



FOR SALE

NORTH BISMARCK DEVELOPMENT LOT

802 NE 57TH AVENUE | BISMARCK, ND



LOT SIZE:

4.37 ACRES | 190,378.98 SF

PRICE:

\$15.00 PSF

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 new Costco and St. Mary's Central High School
- Easy access to Highway 83 & Washington Street via 57th Avenue
- Water & sewer to the property

JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

jessica@aspengrouprealestate.com

in



424 South 3rd Street, Suite 2

Bismarck, ND 58504

701.223.2450

www.aspengrouprealestate.com

f @ in

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 only on those results.



FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

|PROPERTY DETAILS

PID#: 2180-002-001
Legal: Lot 1, Block 2, Daybreak Addition
Lot Size: 190,378.98 SF; (+/-) 4.37 Acres
2021 Taxes: \$11,593.87
Specials: \$5,445.21 Installment; \$32,073.20 Balance
Zoned: CG Commercial
Price: \$15.00 PSF (\$2,855,684.70)

LOCATED NEAR

Costco
Bismarck Motor Company
St. Mary's Central High School
Furniture Row
Tractor Supply
Ale Works
Hay Creek Shops

JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM



FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

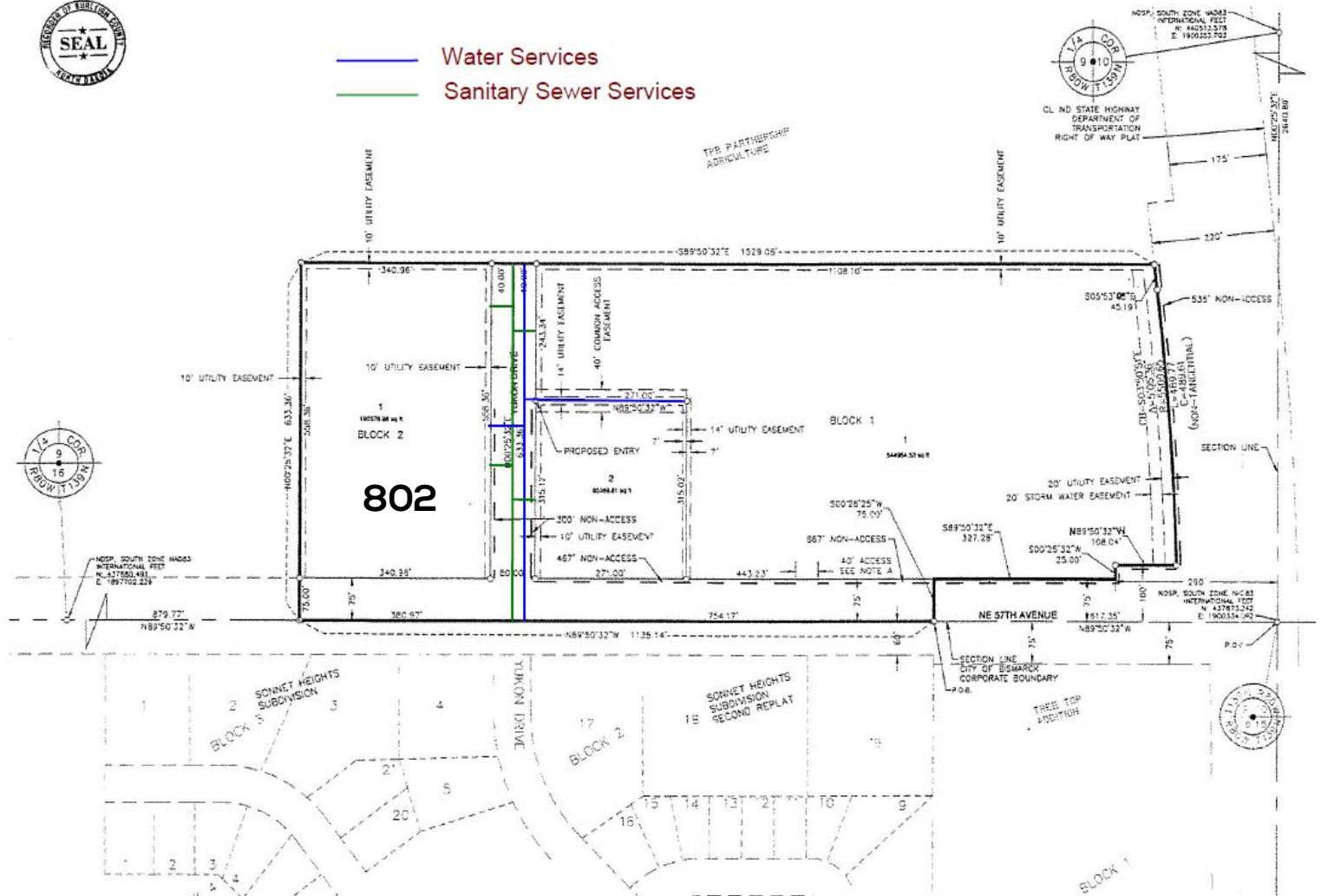
PLAT MAP

810406
Debbie Krohn



DAYBREAK ADDITION

AUDITOR'S 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



WWW.ASPENGROUPREALESTATE.COM



FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

| IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION





FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

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.

JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM



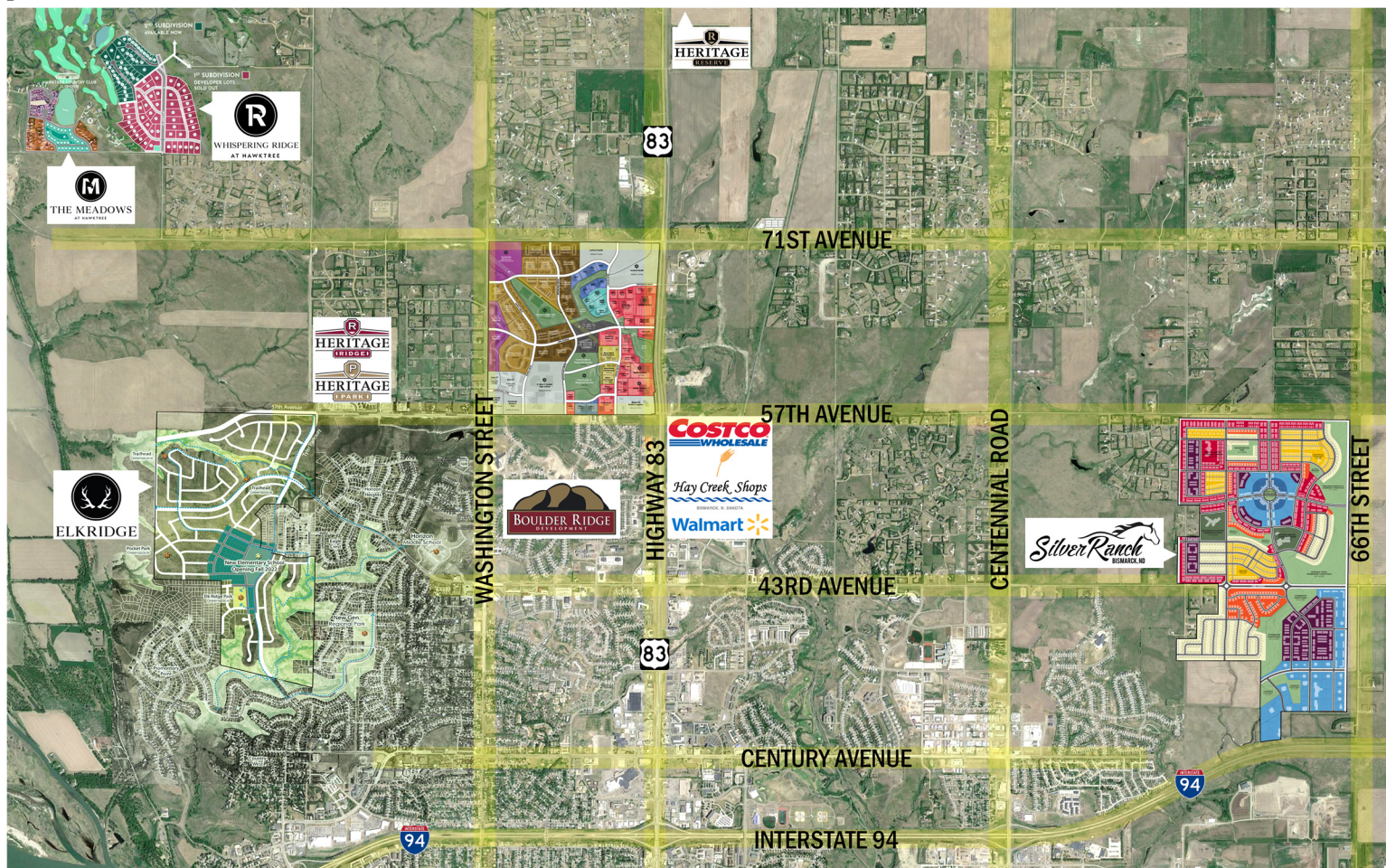
WWW.ASPENGROUPREALESTATE.COM



FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

RESIDENTIAL DEVELOPMENT



HOUSING PROFILE—3 MILE RADIUS

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

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

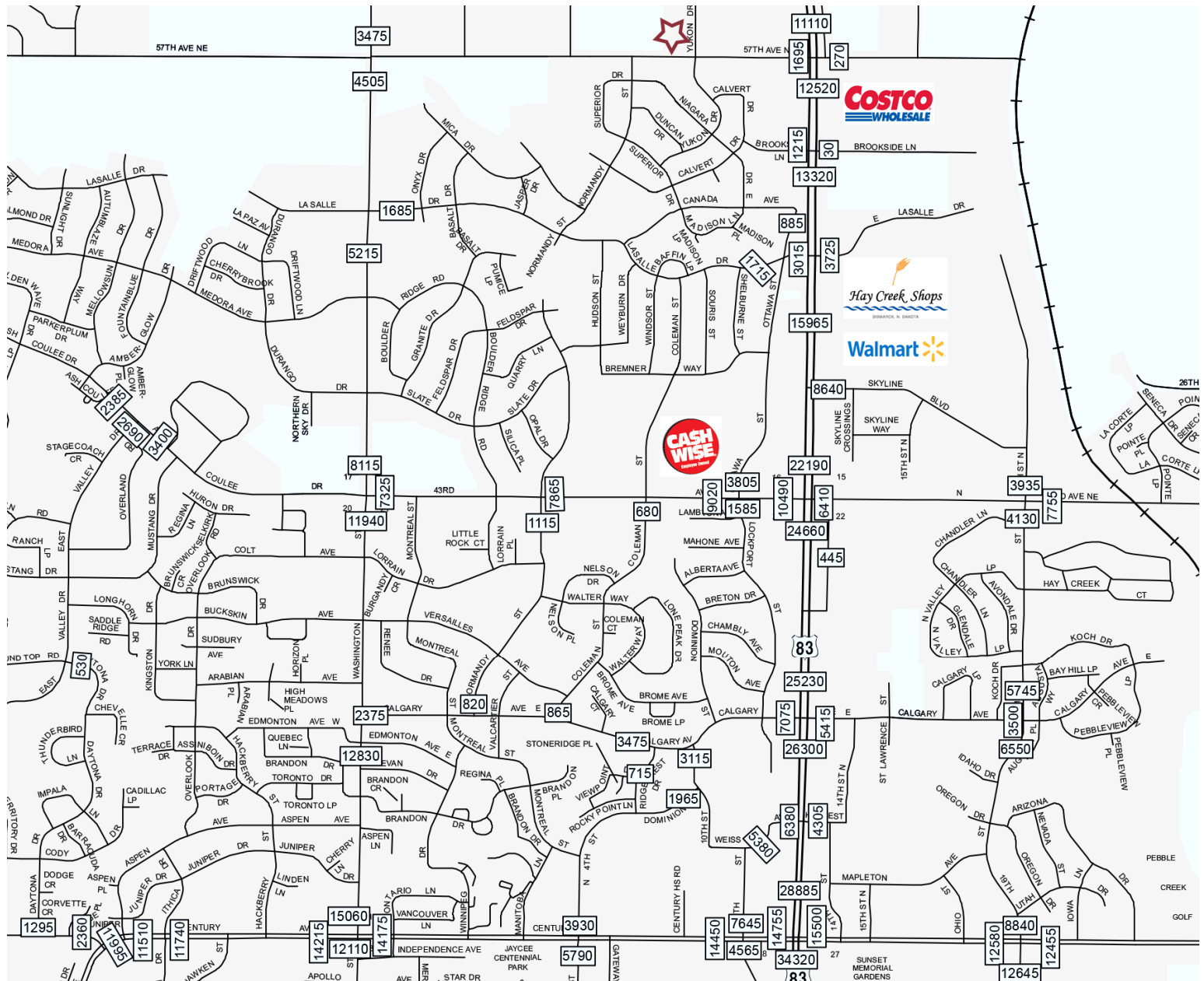
JESSICA KNUTSON | 701.223.2450 | JESSICA@ASPENGROUPREALESTATE.COM



FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

TRAFFIC COUNTS—2019



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

ASPEN
GROUP LLP

WWW.ASPENGROUPREALESTATE.COM



FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

NEIGHBORHOOD AERIAL—FACING SOUTH



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM



WWW.ASPENGROUPREALESTATE.COM



FOR SALE

802 NE 57TH AVENUE | BISMARCK, ND

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



JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

JESSICA@ASPENGROUPREALESTATE.COM

Connect With Us!



Serving North Dakota's Commercial Real Estate Needs Since 1999.