



## **GEOGRAPHY**

Yellowstone Airport Plaza | Bozeman, MT

## **VERTICAL**

Hospitality

## **PROJECT INFORMATION**

- Proposed 120-room, 72,000 SF, EVEN® Hotel by IHG®
- Located in Yellowstone Airport Plaza, a brand-new 50+ acre mixed-use development
- Directly adjacent to Bozeman Yellowstone International Airport (BZN) along Interstate 90
- 99-year ground lease

## **INVESTMENT HIGHLIGHTS**

- Bozeman is the fastest-growing micropolitan community in the U.S. for three years in a row
- The market provides numerous and diverse economic drivers including:
  - Montana State University (16,900+ enrolled)
  - Bozeman Health (Announced a \$75MM expansion in Spring 2018)
  - Thriving Tech, Engineering and Design start-up communities
- Strong leisure and activity market experiencing double-digit hotel visit increases for seven years straight
- BZN is one of the fastest growing airport's in the U.S., and the busiest in Montana, with a YOY passenger volume increase of 60%
  - Forthcoming \$27M expansion adding approximately 70,000 SF
- Great highway exposure and access at a brand-new exit ramp along one of the heaviest traveled east/west routes in Montana
- Over 2,000 newly approved residential units located in vicinity to project site

## **CONTACT**

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