



LOT SIZE:
1.2 - 2.5 ACRE LOTS

PRICE:
\$22.00 - \$30.00 PSF



Mathew Reichert

Broker | Partner | CCIM

701.223.2450

matt@aspengroupprealstate.com

HIGHLIGHTS:

- See Preliminary Concept on the next page for lot sizes & pricing!
- In the Heart of Bismarck's new retail corridor
- Fantastic corner lot visibility along Hwy 83 & 57th Ave!
- Reciprocal access easement with Furniture Row
- Zoning: CG Commercial
- Located across from Costco, near Furniture Row, Tractor Supply, Ale Works, Bismarck Motor Company, & St. Mary's Central High School

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALESTATE.COM

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely on those results.

PROPERTY DETAILS

PID#: 1500-001-001

Legal: TREE TOP ADDITION Block: 1 LOT 1 & NORTH 141.43' O

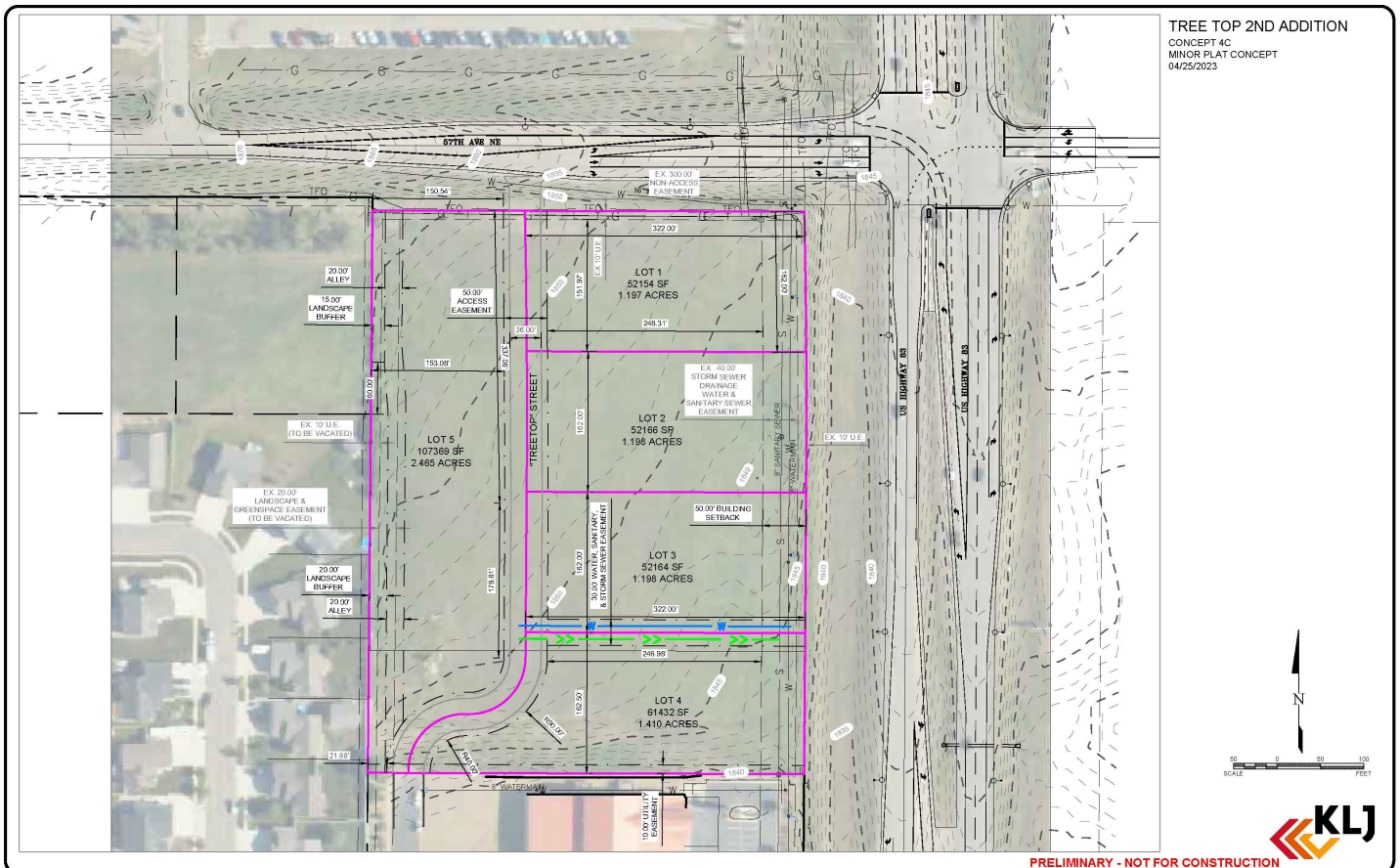
Lot Size: 325,178 SF (7.47 Acres)

