



WELCOME TO

Terramor®



WHY HERE

Love Where You Land

Terramor begins with a simple belief: where we live shapes how we live. Through thoughtful planning, enduring architecture, and natural landscapes, it offers a more intentional way of

living. Just minutes from Bozeman and surrounded by open prairie, Terramor brings together the convenience of town with the freedom of the land.

PROJECT OVERVIEW

Life at Terramor

There is a version of Montana people come here searching for. Land that's lived in rather than admired, neighbors known by name, and everyday moments that feel more connected. Terramor brings that way of living to West

Bozeman, where open space, mountain views, a working creek, and native landscapes are part of everyday life. Close to schools and the places that define the valley, it offers a rare balance of connection, convenience, and room to breathe.



SECTION 1

The Market

THE PLACE

Gallatin Valley

Gallatin Valley has a way of holding onto people. Not through spectacle, but through something quieter. The land, light, and the feeling that life here stays connected to what matters most.

People come for opportunity and stay because everyday life feels grounded. Trails begin where neighborhoods end. Mountain views frame ordinary mornings. The best parts of Montana are not destinations, but are woven into daily life.

Terramor sits in West Bozeman, close to schools, the airport, and the places that define life in the valley. Surrounded by open space, mountain views, and a landscape shaped by Montana's character, it brings the best of the region into everyday life.

Its location is practical, but its purpose reaches further. Designed with respect for the land and the character of the valley, Terramor reflects the qualities that have drawn people here for generations.

THE BENEFITS

Market Overview

Population Growth

Gallatin County has grown by more than 40 percent since 2010, making it one of Montana's fastest growing regions. A strong economy, exceptional quality of life, and sustained demand continue to attract new residents while supporting long term growth.

Monforton School District

Terramor is located within the Monforton School District, one of the area's most respected K-8 districts. Its small school approach and strong academic reputation continue to make it an important consideration for families.

Drive Times

Approximately 10 minutes to Bozeman Yellowstone International Airport. Fifteen minutes to downtown Bozeman. One hour to Big Sky Resort. Approximately 75 minutes to Yellowstone National Park. Four hours to Jackson Hole.

