



SPACE AVAILABLE:

190,378.98 SF | 4.37 ACRES

PRICE:

\$15.00 PSF



Jessica Knutson

CCIM | Partner
Commercial Realtor®

701.223.2450

jessica@aspengrouprealestate.com

HIGHLIGHTS:

- Situated in a rapidly expanding area of North Bismarck, this property is in close proximity to residential developments, schools & shopping.
- Located directly West of Bismarck Motor Company, near Costco, and St. Mary's Central High School
- Easy access to Highway 83 & Washington Street via 57th Avenue
- Water & Sewer to the property

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPREALSTATE.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#: 2180-002-001

Legal Description: DAYBREAK ADDITION Block: 2 LOT 1

Zoning: CG - Commercial

Lot Size: 190,379

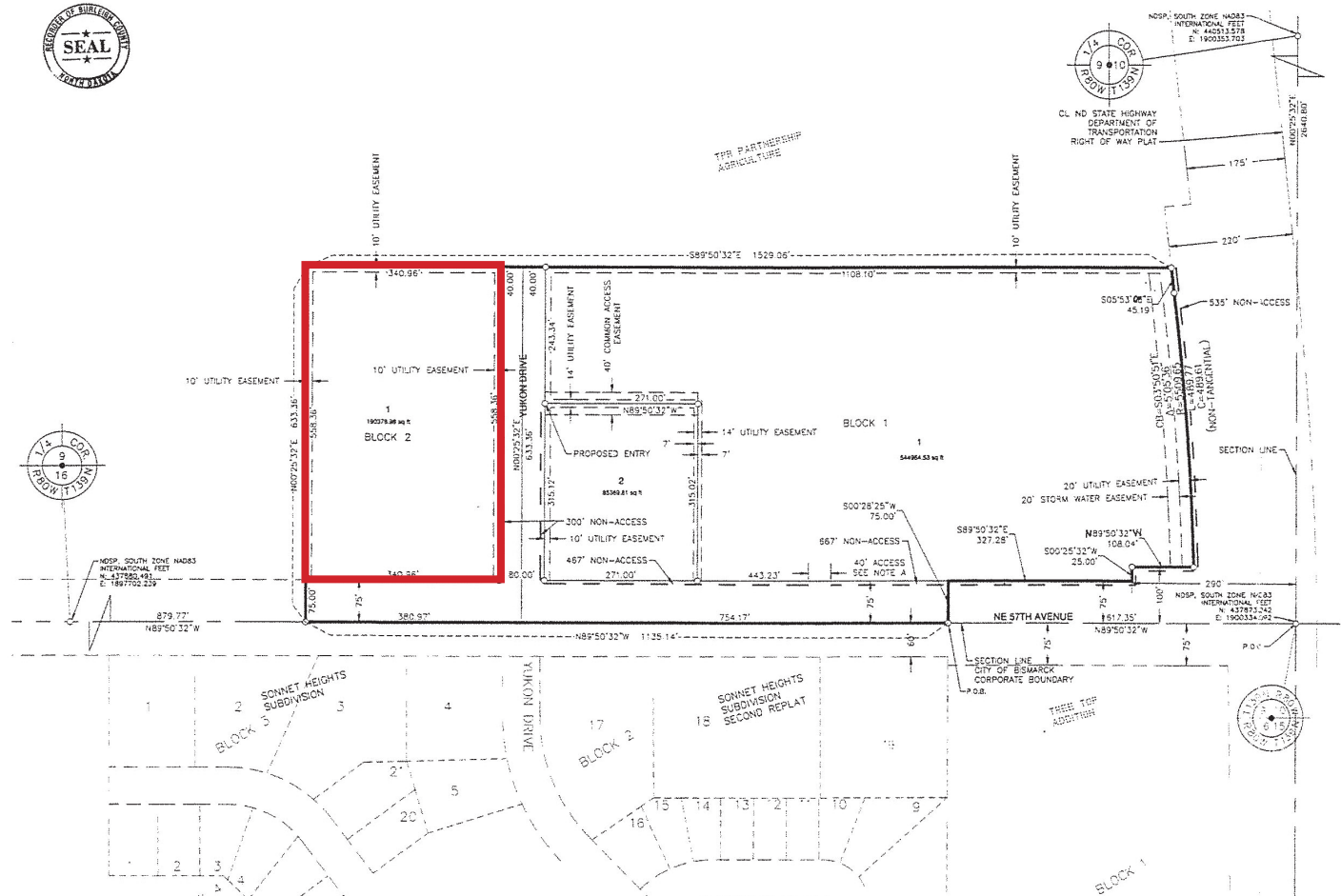
2023 Taxes: \$18,154.77

Special Assessments: \$6,025.56 Installment; \$29,020.69 Remaining

810406
Dakota Knotson

DAYBREAK ADDITION

AUDITORS LOT A OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA.



