



One Big Sky District: Meetings, Event, Residential & Other Uses Market Demand & Financial Feasibility

Billings, Montana

Landmark Development, in tandem with Big Sky Economic Development (BSED) and the City of Billings, engaged Hunden Strategic Partners (HSP) to provide a market and financial feasibility analysis of the proposed One Big Sky District (OBSD) development in downtown Billings. In this analysis, HSP analyzed the proposed Project, profiled current conditions within the relevant real estate marketplace, and projected the financial viability of the various project components under two scenarios. The scenarios included the current market and the transformed market assuming the OBSD was developed.

The Project plans included:

- **Convention Center** (150,000 gross square feet),
- **Hotel** (270 keys),
- **Commercial/Office** (270,000 gross square feet),
- **Residential** (954 units),
- **Retail** – 440,000 gross square feet
- **Education/Innovation** – 50,000 gross square feet, and
- **Health/Wellness** – 380,000 gross square feet.

Client: Landmark Development

Time Period: 2018