



# FOR SALE

## NW MANDAN DEVELOPMENT LAND

100 OLD RED TRAIL NE | MANDAN, ND



**LOT SIZE:**  
**APPROX. 5.33 ACRES**

**PRICE:**  
**\$12.00 PSF | \$2,786,098.00**

**HIGHLIGHTS:**

- Zoning: Industrial—Morton County
- Easy access to I94, Old Red Trail & Hwy 1806
- Located near Walmart, Kramer Subaru, Starion Sports Complex, the future Mandan Parks & Rec Tennis Dome and new Mandan High School site

**MATHEW REICHERT**

CCIM | Broker | Founder  
Partner | Commercial REALTOR®

**701.223.2450**

[matt@aspengrouprealestate.com](mailto:matt@aspengrouprealestate.com)



424 South 3rd Street, Suite 2  
Bismarck, ND 58504  
701.223.2450  
[www.aspengrouprealestate.com](http://www.aspengrouprealestate.com)



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## |PROPERTY DETAILS

PID#: 65-1068500  
Legal: Lot 1, Block 1, Froelich Oil Addition  
(less ROW 1.04 acres & Less RW 3552 SF  
& Less RW 11,618 SF), 7.68 Acres  
Lot Size: Approx. 5.33 Acres\*  
2021 Taxes: \$6,234.82  
Specials: \$5,447.91 Balance; \$926.02 Installment

*\* The property plat exhibits 9.07 acres, however only approximately 5.33 acres will be sold.*

## LOCATED NEAR:

Marathon Refinery  
Walmart  
Mandan Middle School  
New Mandan High School site  
Comfort Inn & Suites  
Baymont Inn & Suites  
BNC Bank  
Bennigan's  
Starion Sports Complex  
Future Mandan Parks & Rec Tennis Dome

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WWW.ASPENGROUPREALESTATE.COM



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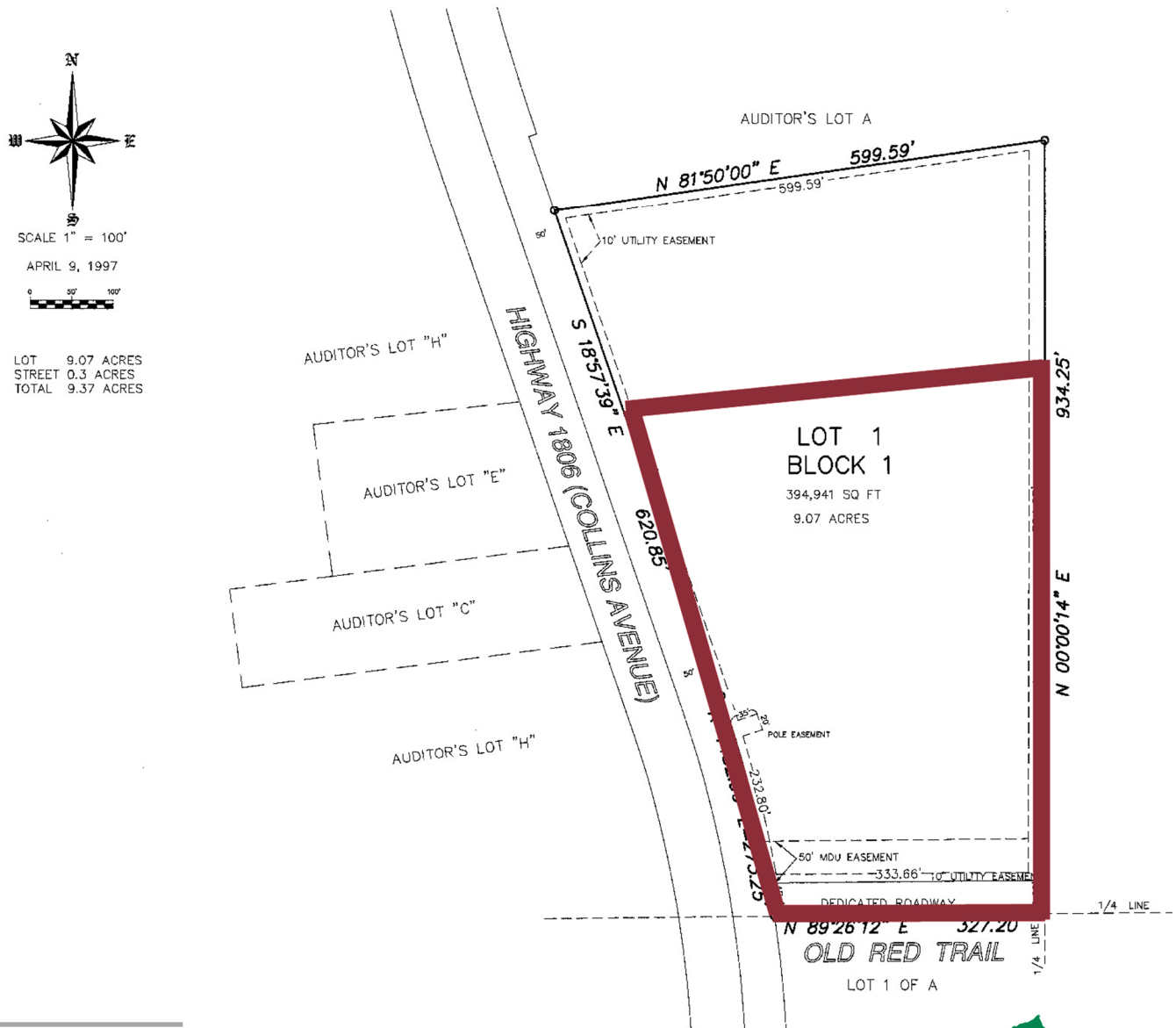
100 OLD RED TRAIL NE | MANDAN, ND

