

BOZEMAN

RESIDENCE FACT SHEET

YARDS

Touch the



Horizon

A first-of-its-kind residential offering in Bozeman's Northeast neighborhood, Bozeman Yards seamlessly blends design, nature, and a rich sense of place.

Offering more premium residential perks than any other community in the city, this exclusive collection of 39 condominiums redefines mountain living with expansive glass walls framing cinematic views, an exceptional selection of social and wellness spaces, and best-in-class materials and finishes.

- » Groundbreaking – Fall 2025
- » Anticipated Completion – Winter 2027
- » 39 Condos – 1- to 4-Bedroom Residences

Spanning two city blocks, Bozeman Yards is composed of three distinct residential buildings—Ridge, Rise, and Row—each designed to embrace its surroundings while offering a seamless connection between home, nature, and community.

- » **Ridge** is the heart of the community, featuring The Yards Club's full collection of social and wellness spaces, as well as a limited selection of residences.
- » **Row** offers a collection of multi-level rowhouses, balancing privacy and connection in an intimate residential setting.
- » **Rise** is home to expansive residences, each designed with soaring ceilings, floor-to-ceiling windows, and materials that honor the natural surroundings.



MOUNTAIN VIEW RESIDENCES

Shaped by their setting, the design and layout of each residence optimizes the views of the mountains and historic Mill Arts District.

- » 9- to 12-foot ceilings, maximizing space and natural light
- » Wide European oak flooring throughout living and bedroom spaces
- » Expansive windows that frame Montana's cinematic landscapes
- » Private patios and terraces, extending living spaces into nature
- » 1st-floor residences feature 12-foot ceilings and private outdoor firepits

CHEF - INSPIRED KITCHENS

- » Integrated Thermador® Professional Series appliance package including under-counter wine cooler
- » Natural oak cabinetry with custom flush millwork
- » Italian Calacatta marble and natural quartzite countertops
- » Custom kitchen island pendant lighting
- » California Faucets antique brass fixtures

LUXURIOUS PRIMARY & SECONDARY BATHROOMS

- » Natural stone and custom porcelain tile surrounds
- » Radiant heated flooring in primary baths
- » Oversized custom white oak vanities with Italian Calacatta countertops

PEAK PENTHOUSES

For inspiration, we look up and out. Exceptional oversized windows, ringed by wrapped terraces, erase the boundaries between inside out.

- » Expansive 10-foot ceiling heights
- » Signature gas fireplaces with hand-selected stone surrounds in select residences
- » Grand outdoor terraces showcasing extraordinary mountain and valley views
- » Two dedicated parking spaces

SHOWCASE KITCHENS

- » Wolf/Sub-Zero appliance suite
- » Full-sized wine cooler for curated collections
- » White oak flush millwork cabinetry

SANCTUARY-LIKE BATHS

- » Five-fixture layouts with heated floors in primary baths
- » Scandinavian-inspired cedar-wrapped soaking tub
- » Waterworks vintage brass fixtures

THE YARDS CLUB

Expand your horizons. The exclusive Resident's Club features the most extensive social and wellness all-seasons amenity collection in Bozeman.

GATHER & CONNECT

- » Wood-paneled Resident Lounge with a floating library and intimate fireplace
- » Fireside outdoor terrace with sculpted stone seating
- » Hydration bar, perfect for post-adventure refreshment
- » Grand timber staircase leading to exclusive wellness spaces

MOVE & RESTORE

- » Peloton Performance Studio & Wellness Lawn
 - » Indoor strength and conditioning studio with cutting-edge equipment
 - » Floor-to-ceiling glass walls opening onto a multi-functional outdoor Wellness Lawn
- » The Yards Spa
 - » Expansive hot and cold circuit treatment lounge
 - » Fireside retreat and observatory sauna with panoramic Bridger Range views
 - » Outdoor plunge pool, sun terrace, and landscaped trellis seating

THE YARDS PROMENADE

- » Landscaped stretch with pocket parks, lounge seating, and firepits
- » Bocce court for relaxed, social connection

ENHANCEMENTS & CONVENIENCES

Designed for an effortless mountain lifestyle, Bozeman Yards provides seamless access to adventure, storage for gear, and thoughtful services for everyday living.