Zoning: CG - Commercial

2023 Taxes: \$39,850.01

Special Assessments: \$14,032.39 Installment; \$79,085.98 Remaining Balance

PRELIMINARY CONCEPT



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PLAT MAP

TREE TOP SECOND ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1 AND NORTH 141.43 FT OF LOT 2, BLOCK 1, TREE TOP ADDITION AND A PORTION OF THE ADJACENT 57TH AVENUE NE RIGHT OF WAY, NORTHEAST QUARTER OF SECTION 16 AND SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 80 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

STATE PLANE COORD.
N 427881.51
E 1877032.12

FOUND NO. 5 REBAR

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SURVEYOR:
M.J. BERGLAND
1000 COLLEMAN STREET
BISMARCK, NORTH DAKOTA 58503-0421

OWNER:
MULLOY ST. LLC
207 SOUTH WASHINGTON ST.
BISMARCK, ND 58504

DATE: 12/28/2024

SCALE: 1" = 40'

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NOTES:

BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.

PLAT IS SUBJECT TO ALL PRIOR CONVEYANCES AND EASEMENTS OF RECORD.

ALL DISTANCES SHOWN ARE MEASURED IN GROUND UNLESS A SCALE FACTOR OF 1.000148221.

DURABLE BENCHMARK MONUMENT IS DESCRIBED AS NE CORNER OF SECTION 16 AND SOUTHWEST CORNER OF TREE TOP SECOND ADDITION, BLOCK 1, LOT 1. DATA FOR MONUMENT IS SHOWN BELOW:

NORTHING: 42778.35
EASTING: 190212.28
ELEVATION: 1948.07

PLAT INFORMATION:

- NUMBER OF LOTS: 8
- LOT AREA: 1.98 ACRES
- B.L.O.W. AREA: 1.418 ACRES
- TOTAL AREA: 8.881 ACRES

FLOOD PLAIN INFORMATION:

THE PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.

PLAT LEGEND:

- MONUMENT TO BE SET
- REBAR AND 1.5" DIA. CAP FOUND
- REBAR AND 1.5" DIA. CAP FOUND
- CALCULATED POSITION
- EXISTING PROPERTY LINE
- BOUNDARY LINE
- RIGHT OF WAY LINE
- PROPOSED LOT LINE
- NON-ACCESS LINE
- EASEMENT LINE
- EASEMENT TO BE RELEASED
- BLOCK/LOT NUMBERS

DESCRIPTION:

BEING A REPLAT OF LOT 1, BLOCK 1 AND NORTH 141.43 FT OF LOT 2, BLOCK 1, TREE TOP ADDITION AND A PORTION OF THE ADJACENT 57TH AVENUE NE RIGHT OF WAY, NORTHEAST QUARTER OF SECTION 16 AND SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 80 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, ON A BEARING OF S 89°50'10" E A DISTANCE OF 51.22 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 83 AND THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) CURVES: ALONG THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 95°00', A RADIUS OF 13.94 FEET, AND A CHORD BEARING S 0°17'10" E A DISTANCE OF 27.85 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 57TH AVENUE NE AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1 OF SAID TREE TOP ADDITION, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 95°00', A RADIUS OF 13.94 FEET, A DISTANCE OF 27.85 FEET, THENCE ON A BEARING OF S 0°17'10" E A DISTANCE OF 108.38 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1 OF SAID TREE TOP ADDITION, THENCE ON A BEARING OF S 0°17'10" E A DISTANCE OF 144 FEET TO THE SOUTHWEST CORNER OF THE NORTH 141 FEET OF LOT 2, BLOCK 1 OF SAID TREE TOP ADDITION, THENCE ALONG THE SOUTH LINE OF THE NORTH 141 FEET OF SAID LOT 2, BLOCK 1, ON A BEARING OF N 89°50'10" E A DISTANCE OF 50.25 FEET TO A POINT ON THE WESTERLY LINE OF SAID TREE TOP ADDITION, THENCE ON A BEARING OF N 0°17'10" E A DISTANCE OF 84.84 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 57TH AVENUE NE AND THE NORTHEAST CORNER OF SAID LOT 1, BLOCK 1 OF TREE TOP ADDITION, THENCE CONTINUING ON A BEARING OF N 0°17'10" E A DISTANCE OF 105 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 57TH AVENUE NE, THENCE S 89°50'10" E A DISTANCE OF 51.22 FEET TO A POINT ON THE NORTHEAST QUARTER OF SAID SECTION 16, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, ON A BEARING OF S 89°50'10" E A DISTANCE OF 50.25 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 387.02 SQUARE FEET OR 1.847 ACRES.

