



FOR SALE

LOTS ALONG N WASHINGTON & 57TH AVE NE

MICA DRIVE / FLINT DRIVE / MARBLE DRIVE | BISMARCK, ND



LOT SIZE:

LOT 1: 87,025 SF | 1.997 ACRES

LOT 2: 41,660 SF | 0.956 ACRES

LOT 3: 63,789 SF | 1.646 ACRES

LOT 4: 258,660 SF | 5.938 ACRES

PRICE:

CALL FOR PRICE

HIGHLIGHTS:

- Located in a rapidly growing residential area of North Bismarck, near St. Mary's High School & Liberty Elementary School
- Just east of recently expanded 4-lane Washington St
- Zoning: CA / RT / RM15
- Excellent Visibility! High Traffic Counts!
- Easy Access to Washington & 57th Ave
- Utilities stubbed
- Ideal for Office, Restaurant or Retail Use

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.

JESSICA KNUTSON

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in



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f @ in



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|PROPERTY DETAILS

LOT 1 5602 MICA DRIVE

PID: 31-139-80-1C-01-010
Legal: Lot 1, Block 1, Boulder Ridge 7th First Replat
Lot Size: 87,025 SF | 1.997 ACRES
2021 Taxes: \$10.06
Specials: None at this time.
Zoned: CA–Neighborhood Commercial

LOT 2 5601 MICA DRIVE

PID: 31-139-80-1C-02-010
Legal: Lot 1 & 3, Block 2, Boulder Ridge 7th First Replat
Lot Size: 41,660 SF | 0.956 ACRES
2021 Taxes: \$8.38
Specials: None at this time.
Zoned: RT–Office–Multi-Family–Residential

LOT 3 218 FLINT DRIVE

PID: 1519-002-100
Legal: Lot 4, Block 2, Boulder Ridge 7th First Replat
Lot Size: 63,789 SF | 1.464 ACRES
Taxes: TBD
Specials: TBD
Zoned: RT–Office–Multi-Family–Residential

LOT 4 402 MARBLE DRIVE

PID: 1519-003-001
Legal: Lot 1, Block 3, Boulder Ridge 7th First Replat
Lot Size: 258,660 SF | 5.938 ACRES
Taxes: TBD
Specials: TBD
Zoned: RM15–Multi-Family–Residential



