

JACKRABBIT CROSSING

COMMERCIAL | RETAIL | RESIDENTIAL



BELGRADE, MONTANA • GREATER BOZEMAN MSA

THE FASTEST GROWING COUNTY IN MONTANA

Southwest Corner of Jackrabbit Lane and Frank Road to the
Northwest Corner of Jackrabbit Lane and West Cameron Bridge Road

TODD WALLER - (406) 600-2014

WWW.JACKRABBITCROSSING-MT.COM



**VENTURE WEST
DEVELOPMENT**



PROPERTY OVERVIEW

Jackrabbit Crossing is a 196-acre Rosauers Grocery Store-anchored mixed-use project located in the City of Belgrade in the Gallatin Valley, Montana. Rosauers is a one of the Northwest's premier quality service grocers with full service deli and large organic market. Jackrabbit Crossing is a master-planned, mixed-use development that is a true live/work/shop community. The population of the Gallatin Valley is 127,880 with over a 2.5% annual growth rate and a 40% increase since 2010. The Valley's housing has not been able to keep up with demand as 6,815 additional new housing units are needed to accommodate the area's current increase in jobs.

Jackrabbit Crossing offers a regional draw with easy access right in the crosshairs of the Valley's growth. Jackrabbit Lane is one of the busiest roads in the State of Montana. The project will deliver a much-needed Rosauers Grocery Store along with other amenities including restaurants, convenience stores, shopping, and a hotel.

HIGHLIGHTS

- Rosauers Grocery Store
- 3/4 miles south of Interstate 90
- Primary corridor between Yellowstone International Airport, Yellowstone National Park, and Big Sky Montana
- Yellowstone sees over 3,000,000 visitors per year. Big Sky had over 700,000 skier visits in 2020
- Only 10 minutes from Bozeman
- Located on three lighted intersections
- Over 2,500 residences approved within 1 mile
- 3 miles from Bozeman Yellowstone International Airport



