

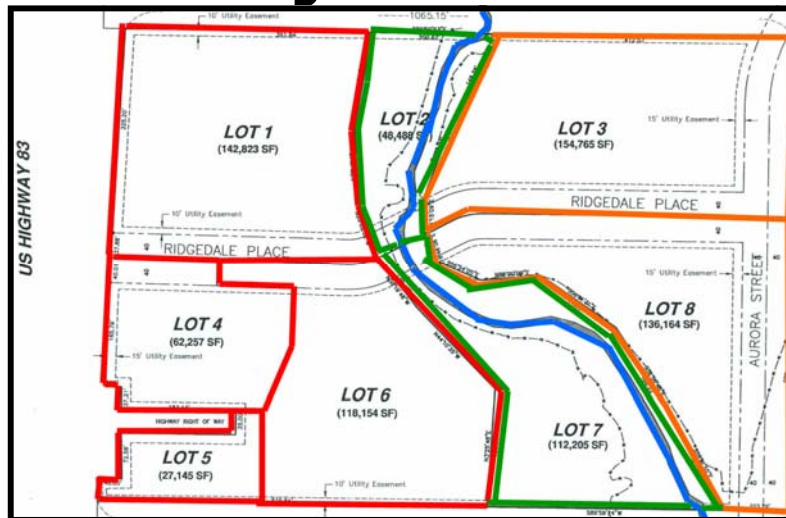


PRESENTED BY:

George Yineman, Commercial Realtor
701.223.2450 office

email: george@aspengrouprealestate.com
web: aspengrouprealestate.com

FOR SALE Hay Creek Acres



10.4 Acres—Hay Creek Acres 2nd Addition

Price: Lots 1, 4,5 &6 \$3.95 PSF
Lots 3 & 8 \$2.50 PSF

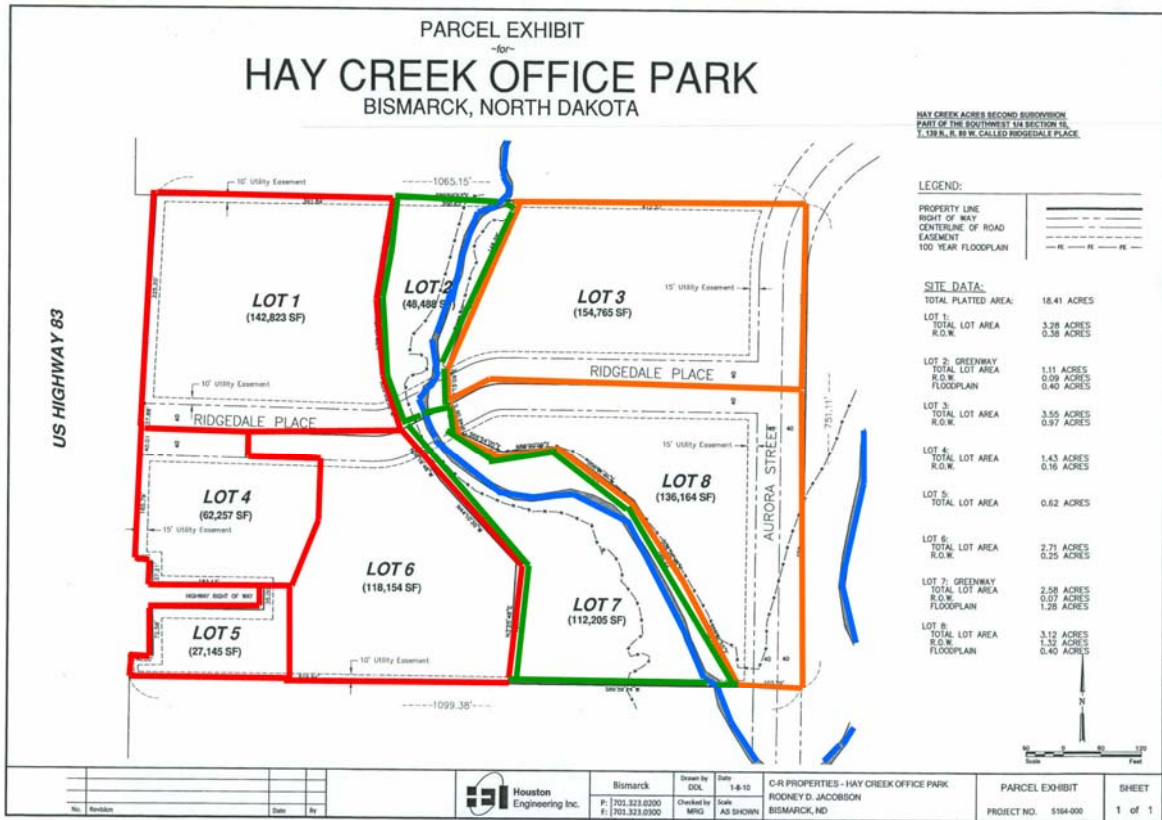
Lot Size: Lot 1: 3.28 acres (142,823 SF)
Lot 3: 3.55 Acres (154,765 SF)
Lot 4: 1.43 Acres (62,257 SF)
Lot 5: 0.62 Acres (27,145 SF)
Lot 6: 2.71 Acres (118,154 SF)
Lot 8: 3.13 Acres (136,164 SF)
Total: 14.72 Acres (641,308 SF)

