

OFFERING MEMORANDUM

81211 & 81213 Gallatin Road Bozeman Montana

81211 Gallatin Road
Bozeman, MT 59718

\$10.52M
PRICE

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81211 & 81213 Gallatin Road Bozeman Montana

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Bozeman, MT 59718

PRICE

\$10,518,000

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PRESENTED BY



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Thursday, April 2, 2026

81211 & 81213 Gallatin Road, Bozeman, MT 59718

Total SqFt	NOI	Cap Rate		Value
33,400	\$708,561.00			
		7.25%	\$	9,773,255
\$ / Sqft				
\$ 292.61				
				Building \$ 9,773,255.17
Spare Buildable Parcel				
Lot	Acres	SQFT	\$/SqFt	Value
Lot C-2	2.138	93,131	\$8.00	\$ 745,050

81211 & 81213 Gallatin Road, Bozeman, MT 59718 Both **Building & Lot Total Value \$ 10,518,305**

Prepared by
Evan McCaw Broker



McCaw, DeVries,
Steinhauer & Company
RESIDENTIAL & COMMERCIAL REAL ESTATE

406-581-2213 Cell

Executive Summary

81211 Gallatin Road · Bozeman, MT 59718

 PRICE

\$10,518,000

 PRICE/SF

\$314.47

81211-81213 Gallatin Road

Bozeman, Montana 59718

Offered At

\$10,918,000.

7.25% Cap Rate

Commercial Income Property with Development Upside

Located less than one mile south of the Four Corners intersection along the west side of US Highway 191, this 33,400-square-foot commercial property offers stabilized income, long-term tenancy, and meaningful upside through future development. The property consists of five condominium units situated on 2.777 acres across two parcels—one improved and one vacant—providing a rare combination of current cash flow and entitled expansion potential in one of Bozeman's strongest commercial corridors.

The asset features approximately 337 feet of frontage on US-191 South, a high-traffic arterial serving Bozeman and the Gallatin Valley. The surrounding market is characterized by sub-3% commercial vacancy, reinforcing the property's strong leasing fundamentals and long-term demand.

Property Overview

PROPERTY DATA

Building SqFt	33,447
Year Built	2007
Lot Size (Acres)	2.777
Parcel ID	06-0797-14-1-11-05-7000
Zoning	OTHER / UNKNOWN
County	Gallatin
Frontage	—
Coordinates	45.661932,-111.186701

Investment Highlights

81211 & 81213 Gallatin Road Bozeman Montana is a 33,447-square-foot industrial facility situated on 2.777 acres at 81211 Gallatin Road in Bozeman, MT.

Pro-business policies in Montana, including favorable tax structures and streamlined permitting, continue to attract industrial investment and employer relocations.

Strong tenant creditworthiness and long-term lease commitments enhance the asset's financing profile, enabling attractive debt terms and leverage.

Lease structures include extension options that provide tenants with long-term occupancy certainty while offering the landlord embedded mark-to-market opportunities.

The industrial sector continues to outperform all other commercial real estate asset classes in rent growth, absorption, and investment returns.

Asking Price	\$10,518,000
Price/SF	\$314.47
Building SF	33,447
Year Built	2007

Location Highlights

Industrial vacancy rates in the Bozeman corridor remain at historically low levels, reflecting robust tenant demand and limited speculative deliveries.