AERIAL NORTHWEST



BZN Bozeman Yellowstone INTERNATIONAL AIRPORT

- 8-MIN DRIVE TIME -
- BUSIEST AIRPORT IN MONTANA -
- RECENT \$30M EXPANSION -
- 2.46M PASSENGERS IN 2023 -

BOZEMAN

- 10-MIN DRIVE TIME -

Town & Country FOODS
Jersey Mike's
NAPA

FAMILY DOLLAR

PAPA MURPHY'S
McDonald's
TACO BELL

FLYING J
Super 8

LAQUINTA

Quality Inn
Wendy's

Albertsons
Burger King
DQ
Holiday Inn Express

YELLOW IRON

ACE Hardware
goodwill

INVESTORS SCHWARZ

MURDOCH'S
Opportunity Bank
Starbucks

amazon

WEST POST DEVELOPMENT
235 ACRE MIXED-USE DEVELOPMENT

ROSAUERS SUPERMARKETS

RESIDENTIAL
PARK

THE SILOS
248 HOMES

AERIAL SOUTH



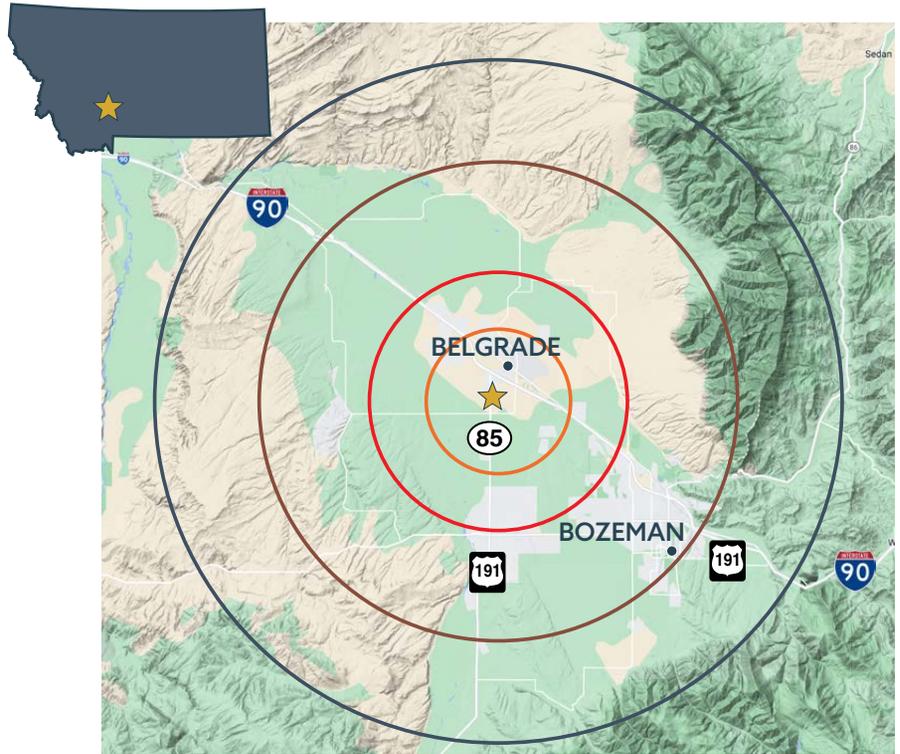
DEMOGRAPHICS

2023 DEMOGRAPHICS

	3 MILE	5 MILE	10 MILE	15 MILE
Total Population	19,041	27,571	97,748	112,632
2023 Daytime Population	5,086	7,714	41,979	47,103
Median Age	33.0	34.6	31.8	33.2
Employed Civilian Population 16+	12,104	17,603	65,805	75,905
Average Household Income	\$86,381	\$94,987	\$101,922	\$108,725

2028 PROJECTIONS: EDUCATIONAL ATTAINMENT

	3 MILE	5 MILE	10 MILE	15 MILE
Total Population Age 25+	13,887	20,067	70,710	82,809
Grade K - 9	0.6%	0.6%	0.5%	0.5%
Grade 9 - 12	2.4%	2.3%	1.9%	1.8%
High School Graduate	27.3%	26.2%	18.4%	17.7%
Associates Degree	8.3%	8.5%	7.2%	6.9%
Bachelor's Degree	27.5%	27.4%	32.5%	32.9%
Graduate Degree	8.3%	9.5%	16.6%	18.0%
Some College, No Degree	25.1%	25.0%	22.6%	21.9%
No Schooling Completed	0.5%	0.5%	0.4%	0.4%



★ JACKRABBIT CROSSING ○ 3 MILE TRADE AREA ○ 5 MILE TRADE AREA
○ 10 MILE TRADE AREA ○ 15 MILE TRADE AREA

2023 HOUSEHOLDS OVERVIEW

	3 MILE	5 MILE	10 MILE	15 MILE
Total Households	7,540	10,737	40,323	46,494
Household Population	19,006	27,571	97,748	112,632
Family Population	80.8%	82.2%	68.3%	70.0%
Total Families (Family Households)	4,902	7,242	21,473	25,591
Total Housing Units	7,919	11,305	43,299	50,055
Median Housing Value	\$392,894	\$442,615	\$486,428	\$511,171