Location: North Highway 83
Close to Wal-Mart and Furniture Row
Land Development Concepts Available



REAL ESTATE SERVICES

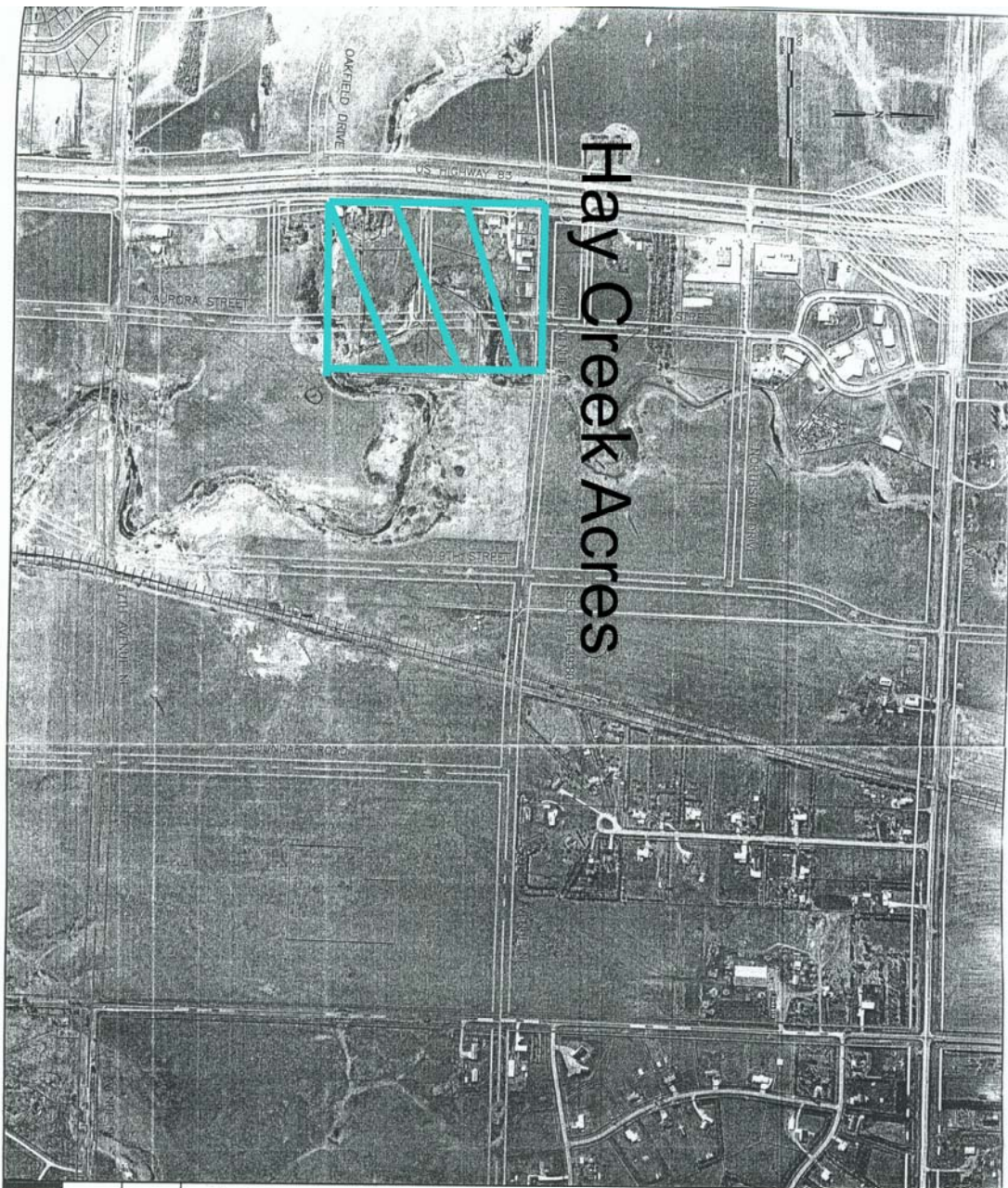
701-223-2450 office
701-223-2322 fax
Bismarck, North Dakota



