



FOR SALE

5.09 ACRES ALONG WASHINGTON STREET

201 MEDORA AVENUE | BISMARCK, ND



LOT SIZE:
221,513 SF | 5.09 ACRES

PRICE:
\$8.00 PSF

HIGHLIGHTS:

- Located near Horizon Middle School, Liberty Elementary School & Saint Mary's Central High School
- Excellent Visibility in a High Traffic Area
- Easy access to / from N Washington St via Medora Avenue
- Zoning: RT—Office - Multi-Family

JESSICA KNUTSON
CCIM | Partner | Commercial REALTOR®

701.223.2450
jessica@aspengrouprealestate.com



424 South 3rd Street, Suite 2
Bismarck, ND 58504
701.223.2450
www.aspengrouprealestate.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 only on those results.

| PROPERTY DETAILS

PID: 1515-002-001
Legal: Lot 1, Block 2, Good Shepherd North Addition
2021 Taxes: \$5,007.83
Specials: \$13,895.42 Installment; \$50,234.18 Balance
Zoned: RT Office—Multi-Family

LOCATED NEAR

Horizon Market
Horizon Middle School
Liberty Elementary School
Boulder Ridge Development
Eagle Crest Development

SUGGESTED USES

Multi-Family Dwelling
Group Dwelling
Education Group
Public Recreation Group
Office Bank Group
Row Houses
Group Day Care
Church
Housing for Elderly
Assisted Living
Nursing Home

JESSICA KNUTSON

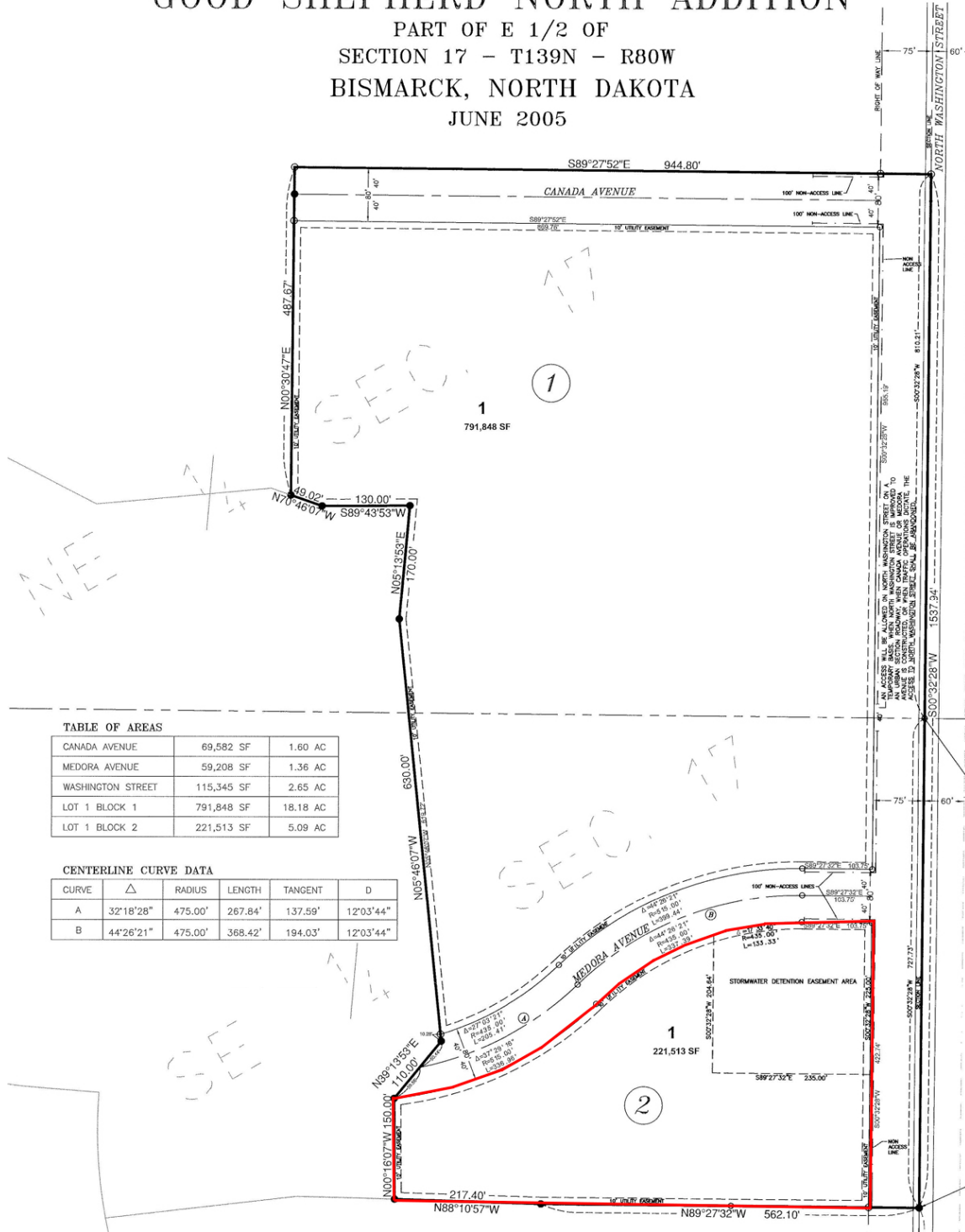
CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

