

DELGER

— REAL ESTATE —

BOZEMAN MONTANA



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Powered by Data, Technology, and Local Expertise



TBD Brookstone Street, Livingston MT 59047

\$650,000

Acres: ± 1.01

MLS#: 397804

INTRODUCTION

Welcome to your future investment opportunity at TBD Brookstone St., nestled in the heart of the thriving town of Livingston, Montana. This shovel ready, 1+ acre plot comes zoned R-3, presenting an incredible opportunity to shape and design a multi-family dwelling up to five stories high, making this an attractive proposition for the astute investor or property developer. Serviced with utilities right to the lot, you will find city sewer and water facilities readily accessible, simplifying the development process and further enhancing the lot's potential. If your vision includes a single level or a multi-story property, this site ensures your dream can become a reality. Livingston, nestled against the Yellowstone River, is an eclectic town known for its rich history and artistic pulse. Just minutes away from your doorstep are the historic downtown district, Sacajawea Park, and the notable cultural hub, the Livingston Center for Art and Culture. Also in close proximity are Livingston's highly ranked schools, making it an ideal location for families. The city's unparalleled beauty is showcased by the spectacular backdrop of the Absaroka Mountains and the mighty Yellowstone River. Your future residents will appreciate the close proximity to Yellowstone National Park, only a 52-mile drive to the south. This presents an easy access gateway to the worlds first national park with its geysers, hot springs, and abundant wildlife. Just 26 miles to the west, the ever-growing and vibrant city of Bozeman, home to Montana State University, offers further amenities, excellent shopping, and entertainment options. Additionally, the commute between Livingston and Bozeman is scenic, featuring mountain vistas, the sparkling Gallatin River, and frequently spotted wildlife. This premier plot on Brookstone St. provides a rare opportunity to construct a development in a high-growth area, surrounded by natural beauty and local amenities, and within easy reach of two of Montana's most popular towns. The perfect location to capitalize on the regions growth, while also providing future residents with a wonderful lifestyle opportunity. Envision the potential and build your future here.



FEATURES

Status:	Active
Type:	Land
Sub Type:	Commercial, UnimprovedLand
Acres:	± 1.01
View:	Mountains
Listing Date:	2024-11-01
Listing Agent:	Adam Greenberg of REAL Broker

LOCATION



Address: TBD Brookstone Street, Livingston MT 59047

PHOTOS





LIVINGSTON LIFESTYLE



Livingston, Montana is a historic train town from the late 1880's that has attracted cowboys, ranchers, artists, and the rich and famous who are enamored by the scenery of this area of southwestern Montana. Livingston has been featured in movies like A River Runs Through It, The Horse Whisperer, and numerous TV series and commercials.

Historic Downtown Livingston has lively restaurants and shops, some of which have been around since the late 1800' s. Livingston is known for fly fishing, cross-country skiing, horseback riding, river rafting and numerous museums, art galleries and restaurants.

When it comes to outdoor recreation the town of Livingston is surrounded by four beautiful mountain ranges, and offers the Yellowstone River, Shields River, and numerous stream and spring creeks for an abundance of outdoor activities. Bridger Bowl, a home-grown, nonprofit community ski area operating since 1955 is located 29 miles from Livingston. Big Sky Resort is 68 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. Yellowstone National Park(2.2 million acres) is located 50 miles south of Livingston.

With a population of about 7,000 people, Livingston has the amenities and services buyers expect for a town of this size. Livingston is less than 20 minutes from Bozeman. The Livingston School District includes Elementary Schools, a Middle School, and a High School. The median price of a single family home in Livingston is 18% lower priced than single family homes in Bozeman and appeals to buyers seeking a smaller town, yet still want to be close to the amenities of Bozeman.

PARK COUNTY

Park County, Montana's estimated population is 16,438 with a growth rate of 1.94% in the past year according to the most recent United States census data. Park County, Montana is the 11th largest county in Montana. Park County has a total area of 2,813 square miles (1.8 million acres or 7,290 km²), of which 2,803 square miles (7,260 km²) is land and 10.4 square miles (27 km²) (0.4%) is water. The highest natural point in Montana, Granite Peak at 12,807 feet (3,904m), is located in Park County.



Paradise Valley is a major river valley of the Yellowstone River in southwestern Montana just north of Yellowstone National Park in the southern portion of Park County, Montana. The valley is flanked by the Absaroka Range on the east and the Gallatin Range on the west. The Yellowstone River, one of Montana's Blue Ribbon Trout Rivers, flows through Paradise Valley and is noted for world-class fly fishing in the river and nearby spring creeks such as DePuy Spring Creek. The valley hosts other natural wonders such as several natural hot springs, including Chico Hot Springs near Emigrant, Montana, La Duke Hot Springs near Gardiner, and Hunter's Hot Springs near Livingston. A small part of Yellowstone National Park is located in the extreme southern part of the county.

The northern end of Park County, Montana contains the Shields River Valley. The Shields River is a tributary of the Yellowstone River. It flows west, then south, between the Bridger Range to the west and the Crazy Mountains to the east, past Wilsall and Clyde Park. It joins the Yellowstone approximately 10 mi (16 km) northeast of Livingston, MT.

LIVINGSTON 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 Livingston and the surrounding areas.

POWERED BY INTELLIGENT MARKETING, PROPRIETARY TECHNOLOGY, AND LOCAL EXPERTISE



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