



## HIGHLIGHTS:

- Willing to Subdivide
- Current Zoning: CG
- Access to Hwy 83 via Brookside Pl & Brookside Lane
- City water nearby
- Excellent Visibility from Hwy 83 N
- Located just South of Bismarck's new Costco and major Hay Creek Shop
- Retailers such as Dick's Sporting Goods, Michaels, Ulta Beauty, etc. and across from Furniture Row & Tractor Supply.

## SPACE AVAILABLE:

2.05 ACRES (89,406 SF)

## PRICE:

CALL FOR PRICE



**Jessica Knutson**

CCIM | Partner  
Commercial Realtor®

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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

### **LOT 1 | 1205 BROOKSIDE PL (SOLD)**

PID#: 2283-001-001

Legal: Lot 1, Block 1, Memory Third Addn

Lot Size: 44,956 SF (1.032 Acres)

2022 Taxes: \$8,921.46

Special Assessments: \$4,060.02 Installment; \$56,840.36 Remaining

### **LOT 2 | 1213 BROOKSIDE PL (SOLD)**

PID#: 2283-001-025

Legal: Lot 2, Block 1, Memory Third Addn

Lot Size: 143,851 SF (3.302 Acres)

2022 Taxes: TBD

Special Assessments: TBD

### **LOT 3 | TBD BROOKSIDE PL**

PID#: TBD

Legal: Lot 3, Block 1, Memory Third Addn

Lot Size: 89,406 SF (2.05 Acres)

2022 Taxes: TBD

Special Assessments: TBD



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## DEMOGRAPHIC & INCOME PROFILE

	3 MILES	5 MILES	10 MILES
2023 POPULATION	40,062	74,382	125,430
2028 POPULATION	41,329	77,035	129,830
2023 HOUSEHOLDS	16,663	31,625	51,510
2028 HOUSEHOLDS	17,147	32,715	53,393
2023 AVERAGE HOUSEHOLD INCOME	\$99,933	\$77,165	\$66,813
2028 AVERAGE HOUSEHOLD INCOME	\$86,480	\$75,816	\$80,228
2023 AVERAGE HOME VALUE	\$313,749	\$288,502	\$285,742
2028 AVERAGE HOME VALUE	\$324,413	\$299,607	\$298,023
2023 MEDIAN AGE	40.0	39.6	39.2
BUSINESSES	261	1,533	4,147
EMPLOYEES	4,284	25,397	64,914



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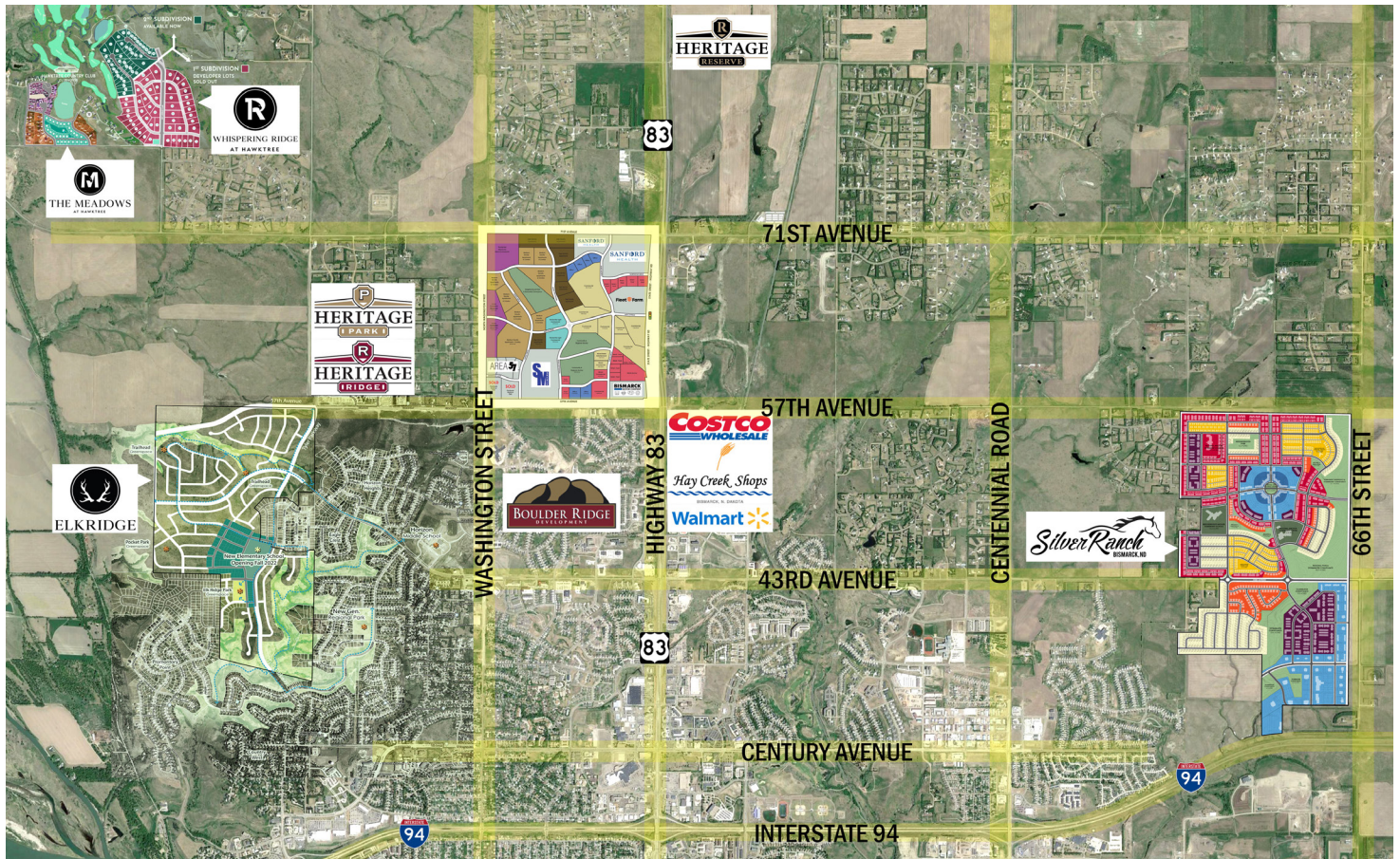
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## RESIDENTIAL DEVELOPMENT



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## HOUSING PROFILE | 3 MILE RADIUS

OCCUPANCY	2023	2028
TOTAL HOUSING UNITS	17,716	18,211
OWNER	11,400	11,923
RENTER	5,347	5,310

UNITS BY VALUE	2023	2028
\$300,000 - \$399,999	3,684	4,061
\$400,000 - \$499,000	1,226	1,342
\$500,000+	1,278	1,532



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## SCHOOL ENROLLMENT



**4 HIGH SCHOOLS**  
**2 MIDDLE SCHOOLS**  
**2 GRADE SCHOOLS**

2023-2024 STUDENT ENROLLMENT  
CENTURY HIGH SCHOOL.....1,332  
LEGACY HIGH SCHOOL.....1,385  
ST. MARYS HIGH SCHOOL.....349  
SHILOH CHRISTIAN SCHOOL.....698  
HORIZON MIDDLE SCHOOL.....1,065



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## IN THE AREA

### DINING | HOSPITALITY



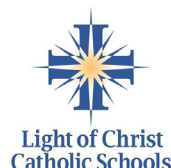
### SHOPPING | RETAIL



### OFFICE | BANKING | MEDICAL



### COMMUNITY | RECREATION



## NEIGHBORHOOD AERIAL



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