



# FOR SALE

## NW BISMARCK DEVELOPMENT LOT

1133 WEST DIVIDE AVENUE | BISMARCK, ND



## PRICE REDUCED

**LOT SIZE:** 29,717 SF  
15,605 SF +/- Inside Easements

**PRICE:**  
**\$12.00 PSF | \$356,604.00**

### HIGHLIGHTS:

- Zoning: CG—Commercial
- 2 Driveways Exist
- Water & Sewer Available
- Excellent Visibility on Divide Avenue
- High Traffic Counts

**STEVEN ILSE**

Business Brokerage Director  
Partner | Commercial REALTOR®

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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 only on those results.





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## PROPERTY DETAILS

PID#: 0822-001-001  
Legal: Lot 1, Block 1, Prairie Hills 6th Addition  
Lot Size: 29,717 SF  
2021 Taxes: \$2,265.66  
Specials: \$514.54 Installment; \$1,893.88 Balance  
Zoned: CG - Commercial



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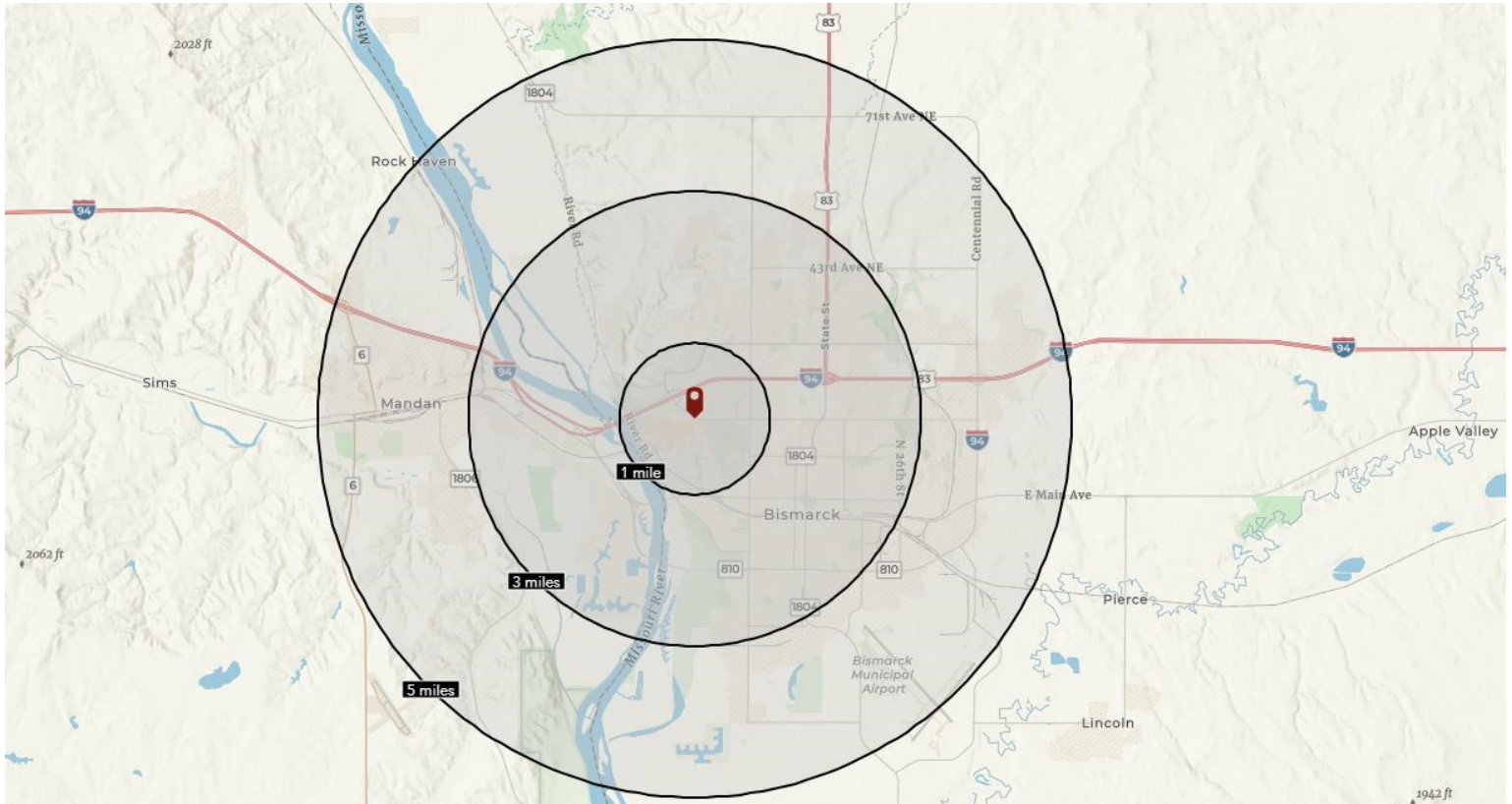


