



PARCEL RECORD · BOZEMAN MSA, MONTANA

THE FOUNDRY

196.00 AC · GROCERY-ANCHORED MIXED-USE · ZONED PUD


196 AC
*Grocery-anchored
mixed-use project*

586
Single-family homes

378
Apartments

23,000+
Cars per day, Jackrabbit Ln

AT THE CENTER OF THE GALLATIN VALLEY'S GROWTH.

Belgrade is growing nearly 4% a year, one of the fastest rates in Montana, and the Gallatin Valley is still thousands of housing units behind demand. The Foundry meets it head-on: Rosauers Grocery is open and anchoring the project today, with attainable housing, hospitality, and retail rising around it.

The site fronts Jackrabbit Lane at a new signalized intersection between Frank Road and Cameron Bridge Road, $\frac{3}{4}$ mile south of I90 on the primary corridor linking the airport, Yellowstone, and Big Sky.



The Foundry · Grocery-anchored, Belgrade MT

✈ 2.8M

*Airport passengers in 2025, a
record · 3 miles from the site*

↑ 28.7%

*Belgrade population growth since
2020 · among Montana's fastest*

↓ 3.4%

*Montana unemployment,
well below the national rate*

📍 10 MIN

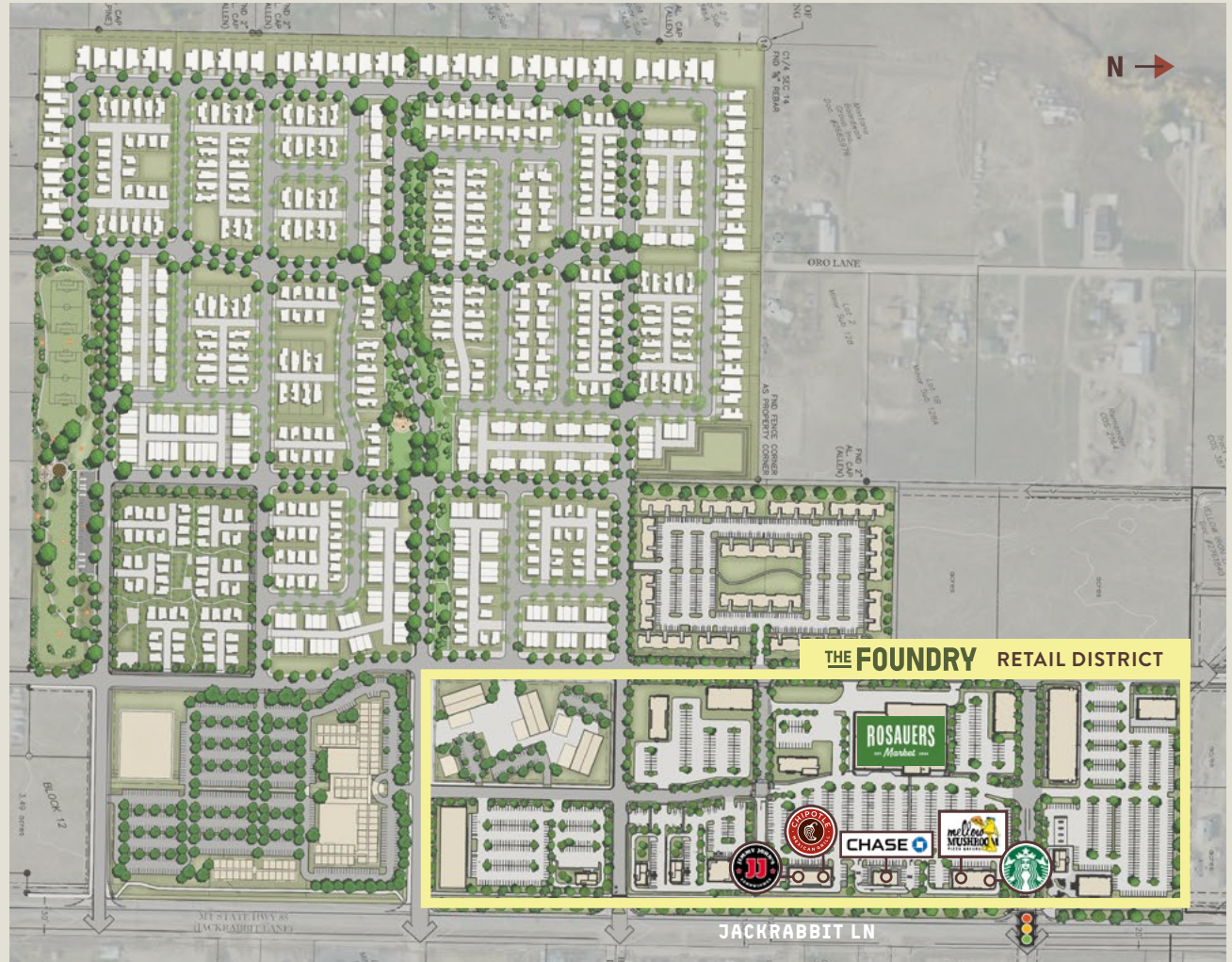
To downtown Bozeman via I-90



About Bozeman: The Foundry sits 8 minutes from Bozeman Yellowstone International Airport and 10 minutes from downtown Bozeman, home to Montana State University, a walkable historic core, and a fast-growing tech and outdoor-recreation economy. The same corridor continues south to Big Sky and Yellowstone National Park.