Lifestyle

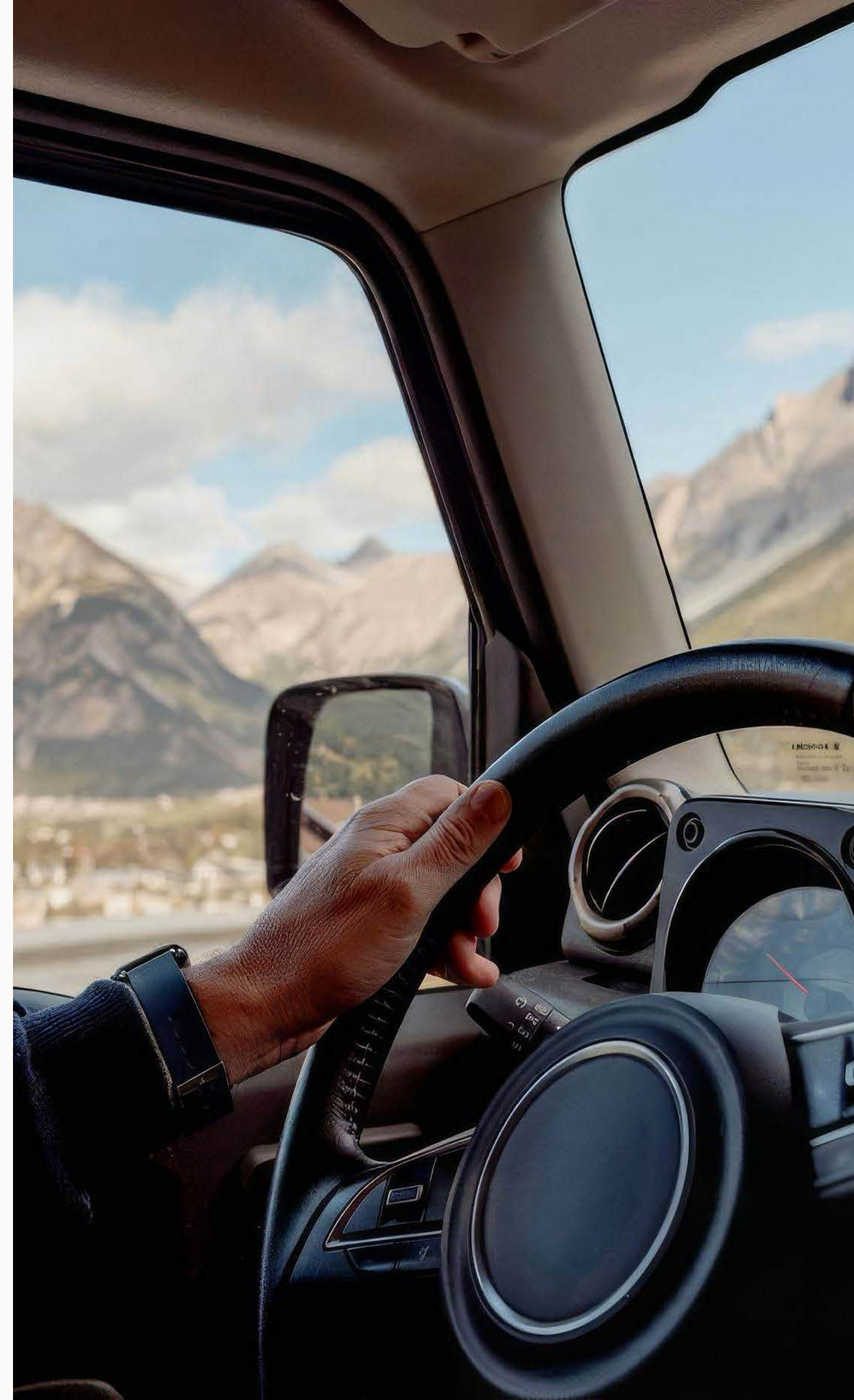
Four distinct seasons, direct flights to major U.S. cities, and year round recreation make Gallatin Valley an exceptional place to live. Terramor is close to schools, parks, community amenities, and the destinations residents enjoy every day.

Real Estate Market

Limited land availability, sustained demand, and continued population growth support Gallatin Valley's housing market. For buyers seeking lasting value, the region remains one of Montana's strongest residential markets.

Established Neighborhoods

Adjacent to Black Bull Country Club, Terramor is positioned within one of West Bozeman's most established residential corridors. It combines the confidence of a mature neighborhood with the opportunity of a carefully planned new community.



Key Destinations

Bozeman Yellowstone International Airport, Bridger Bowl, Big Sky Resort, Gallatin National Forest, and Yellowstone National Park are all within easy reach. From everyday recreation to world class destinations, Terramor places the very best of Southwest Montana close to home.

Name Recognition

Bozeman is consistently recognized among the country’s most desirable places to live, earning national attention for its quality of life, outdoor access, and strong local economy. Those qualities continue to draw people to Gallatin Valley.

Economic Foundation

Gallatin County continues to benefit from a diverse economy supported by Montana State University, a growing technology sector, healthcare, tourism, and expanding regional connectivity through Bozeman Yellowstone International Airport. Together, these strengths support long term economic resilience.