- » Dedicated underground parking for all residences
- » Built with a rock-solid post-tension concrete structure, crafted for lasting strength and stability
- » Extra-deep parking spaces available for private, secured gear storage
- » Residents' Bike Workshop & Secured Storage, offering direct access to the Story Mill Spur Trail
- » Dog wash station, for your four-legged trail companion
- » Retail gallery space
- » Fully furnished guest suite with kitchenette, available for resident reservations

Here, quality of life is unmatched, and the opportunity to own is rare.

MOMENTS FROM MAIN STREET

Designed to be as connected to the city's cultural heartbeat as it is to the landscape, Bozeman Yards is positioned at the gateway to the Mill Arts District, a neighborhood known for its creative spirit and vibrant heritage.

- » Located directly across from the historic Bozeman Depot, the film location for *A River Runs Through It*

WHERE THE WEST IS HEADED

Bozeman is a place where wilderness and culture thrive side by side—where cowboys rub shoulders with concertgoers, Michelin-worthy dining meets mountain-town charm, and adventure begins at your doorstep.

- » A historic Main Street lined with boutique shops, galleries, and craft cocktail lounges
- » An acclaimed dining scene, featuring James Beard-nominated restaurants and a commitment to farm-to-table excellence
- » Montana State University, the largest university in the state, infusing the city with innovation and energy
- » Unparalleled outdoor recreation, from Big Sky's legendary slopes to Yellowstone National Park's geothermal wonders



BOZEMAN

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YARDS

Live in



Your Nature

Nestled in the heart of Southwest Montana, Bozeman blends breathtaking natural beauty, outdoor adventure, and a thriving economy with a vibrant cultural scene.

As one of the fastest-growing cities in the U.S., Bozeman is attracting new residents, businesses, and investors who are drawn to its quality of life, strong job market, and boundless recreation.

- » Population: 58,000 (2024)
 - » Gallatin County Population: 116,000
- » Projected Growth: Expected to nearly double by 2050

BOZEMAN YELLOWSTONE INTERNATIONAL AIRPORT (BZN):

- » Montana's busiest airport with 25+ direct flights and growing
- » \$300M in capital infrastructure investment planned over the next 7 years



YEAR-ROUND OUTDOOR ADVENTURE

Bozeman offers world-class outdoor recreation in every season, with unparalleled access to two major ski resorts, blue-ribbon trout streams, and an extensive network of trails.

CLIMATE

- » Annual Average Temperature: 44°F
- » Annual Average High Temperature: 57°F
- » Annual Average Low Temperature: 31°F
- » Annual Average Snowfall: 63" – 82"
- » Annual Average Precipitation: 16.23"
- » Elevation: 4,820 ft

SKIING & SNOWBOARDING

- » Big Sky Resort
 - » 4th largest ski resort in North America
 - » 5,850 acres of skiable terrain | 400 inches of annual snowfall
 - » Madison 8: World's largest 8-seater heated lift (debuted 2024)
 - » Lone Peak Tram: First new tram built in North America since 2008
- » Bridger Bowl (*Community-Owned, 16 Miles from Bozeman*)
 - » 2,000 acres of terrain | 2,700-foot vertical drop
 - » 75+ trails from beginner to expert-only chutes and cliffs
 - » Affordable lift tickets, keeping true to its community roots

OUTDOOR RECREATION

- » Hiking & Cycling: Over 80 miles of trails in and around Bozeman
- » Fly Fishing: Gallatin & Yellowstone Rivers offer legendary blue-ribbon trout waters
- » Golf Courses: Three private and four public courses

PARKS & PUBLIC LANDS

- » 80 miles to Yellowstone National Park – one of the most visited national parks in the U.S.
- » Montana Public Lands: 55 State Parks and 6 National Parks

A ROBUST & EXPANDING ECONOMY

Bozeman's economic growth is outpacing the rest of Montana, fueled by a mix of tech, tourism, outdoor recreation, and real estate development.