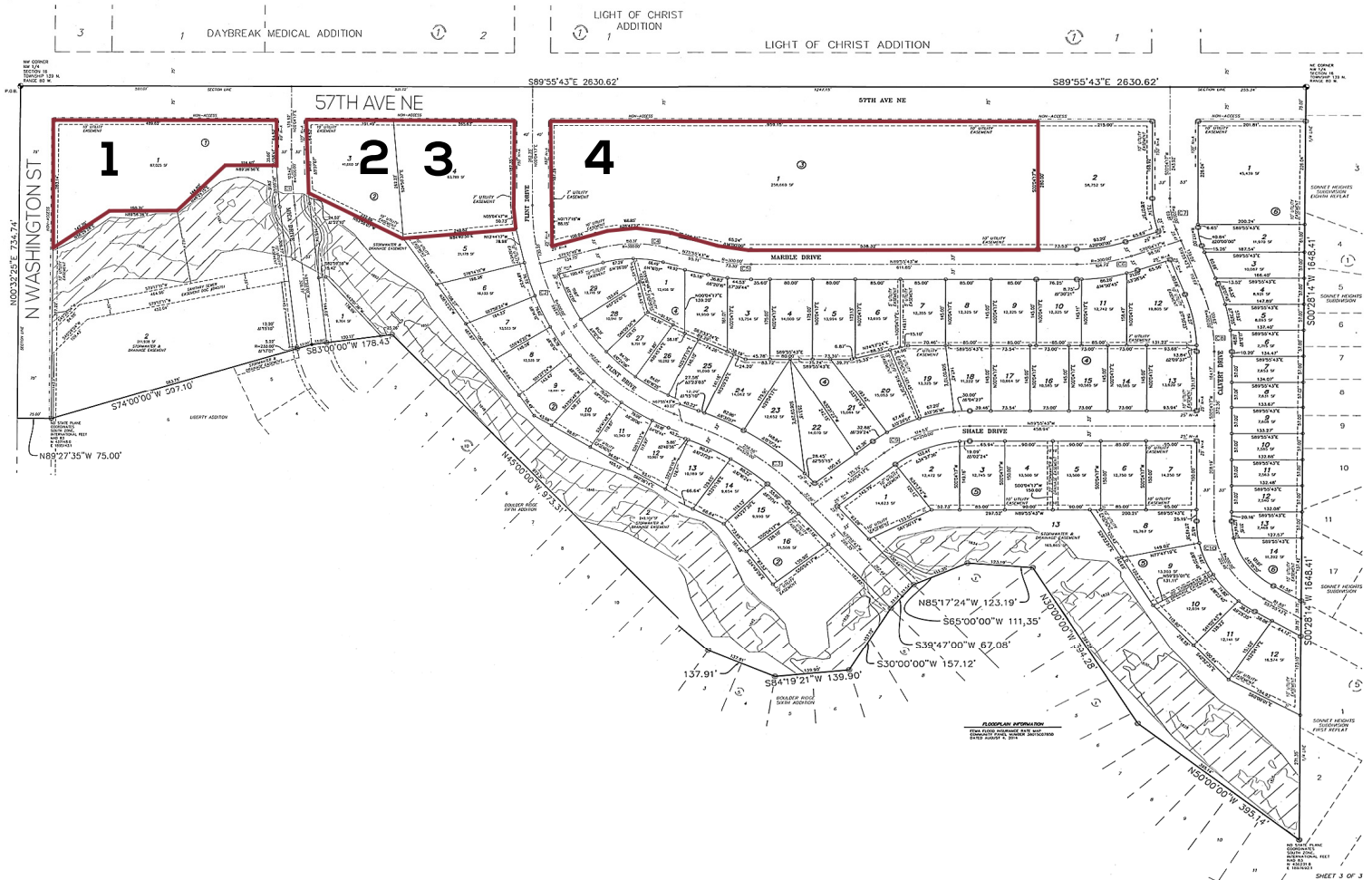
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PLAT MAP

BOULDER RIDGE SEVENTH ADDITION FIRST REPLAT

BEING A REPLAT OF ALL OF BOULDER RIDGE SEVENTH ADDITION OF
PART OF THE NW 1/4 OF SECTION 16, TOWNSHIP 139 NORTH, RANGE 80 WEST
BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