SECTION 2

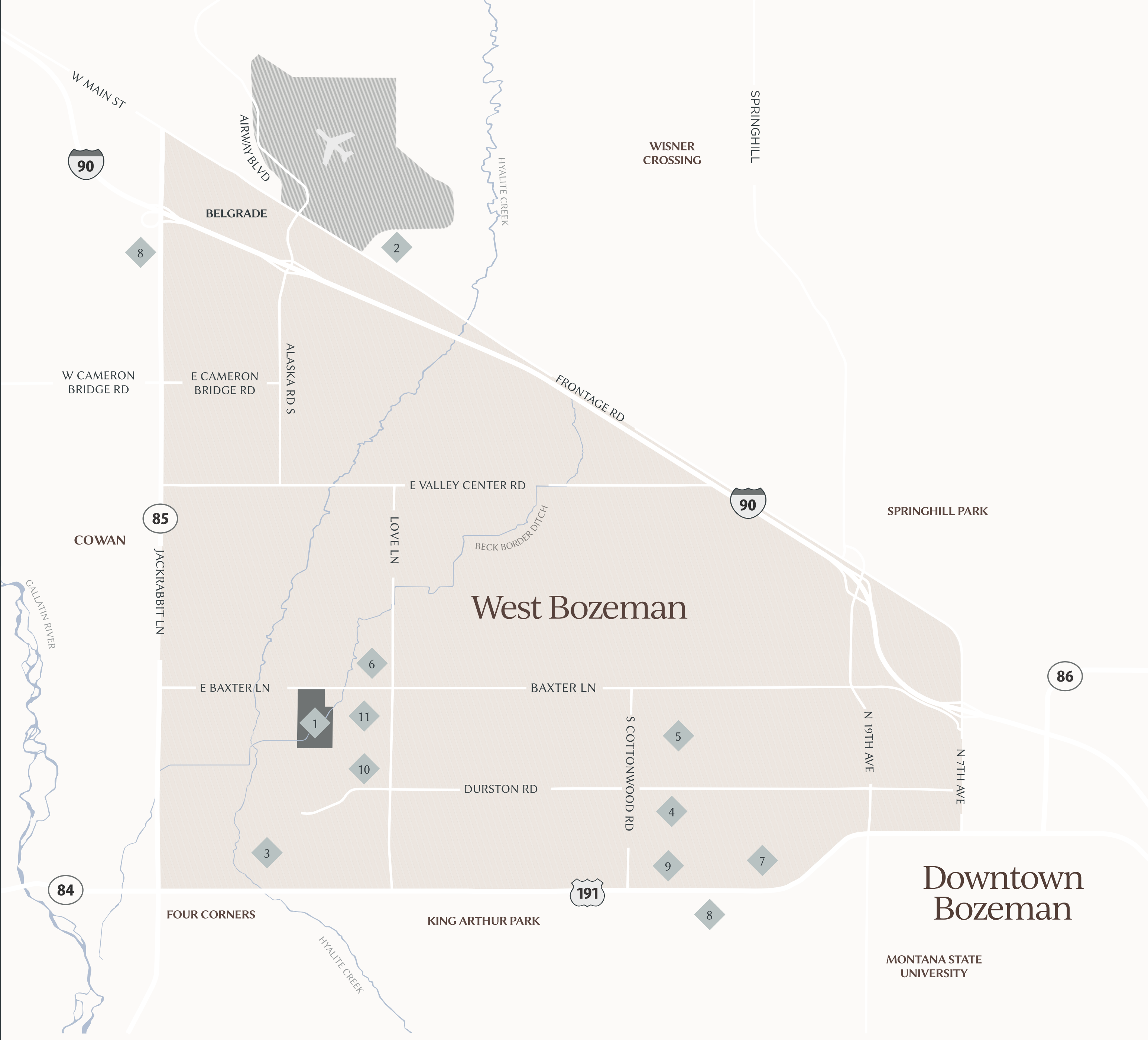
Attractions

GALLATIN VALLEY

West Bozeman

- 1 Terramor
- 2 Bozeman Yellowstone International Airport
- 3 Monforton School
- 4 Petra Academy
- 5 Gallatin High School
- 6 Gallatin Valley YMCA
- 7 Whole Foods Market
- 8 Rosauers Supermarkets
- 9 Town and Country
- 10 Black Bull
- 11 White Horse Ranch

Map not to scale. The content provided is for illustration purposes only.



