

SALE

BAXTER LN & JACKRABBIT LN

Gallatin, MT 59718



SALE PRICE

\$541,995 - \$5,883,539

Nathan Matelich, SIOR, CCIM
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OFFERING SUMMARY

Lot Size:	0.63 to 5.5 Acres
Price / SF:	\$19.75 - \$27.00
Zoning:	County Zoning C (Commercial)

PROPERTY HIGHLIGHTS:

- Seven separate retail / development lots — 0.63 to 5.51 acres — available individually or as a package.
- Priced from \$541,995 to \$5,883,539; land priced at \$19.75 and \$27.00 per SF.
- Each lot carries its own EDU allocation — a streamlined, shovel-ready path to build without shared-infrastructure delays.
- Hard-corner position at Baxter Lane & Jackrabbit Lane — a signalized intersection with 20,000+ VPD on Jackrabbit and 6,000+ VPD on Baxter.
- Located in the Jackrabbit corridor, one of the fastest-growing commercial corridors in Montana.
- County Zoning C (Commercial) — supports retail, QSR / drive-thru, and mixed commercial use.
- All city services and utilities available to the site.
- Flexible acreage to fit a single-tenant pad or a multi-lot assemblage
- 300+ new rooftops immediately adjacent — 228 apartments plus 72 townhomes on Baxter — creating a built-in base of daily demand at the door

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OF LOTS 7 | TOTAL LOT SIZE 0.63 - 1.46 ACRES | TOTAL LOT PRICE \$541,995 - \$1,717,135 |

STATUS	LOT #	SIZE	PRICE
Available	1	0.72 Acres	\$846,806
Available	2	0.7 Acres	\$823,284
Available	3	0.74 Acres	\$870,329
Available	4	1.46 Acres	\$1,717,135
Available	5	0.63 Acres	\$541,995
Available	6	0.63 Acres	\$541,995
Available	7	0.63 Acres	\$541,995

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PROPERTY DESCRIPTION

MOST LIKELY BUYERS & TENANTS

The hard-corner visibility, drive-thru-friendly zoning, and flexible pad sizing point to a clear pool of demand: QSR and drive-thru restaurants, retail pad users, convenience and fuel operators, auto-service providers, financial institutions, and medical or professional office users. Single-tenant users will be drawn to the stand-alone pads, while multi-lot developers can consolidate the larger contiguous parcels into a retail strip or mixed commercial center. In each case the buyer is a traffic-driven, growth-minded operator seeking an early, well-located position in one of Montana's highest-growth corridors.

LOCATION DESCRIPTION

Baxter Lane and Jackrabbit Lane sit at the commercial heart of the Belgrade-Bozeman gateway, one of the most active growth corridors in the state. This offering delivers seven individually platted lots at a signalized hard corner carrying more than 20,000 vehicles per day — a level of exposure that is increasingly difficult to secure along the Jackrabbit corridor. Buyers can acquire a single 0.63-acre pad or assemble multiple contiguous lots into a larger retail center or office campus, giving both end-users and developers a rare menu of footprints at one high-visibility location.

Every lot includes its own EDU allocation and full city services — no entitlement delays or shared-infrastructure bottlenecks common to other Gallatin Valley sites. Paired with commercial zoning, this ready-to-build status lets QSR, retail, or medical users move from contract to construction quickly, a real advantage where buildable commercial ground is scarce.

Belgrade is one of Montana's fastest-growing communities, and demand along the corridor keeps compounding. More than 300 new households — 228 apartments and 72 townhomes on Baxter — sit adjacent to the site, representing an estimated 650–700 residents. A tenant or owner here captures both this growing resident base and steady pass-through traffic between Bozeman, Belgrade, and the interstate.



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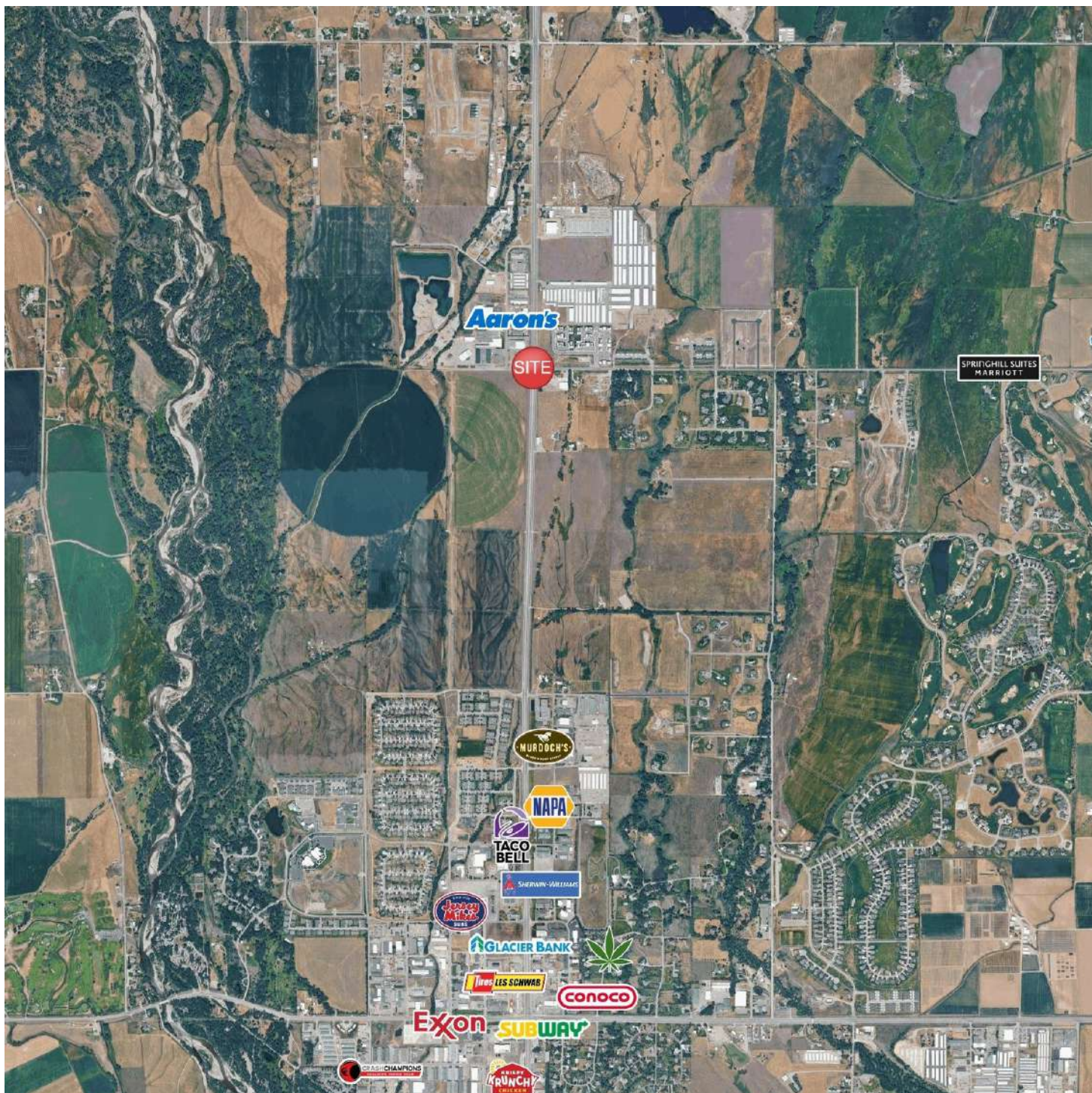