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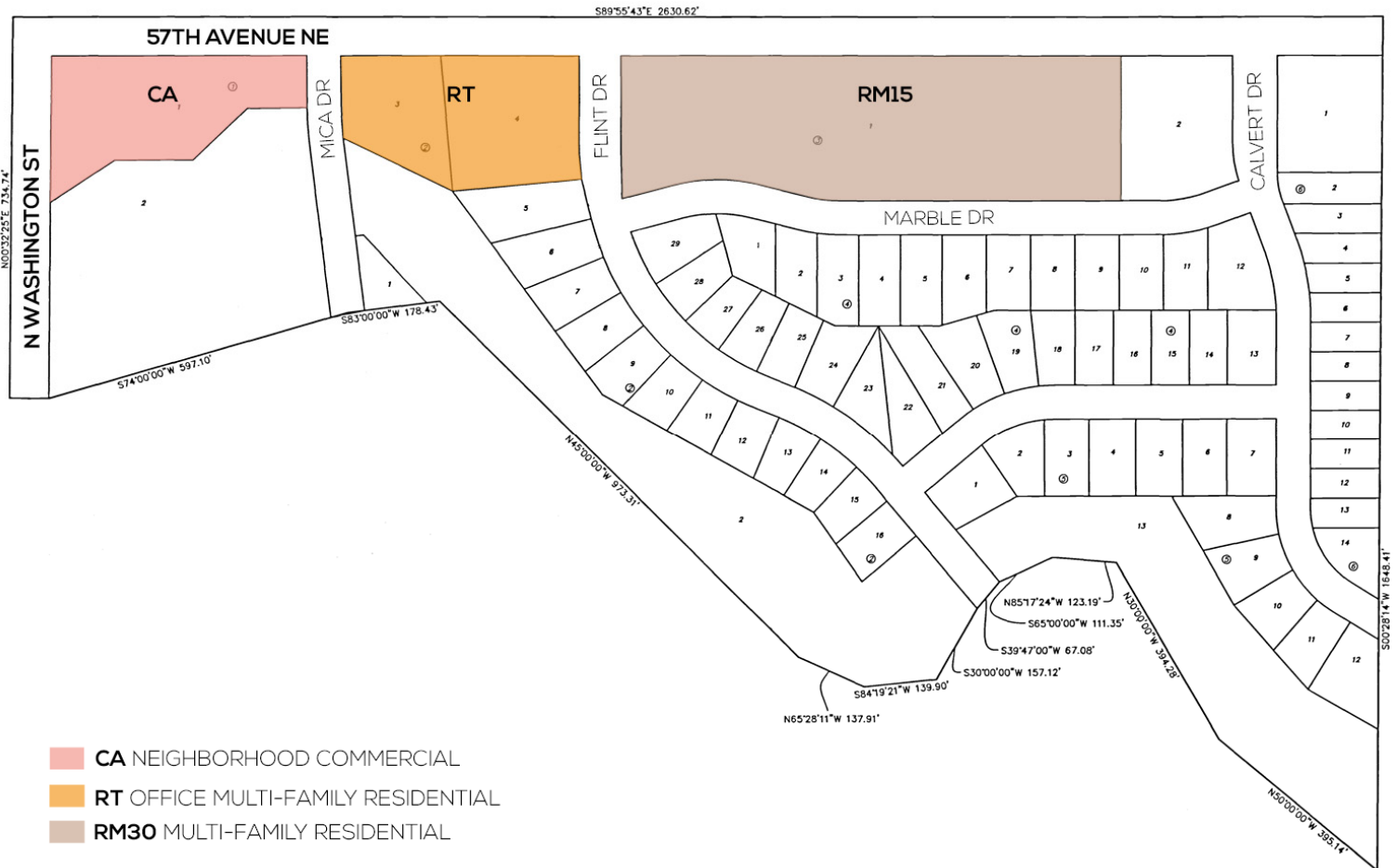
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ZONING



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| IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



Walmart

OFFICE | BANKING | MEDICAL



BISMARCK
surgical associates



CHI
St. Alexius
Health
URGENT CARE



CHOICE
BANK

smile.
missouri river dental

FUTURE
SANFORD™ Starion
HEALTH FINANCIAL

COMMUNITY | RECREATION



AREA 57



Light of Christ
Catholic Schools



MISSOURI SLOPE
TAILORED CARE. INSPIRED LIVING.



