

# Glendive

## MONTANA

### A Guide for Prospective Business/ Resident Relocation



© Kristi Powell Photography





## Glendive Community Profile

Glendive, Montana's "Gate City," is the county seat of Dawson County (pop. 8,940 per 2020 Census), nestled in the valley of the Yellowstone River between the river and the awe-inspiring badlands of Makoshika State Park and conveniently located along Interstate 94. Glendive is located approximately 30 miles from the North Dakota border and almost exactly in between Billings, MT and Bismarck, ND, with Billings a 3-hour drive to the west and Bismarck a 3-hour drive to the east.

Glendive's recorded history began with the passage down the Yellowstone of Capt. William Clark's party of the Corps of Discovery, who camped somewhere near the current townsite on the night of July 31, 1806. During the Great Sioux War of 1876, the U.S. Army established the Glendive Cantonment here as a supply depot and forward base for military operations against the Sioux and their allies.

Glendive was properly founded in 1881 by the Northern Pacific Railroad and officially incorporated as a city in 1902. The city's name is said to come from a wealthy British aristocrat, Lord St. George Gore, who visited the area during his notorious 1854-56 hunting expedition to the American West and who allegedly called the valley where the city would later grow "Glenn dubh,"

meaning “black valley” in Irish Gaelic, which was later anglicized to “Glendive.” Glendive grew quickly in its early years thanks to the presence of the railroad, becoming a regional center of commerce and culture. The area attracted thousands of homesteaders, many of them immigrants from Scandinavia and Germany, whose unique cultural influence on the community can still be felt today.

For most of its history, agriculture has been the mainstay of Glendive’s economy, with the fertile plains supporting vast fields of wheat and other cereal grains and expansive herds of cattle, while irrigation projects in the river valley allowed for the cultivation of sugar beets, corn, beans and other crops. The discovery of oil in the region in the 1950s and subsequent “oil booms” in the 1960s, 80s and 2010s brought the petroleum and petrochemical industries to the area. Here in the early 21st century, tourism is of growing importance to the local economy, with over 150,000 visitors per year now entering the gates of Makoshika State Park.

Today the Glendive community is home to about 7,500 residents including the unincorporated residential subdivisions adjacent to the city on the west bank of the Yellowstone, but there is room for growth. The recent construction of a new, modern wastewater treatment plant and major new additions to the water treatment plant completed in 2021 give Glendive the capacity to deliver public utility services to up to 20,000 people. With that capacity, and with our transportation links via interstate, rail and air service coupled with our clean air, wide open spaces, outstanding natural beauty and abundant outdoor recreation opportunities, Glendive is poised and ready to welcome you or your business to make your new home with us here amidst our beautiful badlands and bountiful prairies beneath the boundless Big Sky.