TOP JOB SECTORS:

- » Hospitality & Tourism
- » Construction & Real Estate
- » Healthcare & Technology
- » Retail & Outdoor Recreation

GALLATIN COUNTY JOB GROWTH:

- » 4.1% annual increase (2018-2024), the highest in the state

FAVORABLE TAX ENVIRONMENT:

- » No sales tax (only resort taxes)
- » No financial penalties for second or third homeowners
- » Property tax rate: 0.65% in Gallatin County vs. 0.90% national average
- » Montana is a non-disclosure state—sold prices are not publicly furnished

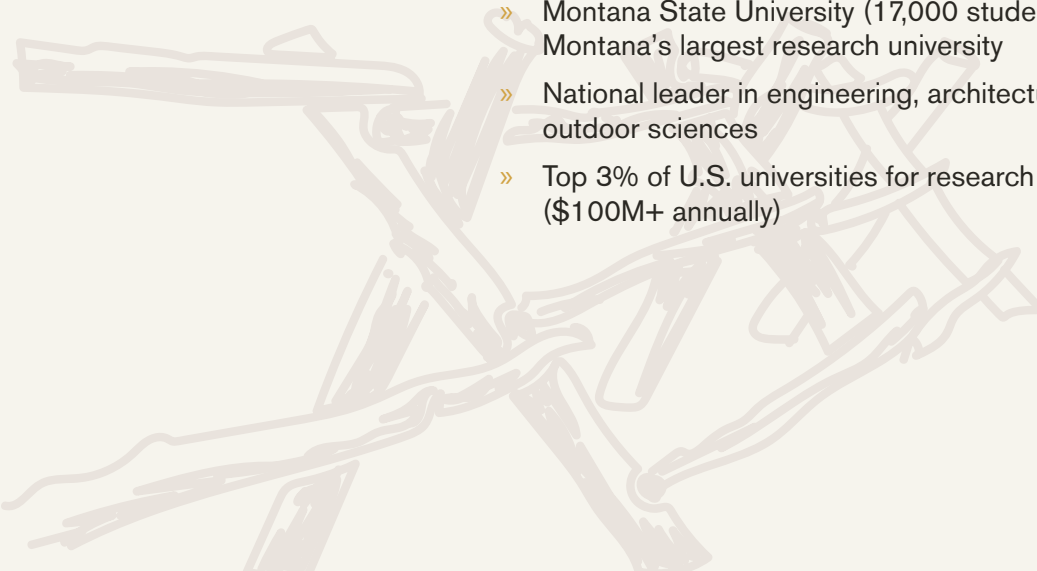
MONTANA'S CULTURAL CAPITAL

Beyond the outdoors, Bozeman is a center of arts, culture, and cuisine that rivals much larger cities.

- » Dining: Home to James Beard-nominated restaurants and a thriving farm-to-table movement
- » Arts & Music: A growing creative community, with galleries, theaters, and a dynamic live music scene

HIGHER EDUCATION:

- » Montana State University (17,000 students, 2024)
Montana's largest research university
- » National leader in engineering, architecture, and outdoor sciences
- » Top 3% of U.S. universities for research expenditures (\$100M+ annually)



A TREASURED LOCALE WITH REGIONAL DRAW

Perfectly positioned in Southwest Montana, Bozeman provides convenient access to surrounding towns, national parks, and major destinations.

- » Big Sky – 50 miles
- » Helena – 97 miles
- » Belgrade – 8 miles
- » Great Falls – 185 miles
- » Three Forks – 31 miles
- » Livingston – 28 miles
- » West Yellowstone – 89 miles
- » Billings – 143 miles
- » Gardiner – 79 miles

TOP STATES FOR NEW RESIDENTS

- 1 California
- 2 Colorado
- 3 Washington
- 4 Oregon
- 5 Idaho

VISITS & TOURISM

- » 13M Visitors in Montana (2024): Contributing \$5 billion in economic impact
 - » 74% are repeat visitors, averaging 5-night stays
 - » Top age demographic: 55-74 years old
 - » Yellowstone National Park remains the #1 tourism draw
- » BZN Airport: The busiest airport in Montana, offering direct flights across the U.S.

Whether you're looking to relocate, invest, or explore, Bozeman offers a rare balance of adventure, luxury, and opportunity.

With its unmatched access to outdoor adventure, strong economic growth, and a vibrant cultural scene, Bozeman continues to attract those seeking an elevated lifestyle in one of the most beautiful settings in the world.