SKY ZONE
TRAMPOLINE PARK

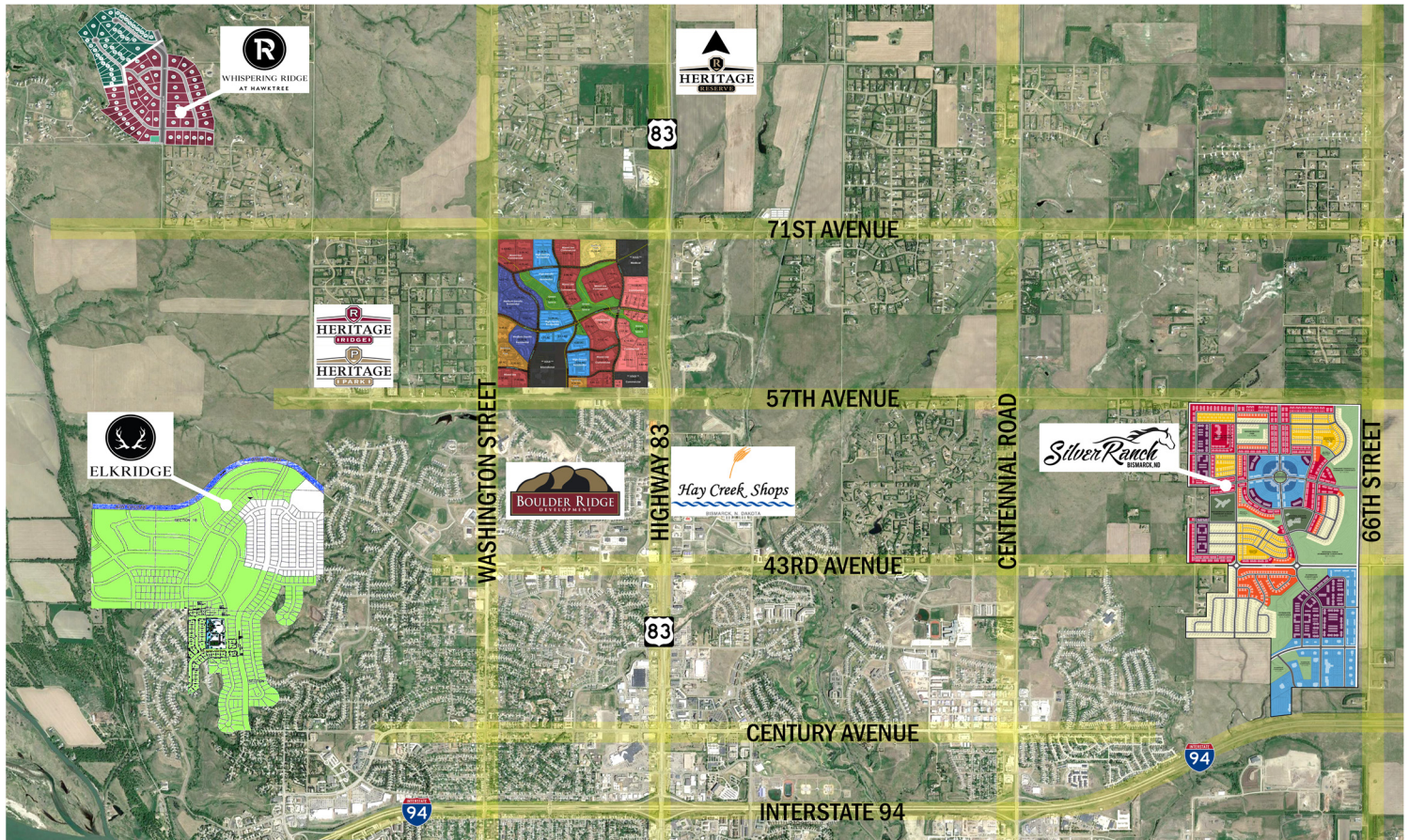
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RESIDENTIAL GROWTH



	3 MILE	5 MILE	10 MILE
POPULATION-2020	30,563	72,957	119,389
POPULATION-2025	33,855	78,599	128,927
HOUSEHOLDS-2020	13,224	32,336	50,439
HOUSEHOLDS-2025	14,661	35,006	54,762
MEDIAN AGE-2020	39.3	38.9	38.7
MEDIAN AGE-2025	40.3	39.8	39.6
AVG HH INCOME-2020	\$97,775	\$86,171	\$87,814
AVG HH INCOME-2025	\$108,454	\$94,581	\$96,417