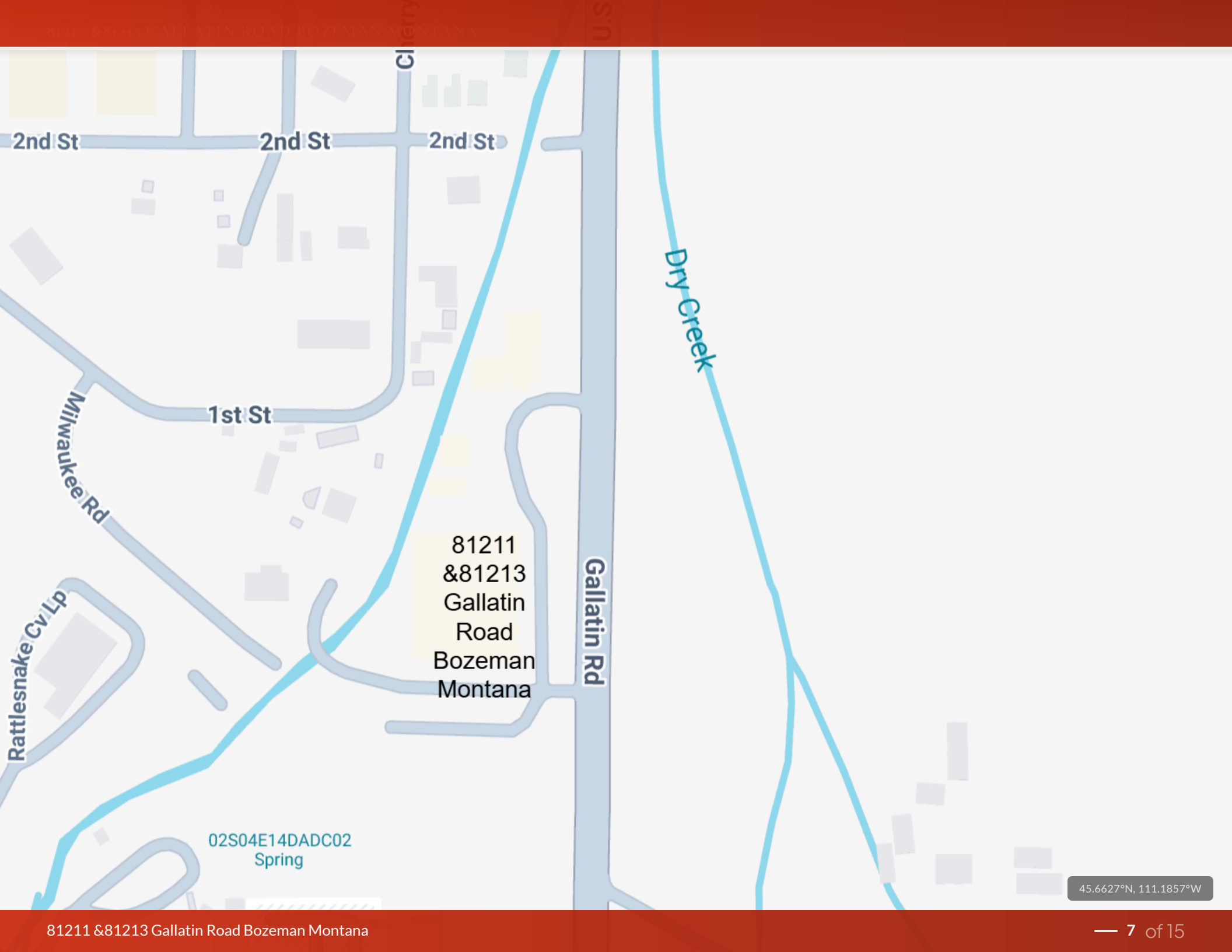


LOCATION

Address	81211 Gallatin Road
City	Bozeman
State	Montana
Zip Code	59718
County	Gallatin
APN / Parcel #	06-0797-14-1-11-05-7000
Coordinates	45.661932,-111.186701

AIRPORTS

Bozeman Yellowstone International Airport	8.1 mi
Thompson Field	10.1 mi
Alaska Airlines - Bozeman	8.1 mi



