



LOT SIZE:

31.29 +/- ACRES

PRICE:

\$3.50 PSF



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HIGHLIGHTS:

- Zoning: CG - Commercial
- Access to water on north side of property
- Just off Lincoln's west roundabout
- Excellent location on the corner of Lincoln Rd & 52nd St
- Near Dollar General, Cenex, South 40 Events, just minutes from South Bismarck

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PROPERTY DETAILS

CURRENT ADDRESS: 5151 Lincoln Road, Lincoln ND

PID#: 38-138-80-00-24-201

LEGAL DESCRIPTION: LINCOLN TOWNSHIP Section 24 PRT NE1/4 BEG @ NE COR S2145.92', N 39DEG 2785.51' TO N LINE OF SEC, E 1794.05' TO POB 514146 514148 626485 633149 24-138-80

Minus 12.9 +/- acres including buildings and homestead

ACREAGE AVAILABLE: 31.29 +/- Acres

2023 TAXES: \$1,468.25

SPECIAL ASSESSMENTS: None at this time

LOCATED NEAR:

Dollar General | Cenex | South 40 Events | South 40 Apartments | Bismarck Airport



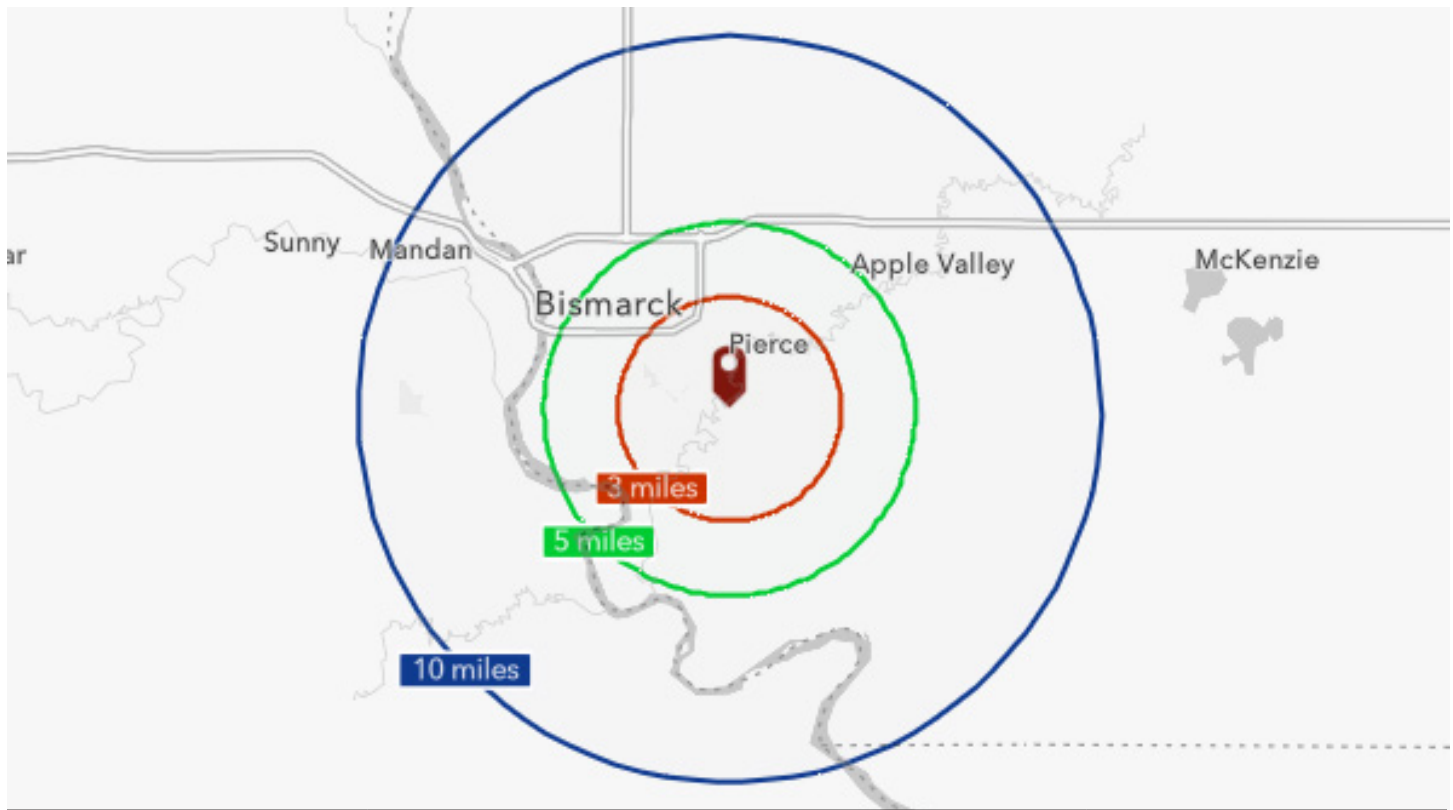
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LOCATION MAP