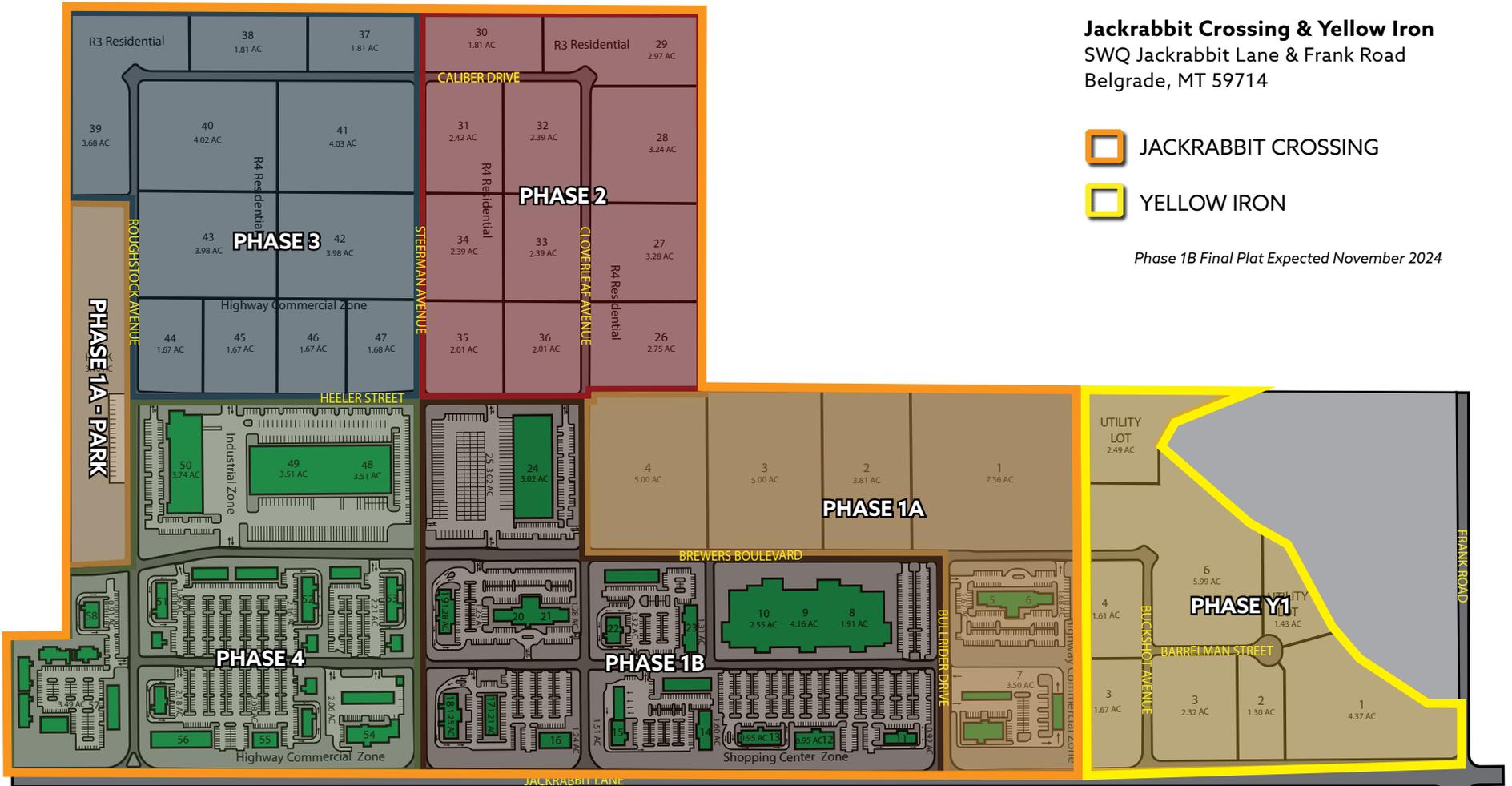
Source: ESITE Analytics (2023)

JACKRABBIT CROSSING PHASING PLAN

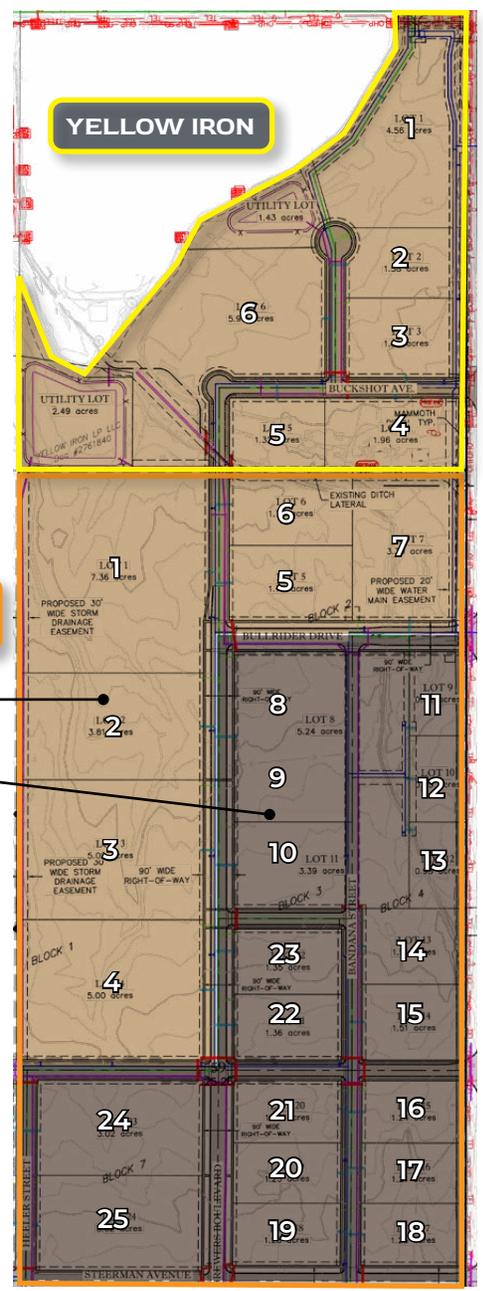
Jackrabbit Crossing & Yellow Iron
 SWQ Jackrabbit Lane & Frank Road
 Belgrade, MT 59714