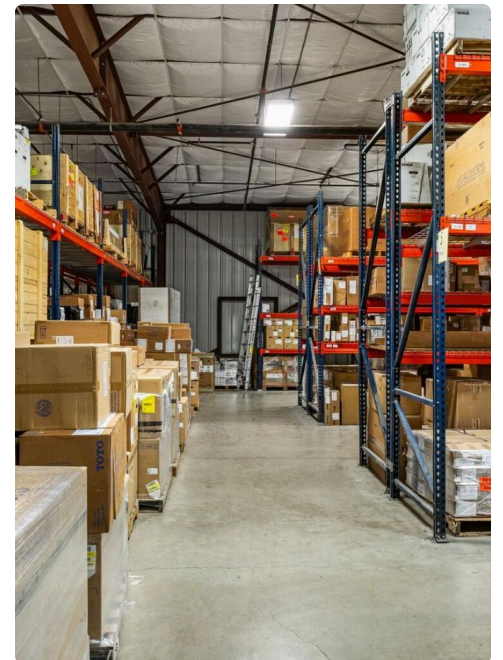
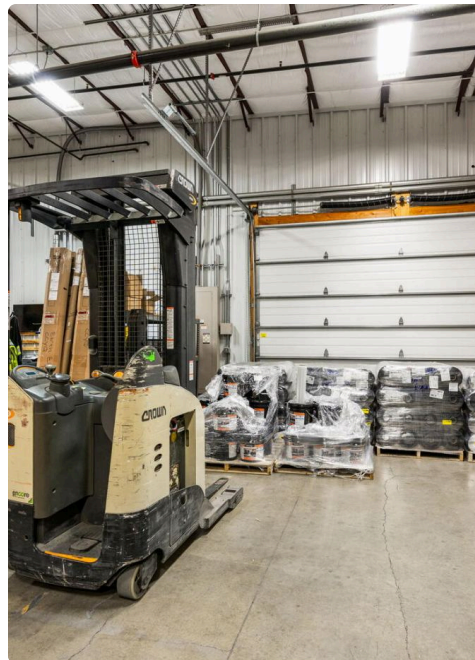
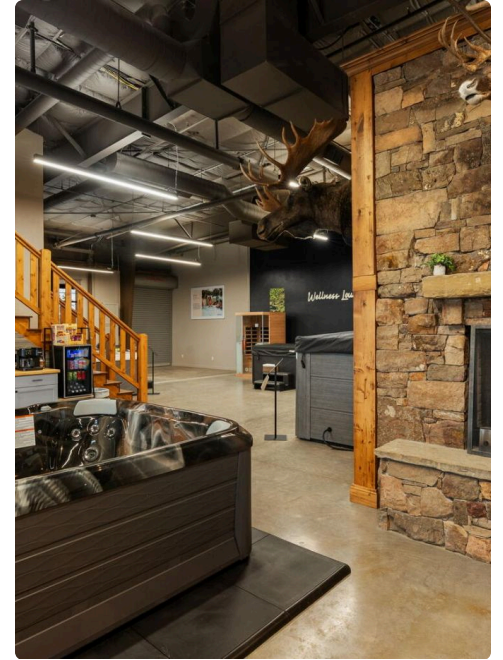
81211
&81213
Gallatin
Road
Bozeman
Montana

