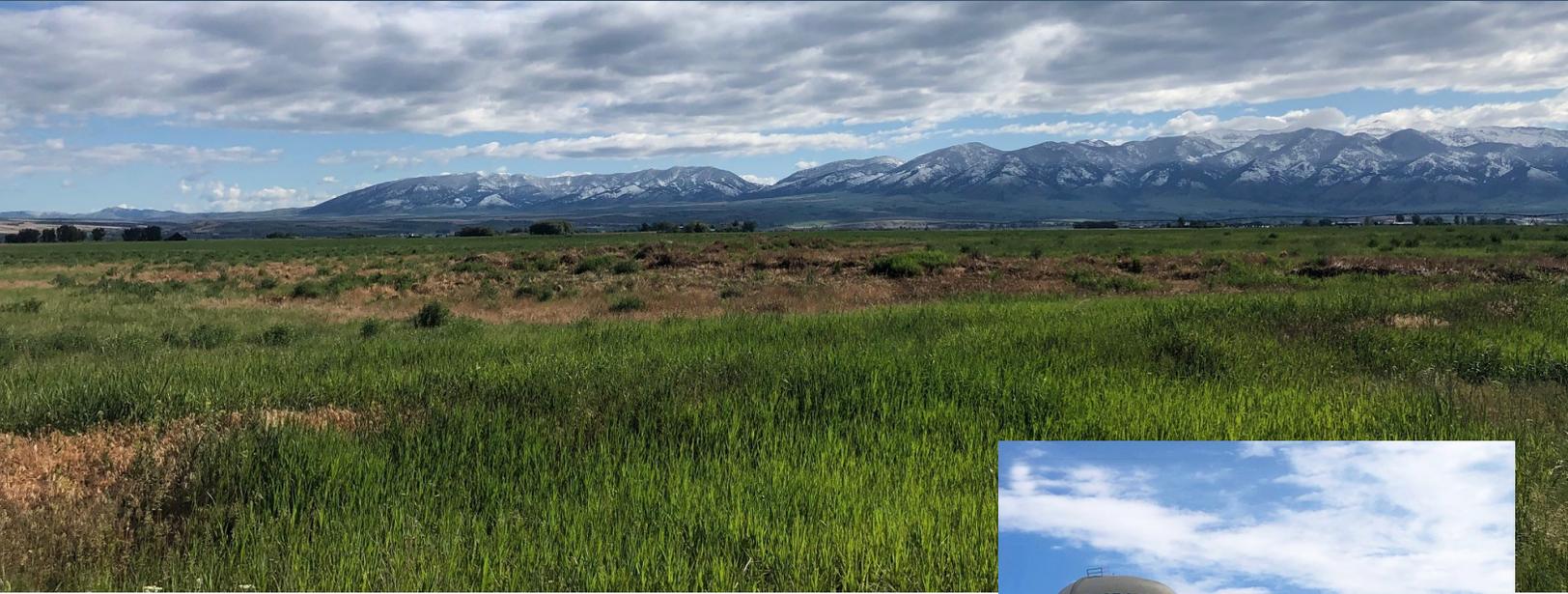


MOVING TO BELGRADE, MONTANA

EVERYTHING YOU NEED TO KNOW



WHY BELGRADE?

Gallatin Valley is one of the fastest growing counties in the nation and while Bozeman gets most of the attention, people are turning to Belgrade for its small-town charm and lower prices. Belgrade is just 8 miles from the amenities of Bozeman but it is still small enough to still run into someone you know walking down the street. Belgrade's population is growing, but they are using this growth to define the city in a new way while still holding on to its roots as a small western town with a history of ranching and farming.

Belgrade is a place where locals have pride in their community and welcome new residents with open arms.





WHAT'S THE COST OF LIVING?

As Gallatin County continues to receive national attention for its quality of life, the number of new residents is increasing rapidly. In the last 8 years, the population of Gallatin County has increased by approximately 22,225 residents. **Belgrade has seen a 20% increase in its population and has outpaced Bozeman's growth in the last 2 years***. The high-demand and short supply have driven home prices in Bozeman to record highs and Belgrade is not far behind.