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## 1133 WEST DIVIDE AVENUE | BISMARCK, ND



### 1 MILE

### 3 MILE

### 5 MILE

2021 POPULATION	8,367	61,897	100,256
2026 POPULATION	8,704	65,329	106,998
2021 HOUSEHOLDS	3,789	28,222	43,694
2026 HOUSEHOLDS	3,977	29,971	46,903
2021 AVG HH INCOME	\$93,195	\$86,969	\$87,474
2026 AVG HH INCOME	\$102,750	\$95,414	\$96,056
2021 AVG HOME VALUE	\$289,371	\$299,958	\$303,087
2026 AVG HOME VALUE	\$320,040	\$331,417	\$337,197
2021 MEDIAN AGE	38.0	40.0	39.3
BUSINESSES	368	3,514	5,056
EMPLOYEES	5,442	55,124	74,752

Source: ESRI. Based on 1133 W Divide Avenue, Bismarck, ND.

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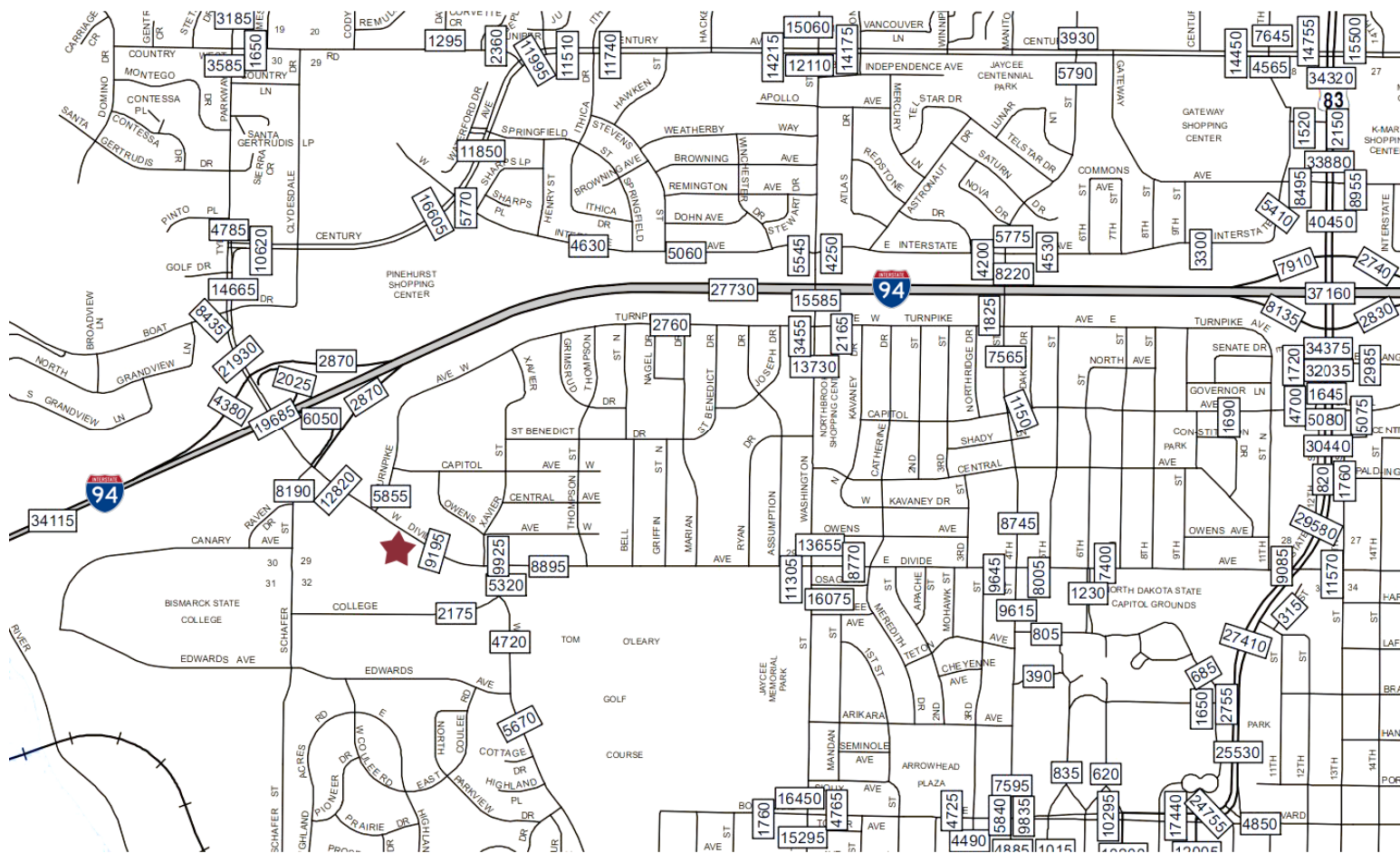