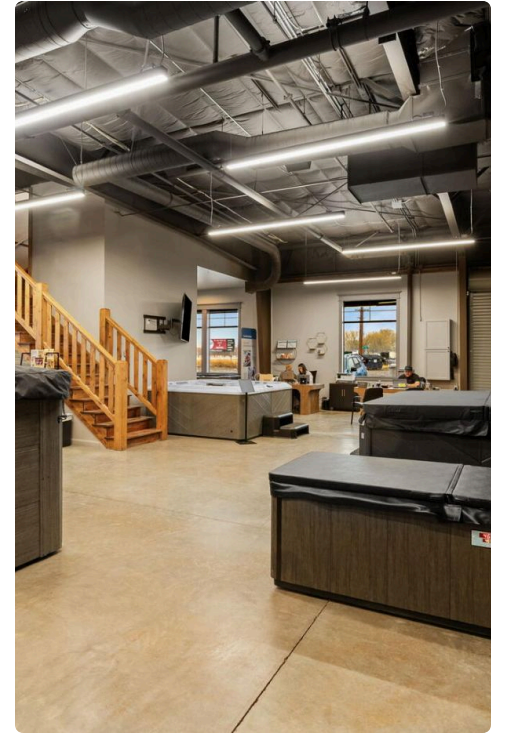
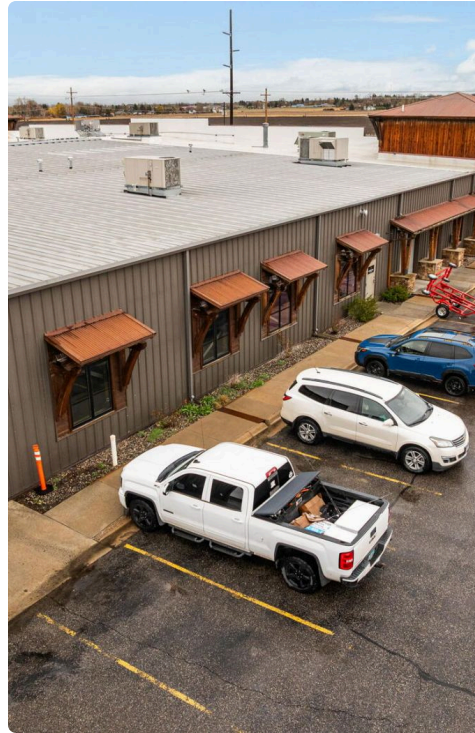
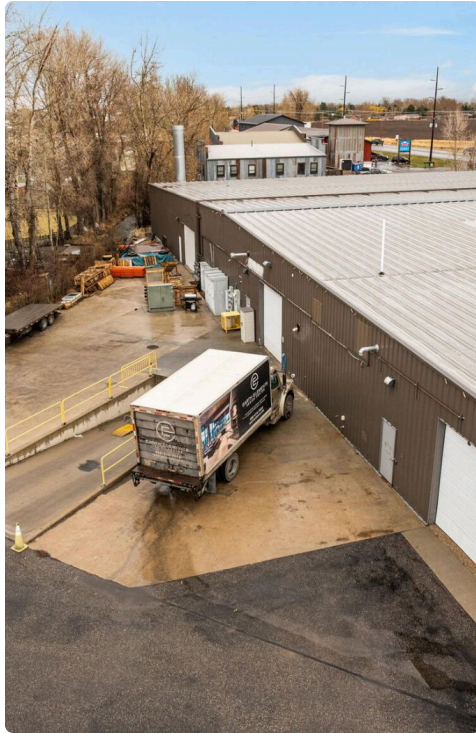
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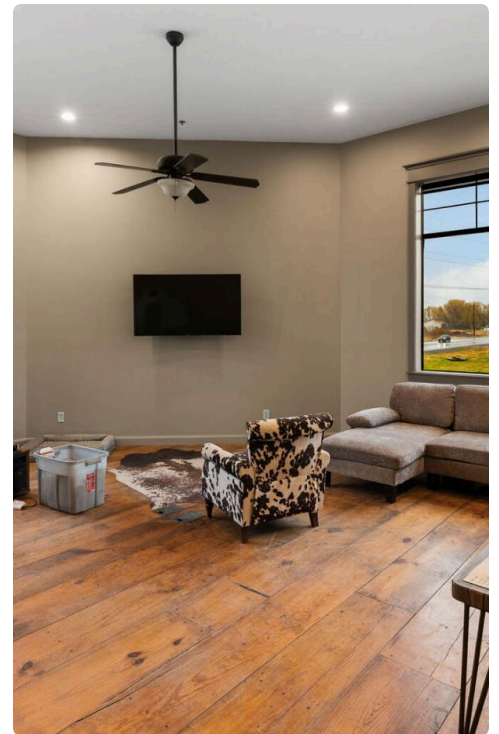
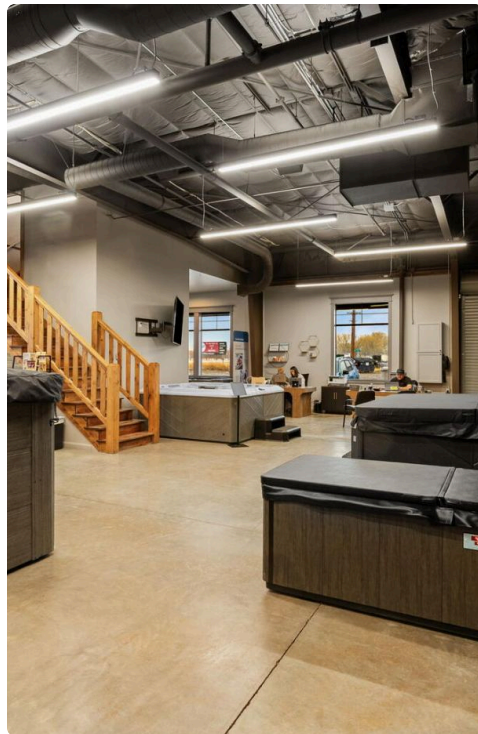
