



## SPACE AVAILABLE:

1,411,344 SF | 32.4 Acres

## PRICE:

CALL FOR PRICE



## Jessica Knutson

CCIM | Partner  
Commercial Realtor®

**701.223.2450**

[jessica@aspengrouprealestate.com](mailto:jessica@aspengrouprealestate.com)

## HIGHLIGHTS:

- Willing to Subdivide
- Current Zoning: A
- Access to Hwy 83 via Yukon Drive & 57th Avenue NE
- Excellent Visibility from Highway 83 N
- Located North of Bismarck Motor Company, near Costco, Furniture Row, Tractor Supply, Hay Creek Shops, & more!

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALESTATE.COM](http://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#:** 0160-009-200

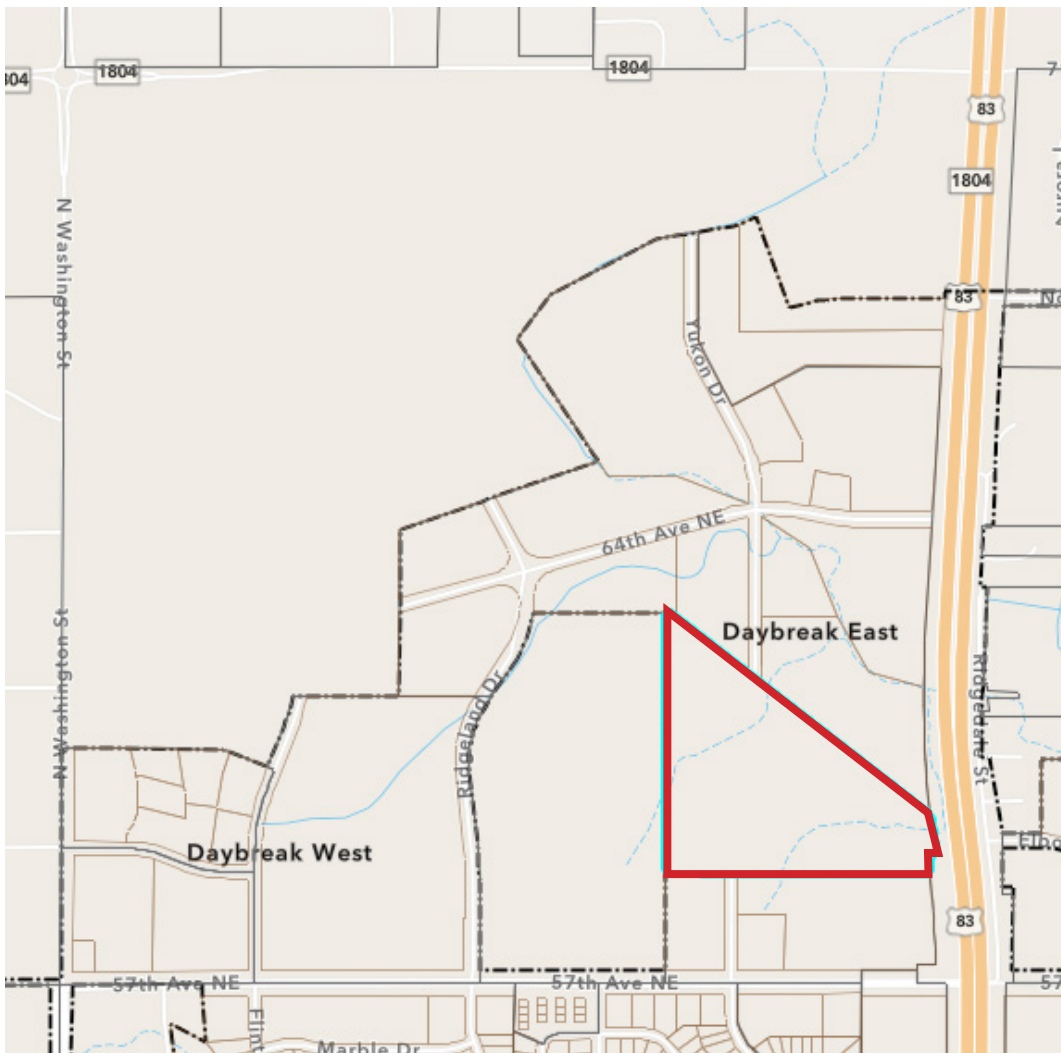
**Legal Description:** CITY LANDS 139-80 Block: 9 AUDITOR'S LOT B OF SE 1

