



MANHATTAN MEADOWS

MANHATTAN | MONTANA

Offered By
TRISHA EASTON, REALTOR®



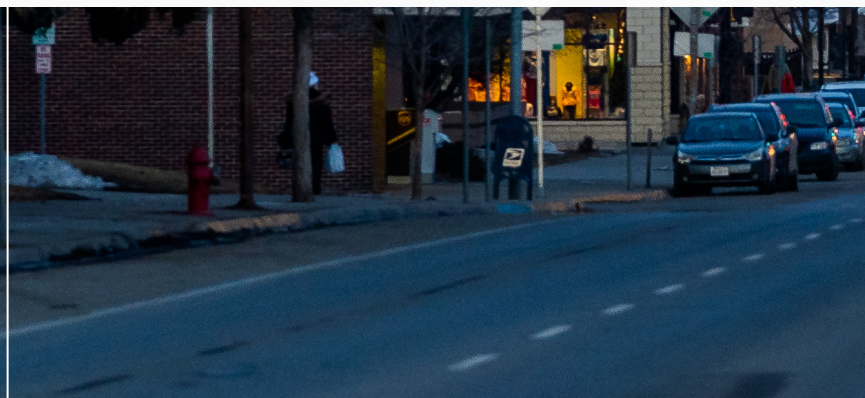
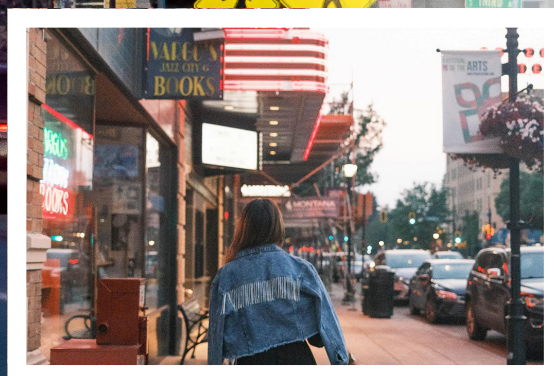
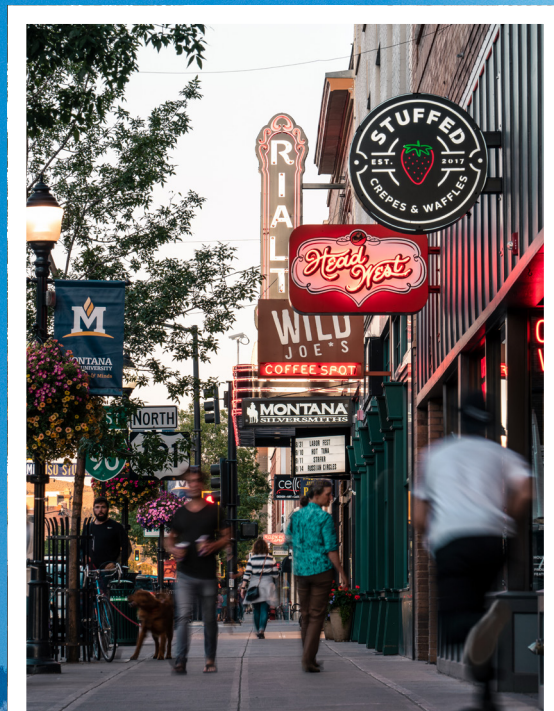


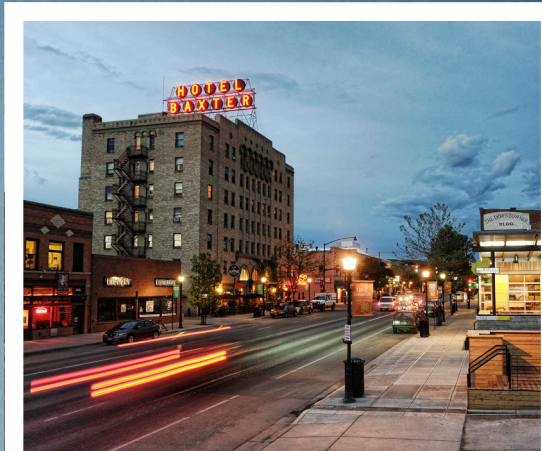
Manhattan Area Description

Small Town, USA

With the explosive growth of the Gallatin Valley, many great opportunities have resulted from fine dining, a multitude of breweries, several large city direct flights, and a plethora of shopping options. However, with that growth has come the traffic congestion, sky high prices, and loss of that small town Montana feel.