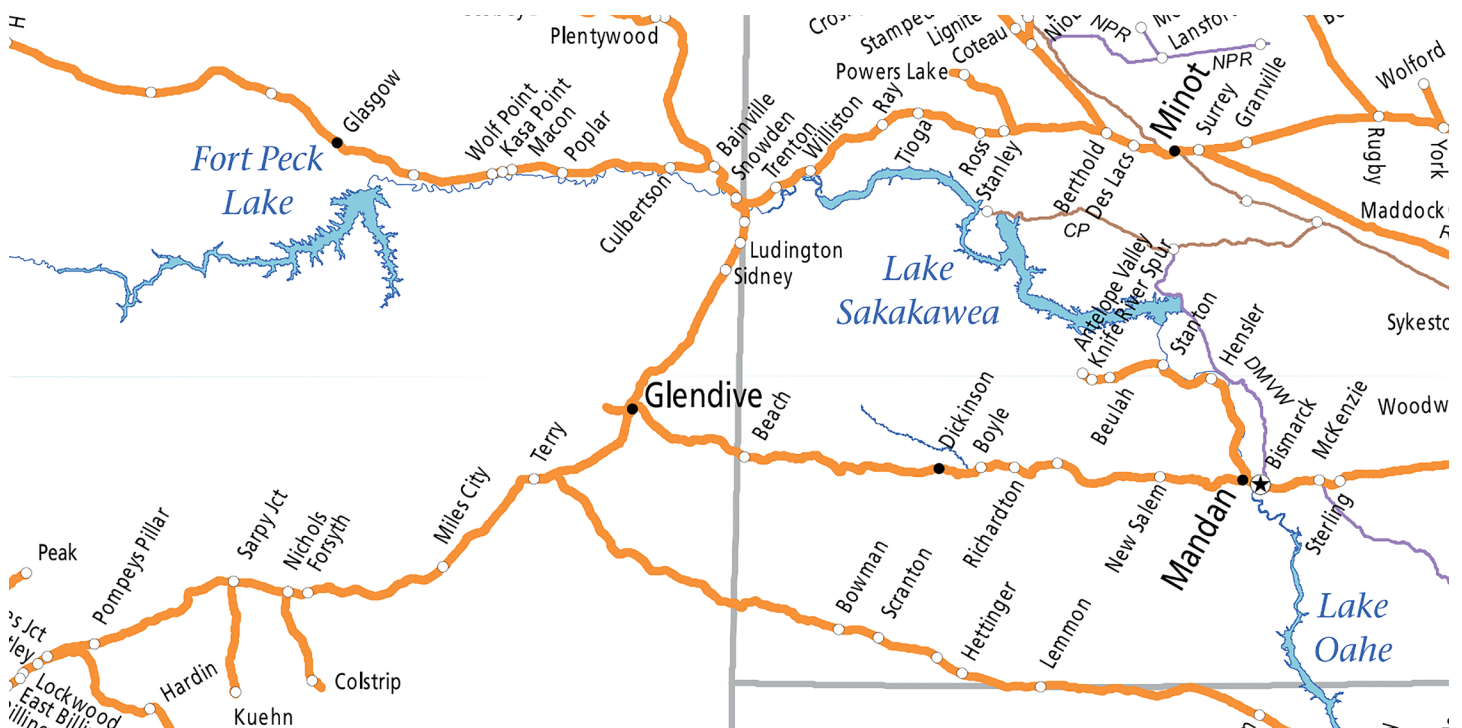




# *A Good Place to do Business*

Glendive presents a great opportunity for new business/industry and for existing business/industry seeking to expand or relocate their operations. Whether your company is engaged in agri-business, manufacturing, the retail/restaurant industry, or if you're a remote worker, Glendive has something to offer to help make your business operation a success.

A benefit Glendive has to offer all types of business/industry is its excellent transportation connections via interstate, rail and air service. Interstate 94 cuts across town, with three exits servicing Glendive, offering a ready route for freighting goods to urban centers or major ports across the country east or west. I-94 also serves as a key travel corridor bringing tourists/visitors to Montana, especially from the states and major cities of the Upper Midwest. Montana Highway 16, which connects with I-94 at one of Glendive's three exits, provides a direct link with Regina, Saskatchewan, 250 miles to the north, and serves as a major freight and travel link between the U.S. and Canada. Glendive's rail links are another key asset, with the city occupying a central position at the intersection of BNSF Railway's northern tier network, offering a quick, efficient, and cost-effective means to get your products to eastern or western markets for domestic sale or to Pacific ports or into Canada for export. Finally, thanks to the Essential Air Service program, Glendive is proud to offer twice-daily passenger air service to



***Glendive has been a major rail center since its founding, with excellent rail connections to ship goods either to Pacific Coast ports, eastern markets, or into Canada, as shown on this BNSF Railway network map.***



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and from Billings Logan International Airport via Cape Air, with one-way fares as low as \$29, allowing you and your business to stay connected to the wider world.

## **Agri-business Opportunity**

For agri-business, especially for value-added agriculture operations, Glendive presents a wealth of potential opportunity.

