

SALE

72652 GALLATIN RD

Gallatin Gateway, MT 59730



PRICE REDUCED

\$1,799,000

SIZE

3.06 AC Development Land

Nathan Matelich, CCIM
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OFFERING SUMMARY

Lot Size: 133,293 SF

Price/SF: \$14.50

Zoning: Unzoned, No HOA or Covenants

PROPERTY OVERVIEW

*3.06 Acres of Land Prime for Development

*Well & Septic

*Excellent Hwy 191 Frontage with 2 Driveway Approaches

*Backs Up to Farmland with Jaw-Dropping Mountain Views

*Currently has 4 Houses/Modulars/Manufactured Homes & Large Shop Which Can be Moved, Repurposed or Demolished

Note: Landlord Would Also Consider a Long Term Ground Lease or Joint Venture with Reputable Developer

LOCATION OVERVIEW

This 3-acre unzoned property sits directly on Highway 191, offering unmatched visibility and access between Belgrade, Bozeman, and Big Sky—three of Montana's fastest-growing regions. With over 16,000 vehicles passing daily and no nearby grocery store within 15 miles, the site is ideal for a market, hotel, convenience store, drive-thru, restaurant, or gas station. Positioned midway between the airport and Big Sky/Yellowstone, it captures all through traffic with added ease of access due to a frontage road and dual entry points. Future highway expansion further strengthens its long-term value and accessibility.

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LOCATION OVERVIEW (CONT):

Gallatin Gateway and the surrounding region have seen dramatic growth, especially influenced by the explosive expansion of Big Sky, where property values have surged nearly 80% in five years.

This has led to increased traffic along Highway 191 and spurred planning efforts like Gallatin County's Future Land Use Map (FLUM) to manage the area's evolution while preserving its rural and historic character.

The property lies at the heart of this high-growth corridor, benefiting from both infrastructure improvements and a sustained wave of residential and commercial development.



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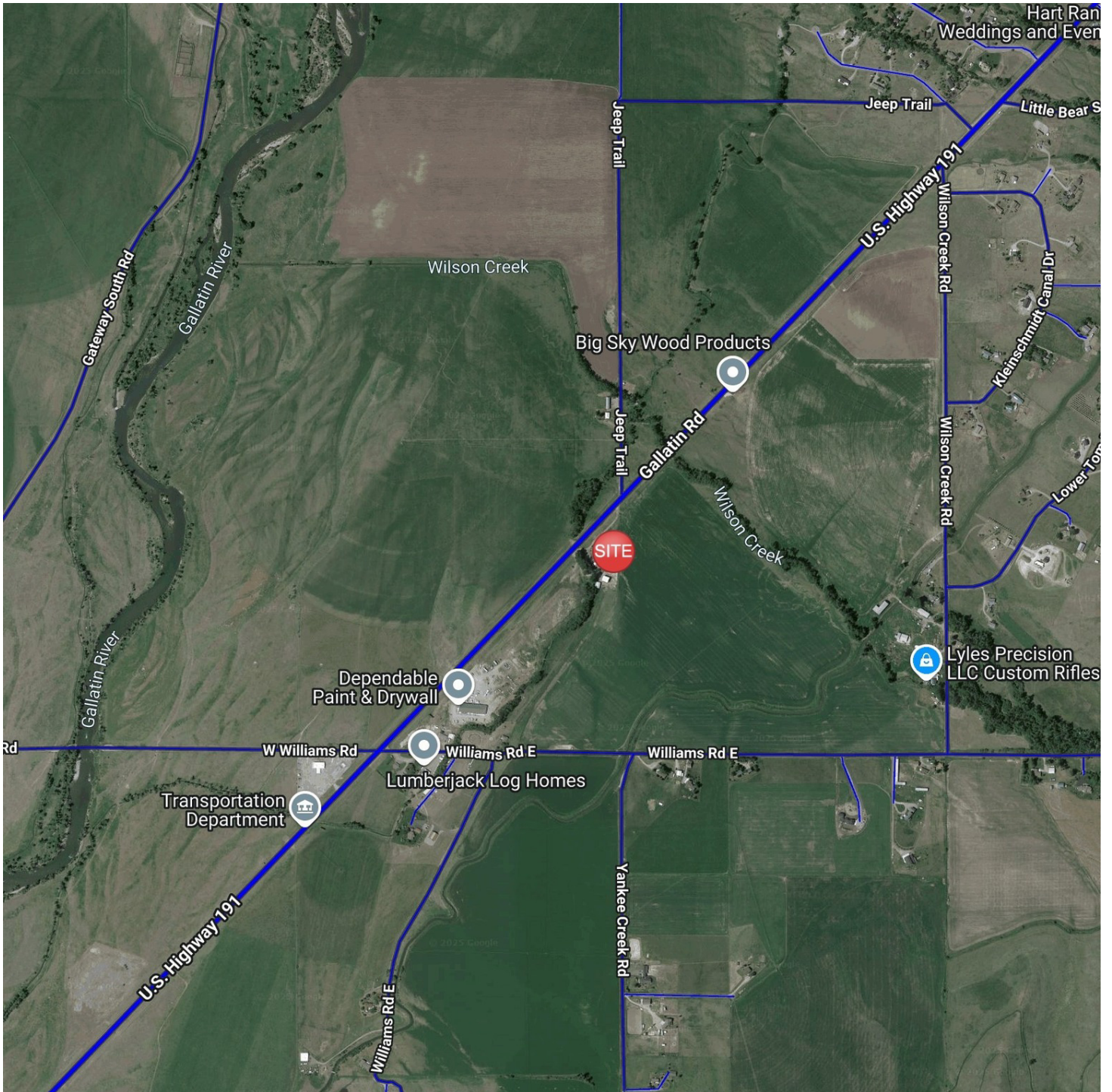