**Zoning:** A-Agricultural

**Lot Size:** 1,411,344

**2023 Taxes:** \$13,481.67

**Special Assessments:** \$13,286.62 Installment; \$79,035.32 Remaining



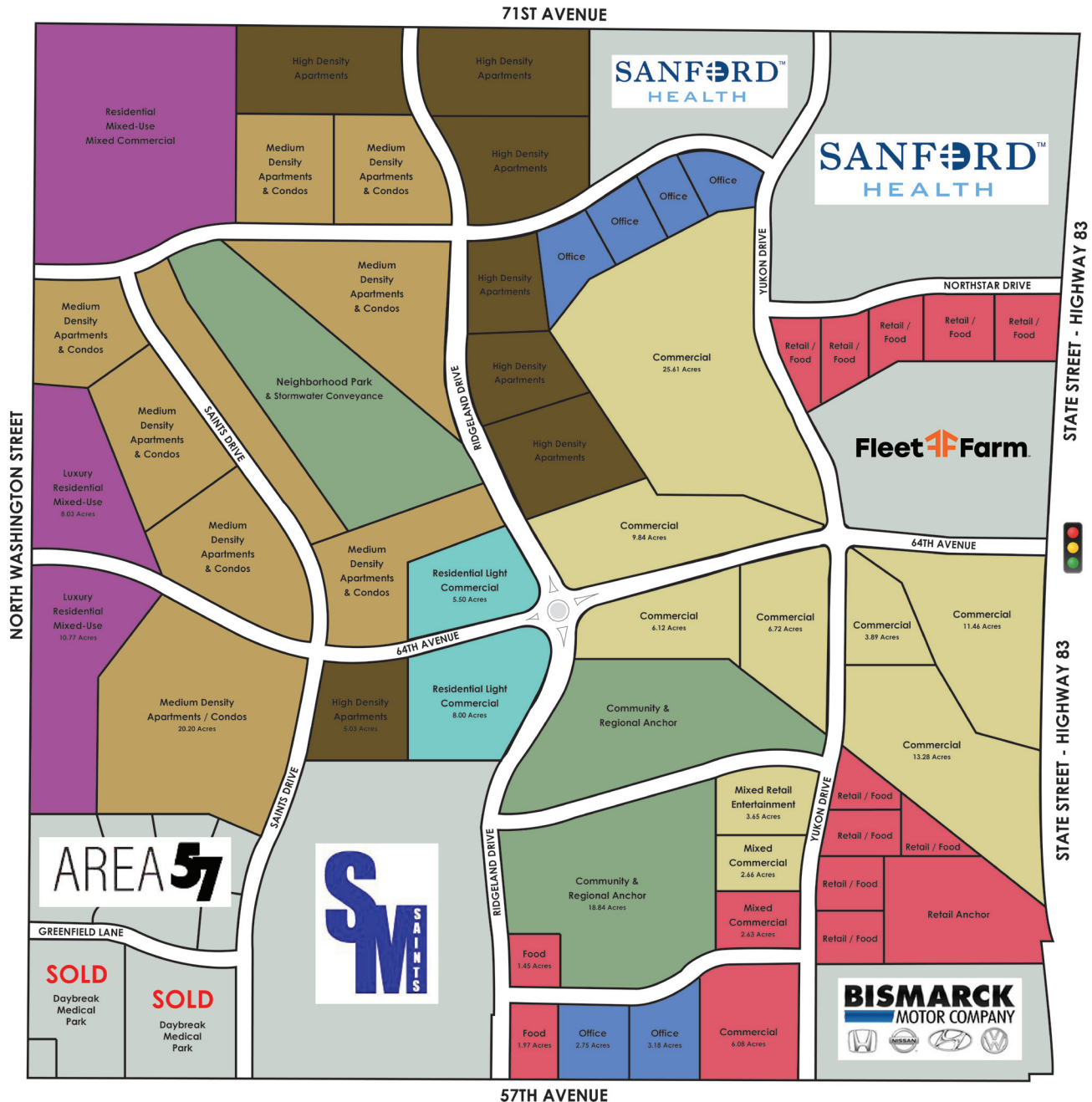
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# PRELIMINARY MASTERPLAN



