



## SPACE AVAILABLE:

3,937,824 SF | 90.4 ACRES

## PRICE:

CALL FOR PRICE



## Jessica Knutson

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## HIGHLIGHTS:

- Commercial & Residential Light Commercial Property FOR SALE
- Can be subdivided
- Excellent Visibility from Hwy 83 N
- Located North of Bismarck Motor Co, near Costco, Furniture Row, Tractor Supply and major Hay Creek Shops retailers such as Dick's Sporting Goods, Michaels, Ulta Beauty, etc.
- Future home to Fleet Farm

**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPPREALESTATE.COM](http://WWW.ASPENGROUPPREALESTATE.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

### BLOCK 1, LOT 1

**PARCEL#:** 2288-001-001  
**PROPERTY ADDRESS:** 6320 Ridgeland Drive  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** RT: Residential Light Commercial  
**LOT SIZE:** 239,631 SF

### BLOCK 2, LOT 1

**PARCEL#:** 2288-002-001  
**PROPERTY ADDRESS:** 667 Yukon Drive  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 1,115,421 SF

### BLOCK 2, LOT 2

**PARCEL#:** 2288-002-050  
**PROPERTY ADDRESS:** 6315 Ridgeland Drive  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 428,521 SF

### BLOCK 3, LOT 2

**PARCEL#:** 2288-003-050  
**PROPERTY ADDRESS:** 6503 Yukon Drive  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 114,940 SF

### BLOCK 3, LOT 3

**PARCEL#:** 2288-003-100  
**PROPERTY ADDRESS:** 1005 64th Ave NE  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 45,228 SF

### BLOCK 4, LOT 1

**PARCEL#:** 2288-004-001  
**PROPERTY ADDRESS:** 6301 Yukon Dr  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** RT: CG - Commercial  
**LOT SIZE:** 169,380 SF

### BLOCK 4, LOT 2

**PARCEL#:** 2288-004-050  
**PROPERTY ADDRESS:** 1019 64th Ave NE  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 499,293 SF

### BLOCK 4, LOT 3

**PARCEL#:** 2288-004-100  
**PROPERTY ADDRESS:** 6215 Yukon Drive  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 578,672 SF

### BLOCK 5, LOT 1

**PARCEL#:** 2288-005-001  
**PROPERTY ADDRESS:** 6303 Ridgeland Drive  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 266,671 SF

### BLOCK 5, LOT 2

**PARCEL#:** 2288-005-025  
**PROPERTY ADDRESS:** 805 64th Ave NE  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** CG - COMMERCIAL  
**LOT SIZE:** 292,823 SF

### BLOCK 6, LOT 1

**PARCEL#:** 2288-006-001  
**PROPERTY ADDRESS:** 6210 Ridgeland Drive  
**LEGAL DESCRIPTION:** Daybreak 2nd Addition  
**ZONING:** RT - Residential Light Commercial  
**LOT SIZE:** 348,887 SF



**Jessica Knutson**

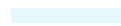
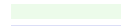

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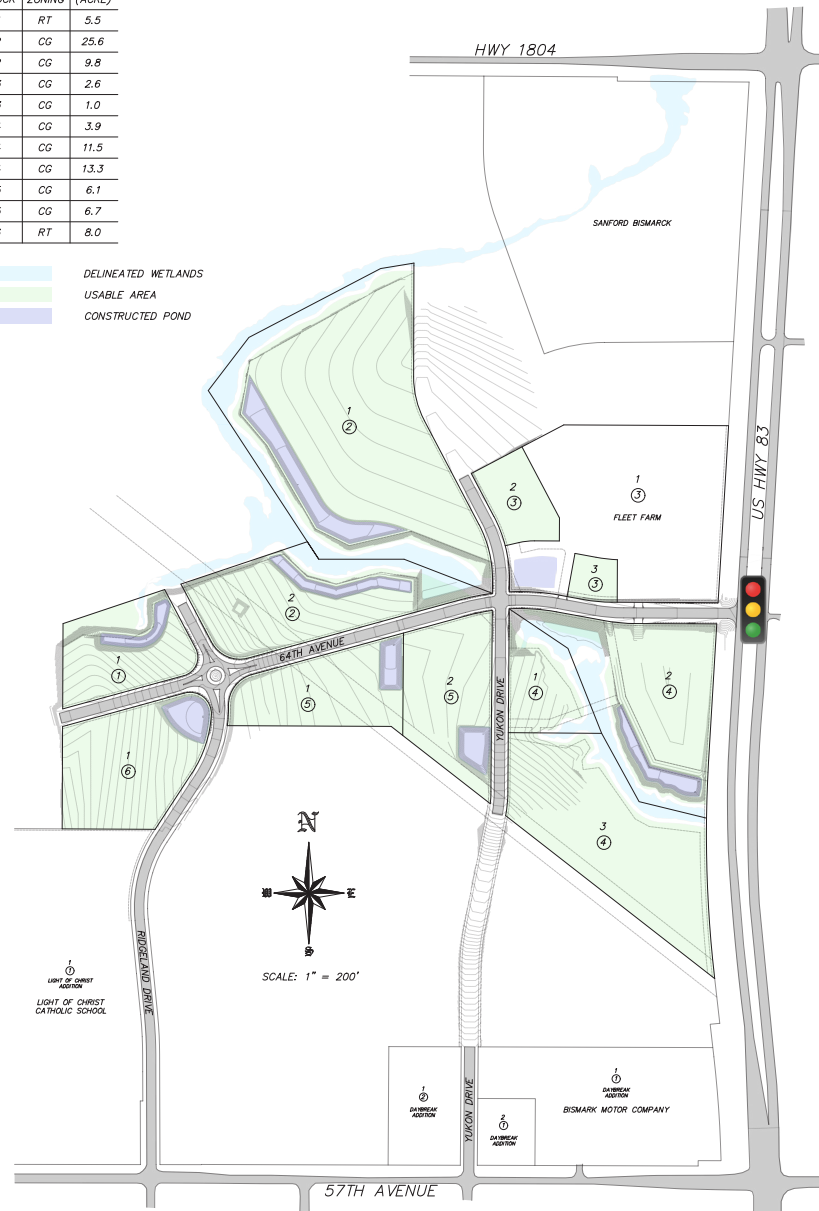
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## PLAT MAP