-  JACKRABBIT CROSSING
-  YELLOW IRON

Phase 1B Final Plat Expected November 2024



PRICE LIST



Phases Y1 & 1A

Phase 1B

Phases Y1 & 1A

Project	Phase	Lot	Acres	SQFT	Zoning	Asking \$	\$/SQFT	Status
Yellow Iron	Y1	1	4.37	190,357	CC	\$2,855,358	\$15.00	Available
Yellow Iron	Y1	2	1.30	56,628	CC	\$1,019,304	\$18.00	Available
Yellow Iron	Y1	3	2.32	101,059	CC	\$2,021,184	\$20.00	Sold
Yellow Iron	Y1	4	1.96	85,378	CC	\$1,707,552	\$20.00	Sold
Yellow Iron	Y1	5	1.32	57,499	CC	\$919,987	\$16.00	Sold
Yellow Iron	Y1	6	5.99	260,924	CC	\$2,609,244	\$10.00	Under Contract
Jackrabbit Crossing	1A	1	7.36	320,602	FE	\$3,206,016	\$10.00	Sold
Jackrabbit Crossing 1A	2	3.81	165,964	FE	\$1,825,600	\$11.00	Available	
Jackrabbit Crossing	1A	3	5.00	217,800	CL	\$2,613,600	\$12.00	Under Contract
Jackrabbit Crossing	1A	4	5.00	217,800	CL	\$2,613,600	\$12.00	Under Contract
Jackrabbit Crossing	1A	5	1.67	72,745	CC	\$1,309,414	\$18.00	Under Contract
Jackrabbit Crossing 1A	6	1.68	73,181	CC	\$1,244,074	\$17.00	Available	
Jackrabbit Crossing 1A	7	3.50	152,460	CC	\$3,506,580	\$23.00	Available	

Phase 1B

Project	Phase	Lot	Acres	SQFT	Zoning	Asking \$	\$/SQFT	Status
Jackrabbit Crossing 1B	8	1.91	83,200	CC	BTS	-	-	Available
Jackrabbit Crossing	1B	9	4.16	181,210	CC	Grocery	-	Rosauers
Jackrabbit Crossing 1B	10	2.55	111,078	CC	BTS	-	-	Available
Jackrabbit Crossing	1B	11	1.06	46,174	CC	BTS	-	Starbucks
Jackrabbit Crossing 1B	12	1.00	43,560	CC	Ground Lease/BTS	-	-	Available
Jackrabbit Crossing 1B	13	0.99	43,124	CC	Ground Lease/BTS	-	-	Available
Jackrabbit Crossing 1B	14	1.16	50,530	CC	\$1,162,181	\$23.00	Available	
Jackrabbit Crossing 1B	15	1.51	65,776	CC	\$1,512,839	\$23.00	Available	
Jackrabbit Crossing 1B	16	1.24	54,014	CC	\$1,242,331	\$23.00	Available	
Jackrabbit Crossing	1B	17	1.21	52,708	CC	\$1,159,567	\$22.00	Under Contract
Jackrabbit Crossing	1B	18	1.25	54,450	CC	\$1,252,350	\$23.00	Under Contract
Jackrabbit Crossing 1B	19	1.28	55,757	CC	\$1,003,622	\$18.00	Available	
Jackrabbit Crossing 1B	20	1.25	54,450	CC	\$925,650	\$17.00	Available	
Jackrabbit Crossing 1B	21	1.28	55,757	CC	\$1,003,622	\$18.00	Available	
Jackrabbit Crossing 1B	22	1.36	59,242	CC	\$1,066,349	\$18.00	Available	
Jackrabbit Crossing 1B	23	1.35	58,806	CC	\$1,058,508	\$18.00	Available	
Jackrabbit Crossing 1B	24	3.02	131,551	FE	\$1,447,063	\$11.00	Available	
Jackrabbit Crossing 1B	25	3.02	131,551	FE	\$1,447,063	\$11.00	Available	

