



LOT SIZE:

51,440 SF | 1.18 Acres

PRICE:

\$26.00 PSF



Jessica Knutson

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HIGHLIGHTS:

- Excellent Visibility!
- High Traffic Counts
- Ideal for Office, Restaurant or Retail Use
- Lot Developed with paved access and utilities stubbed
- Located near numerous restaurants, major retailers, financial institutions and hotels

424 S 3rd Street, Suite 2 | Bismarck, ND | 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 on those results.

PROPERTY DETAILS

PID#: 1453-001-125

LEGAL DESCRIPTION: MEADOWLARK COMMERCIAL 4TH Block: 1 LOT B OF LOT 3

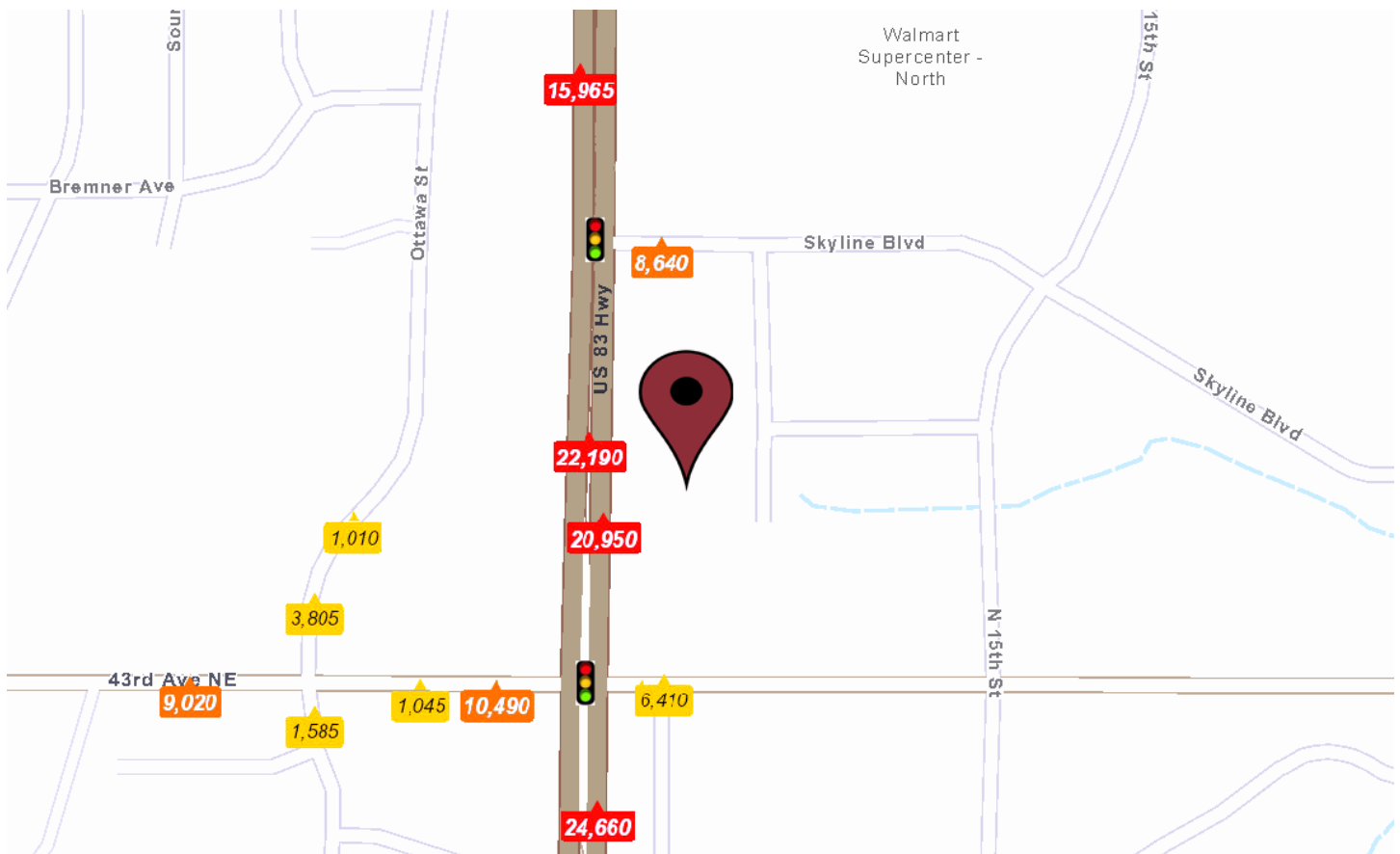
LOT SIZE: 51,440 SF | 1.18 Acres

ZONING: CG - Commercial

2023 TAXES: \$6,317.18

SPECIAL ASSESSMENTS: \$218.63 Installment; \$1,025.94 Remaining

TRAFFIC COUNTS



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DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
2023 POPULATION	8,591	81,441	125,808
2028 POPULATION	8,823	84,460	130,214
2023 HOUSEHOLDS	3,661	34,691	51,630
2028 HOUSEHOLDS	3,756	35,971	53,515
2023 OWNER-OCCUPIED UNITS	2,257	22,736	35,752
2028 OWNER-OCCUPIED UNITS	2,357	23,924	37,533
2023 RENTER OCCUPIED UNITS	1,404	11,955	15,878
2028 RENTER OCCUPIED UNITS	1,399	12,047	15,982
2023 AVG HOUSEHOLD INCOME	\$73,904	\$67,474	\$72,031
2028 AVG HOUSEHOLD INCOME	\$81,379	\$76,378	\$80,292
2023 AVG HOME VALUE	\$331,118	\$288,387	\$285,659
2028 AVG HOME VALUE	\$341,404	\$299,645	\$297,913
2023 MEDIAN AGE	39.6	39.8	39.2
BUSINESSES	376	4,560	5,569
EMPLOYEES	6,990	69,463	80,037