LOT	BLOCK	ZONING	LOT AREA (ACRE)
1	1	RT	5.5
1	2	CG	25.6
2	2	CG	9.8
2	3	CG	2.6
3	3	CG	1.0
1	4	CG	3.9
2	4	CG	11.5
3	4	CG	13.3
1	5	CG	6.1
2	5	CG	6.7
1	6	RT	8.0

 DELINEATED WETLANDS  
 USABLE AREA  
 CONSTRUCTED POND



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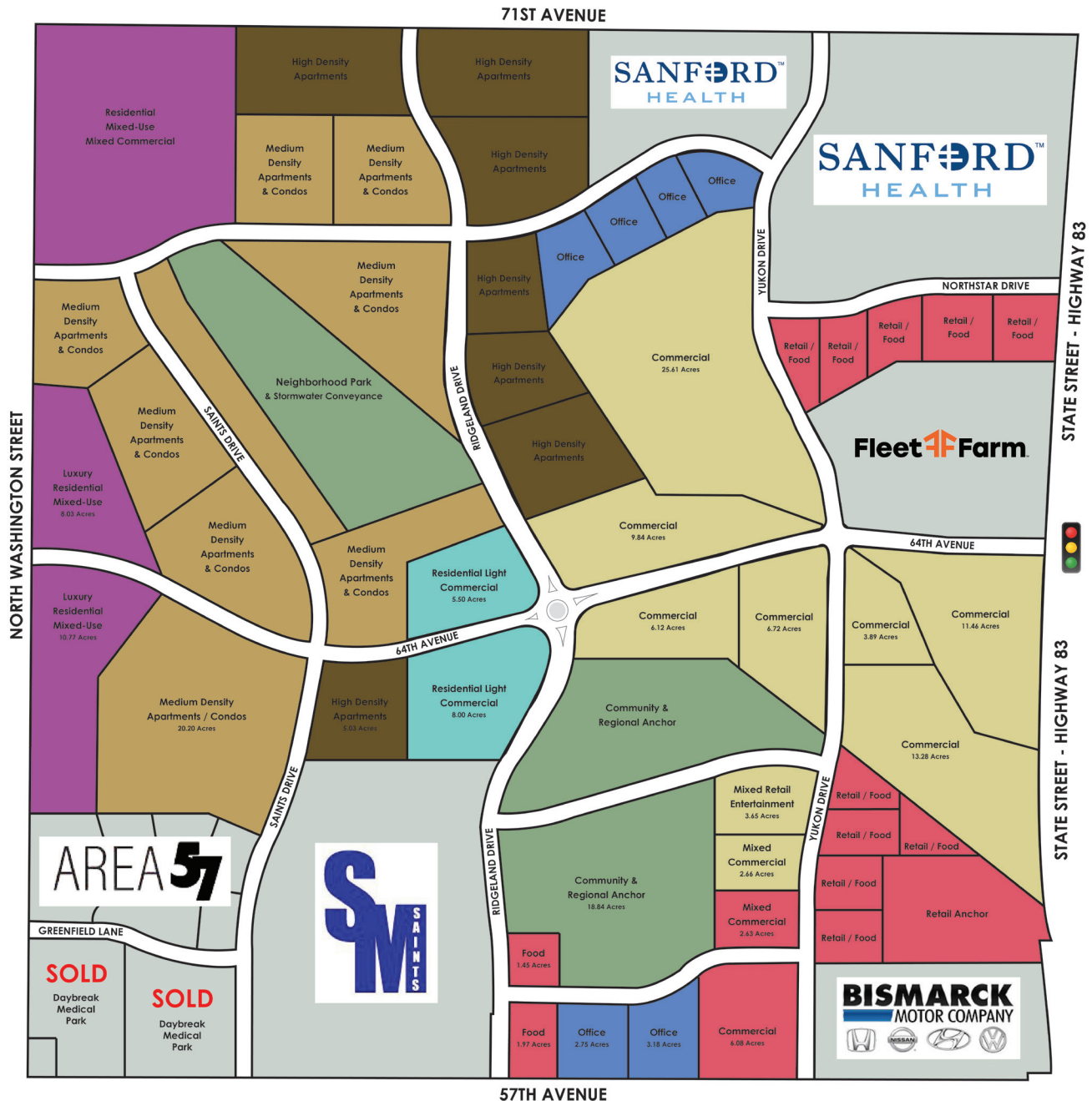
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# PRELIMINARY MASTERPLAN



