



FOR SALE

DEVELOPMENT LOT ALONG HIGHWAY 83

6300 YUKON DRIVE | BISMARCK, ND



LOT SIZE:
3,506,580 SF | 80.5 ACRES

PRICE:
CALL FOR PRICE

HIGHLIGHTS:

- Willing to Subdivide!
- Current Zoning: A
- Excellent Visibility from Hwy 83 N
- Located North of Bismarck Motor Co, near Costco, Furniture Row, Tractor Supply and major Hay Creek Shops retailers such as Dick's Sporting Goods, Bed Bath & Beyond, Michaels, Ulta Beauty, etc.

JESSICA KNUTSON
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PROPERTY DETAILS

PID#: 0160-009-100

Legal: Block 9 E 1698' of E1/2 of Section 9 less Aud Lot C1, C2, C3 & Auditor's Lot D & Less Aud Lot B & Less Daybreak Addn & Less Treetop Addn, City Lands 139-80

Lot Size: 3,506,580 SF | 80.5 ACRES

2021 Taxes: \$1,429.54

Specials: \$29,718.38 Installment; \$209,060.60 Balance



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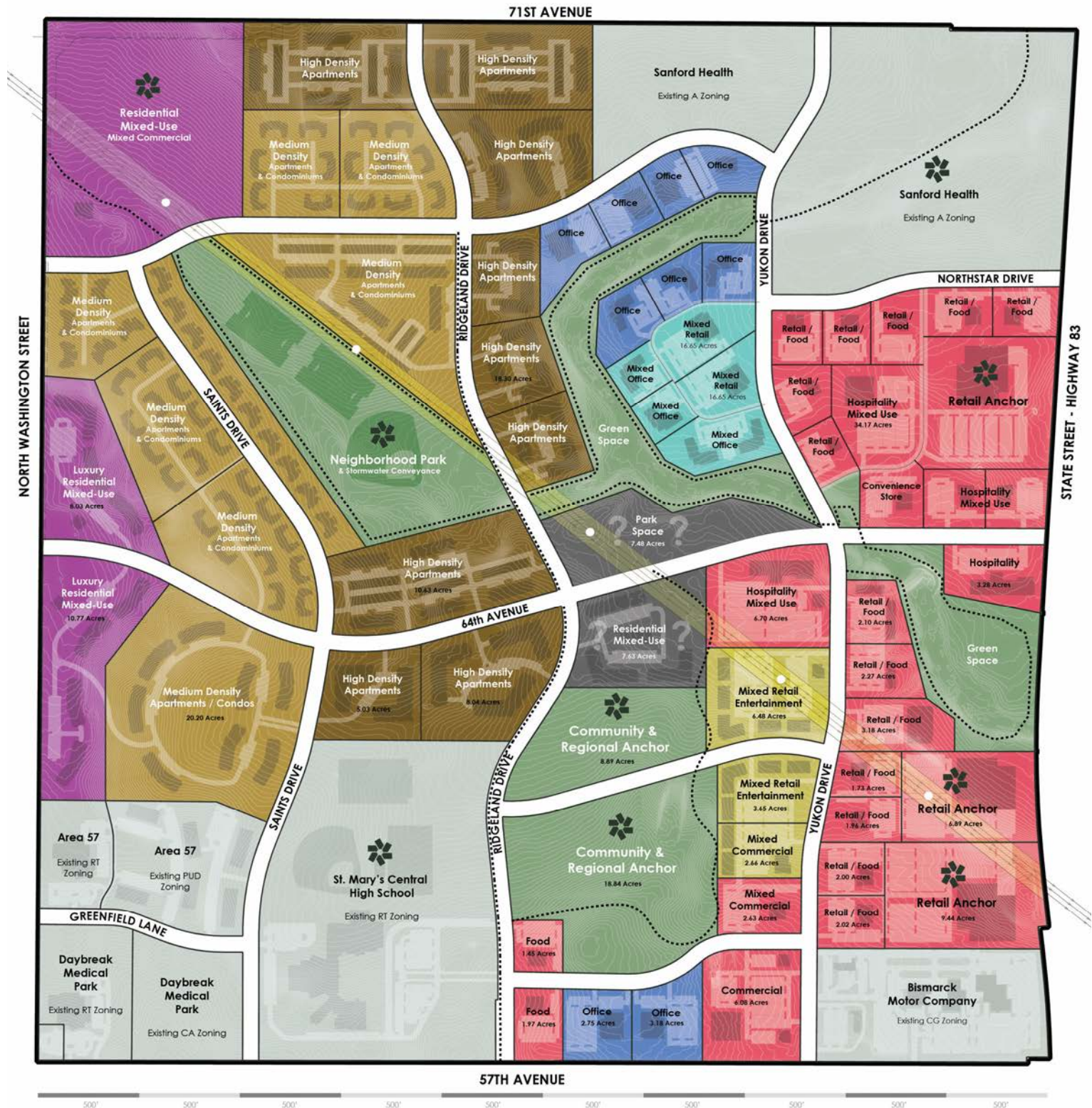
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PRELIMINARY MASTERPLAN