With around 40,000 head of cattle in Dawson County alone and its freight transportation links, Glendive boasts great potential as a location for a large-scale beef processing/packing facility. With some 5 million bushels of high-quality, Montana-grown wheat and hundreds of thousands of bushels of barley and other cereal grains produced in Dawson County annually, Glendive would be an ideal location for producing flour, breads, breakfast cereals, pasta, or other cereal grain-based foodstuffs. And with copious amounts of beans, peas, lentils, corn and other crops produced in the fields of the Buffalo Rapids Irrigation District in the Yellowstone valley, there is ample opportunity for any number of value-added ag operations to set up shop in Glendive and thrive.

## **Manufacturer Opportunity**

For manufacturers, Glendive may seem well off the beaten path from where major manufacturing facilities are typically placed, but in this industry too, Glendive presents advantages and opportunities. Again, our outstanding freight transportation links will allow you to get your manufactured goods where they need to go quickly and efficiently. Glendive also has the ability to produce highly-skilled, highly-dedicated workers to serve your industry. Dawson County High School boasts a robust and growing Career and Technical Education program to help provide the next generation of our workforce with excellent trade skills and mechanical skills. Dawson Community College offers area students access to post-secondary education and career and technical training programs to create even better-skilled workers to meet your workforce needs. DCC's welding program and corrosion technology program in particular dovetail especially well



***Cape Air provides twice-daily passenger air service between Glendive and Billings Logan International Airport.***

# *A Good Place to do Business*



***Dawson Community College's welding program can help supply skilled workers for manufacturers.***

with the skills manufacturers are looking for in their workforce. And while, with its current size, Glendive may not be able to provide all the workers you need to staff your facility, any existing employees you bring with you or new employees you hire from outside the region are sure to find living and working in Glendive a pleasant surprise, with affordable home prices, space between neighbors, good quality schools, clean air, zero traffic congestion and outstanding outdoor recreation opportunities amongst those things they're likely to appreciate.

Glendive also provides an added advantage for businesses engaged in the high-tech manufacturing, aerospace, and defense industries, where the need to provide heightened security and safety is a primary concern. With our location in a relatively remote part of the country, wide open spaces and long lines of sight, Glendive is an ideal location for these sensitive

industries to develop, manufacture and test their products in an environment that allows for the utmost security and safety.

## **Retail/Restaurant Opportunity**

For those in the retail/restaurant industries, the Big Sky's the limit for opportunity here. Glendive has more than enough room for growth in its retail/restaurant sectors. At present, the city suffers a large amount of "retail leakage" in most retail/restaurant categories, with the available supply unable to meet even the local demand, to say nothing of the demands of the travelers and tourists pouring through town on I-94. There is also the added demand from residents of western North Dakota. At only 30 miles from the state line, and with Montana having no state sales tax, many western North Dakota residents regularly travel to Glendive to shop and dine.

A good example of Glendive's ongoing "retail leakage" and the opportunity it presents new retail ventures is that since the closing of Glendive's Kmart store in 2017 due to Sears Holding Corp.'s financial struggles and bankruptcy — a store which was at the time of its closing one of the most profitable stores remaining in the Kmart chain — there are many everyday household items which



# *A Good Place to do Business*

are no longer readily available in Glendive. Locals are now often forced to leave town or use online retailers when looking to buy things like bedding, bath supplies (towels, shower curtains, etc.), electronics, small kitchen appliances, and name-brand toys, amongst other things. With that, there is ample opportunity for new retailers to step in and fill those gaps.

Restaurants present another opportunity for growth. Glendive has very good restaurants in place, but still too few to meet either the local or travelers' demand for dining options, and there is ample room and opportunity for both independently-owned and franchise restaurants. For example, Glendive has nearly 500 hotel rooms available and several major national hotel chains on or near I-94 exits but has only two national restaurant chains, Subway and Pizza Hut. With that dynamic, there is incredible opportunity in Glendive for franchisees of fast-food and fast-casual franchise restaurants. Opportunity exists too for independent restaurant owners, with pent-up demand amongst locals for greater restaurant diversity.

## **Tourism Services Opportunity**

With Montana's burgeoning tourism industry and Glendive's growing tourism economy centered on Makoshika State Park, and with the city lying on the primary entryway to Montana for visitors from the east, there is tremendous opportunity for tourism-related businesses in Glendive. Tour guides, outfitters, sporting goods, canoe/kayak rentals, bike shops, RV parks, zip line courses and resort developments are all businesses there are growing opportunities for in Glendive.