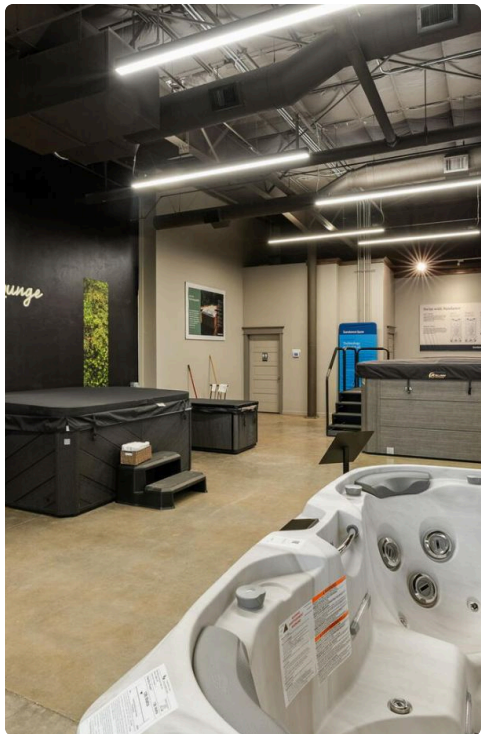
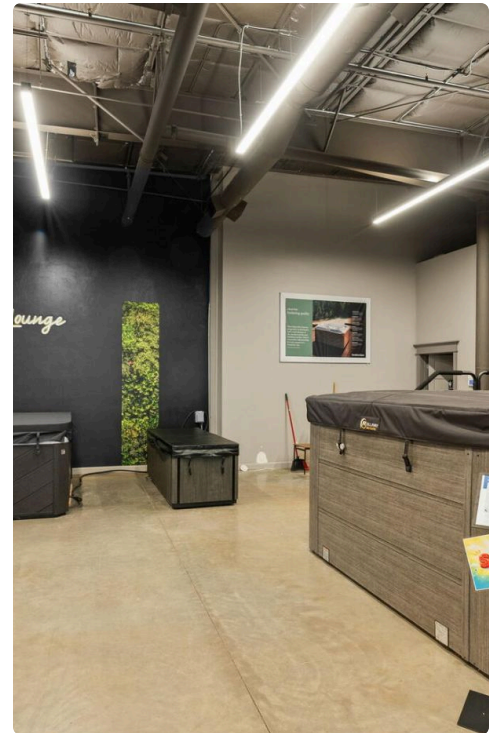
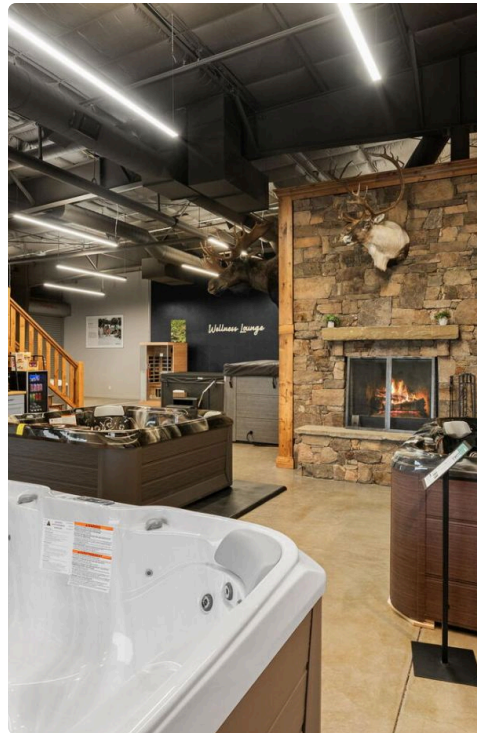
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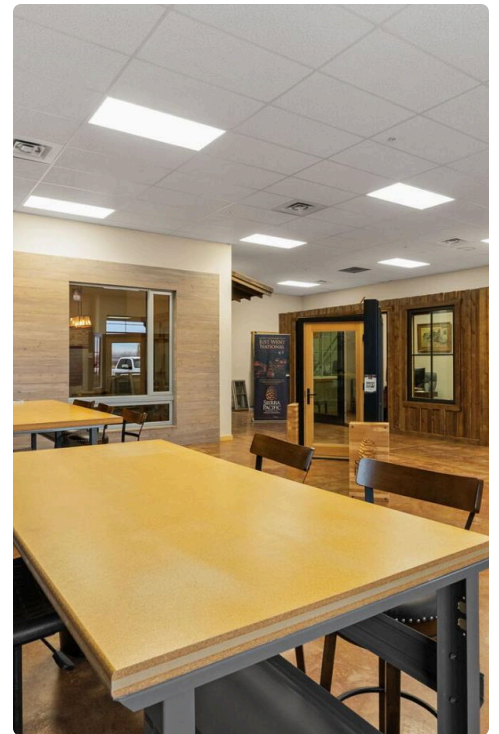
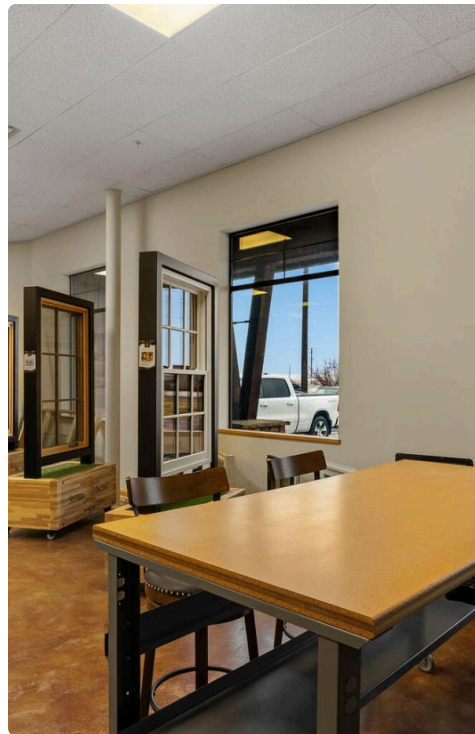