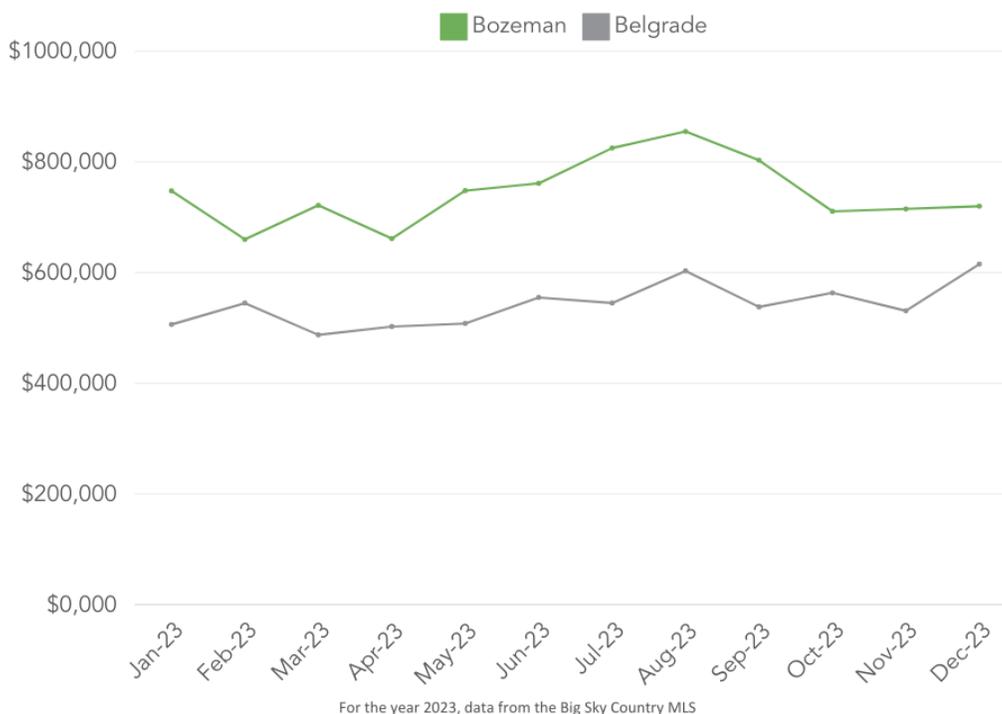
Belgrade is still a more affordable option when it comes to housing and cost of living with the median sale price of a single-family home approximately 48% lower than Bozeman.

According to *Bestplaces.net*, the cost of living in Belgrade, aside from housing is the same as Bozeman. Compared to the rest of the country, Belgrade's cost of living is 22% higher than the U.S. average.** With slightly lower housing prices, Belgrade is the logical next place for people moving to the area. [Click here](#) for Belgrade real estate information.

While Belgrade housing costs are above the national average, the average wage in Gallatin County is more than 25% below the national average making it difficult for many to manage the cost of living. The good news is that Montana wages are quickly catching up. Montana currently ranks 4th in the nation for wage growth in the last 10 years.

MEDIAN PRICE OF A HOME-2023

Includes single-family, condo and townhomes



*Annual Estimates of the Resident Population: April 1, 2010 to July 1, 2018 Source: U.S. Census Bureau, Population Division **Payscale.com



WHAT DO PEOPLE DO FOR WORK?

With such a short commute there are many who live in Belgrade and work in Bozeman. There are several large employers in Bozeman including Bozeman Health with nearly 2,600 employees, Montana State University, and Oracle Corp, one of the largest tech firms in the world. Four Corners, a quick drive from Belgrade, is home to Simms Fishing Products, the only U.S. based manufacturer of fishing waders. Hundreds of workers also make their way to Big Sky each day to work in various fields at Big Sky Resort, the Yellowstone Club, Spanish Peaks and Moonlight Basin.