PLAT MAP

GOOD SHEPHERD NORTH ADDITION PART OF E 1/2 OF SECTION 17 - T139N - R80W BISMARCK, NORTH DAKOTA JUNE 2005



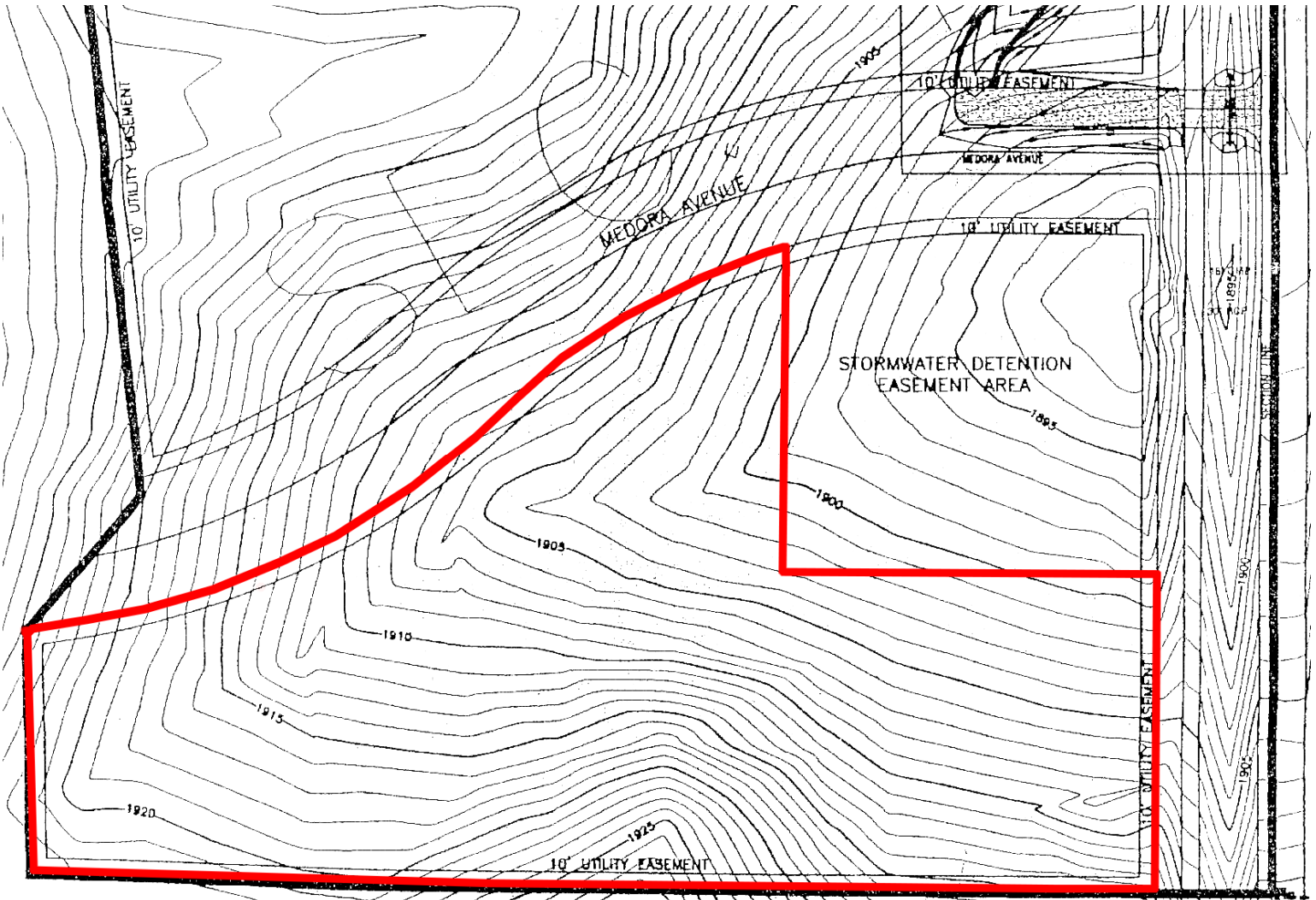
JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