SURVEYOR'S CERTIFICATE:

I, CARL OELSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE 17TH DAY OF DECEMBER, 2024, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THE ALL REQUIRED MONUMENTS HAVE BEEN SET.

APPROVAL OF BOARD OF CITY COMMISSIONERS:

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA, HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE APPROVED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE APPROVED PLAT AND AGREES TO THE MATTER PLAN OF THE CITY OF BISMARCK.

THE FOREGOING ACTION OF THE CITY COMMISSION OF BISMARCK, NORTH DAKOTA WAS TAKEN BY RESOLUTION APPROVED THE 12TH DAY OF DECEMBER, 2024.

APPROVAL OF CITY ENGINEER:

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "TREE TOP SECOND ADDITION" AS SHOWN ON THE APPROVED PLAT.

APPROVAL OF CITY PLANNING COMMISSION:

THE SUBDIVISION OF LAND AS SHOWN ON THE APPROVED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, NORTH DAKOTA, ON THE 23RD DAY OF DECEMBER, 2024, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE CITY PLANNING COMMISSION.

IN WITNESS WHEREOF, I SET THE HANDS AND SEALS OF THE CHURMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

OWNERS CERTIFICATE AND DEDICATION:

I, HOWARD MULLOY, PRESIDENT OF MULLOY ST. LLC, BEING THE OWNER OF THE LANDS PLATTED HEREON, DO HEREBY VOLUNTARILY CONSENT TO THE SECTION OF THIS PLAT TITLED "TREE TOP SECOND ADDITION, AND REDEVELOP ALL RIGHTS OR WAYS AS SHOWN ON THE PLAT TO THE CITY OF BISMARCK.

I HEREBY DEDICATE AND RESERVE ALL EASEMENTS SHOWN ON THIS PLAT EXCEPT THOSE SHOWN TO BE VACATED, TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE, COMMUNICATION, AND OTHER PUBLIC UTILITIES OR SERVICES, OR, ACCESS, OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREIN "UTILITY EASEMENTS"; I HEREBY DEDICATE ALL EASEMENTS TO RUN WITH THE LAND, FOR STORM WATER, DRAINAGE, WATER, AND SANITARY SEWER UTILITIES OR ACCESS, OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREIN "STORM WATER, DRAINAGE, WATER, AND SANITARY SEWER EASEMENTS";

I ALSO DEDICATE A 50.00' ACCESS EASEMENT UNTO ALL LAND OWNERS PARTIES WITHIN THE PLAT TO RUN WITH THE LAND, SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT OF ACCESS TO SAID PARTIES, THEIR TENANTS, VISITORS, AND LICENSEES, EMERGENCY SERVICES PERSONNEL, AND ALL OTHERS, OFFICERS, AND EMPLOYEES OF ANY GOVERNMENTAL SUBDIVISION, IN CONJUNCTION WITH ALL OTHERS HAVING LIKE RIGHT AT ALL TIMES HEREAFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES.

I ALSO DEDICATE AN ACCESS EASEMENT UNTO LOT 1, BLOCK 1 TO RUN WITH THE LAND, SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT OF ACCESS TO SAID PARTIES, THEIR TENANTS, VISITORS, AND LICENSEES, EMERGENCY SERVICES PERSONNEL, AND ALL OTHERS, OFFICERS, AND EMPLOYEES OF ANY GOVERNMENTAL SUBDIVISION, IN CONJUNCTION WITH ALL OTHERS HAVING LIKE RIGHT AT ALL TIMES HEREAFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES.

I ALSO DEDICATE A 50.00' STORM WATER, DRAINAGE, WATER, AND SANITARY SEWER EASEMENT ALONG THE FRONT ACCESS ROAD, UNTO ALL LAND OWNERS PARTIES WITHIN THE PLAT TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAID STORM WATER, DRAINAGE, WATER, AND SANITARY SEWER, STORM WATER AND DRAINAGE CONVEYANCE UNDER, OVER, THROUGH AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON.