In Belgrade there are more and more options for employment. **Bozeman Health** has a Belgrade clinic and the **Community Health Partners** has a Belgrade location as well. The **Belgrade School District** is one of their largest employers with over 250 teachers and around 250 support personnel. **Xtant Medical** is a global medical technology company in Belgrade with more than 200 employees that provides cost-effective technology and services to clinicians.

According to Business Insider, Montana has the highest rate of new entrepreneurs, and second best startup activity score.

With its growing community, this makes Belgrade an ideal place to start a business. The residents of Belgrade are loyal to the local businesses and as it grows, more people are choosing to keep their business in Belgrade. Many remote workers are choosing to set down roots in Montana. If you can work wherever you want why wouldn't you choose some place as beautiful as Belgrade with the Bridger Mountains right in your backyard?!

TO RENT, OR TO BUY?

A big decision when moving to a new place is whether to rent or buy a home. With a limited supply of rental properties in Bozeman, finding a rental can be difficult and expensive. In Belgrade the average rent is \$980/month for a one bedroom and \$784 for a two bedroom.* The other advantage to renting in Belgrade is you aren't competing with college students.

The Belgrade real estate market is strong with home values increasing steadily over the past few years. Demand is increasing as more people are choosing Belgrade as an alternative to Bozeman making Belgrade an ideal place for real estate investment.



*Rental rates according to apartments.com

*Numbers and statistics as of February 2024. Courtesy of the Gallatin Association of Realtors. Numbers may be subject to additional data not reported at the time.

HOW DO YOU GET AROUND?

No one moves to Montana to stay inside! People often say that Montana is the kind of place that requires your own wheels, especially if you want to make the most of the outdoor recreation. On top of that, many residents commute to Bozeman or Big Sky for work each day. Luckily Belgrade has made recent strides in public transportation. **The Streamline Bus System now offers a fare-free service to and from Belgrade and Bozeman.** During the weekdays the Pinkline makes multiple trips between Bozeman, Four Corners and Belgrade. There have been recent improvements to the Frontage Road and a new Interstate exit in Belgrade making the **average commute time between Belgrade & Bozeman around 15 minutes.** There are future plans for more road improvements to ease traffic flow with the increased population in the area.

One of the great things about living in Belgrade is you are right by the airport! **The Bozeman Yellowstone International Airport makes it easy to fly in and out of Belgrade.** The airport is served by Alaska, Allegiant, American Airlines, Delta, Frontier, United, Southwest and Jet Blue with year-round non-stop service to Chicago, Denver, Las Vegas, Minneapolis, Phoenix, Salt Lake City and more. The airport also has seasonal non-stop service to several cities with more being added often. The airport is located just a couple miles north of Belgrade and although the airport has seen significant growth in passenger traffic over the last several years the **lines remain short and it's easy to travel to and from.**

DRIVE TIMES FROM BELGRADE

BOZEMAN

20 minutes

BRIDGER BOWL

35 minutes

FOUR CORNERS

15 minutes

BIG SKY

55 minutes

BELGRADE NEIGHBORHOODS



DOWNTOWN

There are many charming, historic homes in the downtown Belgrade area. Main Street has restaurants and shops that are easily walkable from the surrounding area. Near downtown is the public library and Heck/Quaw Elementary School. The Lewis and Clark park sits in the heart of downtown and is a fantastic park with mature trees, a playground, skate park and splash park to cool off during the summer months. The park hosts numerous community events throughout the year making it a great gathering place for Belgrade residents and an ideal place to live.

NORTH BELGRADE

North of the airport and a quick drive from downtown Belgrade are three of Belgrade's newer subdivisions. [Ryen Glenn](#) is a wonderful neighborhood that offers big-time Bridger mountain views. The large lots give you plenty of outdoor space and the subdivision consists of single-family homes.

Nearby is [Meadowlark Ranch](#). With its central location it is easy to get to both Belgrade and Bozeman, the airport and plenty of recreational activities. The design of this subdivision creates a community vibe and lots are positioned to offer stunning views and open space. There is green space, neighborhood parks and a playground.