USEABLE LAND—3.9 ACRES



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

DEMOGRAPHIC & INCOME PROFILE

	3 MILE	5 MILE	10 MILE
2021 POPULATION	38,003	84,377	120,008
2026 POPULATION	41,304	90,053	128,645
2021 HOUSEHOLDS	16,630	36,953	50,750
2026 HOUSEHOLDS	18,118	39,647	54,713
2021 AVG HH INCOME	\$96,589	\$86,697	\$90,978
2026 AVG HH INCOME	\$106,610	\$95,202	\$99,913
2021 AVG HOME VALUE	\$339,349	\$309,732	\$322,234
2026 AVG HOME VALUE	\$368,974	\$342,718	\$356,666
2021 MEDIAN AGE	39.8	39.0	38.9
BUSINESSES	1,646	4,461	5,465
EMPLOYEES	25,169	67,534	79,142

Source: ESRI. Based on 201 Medora Avenue, Bismarck, ND.

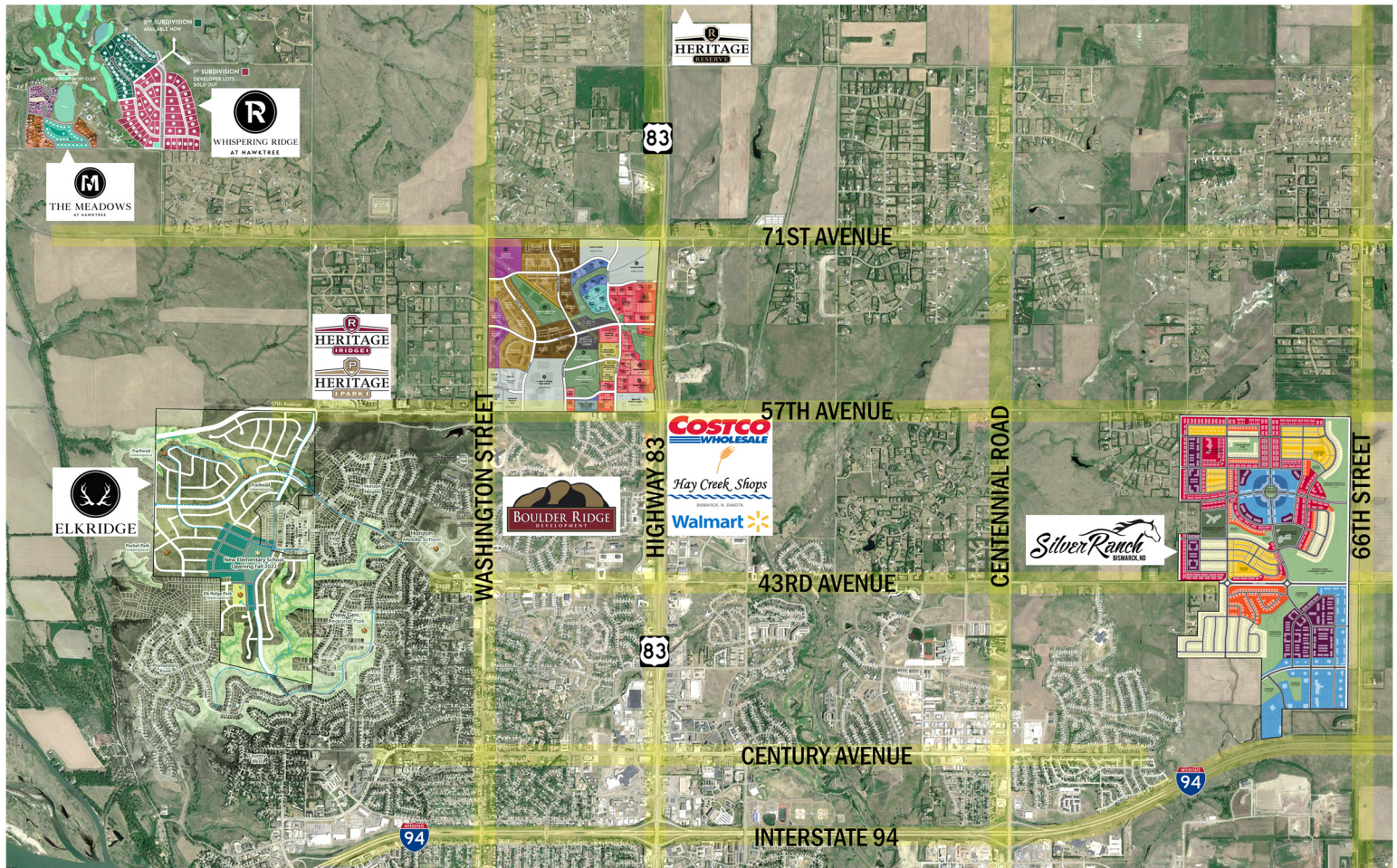
JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