- \$3.95 PSF
- Hay Creek
- \$2.50 PSF
- Park & Rec



REAL ESTATE SERVICES
Bismarck, North Dakota

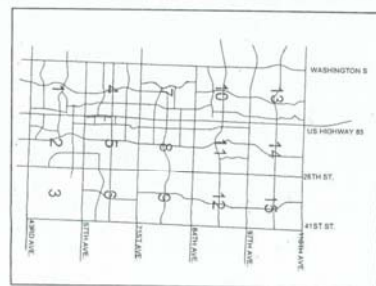


Hay Creek Acres



COURTNEY
BISMARCK
DRAFT STREETS
ALIGNMENTS

Panel 5



Legend

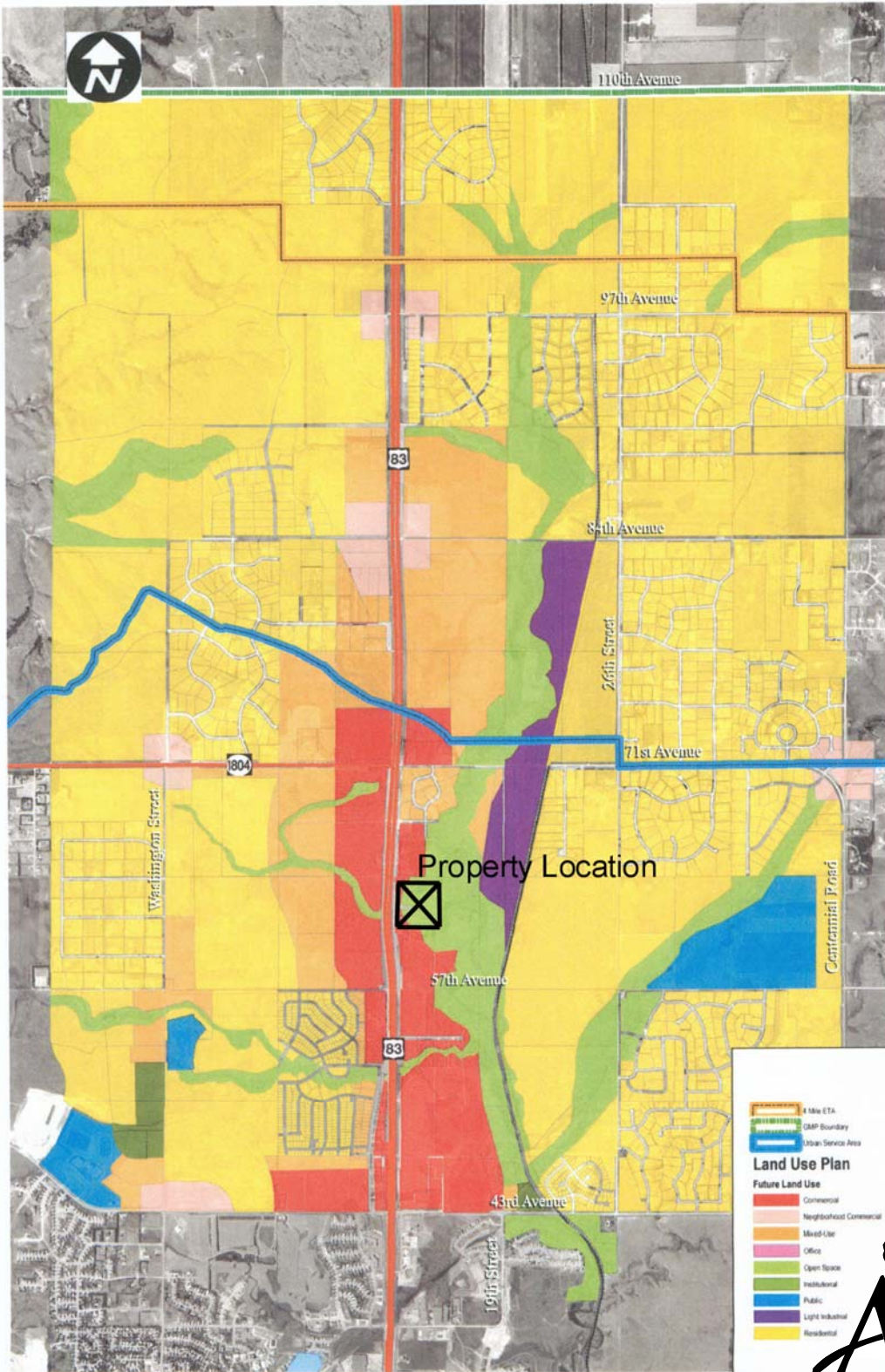
Principal Arterial	Right of Way
Minor Arterial	150'
Collector	120'
Local	100'
Preferred Alternatives	80'

Bismarck-Mandan
METROPOLITAN PLANNING ORGANIZATION

URS
Checked by: A.S. STICKER
Date: 2-7-06

Houston Engineering, Inc.
1372 LOCKPORT STREET
BISMARCK, NORTH DAKOTA 58503
TEL: (701) 223-2000
FAX: (701) 223-2800

FIGURE 6 - PROPOSED LAND USE PLAN



- 4 Mile ETA
 - GMP Boundary
 - Urban Service Area
- Land Use Plan**
- Future Land Use**
- Commercial
 - Neighborhood Commercial
 - Mixed-Use
 - Office
 - Open Space
 - Institutional
 - Public
 - Light Industrial
 - Residential