Photo Gallery









Market Overview



AREA 20.1 sq mi	ELEVATION 4,793 ft
TIME ZONE Mountain Time Zone	COUNTY Gallatin County
INCORPORATED August 9, 1864	STATE Montana

Market Overview: Bozeman, MT

Bozeman (BOHZ-mən) is a city in and the county seat of Gallatin County, Montana, United States. The 2020 United States census put Bozeman's population at 53,293, making it Montana's fourth-largest city. It is the principal city of the Bozeman, Montana, Metropolitan Statistical Area, consisting of all of Gallatin County, with a population of 118,960. It is the second-largest of Montana's statistical areas. edit Bozeman's top employers include Bozeman Health, Montana State University, Simms Fishing Products and Mystery Ranch as well as at least two dozen high-tech companies engaged in research or production of lasers and other optical equipment, over a dozen bio-tech companies, and several large software companies. Nationally known companies based in Bozeman include ILX Lightwave (an MKS/Newport company), Quantel USA, RightNow Technologies , Snowflake Inc. , Schedulicity, Workiva, onX and Simms Fishing Products . Notable non-profit organizations based in Bozeman include the Greater Yellowstone Coalition , Human Resource Development Council (HRDC) and Eagle Mount . ^ "Top Employers in Bozeman, Montana" . Bozeman Real Estate Group . Archived [f...](#)

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,847	Population	8,789	Population	24,133
Median HH Income	\$120,742	Median HH Income	\$122,757	Median HH Income	\$110,864
Households	769	Households	3,246	Households	9,536

