



FOR SALE

MOUNTRAIL COUNTY DEVELOPMENT LAND

7 EMMA LANE | ROSS, ND



LOT SIZE:
9.71 ACRES

PRICE:
\$120,000.00

HIGHLIGHTS:

- Land-Use: Industrial
- Just North of the BNSF railroad & Highway 2
- Located near Dakota Quality Grain Co-Op

STEVEN ILSE

Business Brokerage Director
Partner | Commercial REALTOR®

701.223.2450

steve@aspengrouprealestate.com

in



424 South 3rd Street, Suite 2
Bismarck, ND 58504

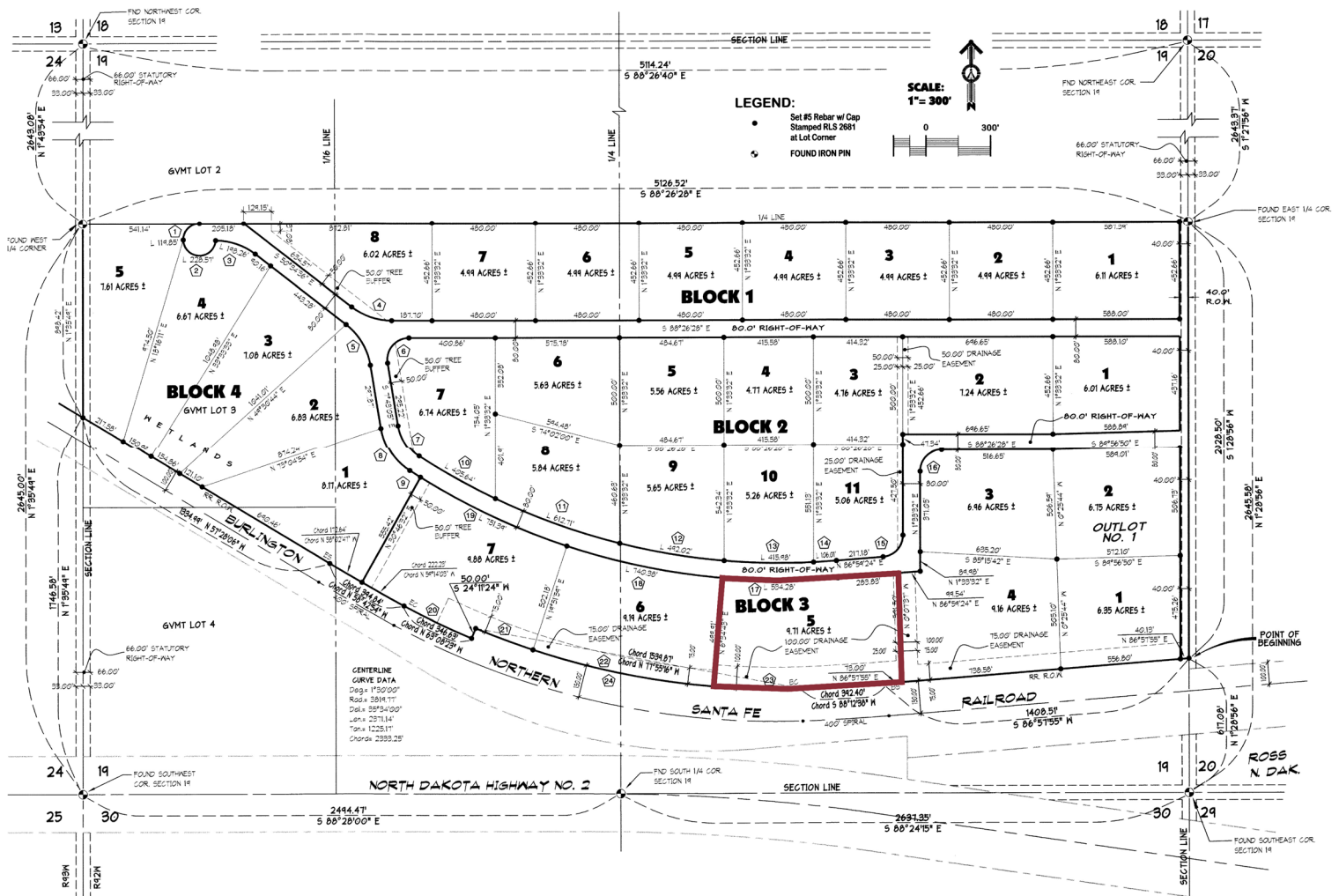
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PROPERTY DETAILS