AREA DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
2023 POPULATION	8,898	49,673	114,586
2028 POPULATION	9,151	51,280	118,525
2023 HOUSEHOLDS	2,755	20,268	47,265
2028 HOUSEHOLDS	2,835	20,920	48,947
2023 AVG HOUSEHOLD INCOME	\$100,758	\$64,107	\$70,845
2023 MEDIAN AGE	33.1	37.9	39.0
BUSINESSES	485	2,799	5,322
EMPLOYEES	6,112	40,966	76,303

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BISMARCK-MANDAN ND MSA ECONOMY-AT-A-GLANCE January 2024

WORKFORCE (Source: Job Service North Dakota)

	NOV - 2023	NOV - 2022	OCT - 2023	OCT - 2022
Bismarck-Mandan MSA Labor Force	69,358	70,282	69,668	70,524
MSA Unemployment Rate	1.5%	1.7%	1.4%	1.4%

CITY SALES TAX COLLECTIONS (Source: Office of ND State Treasurer)

	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
Bismarck	\$3,711,802	\$2,517,051	\$28,299,399	\$27,086,814
Mandan	\$694,742	\$461,394	\$5,523,336	\$5,082,316

NOTE: 1) The figures above represent sales tax REPORTED for the month indicated. The actual sales tax collection occurred in previous months.
2) Sales tax returns are due at the end of each month which causes large monthly swings especially when months end of weekends. Using year-to-date collections helps mitigate these swings and DEC present a more accurate view of any real change that is occurring than would any given months collection comparison.

TAXABLE SALES & PURCHASES (Source: Office of ND State Tax Commissioner)

	Q3 - 2023	Q3 - 2022	Q3 - 2021	Q3 - 2020
Bismarck	\$468,318,661	\$468,359,530	\$418,913,283	\$395,899,994
Burleigh County	\$472,962,329	\$472,754,073	\$422,459,210	\$399,272,854
Mandan	\$92,462,445	\$87,069,256	\$75,084,847	\$73,948,335
Morton County	\$98,607,547	\$92,981,002	\$80,194,407	\$78,249,429
Burleigh - Morton Total	\$571,569,876	\$565,735,075	\$502,653,617	\$477,522,283

REAL ESTATE (Source: Bismarck-Mandan Board of Realtors) NOTE: This does not represent any "for sale by owner" transactions.

	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
# of Single Family Units Sold	76	88	876	1,078
# of all Residential Units Sold	107	116	1,194	1,473
Average Sale Price - Single Family	\$381,721	\$355,376	\$386,859	\$362,897
Average Sale Price - All Residential	\$353,403	\$337,015	\$356,946	\$336,448

NEW CONSTRUCTION PERMITS (Source: City of Bismarck, City of Mandan, Burleigh County, Morton County)

	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
# of Single Family Permits Issued	8	3	198	317
Single Family Permits Valuation	\$2,735,519	\$359,802	\$73,127,446	\$103,631,593
# of New Commercial Permits Issued	9	9	113	149
New Commercial Permits Valuation	\$16,731,873	\$4,532,614	\$136,761,512	\$230,081,264

TRANSPORTATION (Source: Bismarck Airport)

	NOV - 2023	NOV - 2022	YTD NOV - 2023	YTD NOV - 2022
Passenger Boardings (Enplanes & Deplanes)	41,886	35,836	471,527	427,201

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LINCOLN, NORTH DAKOTA

- The City of Lincoln is a prosperous community located in southwestern Burleigh County and is a southeast suburb of Bismarck, ND. It is considered to be a safe place to live and raise a family, but is under served by commercial businesses and industries.
- Lincoln was ranked as the #1 Safest City in North Dakota in a Safewise 2019 report.
- Lincoln is a core city in the Bismarck-Mandan Metropolitan Statistical Area (MSA).
- Lincoln is a community comprised of growing families and continues to exhibit similar characteristics with over half the population below the age of 35 years of age. A somewhat new aspect is the increase in adults 55 and older that have settled into making Lincoln their home.
- The city's Comprehensive Plan shows that education, health care and social service constitute the largest employment industry sector in recent years.
- The Bismarck Airport is located approximately 2 miles NW of Lincoln. The regional airport offers non-stop commercial passenger flights to Minneapolis, Denver, Chicago and Dallas as well as weekly flights to Las Vegas, Orlando and Phoenix.
- Lincoln is in close proximity (4.5 miles) with easy access to Interstate 94.
- Regional Medical centers, CHI St. Alexius Health and Sanford Health, offer full service medical care and emergency services. Both are located approximately 7 miles from Lincoln in Downtown Bismarck.
- Lincoln is home to one elementary school and it is part of the Bismarck Public School system.



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