I ALSO DEDICATE TWO "STORM WATER AND DRAINAGE EASEMENTS" UNTO LOT 1, BLOCK 1 TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAID STORM WATER AND SURFACE WATER DRAINAGE AND MANAGEMENT OF SAID STORM WATER FLOW IN A MANNER THAT PERMITS THE FLOW AND/OR COLLECTION OF STORM WATER UNDER, OVER, THROUGH AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON FOR THE BENEFIT OF LOT 1, BLOCK 1, AND THE ACCESS ROAD.

I ALSO DEDICATE A "STORM WATER AND DRAINAGE EASEMENT" UNTO LOT 1, BLOCK 1 TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAID STORM WATER AND SURFACE WATER DRAINAGE AND CONVEYANCE UNDER, OVER, THROUGH AND ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON FOR THE BENEFIT OF LOT 1, BLOCK 1, AND THE ACCESS ROAD.

I FURTHERMORE DEDICATE A 20.00' WATER AND SANITARY SEWER EASEMENT UNTO LOT 1, BLOCK 1 AND A 20.00' WATER AND SANITARY SEWER EASEMENT UNTO LOT 1, BLOCK 1 TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAID WATER SERVICES AND SANITARY SEWER UNDER, THROUGH AND/OR ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON FOR THE BENEFIT OF LOT 1, BLOCK 1.

STATE OF NORTH DAKOTA
County of Burleigh

ON THIS 12TH DAY OF DECEMBER 2024, I HEREBY PERSONALLY APPEARED HOWARD MULLOY, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

Howard Mulloy
Burleigh County, North Dakota

HEED J. BERGLAND
Surveyor
1000 COLLEMAN STREET
BISMARCK, ND 58503-0421



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TRAFFIC COUNTS 2022



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DEMOGRAPHIC & INCOME PROFILE

	3 MILES	5 MILES	10 MILES
2023 POPULATION	35,974	71,922	123,736
2028 POPULATION	37,114	74,492	128,110
2023 HOUSEHOLDS	14,904	30,304	51,352
2028 HOUSEHOLDS	16,250	33,677	56,833
2023 AVERAGE HOUSEHOLD INCOME	\$77,607	\$67,549	\$71,868
2028 AVERAGE HOUSEHOLD INCOME	<i>Not Available</i>	<i>Not Available</i>	<i>Not Available</i>
2023 AVERAGE HOME VALUE	\$322,963	\$291,841	\$285,769
2028 AVERAGE HOME VALUE	\$333,172	\$303,264	\$298,066
2023 MEDIAN AGE	40.4	39.6	39.4
BUSINESSES	1,354	3,941	5,555
EMPLOYEES	21,293	62,549	79,807



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RESIDENTIAL DEVELOPMENT



HOUSING PROFILE - 3 MILE RADIUS

OCCUPANCY	2023	2028
TOTAL HOUSING UNITS	15,802	16,250
OWNERS	10,074	10,539
RENTERS	4,830	4,802
UNITS BY VALUE	2023	2028
\$300,000 - \$399,999	3,301	3,607
\$400,000 - \$499,999	1,221	1,334
\$500,000+	1,271	1,522



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IN THE AREA

DINING | HOSPITALITY



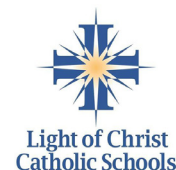
SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



NEIGHBORHOOD AERIAL - FACING SOUTH



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NEIGHBORHOOD AERIAL



- | | | |
|--|--|---|
| 1 Bismarck Motor Company | 10 Ross Dress for Less
Maurices | 17 Starion Bank |
| 2 Furniture Row | 11 Kirkland's
Star Nails | 18 Once Upon a Child
Dunn Brothers Coffee |
| 3 Tractor Supply | 12 Dollor Tree
Pizza Ranch
X-Golf | 19 Wingate by Wyndham |
| 4 Ale Works | 13 Dick's Sporting Goods | 20 Sažon |
| 5 Tires Plus | 14 Michael's
Ulta Beauty | 21 Charras & Tequila |
| 6 Skyzone | 15 Walmart | 22 Buffalo Wings & Rings |
| 7 COSTCO | 16 America's Mattress
Gamestop | |
| 8 T-Mobile
Aspen Dental | | |
| 9 Mattress Firm
Sleep Number
AT&T
Verizon
Pancheros | | |