MARKET DATA

RECENT DEVELOPMENTS



BELGRADE SEEING NEW WAVE OF GROWTH DRIVEN BY COMMERCIAL DEVELOPMENT

Edgar Cedillo | February 22, 2024

If you have driven around Belgrade, you'll have noticed a lot of construction projects, and it's not all just new homes. Belgrade City Manager Neil Cardwell says the city is seeing a new wave of commercial development.

"The joke when I arrived here three years ago was that you could do almost anything in Belgrade except buy a pair of socks."

[CLICK FOR ARTICLE](#)



BOZEMAN AIRPORT REPORTS RECORD-SETTING YEAR

NBC Staff | January 17, 2024

The Bozeman Yellowstone International Airport reported a record of 2,464,325 passengers in 2023, up 8.8% from 2022.

July 2023 was the busiest month on record, with 286,163 passengers.

United Airlines led with 654,677 passengers, followed by Delta, with 630,795.

[CLICK FOR ARTICLE](#)

BELGRADE, MT

- A quiet yet lively town nestled in the heart of the Gallatin Valley along I-90; located at the center of the region's all-season, outdoor activities
- 13,523 population growing at nearly 8% annually; 8th largest city in Montana
- Centrally located to area attractions such as Yellowstone National Park, Lewis & Clark Caverns, Big Sky Ski & Summer Resort, Museum of the Rockies, and Bridger Bowl

ECONOMY

- The region's economy is primarily rooted in agriculture and natural resources
- The largest industry sectors by employment include retail trade (18%), health care and social assistance (13%), construction (12%), accommodation and food services (12%), and educational services (10%)
- 49% 10-year future job growth, significantly outpacing the U.S. projection of only 33.5%
- 1.8% unemployment rate significantly below the U.S. rate of 3.5%
- **Bozeman Yellowstone International Airport** - Set a record in 2023 with 2.46 million passengers traveling through the airport, up from 2.26 million passengers in 2022
 - » Located 3 miles from Jackrabbit Crossing
- The largest employers in the area include Bozeman Health (2,400), Under Canvas (300), Xtant Medical (166), Ascent Vision Technologies (125), City of Belgrade (125), and Midwest Steel Industries (50)



DEVELOPMENTS

- **West Post** - A 253-acre mixed-use, master-planned community under construction that will include over 1,400 residential units, retail, commercial, light industrial, a hotel, and a restaurant
- **Bridger Heights** - A 700-unit development featuring 117 single-family homes, 158 townhomes, and 449 apartments
- **Yellowstone Airport Plaza** - A 50-acre development adjacent to the airport to include hotels, restaurants, workforce housing, and a movie theater
 - » A Holiday Gas Station is open, and an EVEN Hotel will open its doors this summer

BOZEMAN, MT

- A growing city nestled in the Rocky Mountains of southwestern Montana; county seat of Gallatin County
 - » 45 miles north of Big Sky; 90 miles north of West Yellowstone; 150 miles west of Billings, Montana
- Principal city of the Bozeman Micropolitan Statistical Area
 - » Crossed the 50,000 population threshold last year; expected to become a metropolitan
- 53,293 residents; 32% growth since 2015
 - » Ranked at or among the top fastest-growing areas in the country since 2018
 - » A young population with a median age of only 28 years vs. 38 years in the U.S.