Parcel ID: 60-0020324
 Legal: Lot 5, Block 3, Ross Subdivision
 2021 Taxes: \$841.65
 Specials: \$331.13
 Lot Size: 9.71 Acres
 Land-Use: Industrial



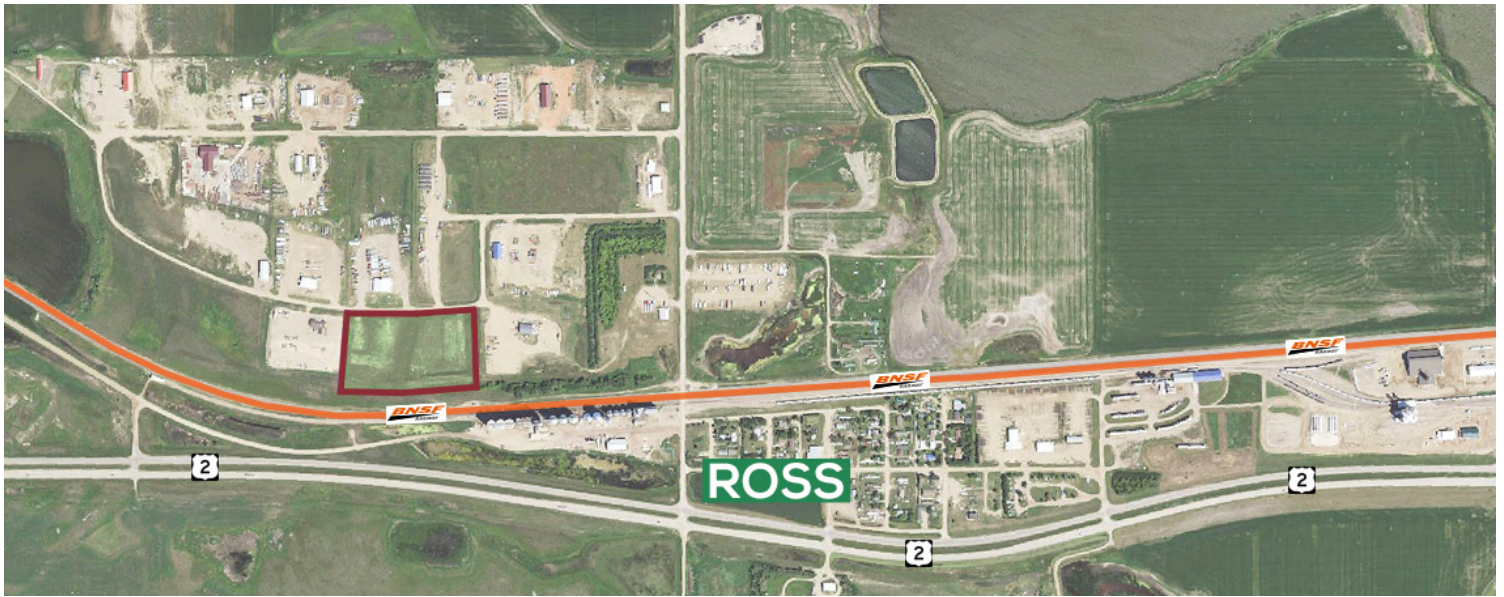
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| LAND USE / ZONING



Allowed Zoning Districts:

IL (Limited Industrial), IG (General Industrial), PS (Public & Semi-Public)

Primary Uses:

Higher-intensity industrial activities including manufacturing, processing, warehousing, storage, shipping and other uses similar in function or intensity.

Secondary Uses:

Supporting uses include office, commercial uses supporting industrial development and open space.