Jessica Knutson

CCIM | Partner
Commercial Realtor®

701.223.2450

jessica@aspengrouprealestate.com

[illegible]

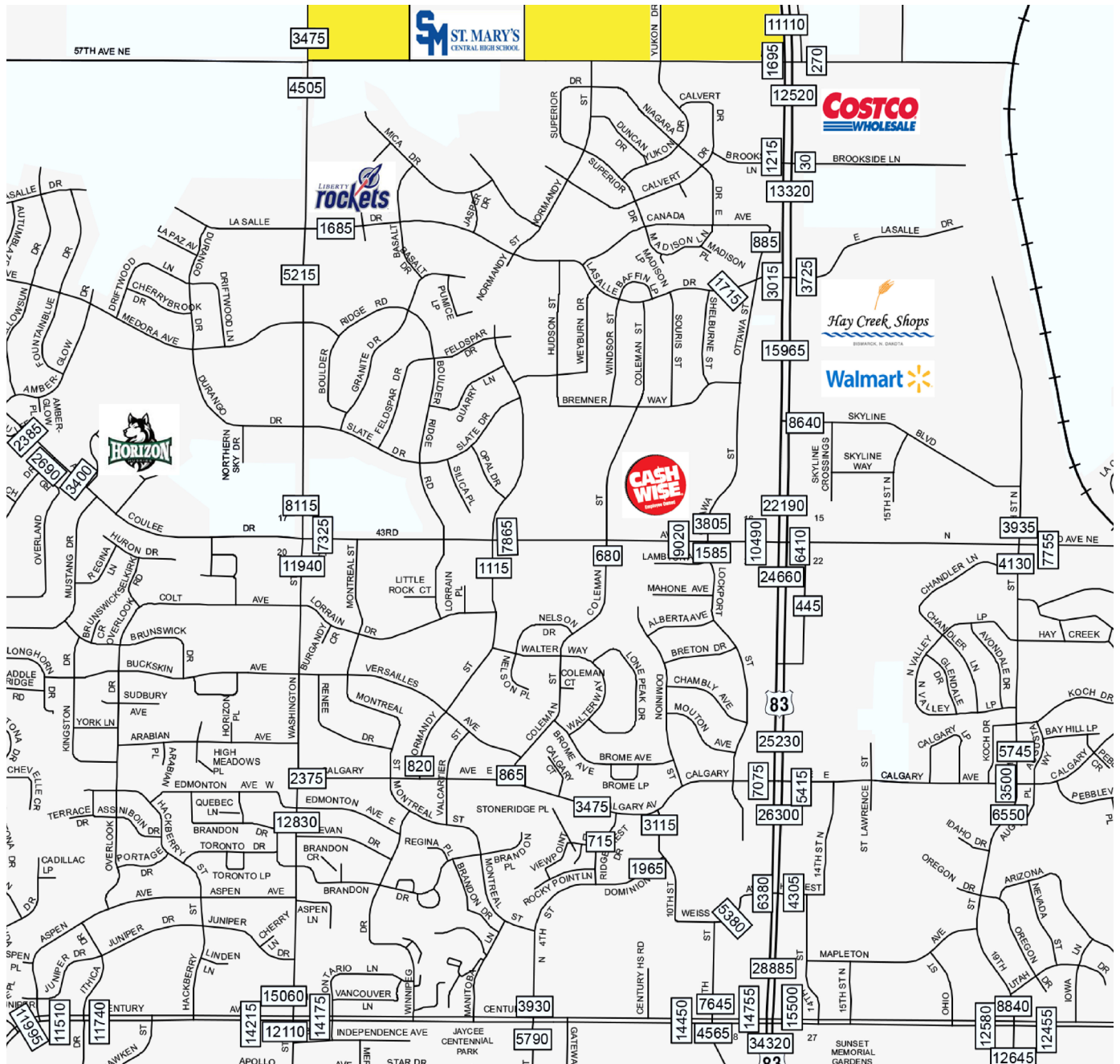
701.223.2450



ASPEN
GROUP LLP

WWW.ASPENGROUPREALESTATE.COM

TRAFFIC COUNTS - 2019



Jessica Knutson

CCIM | Partner
Commercial Realtor®

701.223.2450

jessica@aspengroupprealstate.com

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 |