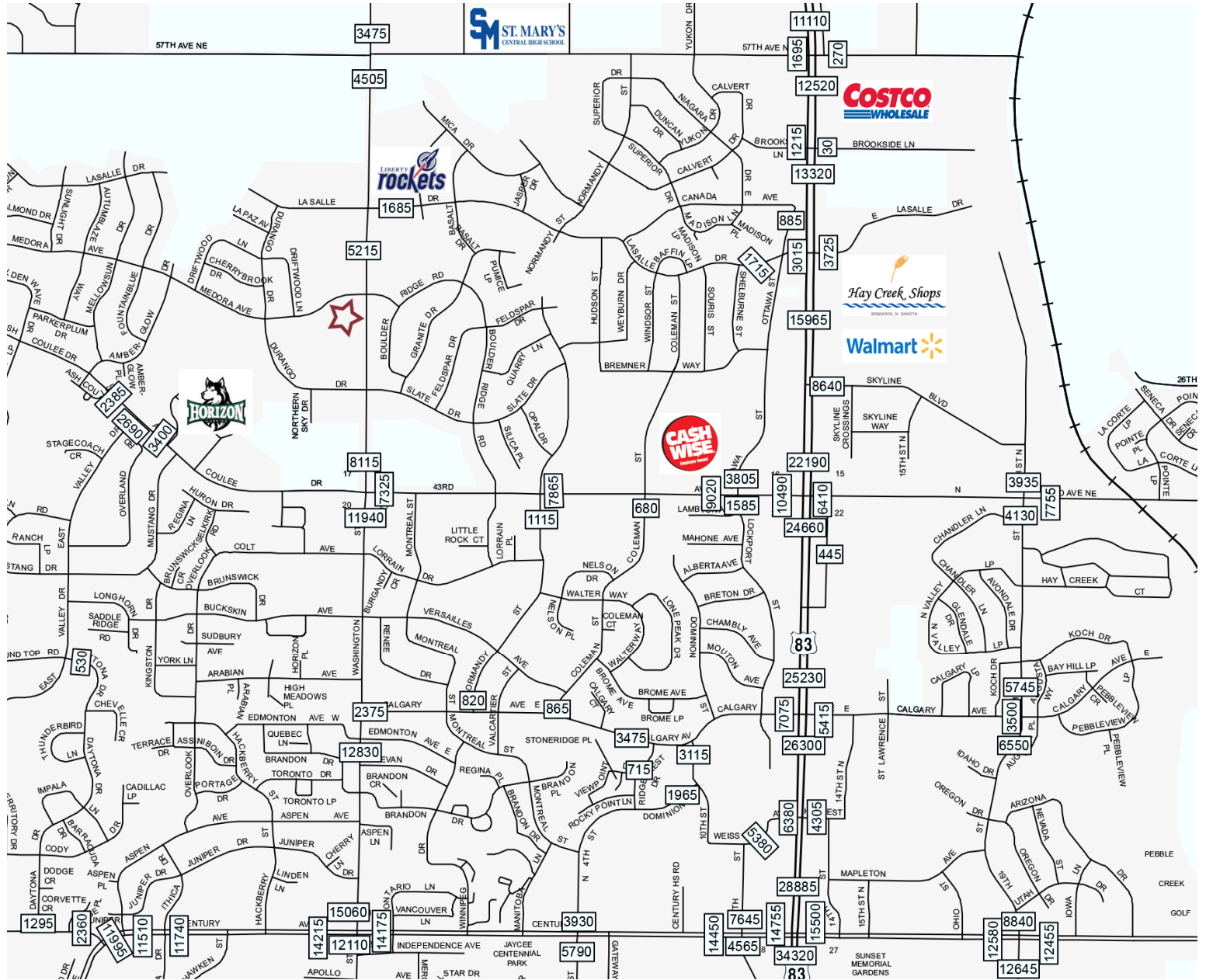
RESIDENTIAL DEVELOPMENT



HOUSING PROFILE—3 MILE RADIUS

OCCUPANCY	2021	2026
TOTAL HOUSING UNITS	17,438	18,987
OWNER	10,065	11,331
RENTER	6,565	6,787
UNITS BY VALUE	2021	2026
\$300,000—\$399,999	2,927	3,754
\$400,000—\$499,000	1,213	1,773
\$500,000—\$749,000	803	973

TRAFFIC COUNTS—2019



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

IN THE AREA DINING | HOSPITALITY



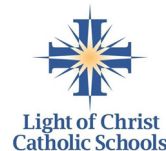
SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



NEIGHBORHOOD AERIAL—FACING EAST



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

NEIGHBORHOOD AERIAL—FACING SOUTH



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

| BISMARCK, ND