## PLAT MAP

### FROELICH OIL ADDITION PART OF AUDITOR'S LOT A OF THE E1/2 NW1/4 SECTION 22, T. 139 N., R. 81 W.

LYING WITHIN THE ONE MILE EXTRATERRITORIAL JURISDICTION OF THE CITY OF MANDAN, N.D.

### MORTON COUNTY, NORTH DAKOTA



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**ASPEN**  
GROUP LLP

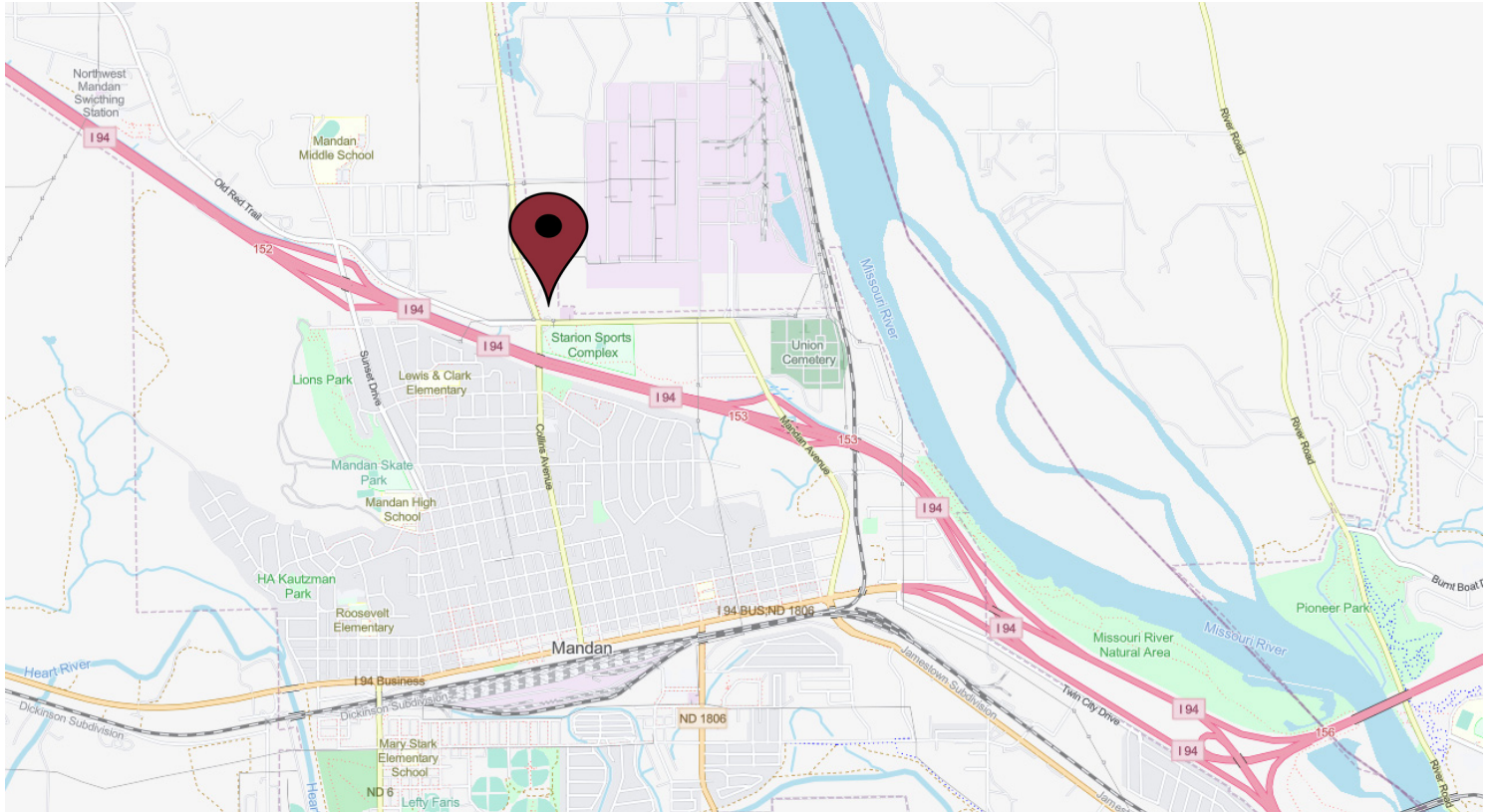
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