Recreation Access: Bridger Bowl Ski Area is 35 minutes away, and Big Sky Resort, one of the largest ski resorts in the country, is 48 minutes south via US-191. The Gallatin River, a blue-ribbon trout fishery, parallels that same route the whole way, putting world-class skiing and fly-fishing within an easy drive of The Foundry.



196 AC

Rosauers Grocery is open and anchoring the site; the balance of the 196 acres is fully planned for attainable housing, apartments, and mixed-use retail, fronting Jackrabbit Lane.

Frontage

JACKRABBIT LN

Traffic Count

23,000+ CPD

Access

NEW SIGNALIZED INTERSECTION



The Foundry sits at the NW corner of Jackrabbit Lane and East Cameron Bridge Road, $\frac{3}{4}$ mile west of I-90 and Belgrade's retail corridor, within the greater Bozeman metro area.



LOT 11

SUITE 200
1,315 SQFT

\$50.00 / SQFT
MONTHLY RENT \$5,480
ANNUAL RENT \$65,760

*Lot 11 is anchored by Starbucks and Mellow Mushroom.
Building signage available. Shared parking with over 4.5 stalls
per 1,000 square feet.*

Lot 11 floor plan

STARBUCKS 1,821 SQFT SUITE 100	AVAILABLE 1,315 SQFT SUITE 200	MELLOW MUSHROOM 4,023 SQFT SUITE 300
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Schematic building footprint for illustrative purposes only; scaled proportionally to tenant square footage. Full engineering drawings available upon request.



LOT 13

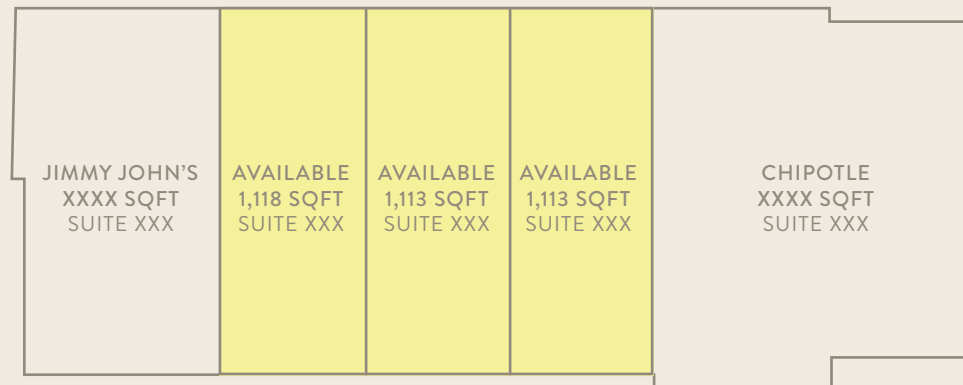
SUITE XXX – XXX

1,113 SQFT minimum, up to **3,344 SQFT** contiguous

\$50.00 / SQFT
MONTHLY RENT TBD
ANNUAL RENT TBD

Lot 13 and has three in-line spaces available between Chipotle and Jimmy John's. Building signage available. Shared parking with over 4.5 stalls per 1,000 square feet.

Lot 13 floor plan



Schematic building footprint for illustrative purposes only; scaled proportionally to tenant square footage. Full engineering drawings available upon request.

“We want to leave behind properties that transform the environment, connect with their users, and inspire the community.”



VENTURE WEST DEVELOPMENT

HQ Bozeman, Montana • Active across Greater Rocky Mountain West

Venture West Development is a Bozeman, Montana-based real estate development firm founded by Todd Waller. The company focuses on high-quality commercial, residential, industrial, and mixed-use projects throughout Montana, with a particular emphasis on grocery-anchored development, build-to-suit projects, master-planned communities, and long-term investment assets.

Venture West manages the development process from concept through completion, including site selection, land acquisition, due diligence, entitlement strategy, municipal approvals, financing, capital coordination, construction oversight, leasing, and asset execution. The firm brings a disciplined, hands-on approach to complex projects, with experience in tax increment financing, infrastructure planning, highest-and-best-use analysis, public-private coordination, and tenant-driven development.

Guided by integrity, hard work, and a commitment to quality, Venture West seeks to create projects that are financially sound, thoughtfully planned, and built to serve the communities around them. The firm’s work is rooted in long-term relationships with municipalities, tenants, lenders, investors, and local partners, with the goal of delivering durable real estate that supports growth and remains relevant for generations.

BUILD-TO-SUIT <i>For national & local clients</i>	FULL-CYCLE <i>Land • approvals • construction</i>	MASTER-PLANNED <i>Long-term community value</i>
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LET'S TALK

Todd Waller

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