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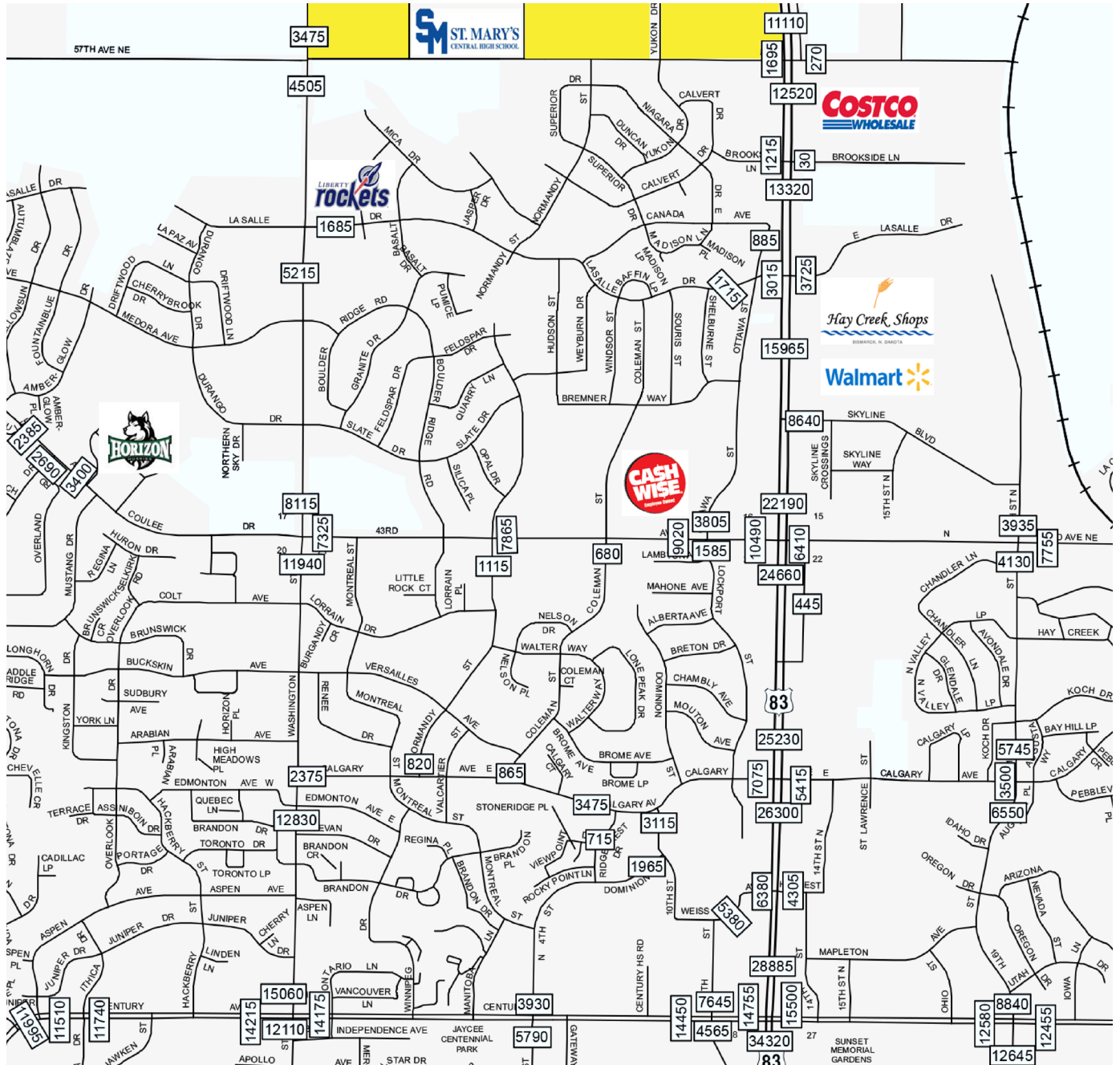
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# TRAFFIC COUNTS - 2019



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## DEMOGRAPHIC & INCOME PROFILE

	3 MILE	5 MILE	10 MILE
2023 POPULATION	26,763	67,087	123,009
2023 HOUSEHOLDS	10,819	28,241	51,119
2023 AVG HH INCOME	\$84,653	\$69,998	\$71,728
2023 AVG HOME VALUE	\$349,285	\$296,907	\$285,742
2023 MEDIAN AGE	41.0	39.8	39.4
2028 POPULATION	27,666	69,461	127,359
2028 HOUSEHOLDS	11,841	31,288	56,597
2028 AVG HH INCOME	\$95,101	\$79,062	\$80,010
2028 AVG HOME VALUE	\$358,145	\$309,129	\$298,073
BUSINESSES	951	3,356	5,544
EMPLOYEES	16,582	54,500	79,714