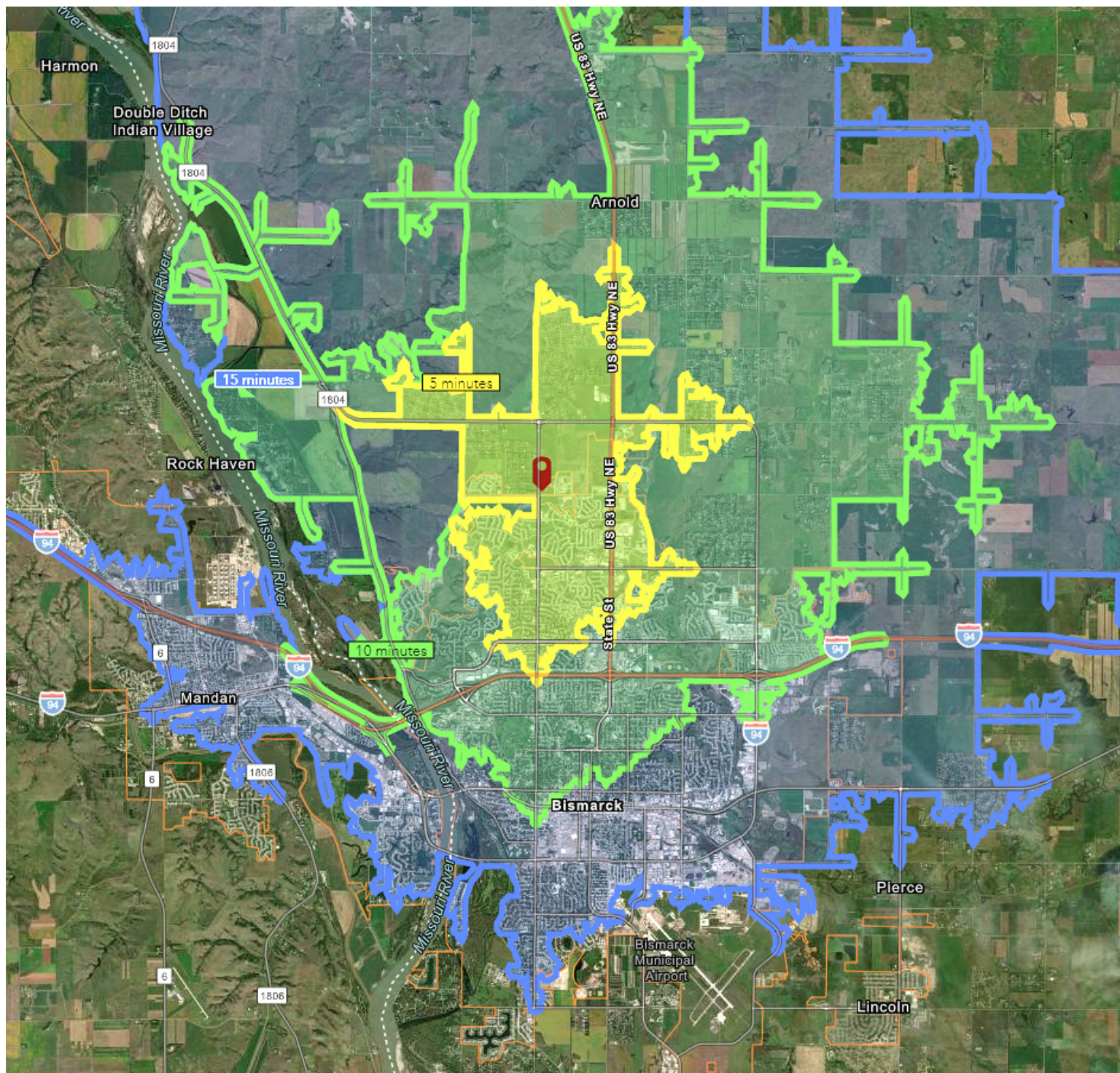
Source: ESRI. Based on 107 E GREENFIELD LANE, Bismarck, ND.