North west of Belgrade is [Prescott Ranch](#), a large development made up of 600 units. They feature three lots sizes and there are five separate parks tucked within the neighborhood. Prescott Ranch has detached townhomes and single family homes.

EAST BELGRADE

Living on the east side of Belgrade makes it very easy to commute to Bozeman for work and gives you easy access to the airport or the heart of Belgrade. It will also put you near the new Yellowstone Airport Plaza Development which is on 50-acres of land west of the airport. Construction has just begun on the plaza and several spaces have already been leased to tenants including Belgrade Liquor, a brewery, steakhouse, gas station and hotel.

[Las Campanas](#) is one of the first subdivisions you reach when heading into Belgrade from Bozeman. This neighborhood is a blend of single-family, townhomes and condominiums. There are tree-lined streets, parks and Bridger views. There are three new planned subdivisions coming to this part of Belgrade. Cameron Crossing, the Silos and West Post are all coming in 2023.

WEST BELGRADE

On the west side of Belgrade are several more established subdivisions. [River Rock](#) was one of the first on this side of town and one of the biggest. Within River Rock you'll find walking paths, multiple parks and a community pond. There is a business park and community center that is available to be rented out by residents and the public.

Near River Rock is [Landmark Subdivision](#) which is made up of beautiful homes on large lots. There are 240 single family homes, all on ½-acre lots. Within the neighborhood are three park areas and walking trails. On the north side of the interstate is [Four Dot Meadows](#). This neighborhood was built to embrace the equestrian center in the subdivision. There are 114 lots with single-family homes, all ½-acre. This neighborhood offers the peace and quiet of the country yet is only a few miles from Belgrade.



HOW'S THE HEALTHCARE?

With all the fresh mountain air, high-quality of life and outdoor activities, it's no wonder Gallatin County is considered one of the healthiest in Montana. As Belgrade grows, the healthcare community is doing the same.

Bozeman Health Belgrade Clinic is the largest option for health care for Belgrade residents. They provide services for family medicine, pediatrics, radiology, internal medicine, urgent care and more. Because they are part of Bozeman Health, you get access to everything they have to offer including a comprehensive group of medical professionals.

Community Health Partners has a Belgrade location offering medical services to all regardless of ability to pay. **Zip Urgent Care** is right on Main Street and they always have a physician in attendance in addition to a physician's assistant or nurse practitioner.

Billings Clinic recently opened the first phase of their Bozeman location which is between Belgrade and Bozeman. This 58-acre campus has over 50 physicians, nurse practitioners, and physician assistants with over 20 specialties.



WHAT ABOUT EDUCATION?

4 Elementary Schools | 1 Middle School | 1 High School | 1 Alternative High School
3,600 Students | 500 Staff and Faculty

The Belgrade School District has grown as people are choosing Belgrade as the place to raise their families. According to the Belgrade Growth Policy, **the school district population triples the municipal population**, which means additional schools will be a part of Belgrade's future. The Belgrade schools have strong community support with the stands full at sporting events of not just parents but residents cheering the Panthers on. Aside from the numerous athletic opportunities for students, there are over 25 student clubs and organizations such as theater, speech & debate, robotics club...there's even a hiking club!

[Click here](#) for Belgrade school district boundary map.

WHAT EVERYONE LOVES ABOUT BELGRADE

One of the best things about Belgrade Montana is the community. While Bozeman receives national attention as one of the best places to live, the fast-paced growth is quickly changing the community. **Belgrade is feeling the growth, but is making conscious efforts to decide what this growth will look like and to ensure it is sustainable and remains small town Montana.** The goal is to keep Belgrade a tight-knit city with gathering places to build a community, to raise children and spend retirement years.