## **Remote Work**

If you or your employees work remotely, why not do it from here? With our low housing costs, your or your employees' earnings will go much further. And the lack of congestion, pollution and social unrest combined with our natural beauty and outdoor recreation opportunities can help make you or your employees happier, healthier and more productive. In Glendive you have the option of two internet providers: Mid-Rivers Communications, a locally-owned co-op which also provides home/business phone and cable TV service, or CenturyLink. Both companies have made significant investments in their network infrastructure in Glendive in recent years, including the laying of high-speed fiber optic cable lines throughout town, so your internet connection will be lightning-fast, stable and reliable.

# *A Good Place to Call Home*



With America's cities and suburbs beset with soaring home prices, costs of living, congestion, pollution, and social unrest, Glendive offers a tranquil oasis largely free of those troubles. Here instead you'll find spacious but affordable homes, plenty of space between neighbors, no traffic jams, sparkling clean air and water, a glittering night sky free of light pollution, and a tightly-knit, caring community where bigotry or social strife are rare, neighbors still help each other and all newcomers are welcomed with open arms.

And for home buyers, Glendive offers a lot more "bang for your buck" than other Western cities, including other Montana cities, with a good inventory of large, state-ly homes with ample yards available for purchase at a fraction of the cost a similar home would fetch in Bozeman, Missoula,

## **Glendive Realtors**

**Montana East Realty**  
**406-377-2488**

*[www.realestateinglendive.com](http://www.realestateinglendive.com)*

**Realty One**  
**406-377-5201**

*[www.glendiverealestate.com](http://www.glendiverealestate.com)*

**United Country**  
**406-365-7974**

*[www.montanadakotarealestate.com](http://www.montanadakotarealestate.com)*



# *A Good Place to Call Home*

## Median Home Prices

(As of Oct. 2022. Source: Zillow)

<u>City</u>	<u>Avg. List Price</u>
Glendive	\$212,770
Billings	\$363,801
Bozeman	\$703,780
Missoula	\$579,542
Minneapolis	\$332,355
Denver	\$626,311
Salt Lake	\$594,335
Seattle	\$934,925

Billings, or in cities in other Western or Midwestern states. Even homes on the outskirts of town that come with dozens of acres of land typically list and sell for less than single-family homes on tiny plots found in other cities.

So whether you've been wishing for a four-bedroom, two-bath home with a white picket fence around a spacious yard that you just can't possibly afford in the big city, or you've always dreamed of owning a home on several acres of land where you could raise horses, grow a garden, or just have room to roam, Glendive has plenty of affordable options available for you to own the home of your dreams amidst a friendly, welcoming people and far removed from most of the world's troubles.





# *A Good Place to Grow*

For those with families thinking of relocating to Glendive, the community offers a wonderful place for kids to grow up in a safe, stimulating environment.

Glendive Public Schools offers excellent teachers and great learning environments and its schools are largely free of many of the issues and disruptions commonly found in big city and suburban school districts. After graduation, kids don't have to stray too far from home either, as they can begin their college education right here in Glendive at Dawson Community College. And if getting a four-year college degree isn't for them and they'd rather learn a skilled trade, DCC has them covered there too.

Outside of school and school-sponsored activities, there's so much more for kids to do, enjoy and learn here in Glendive. Youth sports programs are a major part of community life. Glendive has a robust system of baseball/softball leagues for kids of all ages and a long love affair with the sport. Or if your child has an aptitude for swimming, they may want to join the Wet Devils Swim Team. Or they may want to play in the fall youth soccer league. Or maybe they just want to grab a frisbee and go out with their friends to play disc golf at Makoshika's Professional



**Top: Kids take a turn leading around Makoshika State Park mascot "Mak."**

**Bottom: Youngsters take off in the stick horse race to kick off the Dawson County Fair.**





## *A Good Place to Grow*



***Top: A teen learns the basics of paleontology preparing a dinosaur bone for excavation.***



***Left: A group of teens play disc golf on Makoshika's PDGA-sanctioned course.***

Disc Golf Association-sanctioned course.