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DRIVE TIME



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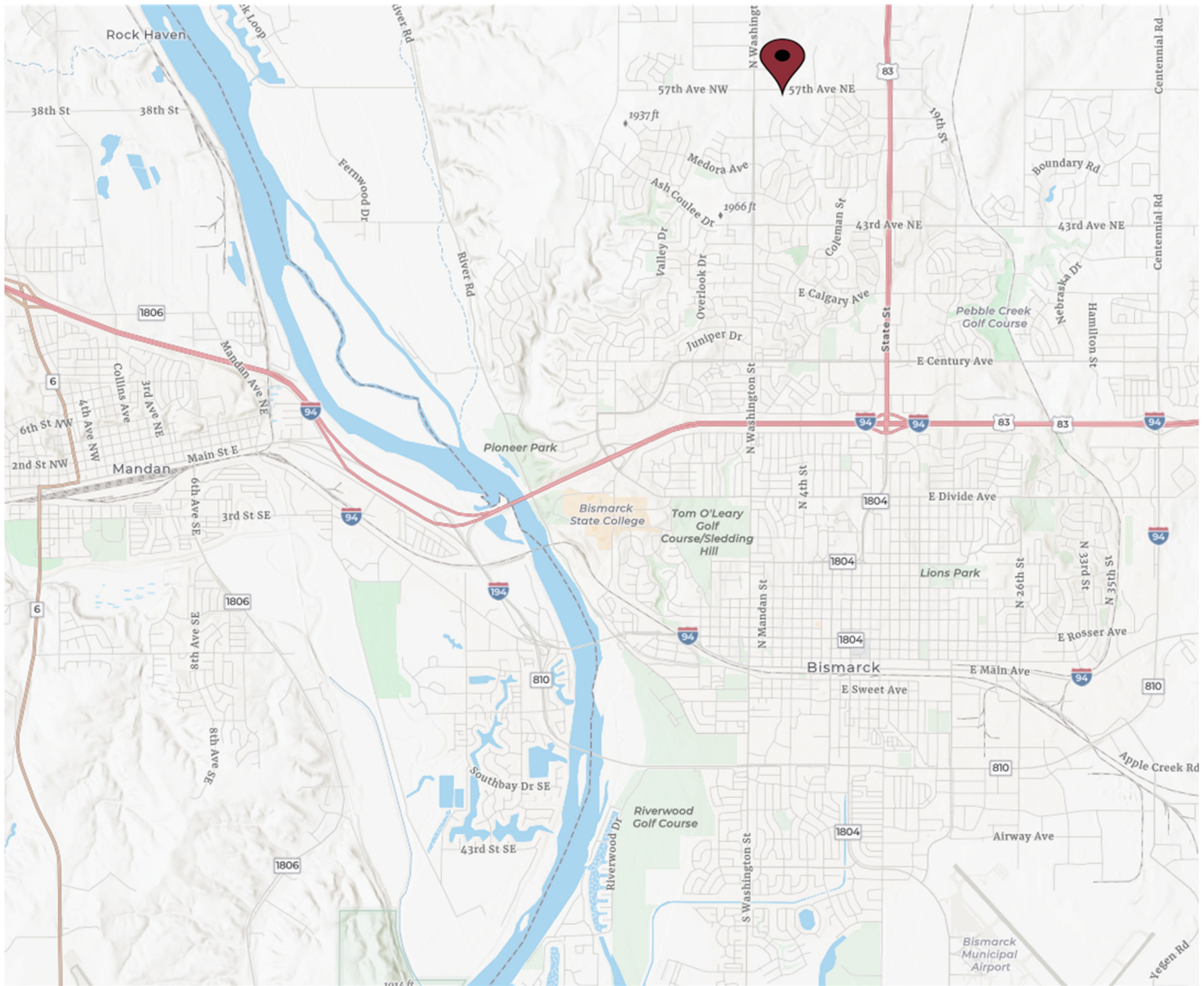
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