Characteristics and Location:

Industrial uses are generally located within close proximity of the major transportation infrastructure of Highway 2 and the BNSF rail line. These uses are heavier in traffic, noise, processes, or some other factor which requires adequate separation of use from residential areas.

Where these uses are adjacent to an arterial roadway or residential area, adequate buffering and landscaping should be employed to reduce negative impacts from these uses as well as noise and light pollution.

Site design should seek to minimize traffic, including traffic conflicts from shipping activity, through appropriate location and orientation of points of ingress/egress.

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LAND USE / ZONING

APPENDIX A: SUMMARY TABLE OF ALLOWABLE USES																	
P=PERMITTED S=PERMITTED SUBJECT TO STANDARDS C=CONDITIONAL USE PERMIT T=TEMPORARY USE PERMIT A=ACCESSORY USE BLANK CELL=PROHIBITED																	
USE CATEGORY	USE TYPE	RESIDENTIAL								COMMERCIAL			INDUSTRIAL			ADDITIONAL STANDARDS	
		RS-2	RS-4	RS-6	RM-8	RH-12	RH-16	RH-25	RMH	CN	CC	CH	IL	IG	PS		
RESIDENTIAL USES																	
Household Living	Dwelling, Mansion/Apartment				S	S	S	S									B-1
	Dwelling, Multifamily					P	P	P									B-2
	Dwelling, Single-family Attached			P	P	P	P	P									B-3
	Dwelling, Single-family Detached	P	P	P	P	P											B-4
	Senior Apartments and Condominiums				S	S	S	S									B-5
	Accessory Dwelling Unit	C	C	C													B-6
Home for Individual Residential Care		P	P	P	S	S	S	S									C
Mobile Home Park or Subdivision									S								D
Residential Facility for Groups		C	C	C	C	C	C	C									E
Travel Trailer/RV Park													C				F
Short Term Vacation Rental													C				I
Public/Institutional Uses																	
Airport/Landing Strip																C	A
Cemetery																C	B
Club or Lodge										C	C	C	C			C	C
Cultural Institution										C	P	P				C	D
Daycare Facility	General	C	C	C	C	C	C	C		C	C	C	C	C	C	C	E-1
	Group Child Care	C	C	C	C	C	C	C	C	A	A						E-2
	Family Home	P	P	P	P	P	P	P	P								E-3
Emergency Health Care Facility										P	P	P	C	C	C		F
Employment and Training Center Nonprofit											C	C	C			C	G
Government Offices										P	P	P	P	P	P		H
Hospital																C	I
Institutional Housing	Congregate Housing					S	S	S									J-1
	Retirement Community					C	C	C								C	J-2
	Group Living Assisted	C	C	C	C	C	C	C	C							C	J-3
	Group Living General					C	C	C	C	C						C	J-4
	Skilled Nursing Facility/Hospice					C	C	C			C	C				C	J-5
Maintenance and Service Facility												C				C	K
Park and Recreation Facility		C	C	C	C	C	C	C	C	C	C	C				C	L
Public Safety Facility		C	C	C	C	C	C	C		C	C	C	C	C	C	C	M
Religious Assembly		C	C	C	C	C	C	C		C	C		C	C	C		N
School, Public or Private				C	C	C	C	C		C	C					C	O
School, Business, Trade or Vocational										S	S	P	P	P			P
Utilities	Minor	S	S	S	S	S	S	S	S	S	S	S	S	S	S	S	Q
	Major	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	R
Wireless Communication Facility	Wireless Communications Antenna	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S-1
	Wireless Communications Tower	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	S-2
Commercial Use																	
Agriculture	Crop Production	C	C													C	B
Ambulance Service											C	S				A	C
Animals and Related Services	Animals Boarding	C									S	S	C				D-2
	Animal Grooming									S	S	S					D-3
	Animal Husbandry															C	D-4
	Animal Retail Sales									S	S	S					D-5
	Livestock Farming Equine/Bovine	S														C	D-6
	Stable or Riding Academy	C															D-7
Animals and Related Services	Veterinary Clinic / Hospital									C	A	A					D-8
	Household Pets	A	A	A	A	A	A	A	A							A	D-9