Source: ESRI / ArcGIS Business Analyst

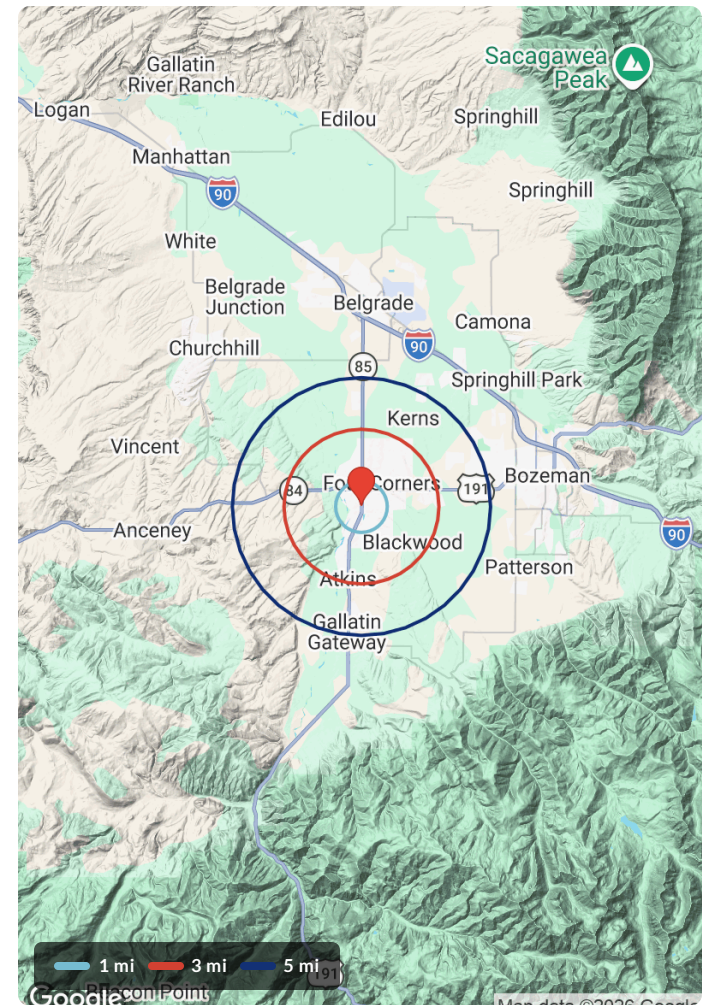
Demographics (Detail)

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	817	3,799	7,832
2010 Population	1,280	4,985	12,124
2025 Population	1,847	8,789	24,133
2030 Population	1,997	9,675	26,906
2025-2030 Growth Rate	1.57%	1.94%	2.20%
2025 Daytime Population	2,877	9,764	20,035

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	367	1,427	3,006
2010 Total Households	552	1,911	5,003
2025 Total Households	769	3,246	9,536
2030 Total Households	827	3,548	10,568
2025 Avg. Household Size	2.4	2.71	2.53
2025 Owner Occupied Housing	578	2,537	6,234
2030 Owner Occupied Housing	626	2,698	6,814
2025 Renter Occupied Housing	191	709	3,302
2030 Renter Occupied Housing	201	849	3,755
2025 Vacant Housing	58	389	843
2025 Total Housing	827	3,635	10,379

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	17	100	404
\$15,000-\$24,999	15	98	322
\$25,000-\$34,999	2	43	276
\$35,000-\$49,999	39	170	479
\$50,000-\$74,999	141	441	1,461
\$75,000-\$99,999	71	346	1,030
\$100,000-\$149,999	195	746	2,745
\$150,000-\$199,999	119	462	1,230
\$200,000 or greater	170	840	1,590
Median HH Income	\$120,742	\$122,757	\$110,864
Average HH Income	\$152,387	\$167,271	\$141,388

\$120,742 MEDIAN HH INCOME	\$152,387 AVG HH INCOME
75.2% OWNER OCCUPIED	24.8% RENTER OCCUPIED
7.0% VACANCY RATE	1.57% 2025-2030 GROWTH



Source: ESRI / ArcGIS Business Analyst

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DISCLAIMER