ECONOMY

- #1 “Micropolitan Areas with the Strongest Economy” — POLICOM Corp. (2018–2021)
- Historically an agricultural hub that transformed into a thriving economy based on tourism, technology industries, and educational opportunities
 - » Leisure and hospitality accounts for 29% of the county’s employment
 - » #1 tech hub in the state that continues to see growth
 - One-third of Montana High Tech Business Alliance members are located in the Bozeman area
 - The city hosts offices for global tech companies like Oracle, Zoot Enterprises, PFL, and Workiva



- **Bozeman Health** — Largest private employer in Gallatin Valley; accounts for \$392 million in economic impact
- **Bozeman Yellowstone International Airport** — Montana’s busiest airport and serves as a year-round gateway to Yellowstone National Park; reached 2 million passengers last year, a first for any Montana airport
- 2% current unemployment rate in the county; added 8,500 jobs above pre-COVID levels
- County ranks #2 for per capita income in the state and boasts one of the highest average family incomes
- 24% growth in median single-family home price from February 2021 (\$605,000) to March 2022 (\$752,000)
- Top employers include Montana State University (3,310), Bozeman Health (1,800), Bozeman School District (1,200), City of Bozeman (240), and Simms Fishing Products (100)

BOZEMAN, MT (CONT'D)

- Attractive for its abundant recreational opportunities such as hiking, fishing, skiing, and climbing
 - » Gallatin County borders the northern edge of Yellowstone National Park
- Loved for its mountain lifestyle; home to “a hip vibe with an outdoor attitude”

DEVELOPMENTS

- 3 major subdivisions and 5 mixed-use developments are underway within a 1-mile radius of South 19th avenue on the south side of the city; 1,500 residences expected to be built here within the next few years
 - » **Blackwood Groves** — 180-single family homes; an additional 37 lots expected to bring multi-family units
 - » **South University District** — 75 acres to be developed into high-density housing and commercial space
 - » **Icon Apartment Homes** — 460 apartment homes
 - » **Nexus Point Apartments** — 250 apartments
- **North Central** — A development in the planning stages that will include 4 city blocks with 10 total buildings; expected to add 367 units for sale and rent, 541 parking spaces, courtyards, and pedestrian-friendly streets
- **Hyundai New Horizons Studio** — A research, development, and lab center; expected to cost \$20 million and create 50 jobs over the next 5 years



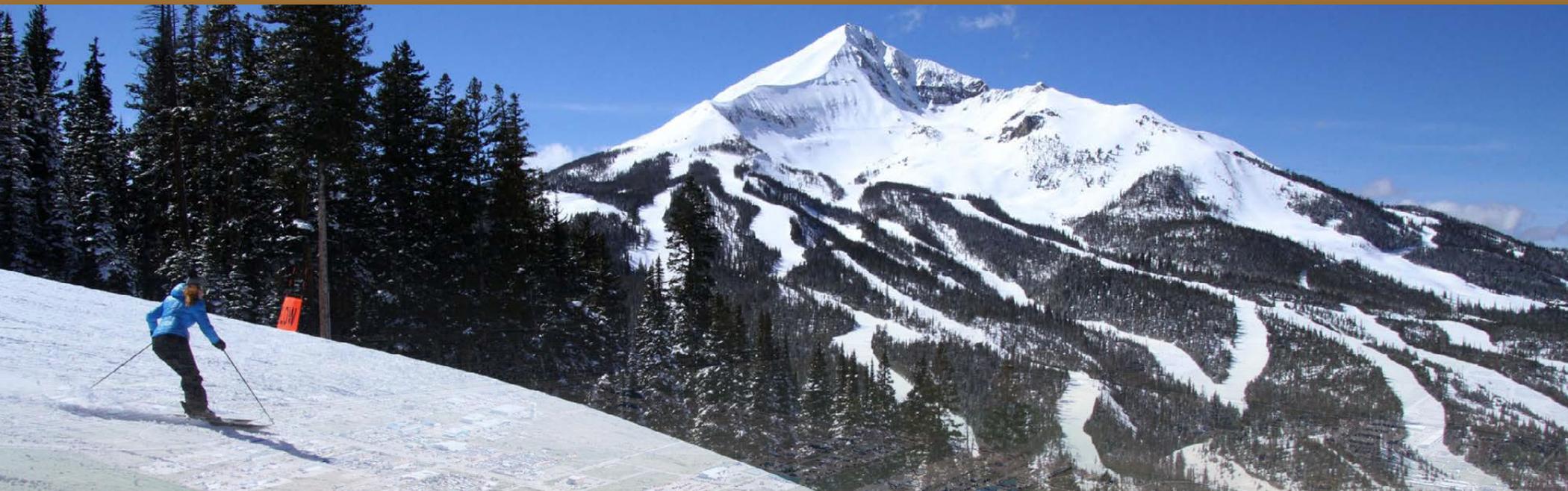
- **Aurora Expansion** — A 78,000 square-foot facility to include research and development laboratories, a world-class manufacturing space, and clean room facility for the self-driving vehicle technology leader