There's also a lot more for kids in Glendive than just sports. They can participate in 4-H and learn about the value and ethics of agriculture and animal husbandry. They can learn about the natural world through one of Makoshika's regularly scheduled youth programs. Or they can learn how to identify, excavate and properly preserve fossils with a day spent at Baisch's Dinosaur Digs. Whatever your child's interests are, there's something for them here in Glendive to keep them physically active and intellectually stimulated. And there's always plenty of options available to keep them active and outdoors.



# *A Good Place to Play*



***Above: Kayakers paddle past high bluffs on the Yellowstone downstream from Glendive.***

***Right: Makoshika's badlands change colors with the light, often taking on a pinkish hue at sunset.***



It's hard to know where to begin describing everything that Glendive has to offer for outdoor recreation, relaxation and family fun.

Sharing its border with the city, Makoshika State Park's more than 11,000 acres of incredible, mystifying badlands wilderness is a good place to start. Filled with gravity-defying caprocks, natural bridges, other peculiar rock formations and a kaleidoscope of color throughout, Makoshika is an alluring dreamscape for hikers, bikers and horseback riders and an inspiration for photographers and artists. The park and surrounding region are also a mecca for professional and amateur paleontologists and dinosaur enthusiasts. As part of the world-famous Hell Creek Formation, one of the planet's richest dinosaur fossil beds, Makoshika and the area around Glendive are quite literally littered with dinosaur fossils, with an exciting new discovery potentially lurking around every bend in the trail.

The Yellowstone River offers another outlet for outdoor recreation in Glendive. Kayakers and canoeists can follow in the footsteps of William Clark and Sacajawea and enjoy the beautiful badlands bluffs which tower over the river and the verdant riparian woodlands which are home to deer and moose while bald eagles, pelicans and other birds-of-prey soar overhead. Anglers can try their luck fishing



# *A Good Place to Play*

for warm-water species like walleye, sauger and catfish.

A prehistoric “monster” also lurks in the Yellowstone to test anglers’ mettle in the form of the paddlefish. The bizarre, massive fish congregate near Glendive to spawn every spring, making Glendive a “must go” destination for paddlefish enthusiasts and leading the city to lay claim as the “Paddlefish Capital of the World.”

Off-highway vehicle enthusiasts can test their nerves at the Bureau of Land Management’s Short Pines OHV Area just outside town. Bordering Makoshika, Short Pines’ 2,800 acres of rugged badlands terrain is the only place in eastern Montana/western North Dakota where OHV riders can freely roam across federal public land.

Hunters will find plenty of game to pursue. Whitetail deer inhabit the riparian woodlands, large herds of mule deer and pronghorn antelope range across the prairies and badlands and elk can be found a short driving distance from Glendive. The lush prairie farmlands also support a cornucopia of game birds, with vast numbers of pheasants, grouse and mourning doves available to test hunters’ aim.

And when you’re in Glendive, you’re not in the middle of nowhere. We like to say that we’re “in the middle of everywhere!” Theodore Roosevelt National Park is less than an hour to the east down I-94. The Black Hills, Mount Rushmore, Deadwood, Sturgis, Devil’s Tower, Fort Peck Lake, the Little Bighorn Battlefield and the world-class trout fishing of the Bighorn River are all within a 2-3 hour drive from Glendive. Yellowstone National Park is reachable within about 5-6 hours. No matter which direction you go, there’s plenty of places and things to explore, see and do within a short driving distance of Glendive.



***Above: Runners take off for the Buzzard Day 5k/10k race.***

***Right: Short Pines OHV Area offers a thrilling challenge for riders.***





To learn more about why Glendive is the right place for your business or your family to call home, contact us today by phone at 406-377-7792 or by email at [dcedc@midrivers.com](mailto:dcedc@midrivers.com). Or visit us on the web at [www.dawsonedc.com](http://www.dawsonedc.com).



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