For example, the Gallatin Valley has become unaffordable for many with the year-to-date median household price at \$850,000. With lots starting at \$162,500, Manhattan Meadows is a great opportunity to build your dream home without the huge price tag. Come experience the small-town Montana feel with access to all the great amenities the area has to offer including world-class skiing and outdoor recreation.





Investment Highlights

2,000+
POPULATION

Groceries/Restaurants
LOCAL PROXIMITY

Manhattan Public Schools
CLOSE DISTANCE

20 Mins
COSTCO

25 Mins
DOWNTOWN BOZEMAN

40 Mins
BRIDGER  BOWL

75 Mins
BIG SKY RESORT

\$162,500
LOTS STARTING AT

Property Overview

LOT #	BLOCK #	LOT SF	PROPOSED USAGE	AVAILABILITY	SALE PRICE
BLOCK 1					
1	1	12,006	SF/DPLX/ADU	Available	\$217,500
2	1	10,005	Single Family	Available	\$162,500
3	1	10,005	Single Family	Available	\$162,500
4	1	10,005	Single Family	Available	\$162,500
5	1	10,022	Single Family	Available	\$162,500
6	1	10,005	Single Family	Available	\$162,500
7	1	10,005	Single Family	Available	\$162,500
8	1	12,006	SF/DPLX/ADU	Available	\$219,000
BLOCK 2					
1	2	12,006	SF/DPLX/ADU	Available	\$220,000
2	2	10,005	Single Family	SOLD	\$165,000
3	2	10,005	Single Family	Available	\$165,000
4	2	10,005	Single Family	SOLD	\$165,000
5	2	10,022	Single Family	Available	\$165,300
6	2	10,005	Single Family	Available	\$165,000
7	2	10,005	Single Family	Available	\$165,000
8	2	14,347	SF/DPLX/ADU	Available	\$231,500

LOT #	BLOCK #	LOT SF	PROPOSED USAGE	AVAILABILITY	SALE PRICE
BLOCK 6					
1	6	10,792	Single Family	Available	\$175,500
2	6	10,018	Single Family	Available	\$162,800
3	6	10,005	Single Family	Available	\$162,500
4	6	10,005	Single Family	Available	\$162,500
5	6	10,005	Single Family	Available	\$162,500
6	6	10,005	Single Family	Available	\$162,500
7	6	10,005	Single Family	Available	\$162,500
8	6	12,006	SF/DPLX/ADU	Available	Pending
BLOCK 7					
1	7	12,003	SF/DPLX/ADU	SOLD	\$220,000
2	7	10,020	Single Family	SOLD	\$165,300
3	7	10,005	Single Family	SOLD	\$165,000
4	7	10,005	Single Family	Available	\$165,000
5	7	10,005	Single Family	Available	\$165,000
6	7	10,005	Single Family	Available	\$165,000
7	7	10,025	Single Family	Available	\$165,400
8	7	12,006	SF/DPLX/ADU	Available	\$220,000

LOT #	BLOCK #	LOT SF	PROPOSED USAGE	AVAILABILITY	SALE PRICE
BLOCK 11					
1	11	12,077	Single Family	Available	\$166,700
2	11	10,001	Single Family	Available	\$162,500
3	11	10,000	Single Family	Available	\$162,500
4	11	10,000	Single Family	Available	\$162,500
5	11	10,005	Single Family	Available	\$162,500
6	11	10,736	Single Family	Available	\$174,600
7	11	10,153	Single Family	Available	\$165,000
BLOCK 12					
1	12	12,188	SF/DPLX/ADU	Available	\$226,400
2	12	10,034	Single Family	Available	\$165,500
3	12	10,034	Single Family	Available	\$165,500
4	12	10,034	Single Family	SOLD	\$165,500
5	12	10,034	Single Family	Available	\$165,500
6	12	12,130	SF/DPLX/ADU	Available	\$222,300

*ADU's available as a conditional use

Site Plan



South Aerial



East Aerial





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