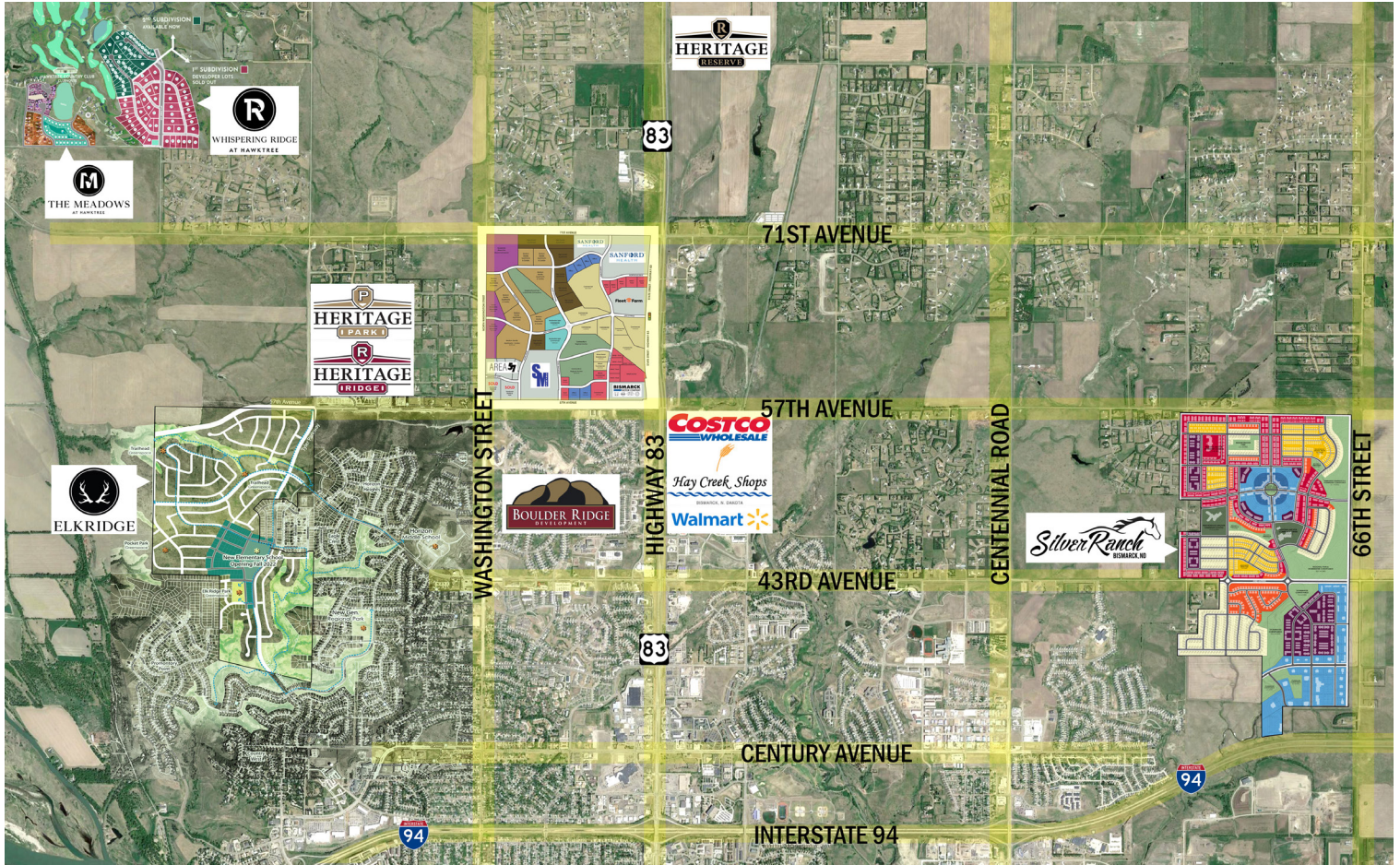
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## RESIDENTIAL DEVELOPMENT



## HOUSING PROFILE - 3 MILE RADIUS

OCCUPANCY	2023	2028
TOTAL HOUSING UNITS	10,819	11,841
OWNER	7,553	7,914
RENTER	3,266	3,247
UNITS BY VALUE	2023	2028
\$300,000 - \$399,999	2,798	3,008
\$400,000 - \$499,000	1,150	1,249
\$500,000 +	1,204	1,446

## AERIAL LOOKING NORTH



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**AERIAL LOOKING SOUTH**



**AERIAL LOOKING EAST FROM WASHINGTON, SOUTH OF 57TH AVE**





## IN THE AREA

### DINING | HOSPITALITY



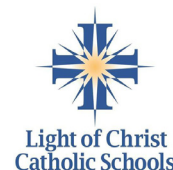
### SHOPPING | RETAIL



### OFFICE | BANKING | MEDICAL



### COMMUNITY | RECREATION



## NEIGHBORHOOD AERIAL



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