



**THIS BROCHURE PROVIDED BY CRAIG DELGER - LUXURY REAL ESTATE EXPERT**

*Powered by Data, Technology, and Local Expertise*



## 105 Depot Drive, Belgrade MT 59714

\$1,826,035  
Acres: ± 2.61  
MLS#: 390605

# INTRODUCTION

Excellent opportunity to join local, regional, & national tenants at the Yellowstone Airport Plaza. Strategically situated, this mixed use development offers unparalleled highway exposure & convenient access. This 2.61 acre parcel has a variety of end user configurations - well suited to developers & owner operators.

## YELLOWSTONE AIRPORT PLAZA

AIRWAY BLVD & FRONTAGE ROAD | BELGRADE, MT 59714

### TENANTS / AVAILABILITY

#	TENANT	Sq. Ft.
T3A	Available	2,000
T3B	Available	2,000
T3	Belgrade Liquor	12,600
T2	Personal Warehouse	18,000
CL1	Available Pad - 1.34 Acres	3,200
CL2	Available Pad - 0.68 Acres	2,722
CL3	Available Pad - 0.84 Acres	3,690
CL4	Available Pad - 0.73 Acres	5,500
CL5	Little Belt Burger Bar - 0.78 Acres	2,382
CL6	Cowboss Coffee - 0.66 Acres	2,619
CL7	Available Pad - 0.78 Acres	6,064
CL8	Available Pad - 0.90 Acres	7,500
T5	Holiday Gas Station / Stores - 1.98 Acres	8,500
T6	Leased Restaurant - 2.79 Acres	72,000
T7	Even Hotel - Under Construction - 2.83 Acres	60,000
T8	Hotel Leased - 3.1 Acres	10,000
T9	Available Pad - 2.60 Acres	
T10	Available Pad - 3.01 Acres	
T10A	Available Pad - 1.00 Acres	
11	Available Pad - 0.48 Acres	4,500
12	Available Pad - 0.24 Acres	2,000
13	Available Pad - 0.57 Acres	5,000
14	Available Pad - 0.63 Acres	4,000
15/16	Available Pad - 1.42 Acres	
M1	Future Development	
M2	Future Development	
M3	Future Development	
M4	Future Development	
M5	Future Development	
M6	Future Development	
M7	Future Development	
M8	Future Development	

## FEATURES

<b>Status:</b>	Pending
<b>Type:</b>	Land
<b>Sub Type:</b>	Commercial, UnimprovedLand
<b>Acres:</b>	± 2.61
<b>Water Features:</b>	None
<b>Listing Date:</b>	2024-03-25
<b>Listing Agent:</b>	Andrew Inches of Charter Realty & Development

<b>Year Built:</b>	2023
<b>Heating/Cooling:</b>	Central CentralAir

## LOCATION



Address: 105 Depot Drive, Belgrade MT 59714

# PHOTOS



**YELLOWSTONE AIRPORT PLAZA**  
AIRWAY BLVD & FRONTAGE ROAD | BELGRADE, MT 59714

**BZN** Bozeman Yellowstone  
COMMERCIAL REAL ESTATE

#	TENANT	Sq. Ft.
T1A	Available	2,000
T1B	Available	2,000
T3	Belgrade Liquor	12,600
T2	Personal Washroom	18,000
C1	Available: Pad - 1.59 Acres	3,200
C2	Available: Pad - 0.88 Acres	2,724
C3	Available: Pad - 0.94 Acres	3,690
C4	Available: Pad - 0.79 Acres	5,504
C4	Little Bit Burger Bar - 0.78 Acres	2,381
C4	Compton Coffee - 0.66 Acres	2,819
C5	Available: Pad - 0.71 Acres	2,098
C6	Available: Pad - 1.00 Acres	7,500
T5	Holiday Gas Station / Store - 1.98 Acres	8,500
T6	General Commercial - 2.00 Acres	17,000
T7	Exxon Mobil - Under Construction - 2.83 Acres	40,000
T7	Planet Fitness - 0.5 Acres	3,000
T9	Available: Pad - 0.00 Acres	
T10	Available: Pad - 0.00 Acres	
T10A	Available: Pad - 1.00 Acres	4,500
T11	Available: Pad - 0.88 Acres	4,500
T2	Available: Pad - 0.28 Acres	2,000
T4	Available: Pad - 0.57 Acres	5,000
T4	Available: Pad - 0.00 Acres	4,000
T51A	Available: Pad - 1.00 Acres	
M1	Future Development	
M2	Future Development	
M3	Future Development	
M4	Future Development	
M5	Future Development	
M6	Future Development	
M7	Future Development	
M8	Future Development	



# 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.

# LUXURY 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*



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