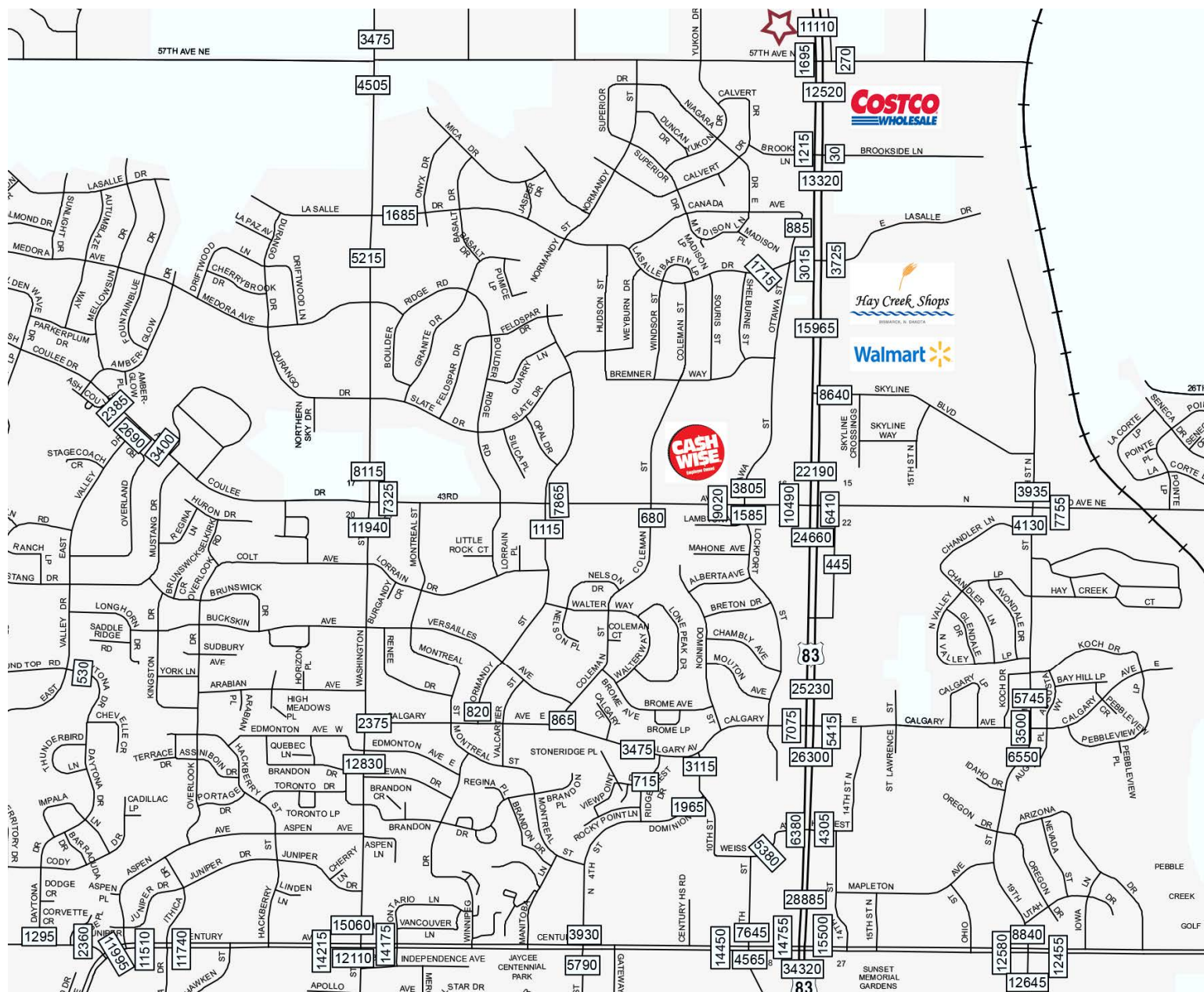




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TRAFFIC COUNTS—2019



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DEMOGRAPHIC & INCOME PROFILE

	3 MILE	5 MILE	10 MILE
2021 POPULATION	30,738	69,952	119,747
2026 POPULATION	33,744	74,788	128,370
2021 HOUSEHOLDS	13,180	30,664	50,650
2026 HOUSEHOLDS	14,491	32,942	54,606
2021 AVG HH INCOME	\$97,711	\$87,241	\$90,911