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### TRAFFIC COUNTS



**Build your own facility in this high-traffic area of NW Bismarck!**

### LOCATED NEAR

Interstate 94	Bismarck State College	Dan's Supermarket	Gateway to Science	Goebel Pediatric Dentistry
Turnpike Avenue	City Brew Coffee	Proximal 50	Race Day Oil Change	Warford Orthodontics
College Drive	Century 21 Morrison	Focus Chiropractic	Cenex	Hollevoet Orthodontics
Schafer Street	City Bew Coffee	ICBND	Hampton Inn	Brend Dental
Tyler Parkway	Pinehurst Square	ND Safety Council	Home 2 Suites by Hilton	Aesthetic Dental Center

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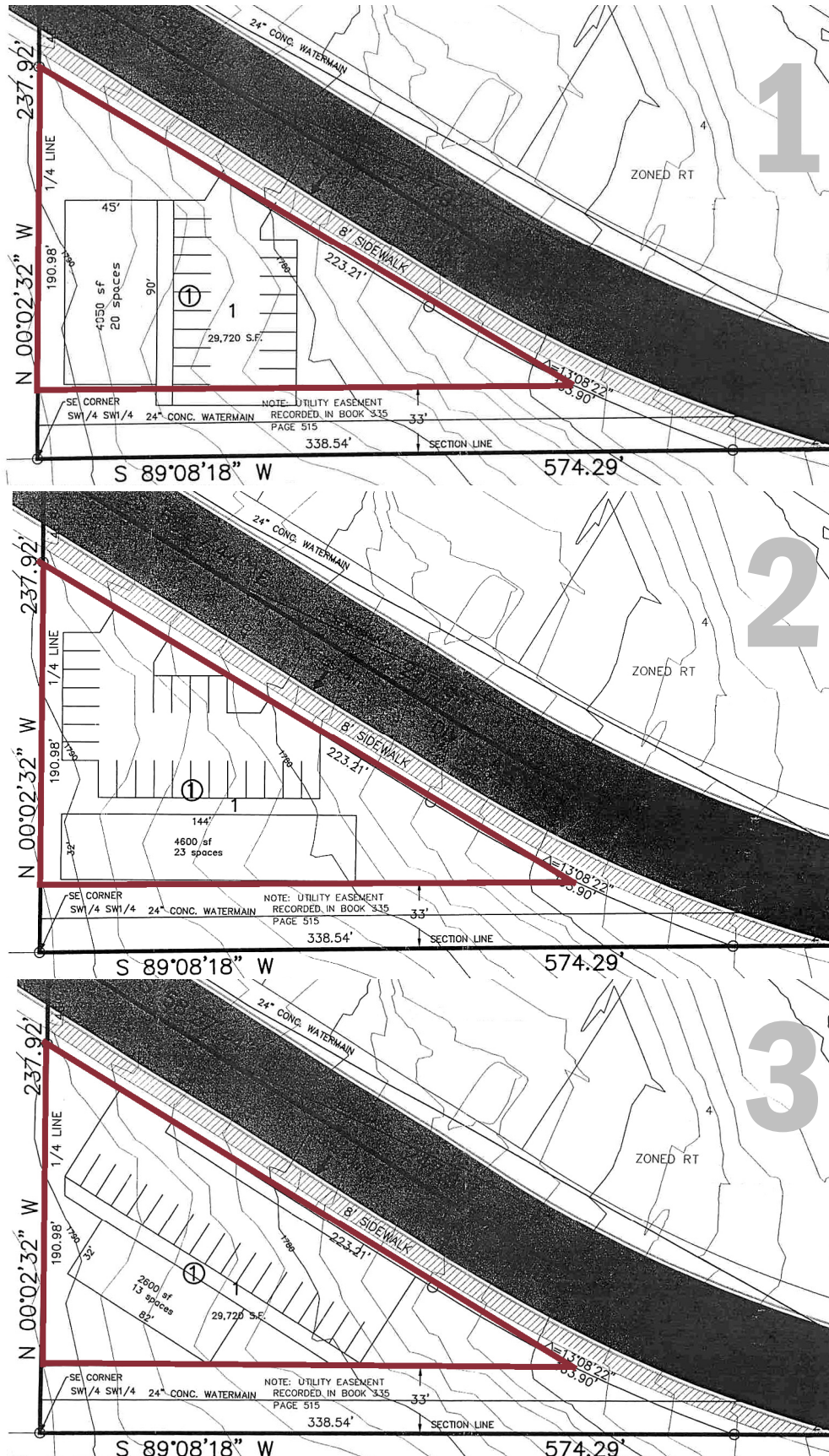
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## PRELIMINARY SITE PLANS