REAL ESTATE SERVICES
Bismarck, North Dakota

Proposed Development Concept



REAL ESTATE SERVICES
Bismarck, North Dakota

To Highway 1804 or 71st

Hwy 83 North

1804

Ridgedale St

Crestfield Ave

83

South to Wal-Mart



Subject Property

©2009 Tele Atlas

Google

48°52'20"34" N 100°45'59"67" W

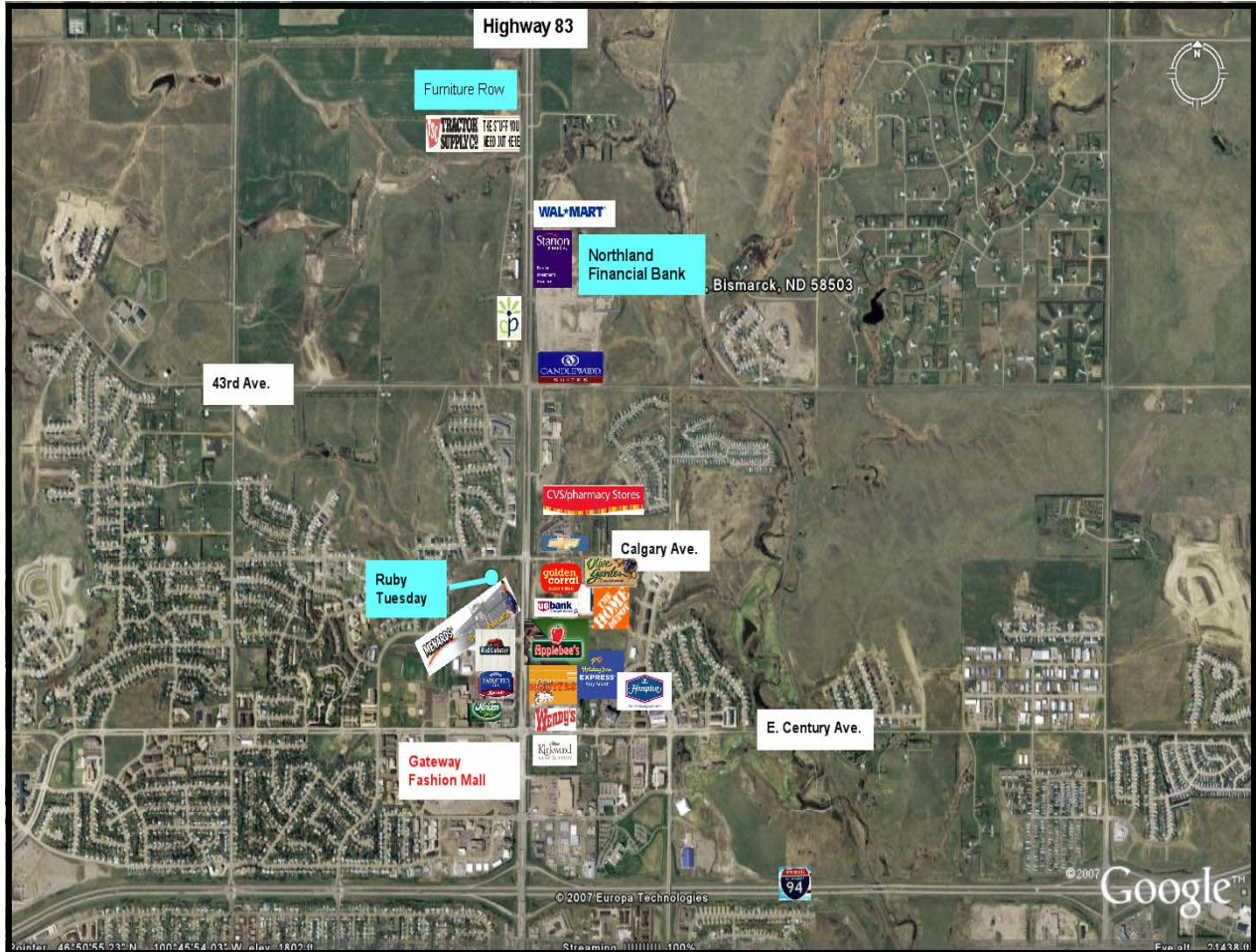
elev 1785 ft

May 2004

Elev alt 5090 ft



North Bismarck



REAL ESTATE SERVICES
Bismarck, North Dakota