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Explore

Big Sky

JULY 2017

REAL ESTATE

Featured listings & local expert knowledge

GUIDE

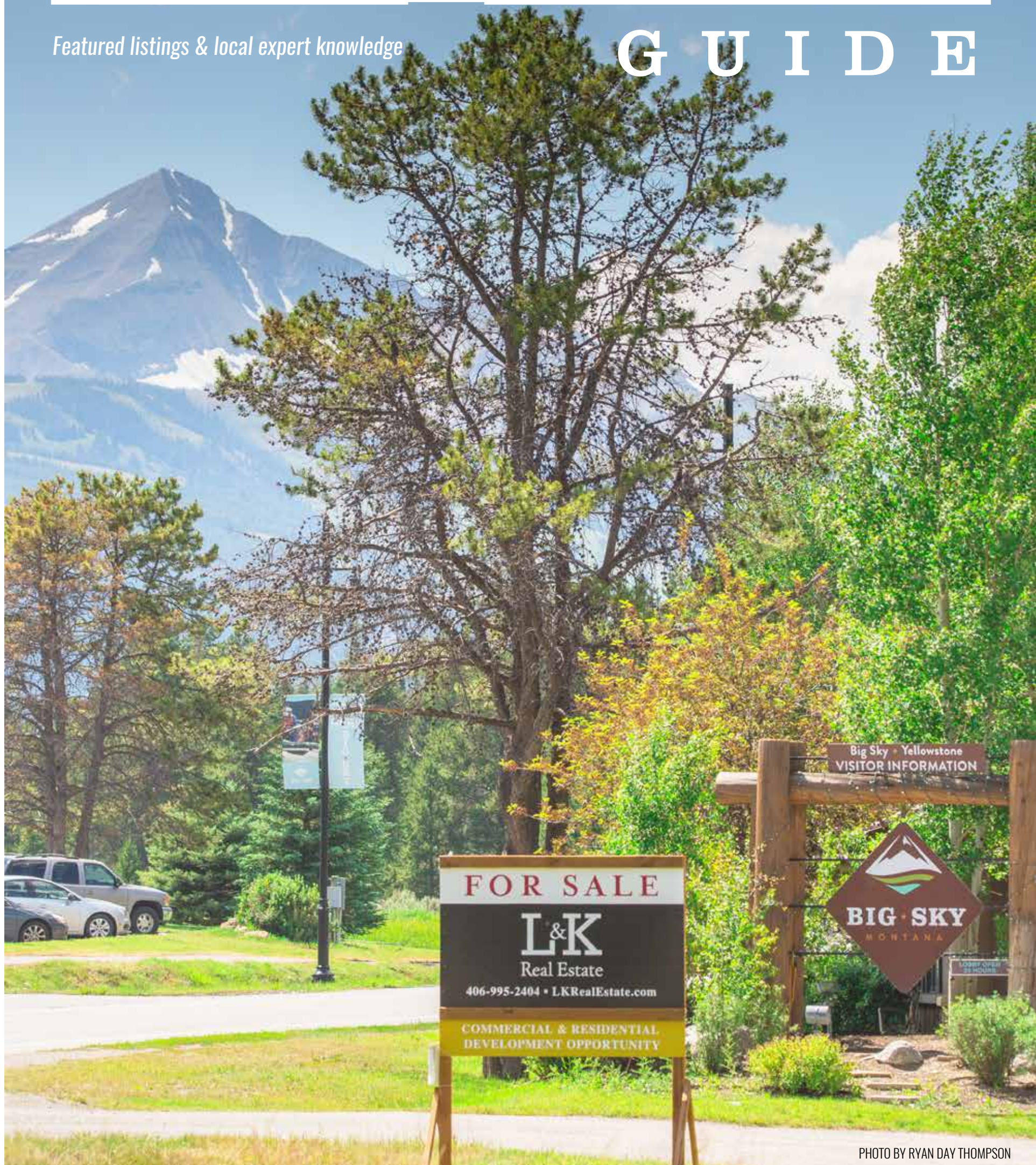


PHOTO BY RYAN DAY THOMPSON

L&K
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Who will take control of the entrance to Big Sky?

Read more on page 9.