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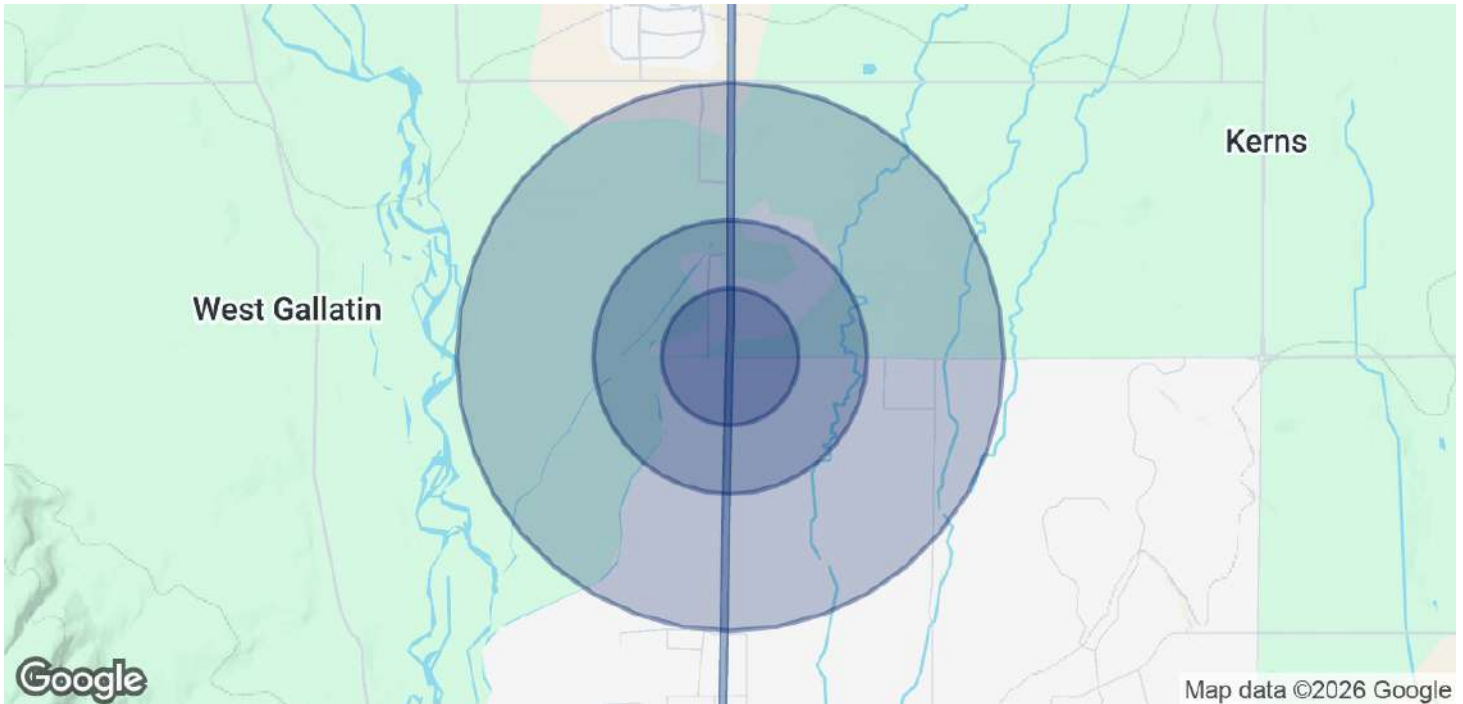


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	47	194	778
Average Age	38.5	37.4	37.3
Average Age (Male)	38.1	37	36.9
Average Age (Female)	39.2	38.1	38

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	18	74	296
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$142,082	\$138,345	\$138,392
Average House Value	\$700,320	\$665,300	\$651,765

2023 American Community Survey (ACS)

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