2026 AVG HH INCOME	\$107,829	\$96,019	\$99,845
2021 AVG HOME VALUE	\$357,812	\$316,325	\$321,880
2026 AVG HOME VALUE	\$387,005	\$347,555	\$356,305
2021 MEDIAN AGE	38.8	38.9	38.9
BUSINESSES	1,255	3,799	5,462
EMPLOYEES	17,655	60,182	79,130

Source: ESRI. Based on 5703 Yukon Drive, Bismarck, ND.

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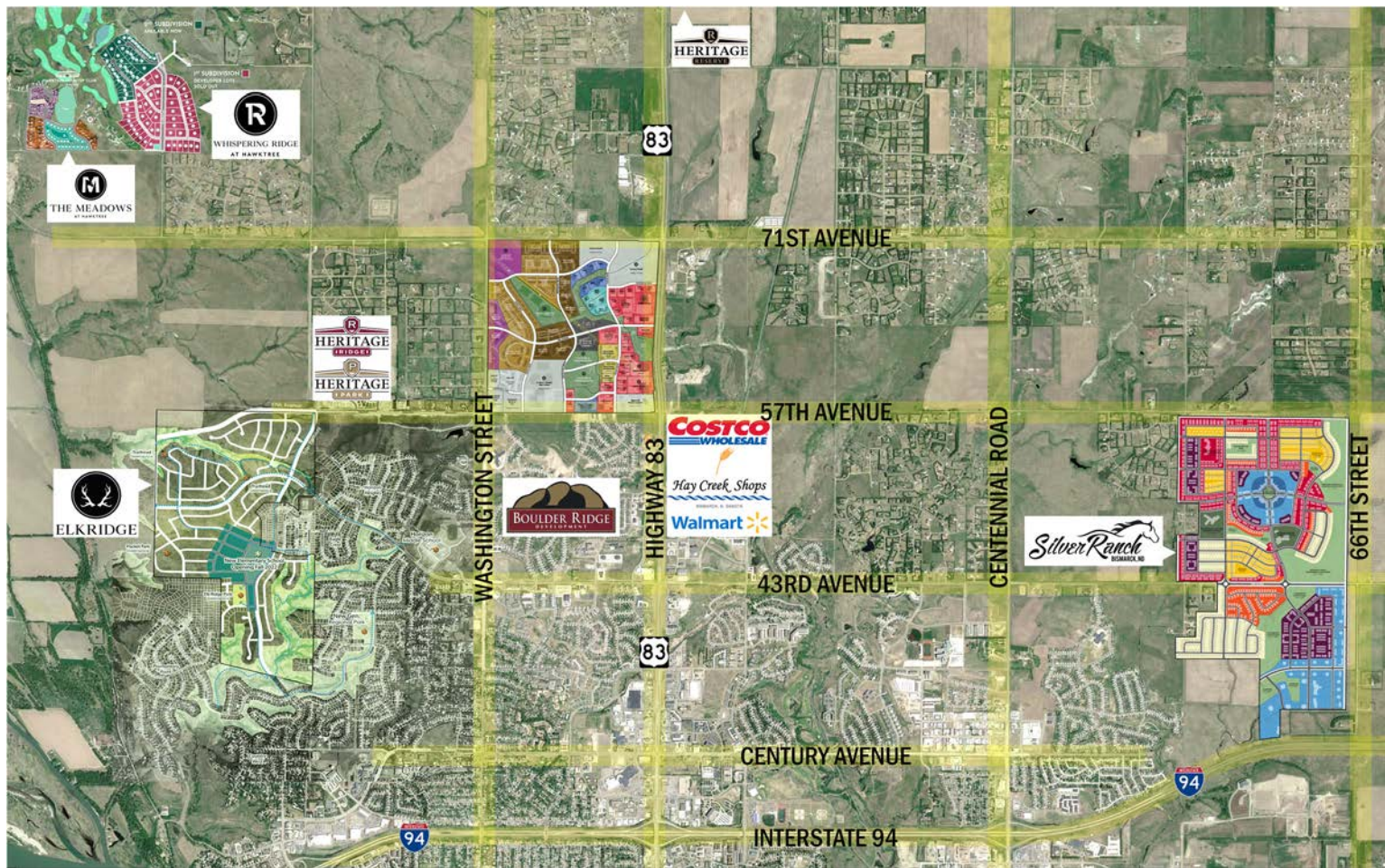
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RESIDENTIAL DEVELOPMENT