Explore
Big Sky SPECIAL SECTION

Reserve your space in the next real estate guide on shelves December 8, 2017

Contact Jeff Palmer | jeff@outlaw.partners

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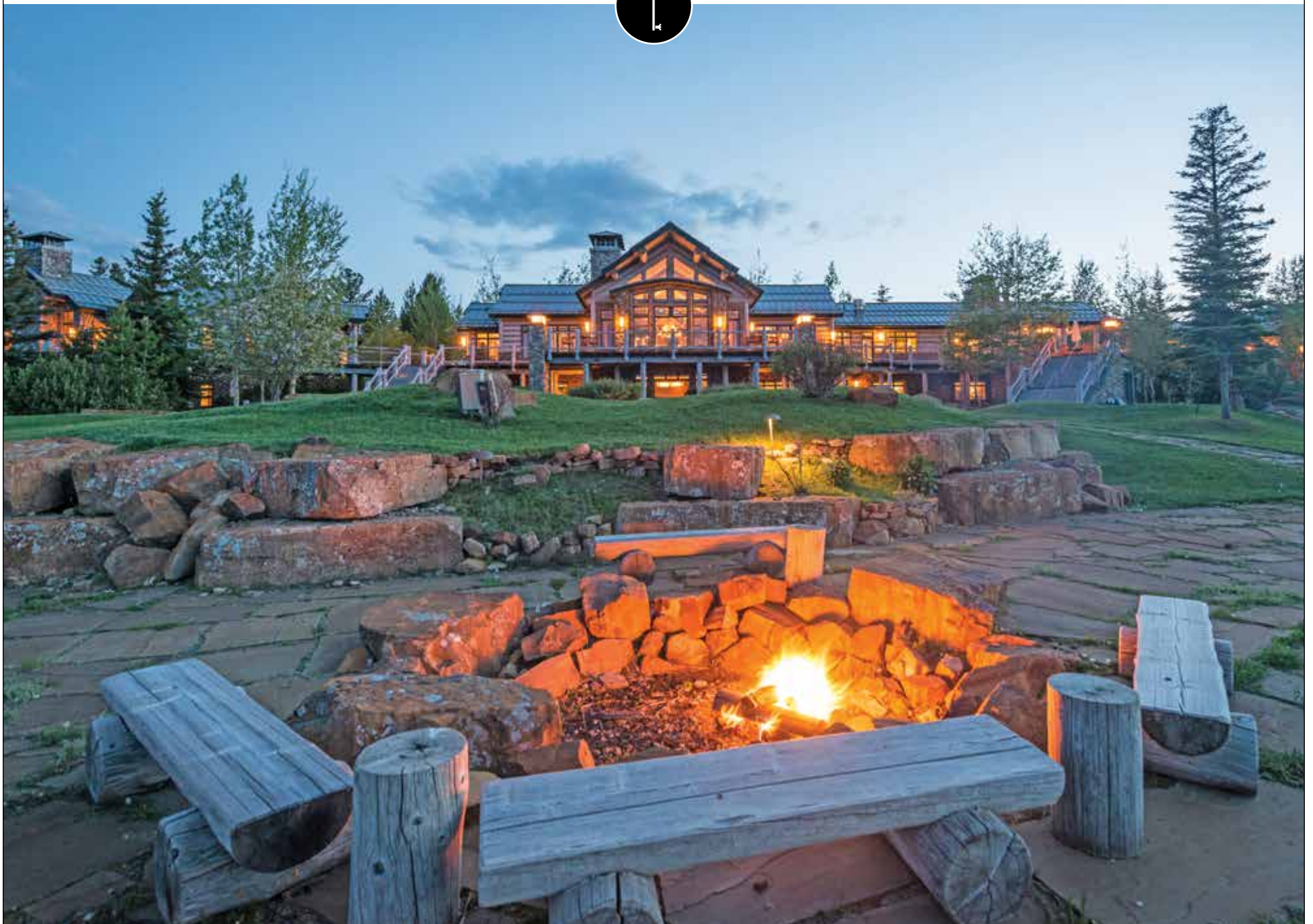
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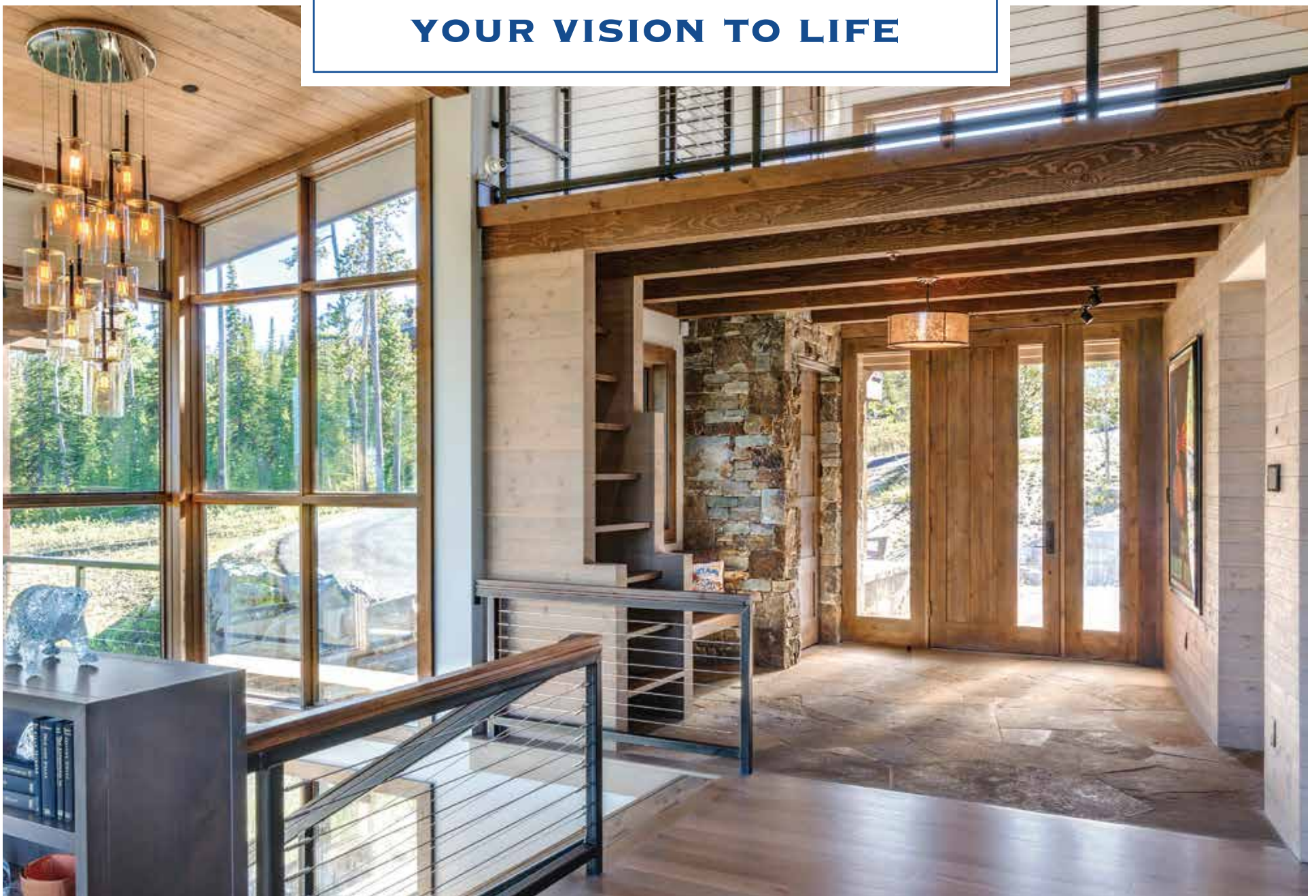
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L&K Real Estate