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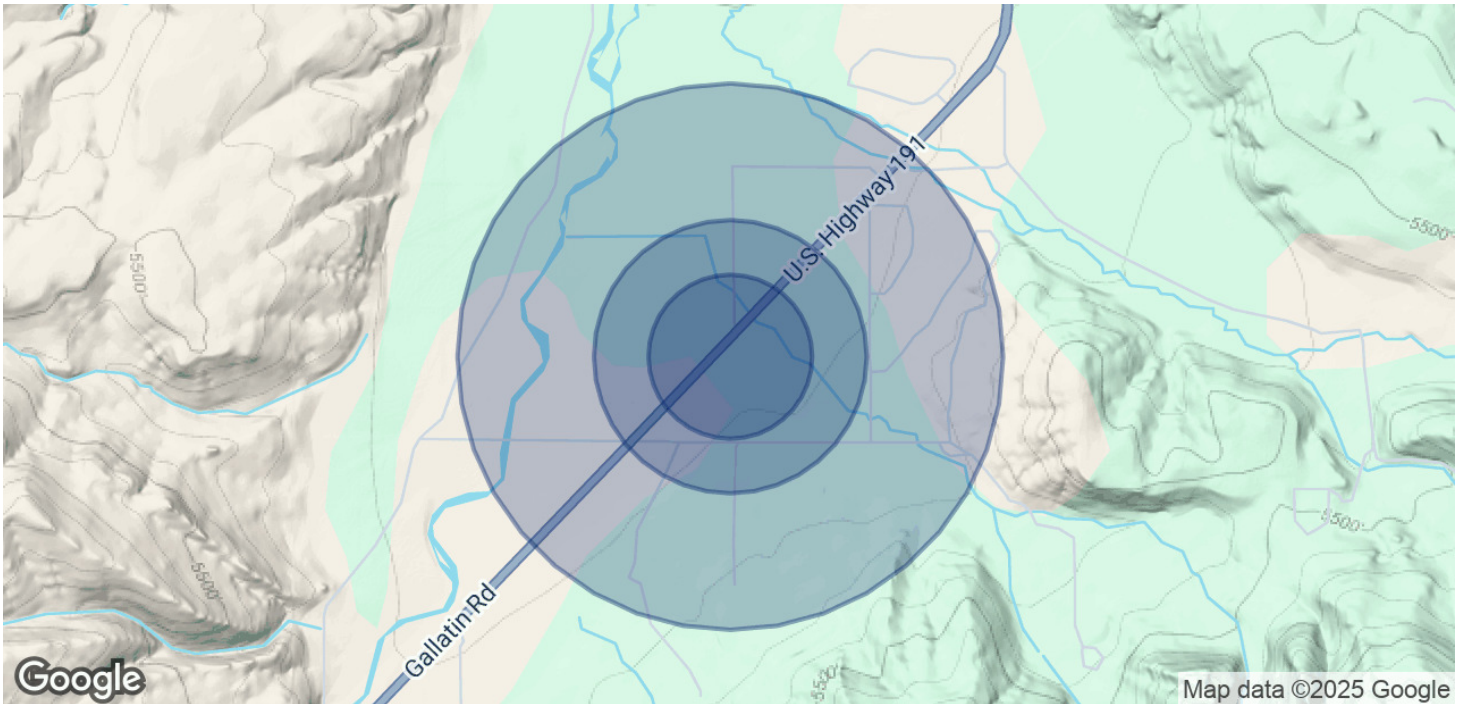


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	5	23	104
Average Age	46	46	46
Average Age (Male)	46	46	46
Average Age (Female)	46	47	46

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	2	9	42
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$134,600	\$135,118	\$130,731
Average House Value	\$974,402	\$976,638	\$957,704

Demographics data derived from AlphaMap

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