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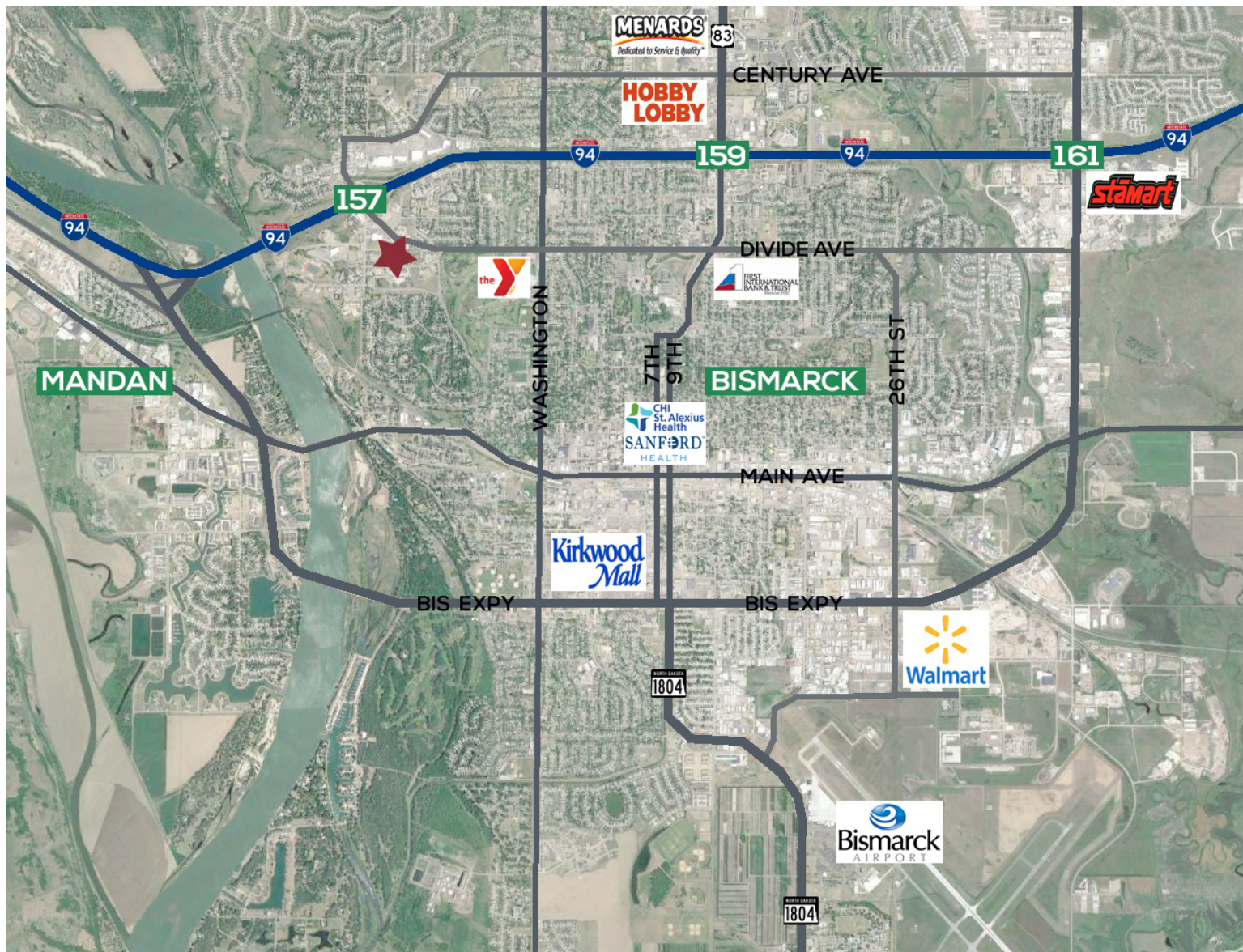




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## LOCATION MAP



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