LAND USE / ZONING

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		RS-2	RS-4	RS-6	RM-8	RH-12	RH-16	RH-25	RMH	CN	CC	CH	IL	IG	PS		
Animals and Related Services	Non-Domesticated Companion Animals	A														D-10	
Arts and Crafts	Artist Studio									P	P	P	P	P	P	E	
Bail-Bond Broker													P			F	
Banquet Facility											P	P				G	
Brew Pub/Micro Brewery											C	C	S			H	
Brewery													C	P		I	
Building Materials and Service											C	C	S	S		J	
Catering Service										C	P	P	P			K	
Commercial Recreation and Entertainment	General										S	S	C	C	C	L-1	
	Limited									C	P	P			C	L-2	
	Teenage Dancehall										C	C				L-3	
	Teenage Nightclub										C	C				L-4	
Convention											A	A			A	M	
Daily Labor Service											C	C	C			N	
Eating and Drinking Establishment	Restaurant									P	P	P	P		P	O-1	
	Restaurant with Bar									C	S	S			S	O-2	
	Tavern										C	C				O-3	
	With Drive Thru Service										C	C				O-4	
	Wine/Lounge											C	C			O-5	
Financial Service	General									P	P	P	P			P-1	
	With Drive Thru Service									C	C	C				P-2	
	Check Cashing, Deferred Deposit Service and/or Vehicle Title Loan									C	C	C	S			P-3	
Food and Beverage Sales	General									P	P	P				Q-1	
	Liquor Store										C	C				Q-2	
Funeral and Internment Services											C	C	P	P		R	
Golf Course or Driving Range															C	S	
Hookah Lounge											C	C	C			T	
Horticulture	General													C		U-1	
	Limited	S	S							C	S		S	S		U-2	
Laboratory										P	P	P	P	P	A	V	
Maintenance and Repair Services										C	P	P	P	P		W	
Mini-Storage Facility										C	P	P	P	P		X	
Office	Business and Professional									P	P	P	S	S		V-1	
	Medical									P	P	P				Y-2	
Pawnshop	General										C	C	S	S		AA-1	
	With Vehicles												S	S		AA-2	
Personal Improvement Service										P	P	P	C	C	S	BB	
Personal Services	General				A	A	A	A		P	P	P	P	C	C	CC-1	
	Dry-Cleaning									C	S	S				CC-2	
	Massage									A	C	C				CC-3	
	Reflexology									S	S	S				CC-4	
	Tattoo and Body Alteration											C	C			CC-5	
Plant Nursery											C	P	P	P		DD	
Recreational Vehicle Resort												C				EE	
Retail Sales and Service	General									P						FF-1	
	Auction Facility											S	S	S		FF-2	
	Convenience Market									S	S	S	S	S		FF-3	

