



FOR SALE

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.



 AVAILABLE
 BUILD-TO-SUIT
 SOLD
 PARK / AMENITY

PHASE	LOT	ACRES · SQFT	\$/SQFT
Y1	1	4.55 · 198,198	\$14.00
1A	6	1.68 · 73,181	\$17.00
1B	8	1.94 · 84,506	Build-to-Suit
1B	10	2.84 · 123,710	Build-to-Suit
1B	19	1.28 · 55,757	\$17.00

PHASE	LOT	ACRES · SQFT	\$/SQFT
1B	20	1.25 · 54,450	\$16.50
1B	21	1.28 · 55,757	\$16.50
1B	22	1.32 · 57,499	\$17.00
1B	23	1.31 · 57,064	\$17.00
1A	7	3.50 · 152,460	Build-to-Suit

10 LOTS AVAILABLE

20.95 acres total

\$14.00–\$17.00 per SQFT

Lots 7, 8 & 10 are available for build-to-suit only. Lot 1 (Yellow Iron) is not shown on this map; inquire for the lot site plan.

PHASE	LOT	ACRES	SQFT	ASKING	\$/SQFT	STATUS
Y1	1	4.55	198,198	\$2,774,772	\$14.00	AVAILABLE
1A	1	7.36	320,602	\$3,206,016	\$10.00	SOLD
1A	2	3.81	165,964	\$1,659,636	\$10.00	SOLD
1A	3	5.00	217,800	\$2,178,000	\$10.00	SOLD
1A	4	5.00	217,800	\$2,178,000	\$10.00	SOLD
1A	5	1.67	72,745	\$1,273,041	\$17.50	SOLD
1A	6	1.68	73,181	\$1,244,074	\$17.00	AVAILABLE
1A	7	3.50	152,460	Inquire	Inquire	BUILD-TO-SUIT
1B	8	1.94	84,506	Inquire	Inquire	BUILD-TO-SUIT
1B	9	4.06	176,854	\$1,414,829	\$8.00	SOLD
1B	10	2.84	123,710	Inquire	Inquire	BUILD-TO-SUIT
1B	11	1.05	45,738	\$960,498	\$21.00	SOLD

PHASE	LOT	ACRES	SQFT	ASKING	\$/SQFT	STATUS
1B	12	0.85	37,026	\$777,546	\$21.00	SOLD
1B	13	1.14	49,658	\$1,042,826	\$21.00	SOLD
1B	14	1.16	50,530	\$1,515,888	\$30.00	SOLD
1B	15	1.51	65,776	\$1,644,390	\$25.00	SOLD
1B	16	1.24	54,014	\$1,242,331	\$23.00	SOLD
1B	17	1.21	52,708	\$1,159,567	\$22.00	SOLD
1B	18	1.25	54,450	\$1,252,350	\$23.00	SOLD
1B	19	1.28	55,757	\$947,865	\$17.00	AVAILABLE
1B	20	1.25	54,450	\$898,425	\$16.50	AVAILABLE
1B	21	1.28	55,757	\$919,987	\$16.50	AVAILABLE
1B	22	1.32	57,499	\$977,486	\$17.00	AVAILABLE
1B	23	1.31	57,064	\$970,088	\$17.00	AVAILABLE

 AVAILABLE (7)  BUILD-TO-SUIT (3)  SOLD (14)

“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

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