

Buffalo Run Bozeman

Nationally, people recognize Bozeman, Montana as one of the best places to live in the country and continue to move to the area in staggering numbers. The Buffalo Run project is a 20.3 acre site located in the Southwest corridor contiguous to the City of Bozeman. The development team is currently overseeing remaining approvals for Site Plan and is anticipated to be fully approved Early Summer 2022. The project will deliver 237 new multifamily units to one of the hottest markets in the country.



THE HOMESTEAD AT BUFFALO RUN



The land was originally purchased in late 2019 with the intent to build lower density product, however the vision of the project pivoted in response to the City of Bozeman's need and desire for housing product. The 2019 City of Bozeman Community Housing Needs Assessment study shows that between 5,400 to 6,340 housing units are needed over the next five years to address the current housing shortfall for residents and the workforce and to keep up with job growth. The City of Bozeman currently has a less than 1% vacancy.

The property is located within an **Opportunity Zone**.

Development Team

063 Development + Bridger Development Strategies

Project Stats

- Land, Acquisitions, Construction + Deal Costs \$92M
- 237 Units
 - 76% Apartment Style
 - 12% Rowhomes
 - 12% Duplexes
- Annexation + Re-zone approved April 2021
- Site Plan Approvals anticipated June 2022
- On-site and Off-site Construction Documents anticipated approvals July 2022
- Ample Parking: 592 Covered and Surface parking spaces
- Views to Bridgers and Spanish Peaks
- Easy commute to Oracle campus and Downtown
- First Resort Style project to be developed in Bozeman featuring:
 - Central green space terminating at 10-acre City of Bozeman Park and Playground
 - Community Center with Fitness and Locker Rooms
 - Two resort style oversized spas
 - Outdoor Yoga area
 - Gourmet Outdoor Demonstration Kitchen
 - Multiple Grill/Covered Entertaining areas + Firepits
 - Centrally featured pond surrounded by community performance stage for concerts and gatherings
 - Community Gardens