HOUSING PROFILE—3 MILE RADIUS

Source: ESRI. Based on 5703 Yukon Drive, Bismarck, ND.

OCCUPANCY	2021	2026
TOTAL HOUSING UNITS	13,777	15,142
OWNER	8,210	9,269
RENTER	4,970	5,222
UNITS BY VALUE	2021	2026
\$300,000—\$399,999	2,639	3,318
\$400,000—\$499,000	1,236	1,776
\$500,000—\$749,000	767	900

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FOR SALE

6300 YUKON DRIVE | BISMARCK, ND



AERIAL LOOKING NORTH



FOR SALE

6300 YUKON DRIVE | BISMARCK, ND



AERIAL LOOKING SOUTH



AERIAL LOOKING EAST FROM WASHINGTON, SOUTH OF 57TH AVE

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6300 YUKON DRIVE | BISMARCK, ND

| IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION





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NEIGHBORHOOD AERIAL



1 BISMARCK MOTOR CO.

2 FURNITURE ROW

3 TRACTOR SUPPLY

4 ALE WORKS

5 TIRES PLUS

6 SKYZONE

7 **COSTCO**

8 T-MOBILE
ASPEN DENTAL

9 MATTRESS FIRM

SLEEP NUMBER
AT&T
PANCHEROS

10 **ROSS DRESS FOR LESS**

MAURICES

11 KIRKLAND'S

ERBERT & GERBERT'S
STAR NAILS

12 DOLLAR TREE

PIZZA RANCH

13 **DICK'S SPORTING GOODS**

14 **BED BATH & BEYOND**

MICHAEL'S CRAFTS
ULTA BEAUTY

15 **WALMART**

16 AMERICA'S MATTRESS

17 STARION BANK

18 CHOICE BANK

19 ONCE UPON A CHILD
DUNN BROTHERS COFFEE

20 WINGATE BY WYNDHAM

21 MACKENZIE RIVER PIZZA

22 CHARRAS & TEQUILA

23 BUFFALO WINGS & RINGS



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