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IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



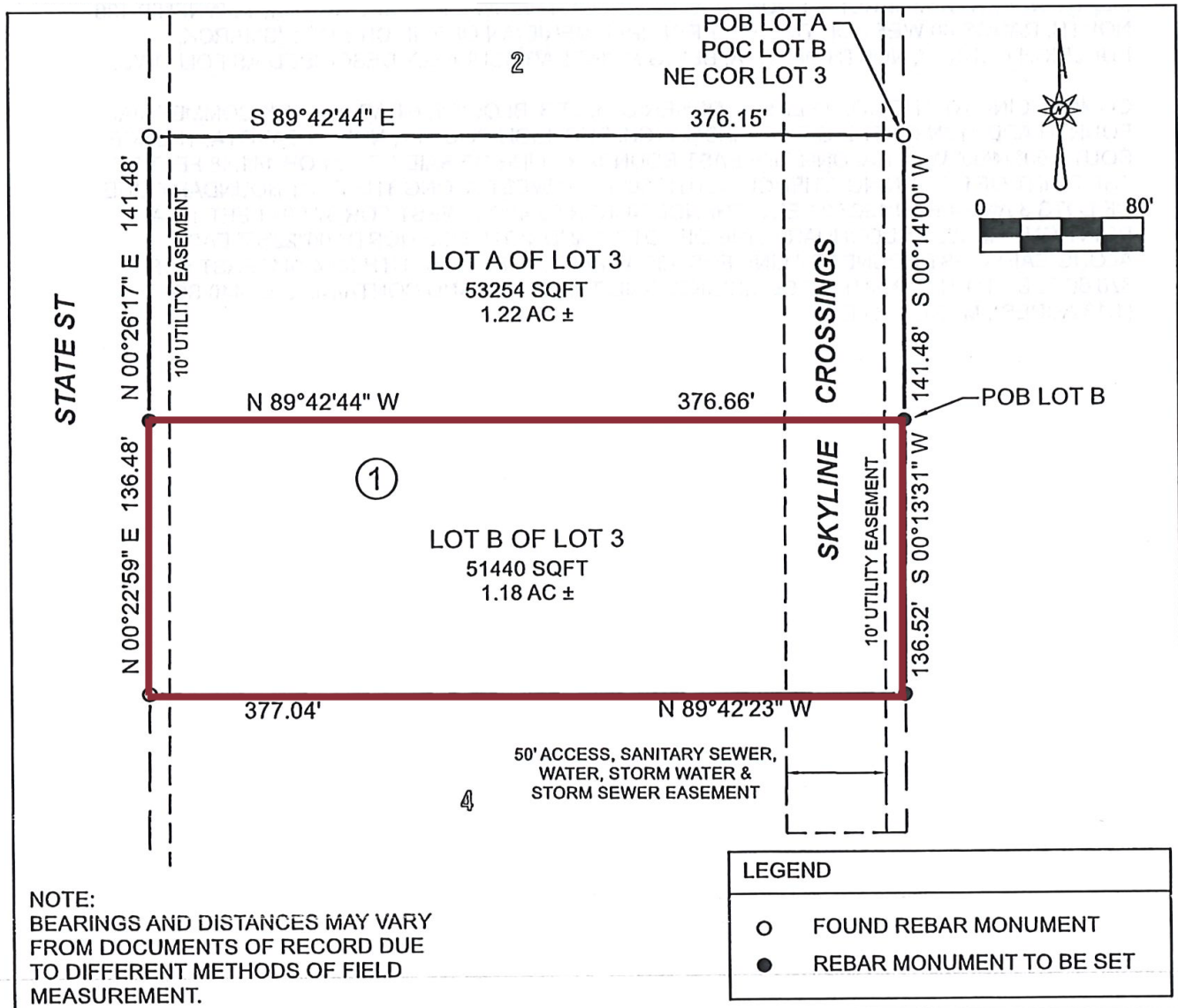
COMMUNITY | RECREATION



PLAT MAP

PLAT OF IRREGULAR DESCRIPTION

LOTS A & B OF LOT 3 & N 64' OF LOT 4 SW1/4
BLOCK 1, MEADOWLARK COMM. 4TH ADD. SECTION 15 TOWNSHIP 139 NORTH RANGE 80 WEST



Traverse PC LOTS A & B OF LOT 3 & N 64' OF LOT 4 SW1/4 SECTION 15 TOWNSHIP 139 NORTH RANGE 80 WEST
BLOCK 1, MEADOWLARK COMM. 4TH ADD. SECTION 15 TOWNSHIP 139 NORTH RANGE 80 WEST
LOT NUMBER COMMERCIAL 4TH ADDITION OF SW1/4 SECTION 15 TOWNSHIP 139 NORTH RANGE 80 WEST

NEIGHBORHOOD AERIAL - FACING SOUTH



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