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## 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



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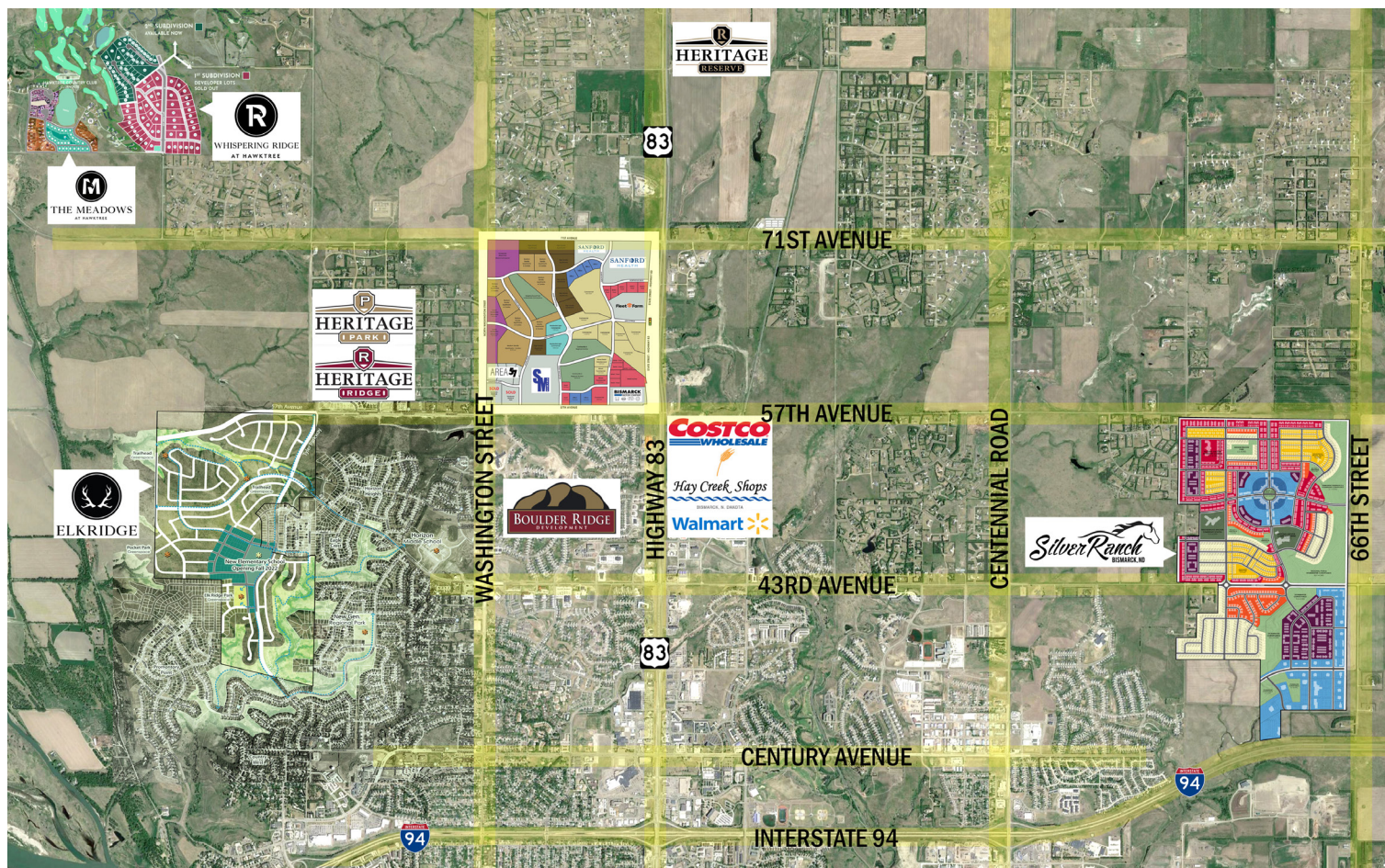
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## RESIDENTIAL DEVELOPMENT



## 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 NORTH



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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 |  |   |