We will be honest with you, if you don't like the outdoors, you've probably got the wrong place. With some of the biggest skiing in America just an hour away, some of the best fly fishing rivers, creeks and lakes in the world, hundreds of thousands of acres of public land within a short drive and some of the best ice climbing destinations in America – it's easy to see why Belgrade is an outdoor enthusiasts dream. It's easy to get to Hyalite, Big Sky or the Bridger mountains for all your outdoor hobbies. A popular in-town trail is the Valley Center Trail which is over 4 miles beginning on Valley Center Road and going to Jackrabbit. Headwaters State Park is a short drive away and has many trails, tons of history and fishing.

Speaking of fishing...there are several popular fishing spots near Belgrade. A couple favorites are the main fork of 16 Mile Creek and the East Gallatin.

At the heart of Belgrade is the **Lewis and Clark Park** which has a playground, skate park, plenty of picnic spots, big trees and a splash park. **It is near downtown making it a gathering spot for Belgrade residents.** This is where the summer farmers market's take place and many other community events. Several of these events are put on by the Belgrade Community Coalition which is a nonprofit dedicated to connecting the community in Belgrade.



WHERE TO EAT AND PLAY?



Belgrade has come a long way when it comes to dining options! It wasn't long ago that if you lived in Belgrade and wanted to go out for a meal, you most likely went to Bozeman. In the last few years, that has all changed with more local restaurants opening in Belgrade.

For breakfast, Rise and Shine Café is a favorite with farm fresh eggs, homemade jam and made-from-scratch sausage gravy. If you're looking for a quick bite and coffee to start your day, Café M is the spot to go. There are plenty of **lunch spots**- The Chalet Market for a sandwich, Taco Bus and Pho Bone Broth to name a few. A **newer restaurant** on the Belgrade dining scene is The Local right on Main Street. They have a wide variety of options and a fun atmosphere. The Mint is always crowd pleasers and a great place to take out of town guests. **Madison River Brewing** is one of the original breweries in the area and while it doesn't have food it does have good beer without all the fuss of the new breweries in the area. Cosmic Pizza, a Bozeman favorite, opened a second location right in downtown Belgrade.

Belgrade continues to revitalize downtown to attract more shopping and dining businesses to the area. They want to create a downtown parking structure, make road improvements and encourage multi-use buildings in the area to keep people living and working in the downtown area. There are plans for creating and maintaining more commercial space for retail, light manufacturing and industrial areas. One current development is the [Yellowstone Airport Plaza](#), west of the airport. Once complete this will be a mixed-use complex with hotels, restaurants, retail businesses, a movie theater and bowling alley.

Belgrade hosts two big annual festivals that attract residents and people in the surrounding area.

The **Belgrade Fall Festival** has been around since 1973 and takes place in early September. There is live music on Friday night and then things kick off Saturday morning with a parade down Main Street. The festival continues at Lewis and Clark park with kids activities, local arts, crafts and food vendors and a free community BBQ.

The Festival of Lights kicks off the holiday season in early December. In the morning is the Kiwanis breakfast and 5K Jingle Jog as well as shopping vendors, a gingerbread house contest and photos with Santa. In the evening the festivities continue on Main Street with the lighting of the trees by Santa. Local businesses stay open late for Christmas shopping and holiday refreshments. There are wagon rides and fireworks towards the end of the evening.

The Belgrade Farmer's Market is run by volunteers from the Belgrade Community Coalition and takes place in Lewis and Clark Park on Thursday evenings during the summer months. You can find homemade and homegrown goods and food from local vendors.

These Belgrade events are traditions that have a great small town feel without the crowds of Bozeman events.

HELPFUL INFORMATION

Click the images below.



DO YOU HAVE QUESTIONS? WE ARE HERE TO HELP.

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WHO ARE WE?



Bozeman Real Estate Group was founded because we knew that we could do something better for both our clients and our community. Our goal was, and is, to be the type of real estate company that offers support to the clients and community that support us. ***Our real estate office is locally owned and operated, and our team of real estate agents have more than 425 collective years of experience in the real estate industry.*** Whether they were born here or chose to live here, every single member of our team has their own unique love and appreciation for this beautiful place that we call home.

MEET OUR TEAM