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Retail Sales and Service	Pharmacy									P	P	P	S			FF-4	
	Pharmacy with Drive-Through Service									C	C	C				FF-5	
	Printing Service									P	P	P				FF-6	
	Rental Service									S	S	S				FF-7	
	Secondhand Good									C	C					FF-8	
	Smoke/Tobacco Shop Establishment									C	C	C	C	C		FF-9	
	Swap Meet										C	C		S		FF-10	
Sexually Oriented Business													C			GG	
Vehicle/Equipment Sales and Service	Auto Broker									S	S	S	S	S		HH-1	
	Car Wash, Attended										S	S				HH-2	
	Car Wash, Unattended										C	P				HH-3	
	Commercial (Retail) Fueling Centers									C	C	C	C	C		HH-4	
	Commercial Parking Facility										C	C				HH-5	
	Fleet Fueling Station											C	P	P		HH-6	
	Service Station									C	C	S	C	C		HH-7	
	Vehicle/Equipment Auction										A	C	C	C		HH-8	
	Vehicle/Equipment Rental										A	A	C	C		HH-9	
	Equipment Repair										C	S	S	S		HH-10	
	Vehicle Sales										C	C	C	C		HH-11	
	Equipment Sales										C	C	C	C		HH-12	
	Vehicle Storage										S	C	C	C		HH-13	
Visitor Accommodation	Hotel/Motel									C	P	P				II	
Industrial Uses																	
Cogeneration Facility															C	B	
Commercial Laundry	General												P	P		C-1	
	Limited										C		P	P		C-2	
Concrete Product Production														C		D	
Construction Storage Yard													C	S		E	
Industry	Custom												S	S		F-1	
	General												C	S		F-2	
	Limited												S	S		F-3	
	Research and Development												S	S		F-4	
Junkyard													C	C		G	
Maintenance and Service Facility													C	S		H	
Mining and Processing	General													C		I-1	
	Short-Term	C	C	C	C	C	C	C	C	C	C	C	C	C	C	I-2	
Recycling Facility														C	C	J	
Warehousing and/or Storage Yards	General													C	S	K-1	
	Limited													S	S	K-1	
Wholesaling, Distribution, and Storage	General												S	S		L-1	
	Small-Scale												P	P		L-2	
	Trucking Terminal												S	P		L-3	
Accessory Uses and Structures																	
Barns, Stables, and Corrals		A	A													A	D-1
Caretaker's Quarters										A	A	A					D-6
Drive-through Drop-off Window uses											A	A					D-4
Outdoor Display/Sale										A	A	A					D-6
Wind Energy System		A	A	A	A	A	A	A	A	A	A	A	A	A	A		D-9
Solar Collection System		A	A	A	A	A	A	A	A	A	A	A	A	A	A		D-10
Temporary Uses and Structures																	
Circuses and Carnivals											T	T	T			T	D-1
Commercial Filming, Limited		T	T	T	T	T	T	T	T	T	T	T	T	T	T		D-2
Holiday Retail Sales/Rental											T	T	T			T	D-3

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Mining and Processing, Temporary		S	S	S	S	S	S	S	S	S	S	S	S	S	S	D-4
Storage Shipping Containers		T	T	T	T	T	T	T	T	T	T	T	T	T	T	D-5
Street Fairs		T	T	T	T	T	T	T	T	T	T	T	T	T	T	D-6
Temporary Construction Trailer	Onsite	S	S	S	S	S	S	S	S	S	S	S	S	S	S	D-7
	Offsite	C	C	C	C	C	C	C	C	C	C	C	C	C	C	D-7
Temporary Development Lodging		T	T	T	T	T	T	T	T						T	D-8
Temporary Dwelling Unit		T	T	T	T	T	T	T	T						T	D-9
Temporary Live Entertainment Events										T	T	T				D-10
Temporary Outdoor Event		T	T	T	T	T	T	T	T	T	T	T				D-11
Temporary Religious Assembly		T	T	T	T	T	T	T	T		T	T			T	D-12
Temporary Real Estate Sales Office	Onsite	S	S	S	S	S	S	S	S	S	S	S	S	S	S	D-13
	Offsite	C	C	C	C	C	C	C	C	C	C	C	C	C	C	D-13
Temporary Security Trailer		S	S	S	S	S	S	S	S	S	S	S	S	S	S	D-14
Trade Fair											T	T	T	T	T	D-15
Temporary Vehicle/Equipment Sales and Auctions											T	T	T	T		D-16

District	District Standards			Lot Standards		Setbacks					Height
	Min District Size (acres)	Max Density (units/gross acre)	Min Lot Area (square feet)	Min Lot Width (feet)	Min Lot Coverage (%)	Floor Area Ratio (FAR)	Min Front	Min Interior Side	Min Corner Side	Min Rear	Max Building Height (feet)
CN	2	N/A	10,000	80	35	N/A	10	10	10	10	35
CC	5	N/A	10,000	80	N/A	N/A	30	10	15	15	35
CH	5	N/A	7,500	70	40	N/A	40	10	20	20	40
IL	N/A	N/A	43,560	70	50	N/A	35	20	25	20	40
IG	N/A	N/A	87,120	150	50	N/A	35	0	15	10	None
PS	Public and Semipublic										
*Variable - see district standards											
{1} Rear setbacks along alleys vary depending upon district. See standards.											

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