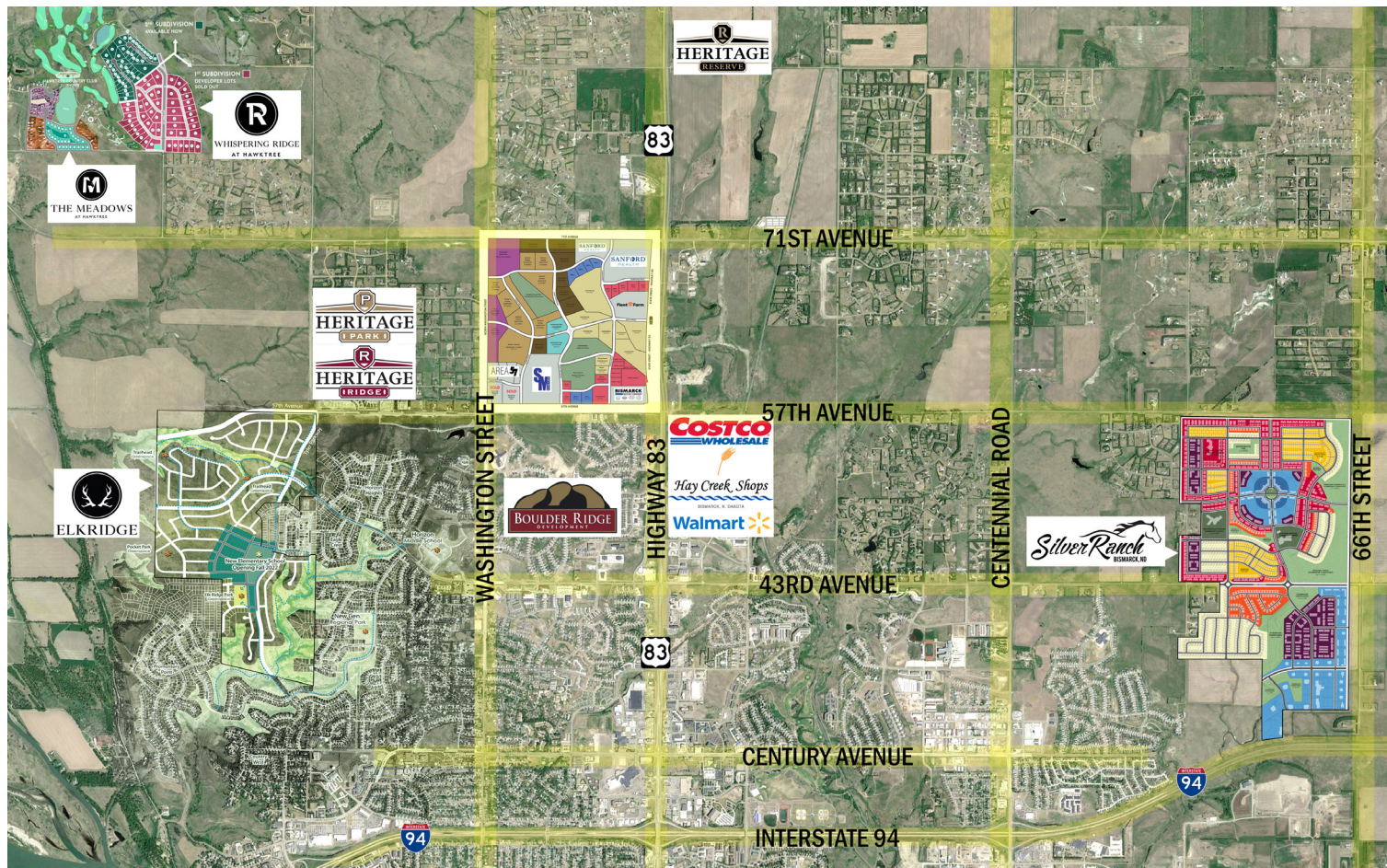
Jessica Knutson

CCIM | Partner
Commercial Realtor®

701.223.2450

jessica@aspengroupprealestate.com

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 SOUTH



Jessica Knutson

CCIM | Partner
Commercial Realtor®

701.223.2450

jessica@aspengroupprealstate.com

IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



NEIGHBORHOOD AERIAL



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