery store along with other amenities including restaurants, convenience services, and hotel. Infrastructure will begin early Q1 2023 with expected final plat Q2/Q3 2023. Listing Broker is owner/developer. Grocery Anchored 3/4 Mile South of the Interstate Primary Corridor between Yellowstone International Airport, Yellowstone National Park, and Big Sky Montana. Yellowstone sees over 3,000,000 visitors per year. Big Sky had over 700,000 skier visits in 2020. Only 10 min from Bozeman. Located on three lighted intersections with a fourth at full build-out. Over 2,500 residences approved within 1-mile. 3-miles from Bozeman Yellowstone International Airport. Infrastructure will begin July 17th 2023 with expected final plat Q1 2024. Listing Broker is owner/developer. Floss Flats will offer full access to this lot along with connectivity to Jackrabbit Crossing Subdivision.



FEATURES

Status:	Pending
Type:	Land
Sub Type:	Commercial, UnimprovedLand
Acres:	± 1.12
Listing Date:	2022-11-09
Listing Agent:	Todd Waller of Venture West Development, LLC

LOCATION



Address: TBD Lot 2 Yellow Iron Subdivision, Belgrade MT 59714

PHOTOS



BELGRADE LIFESTYLE



With a population of about 8,000 people, Belgrade has the amenities and services buyers expect for a town of this size. The Belgrade School District includes Elementary Schools, a Middle School, and a High School. Belgrade neighborhoods and surrounding areas are experiencing significant population growth, with numerous new subdivisions under development. Belgrade, Montana is located just 11 miles to the northwest of Bozeman, Montana making it a desirable location. Many Belgrade Homes for sale have views of the mountain ranges and open land surrounding the Gallatin Valley.

Homes in Belgrade offer convenient access to the Bozeman Yellowstone International Airport, and to the Interstate. Belgrade has a small downtown area with grocery stores, restaurants, and shopping. Belgrade is just over 10 minutes from Bozeman's N 19th Ave shopping district which includes stores like Costco, Target, etc.

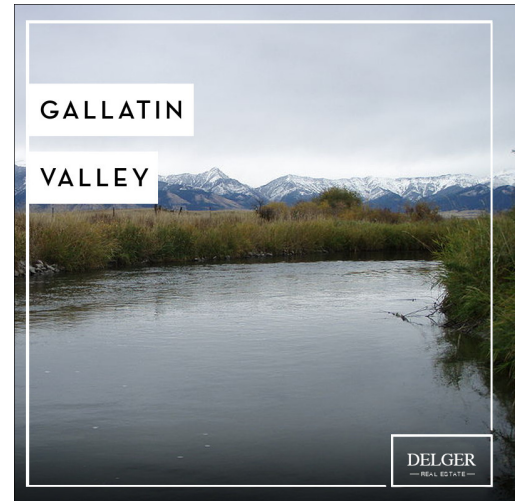
When it comes to outdoor recreation Belgrade is surrounded by 6 different mountain ranges, which offer vast winter and summer recreational opportunities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 24 miles from Belgrade. Big Sky Resort is 44 miles away and is also frequently recognized as one of the world's best ski resorts, most affordable ski resort, and best ski resort for families.

The world's most famous Blue Ribbon fly fishing rivers (Yellowstone, Madison, Gallatin, Jefferson, Beaverhead, and Missouri rivers) are all nearby making this area a world class destination for fly fishing. Yellowstone National Park (2.2 million acres) is located 90 miles south of Belgrade, Montana.

The median price of a single family home in Belgrade is 30% lower priced than single family homes in Bozeman and appeals to buyers seeking lower priced real estate, yet still want to be close to the amenities of Bozeman.

GALLATIN COUNTY

Located in a sweeping valley in the heart of the Rocky Mountains, Gallatin County is the most populated and fastest growing county in scenic southwest Montana. Gallatin Valley has a rich history. Native americans referred to this area as the “Valley of Flowers”. The name seems appropriate because of the great variety of wild flowers found on the mountainsides as well as in the valley. Gallatin Valley derives its name from the Gallatin River, one of the forks of the Missouri river that rises in Yellowstone Park. The Gallatin river, Jefferson river, and Madison river all merge at the town of Three Forks to form the Missouri River. Lewis and Clark named the rivers on their famous expedition to this part of the world in 1805.



There are approximately 1,682,048 acres(2,500 square miles) in Gallatin County including over 16,500 acres in surface water. Approximately 800,000 acres in Gallatin County are owned by the public and managed by several local and national agencies including the Bureau of Land Management, U.S. Forest Service, National Park Service, Montana Fish Wildlife & Parks, Montana Department of Transportation, Department of Natural Resources & Conservation and various local governments. The U.S. Forest Service is the largest land holder in Gallatin

County, currently managing over 665,000 acres. In addition to the Forest Service, various state departments manage approximately 61,000 acres. The Bureau of Land Management holds just over 9,000 acres and an additional 1,600 acres belongs to local governments. On the southern edge of Gallatin County is Yellowstone National Park. Yellowstone National Park is one of the world’s primary wildlife preserves and has the greatest concentration of geysers and hot springs in America. Yellowstone National Park is 2,219,789 acres in size(Larger than Rhode Island and Delaware combined). Over 97,600 acres of Yellowstone National Park is located within Gallatin County.

BELGRADE REAL ESTATE EXPERT

Delger Real Estate sold over \$155 Million in Real Estate in 2016-2023. Recognized experts in Internet Marketing and Technology, Delger Real Estate are able to generate maximum exposure for their real estate listings. The result: according to ListHub, Delger Real Estate listings outperform 98% of the market. We encourage you to contact Craig to learn more about real estate in Belgrade and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



Craig Delger
BROKER / OWNER
406.581.7504
craigdelger@gmail.com

v1.01-2024-12-30