TOURISM

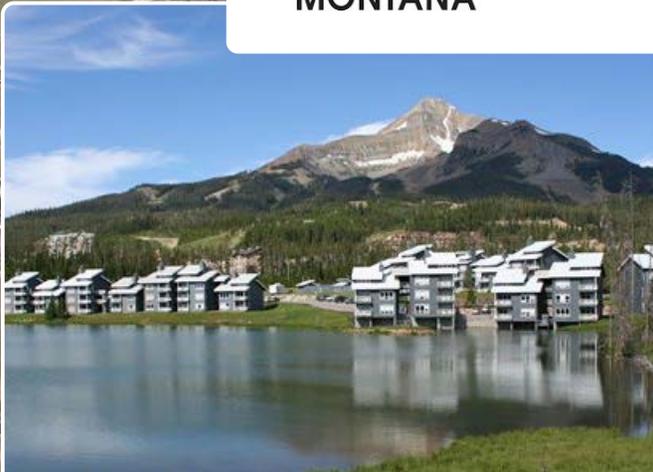
- 1.4+ million overnight visitors annually
- \$1 billion in non-resident spending recorded in 2019 in the county
 - » \$169.7 million spent on restaurants; \$149.1 million spent on outfitters and guides

EDUCATION

- **Montana State University** — A top-tier research university with 16,840 students; the state’s largest university and the flagship campus of the MSU system



- Biggest skiing in America - Home to 300+ named runs spread across 4 mountains, 2,305 acres of intermediate terrain, and 3,525 acres of advanced big mountain terrain
- 500,00+ skiers annually; Top 10 North American Resort - Forbes
- Big Sky 2025 Plan - \$150 million investment includes on-mountain improvements and amenity upgrades
- 1,800 winter employees and 700-800 summer employees



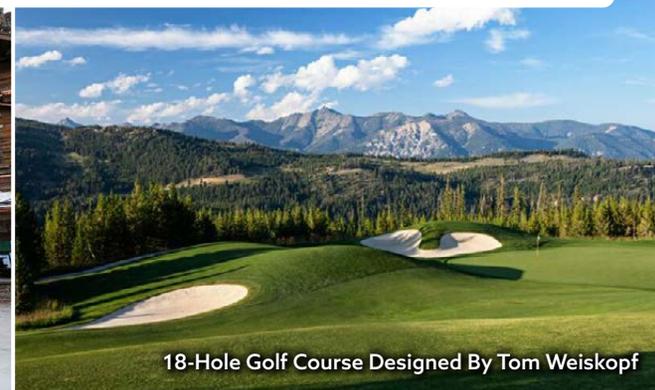


YELLOWSTONE CLUB®

- 13,600-acre private ski resort and residential community - 1st private club with its own mountain
- 2,200 acres with 16 chairlifts and 60+ runs
- Notable members include - Bill and Melinda Gates, Google's Eric Schmidt, Justin Timberlake and Jessica Biel, former Vice president Dan Quayle, and NBC Universal CEO Steve Burke
- Residential property ranges from \$2 million to \$25 million



The Clubhouse - Newly Opened 32,500 SF Lodge, Includes a Golf Simulator Room, Several Dining Options, and Six Private Residences



18-Hole Golf Course Designed By Tom Weiskopf

TODD WALLER

President - Venture West Development
406.600.2014
twaller@venture-west.com

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VENTURE WEST
DEVELOPMENT