Who will take control of the entrance to Big Sky?



With over \$1 billion dollars of development behind the property, Bozeman to the north and Yellowstone National Park to the south, this intersection has the potential to drive more traffic than any other piece of commercial ground in the area, but the big question is: who is going to own it?

Since its inception, the resort community of Big Sky has called to those who seek risk for the opportunity of big rewards. Whether it's the adrenaline rush of riding steep slopes or the rush of investing in a unique business concept, Lone Mountain pulls in people from around the globe looking for that excitement.

But just like any secret powder stash, or inside track on a new development, it seems that finding Big Sky has been kept to those "in the know." Many travelers driving from Bozeman to Yellowstone are not aware of what lies just a few miles up the road.



The corner of Highway 191 and Lone Mountain Trail marks the entrance to Big Sky, Montana. OUTLAW PARTNERS PHOTO

That could all change in the near future.

The entrance to Big Sky has been held in ownership by only a couple of entities over the years, originally marked by a gondola as a sign to skiers to make the turn in the 1970s. With increased traffic, a stoplight has made the intersection more obvious. Recent traffic counts show more than 7000 vehicles a day head into Big Sky from Highway 191, greeted currently by the Big Sky Chamber of Commerce visitor center that rents a building on the property.

As Big Sky continues to develop, this property is no different. Now listed for sale, the current owners worked with the state to acquire necessary Department of Environmental Quality approvals for additional development of the 4.61-acre property and removing uncertainties for the future buyer.

Engineering studies were also conducted to outline possible site plans that take advantage of the busy intersection, as well as the streamside location next to the West Fork of the Gallatin River.

Zoned commercial industrial, it has the opportunity for both commercial and residential development. With a very limited amount of multi-family and commercial properties available throughout the area, it has the potential for a visionary to take the project on as a pinnacle property within our community.

For more information, contact L&K Real Estate at (406) 995-2404 or info@lkrealestate.com.



Lone Mountain welcomes visitors to Big Sky. PHOTO BY RYAN DAY THOMPSON



Big Sky's Real Estate Bank



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