Attractions

- 1 Bozeman Yellowstone International Airport
- 2 Bridger Bowl Ski Area
- 3 Big Sky Resort
- 4 Yellowstone Club Private Resort
- 5 Gallatin National Forest
- 6 Yellowstone National Park (North Entrance)

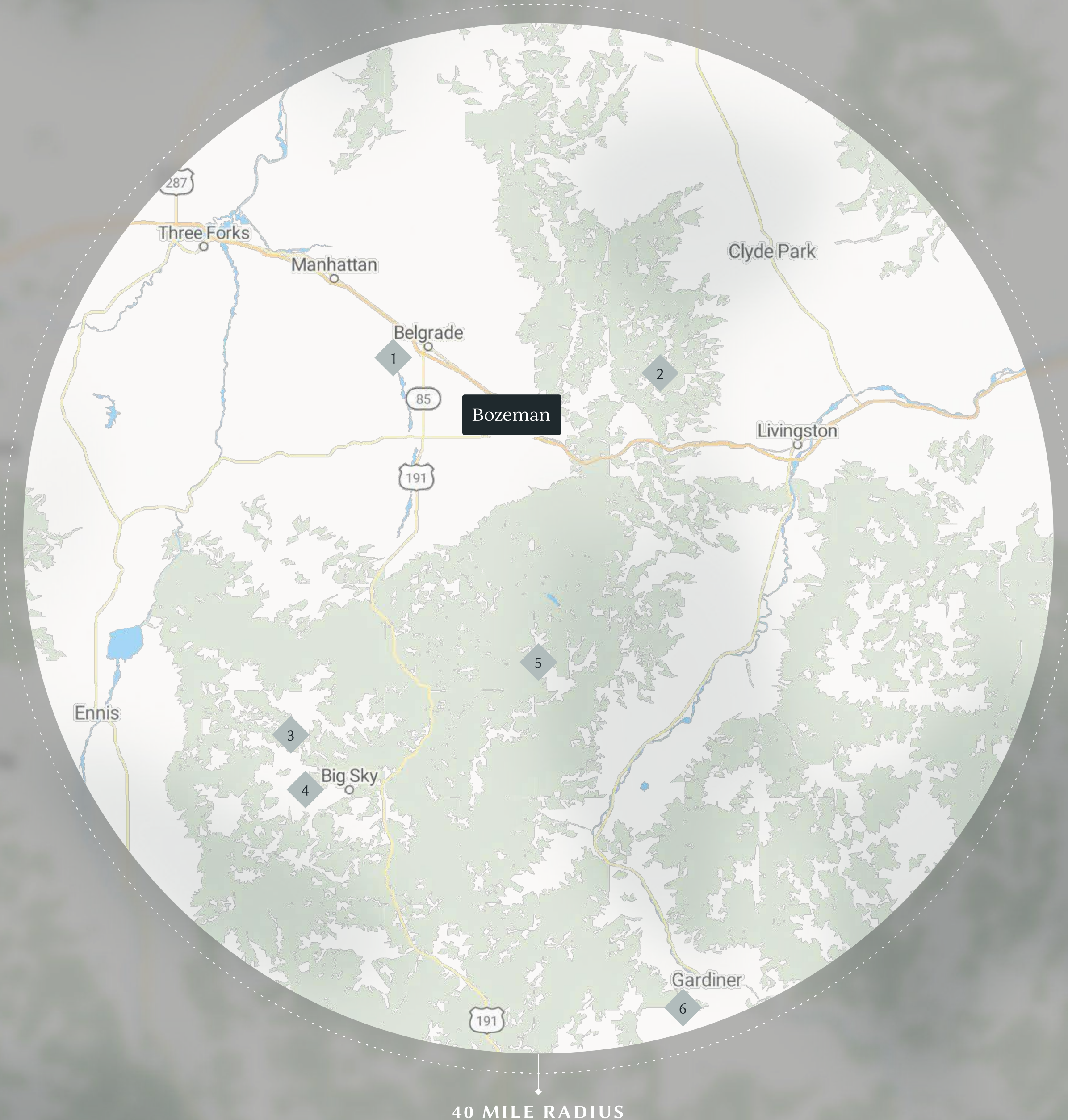
15 Minutes
to Bozeman Yellowstone International Airport.

5 Minutes
to numerous trailheads.

25 Minutes
to world-class skiing.

30 Minutes
to blue ribbon fishing

75 Minutes
to Yellowstone Nationalal Park





Living With The Land

Live Water

Ferguson Creek and Beck Border Ditch bring something increasingly rare to Terramor: live water moving through the land. Together, they create a riparian corridor that brings water into the everyday experience of the community and offers a closer connection to the landscape.

Toxin Free

Terramor's waterways are cared for without pesticides, helping protect the quality of Ferguson Creek and Beck Border Ditch while supporting the landscape around them. It is a thoughtful approach to stewardship that works with the land and helps preserve what makes it special.

Trails

More than 3,600 feet of soft-surface trails wind through Terramor, connecting open space, waterways, native plantings, and pollinator gardens along the way. The trail system also connects to neighboring subdivisions, creating more ways to explore the landscape on foot, by bike, or on skis.

Open Space

More than 40 percent of Terramor is preserved as open space, leaving room for uninterrupted views, trails, native landscapes, and everyday life outdoors. It is breathing room by design, with space intentionally preserved as part of the community.



Thoughtful Stewardship

At Terramor, caring for the land means making choices that respond to southwest Montana rather than working against it. Native plants are selected for the climate and soils here. Water-efficient species help reduce unnecessary demand. Plantings are considered across the full growing season, allowing one bloom to follow another from spring into fall.

Nearly an acre of pollinator gardens will be woven throughout the community. Instead of conventional ornamental beds, native grasses, wildflowers, and flowering plants are gathered in generous drifts, creating a landscape that feels natural to its surroundings while providing food and habitat for pollinators throughout their life cycles.

There is intention in what is not used, too. Terramor's pollinator gardens are maintained with little or no pesticide use, while its waterways are cared for without pesticides. These practices help protect the conditions that allow native planting, pollinators, soil, and water to work together as parts of the same landscape.

Over time, that approach should become increasingly visible. Native plantings establish themselves. Different species take their turn with the seasons. Gardens require less water. The landscape changes in color and texture throughout the year.

Thoughtful stewardship at Terramor is about giving it what it needs to continue doing what land does naturally: grow, change, and become more established with time.

It is an approach measured not only by how Terramor looks when it is finished, but by how well the land lives for years to come.

SECTION 3

Our Community

LIVING HERE

Homesite Overview

Homesite Sizes

- Range
12,900–87,100 sf: 10 Homesites
- Horizon
13,300–38,100 sf: 12 Homesites
- Ridge
12,600–48,500 sf: 13 Homesites
- Field
10,100–15,600 sf: 20 Homesites
- Creek
10,600–28,800 sf: 14 Homesites
- Grove
4,000–12,000 sf: 38 Homesites

Total Homesites

107 Homesites

Home Architectural Styles

- Traditional Mountain Ranch
- Transitional
- Contemporary



THE COMMUNITY

Terramor®

- 1

Main Entry
- 2

Entry Monumentation
- 3

Beck Border Ditch
- 4

Ferguson Creek
- 5

Existing Wetlands
- 6

Bridge
- 7

Mailbox Location
- 8

Secondary Entrance
- Trails

Homesite Offerings

- Grove
- Field
- Horizon
- Creek
- Ridge
- Range



LOT OFFERINGS

Range

Homesites with land enough to make your own.



LOT OFFERINGS

Horizon

Homesites with more room and a higher point of view.



LOT OFFERINGS

Ridge

Homesites with premium views of the valley.



LOT OFFERINGS

Field

Homesites with open space built into everyday life.



LOT OFFERINGS

Creek

Homesites connected to the water's edge.



LOT OFFERINGS

Grove

Homesites bringing people closer together.







Rooted in a contemporary mountain vernacular, the architecture pairs charred cedar, dark metal, and fieldstone to create homes that feel enduring, grounded, and connected to the landscape.





Every material has a purpose. Exposed steel connections reveal where timber meets structure, while solid bronze hardware carries that same honesty throughout the home. Nothing exists simply for excess.





Terramor



CONTACT

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A VENTURE WEST DEVELOPMENT

