



FOR SALE

DEVELOPMENT LAND SOUTH OF I-94

I-94 & 50TH AVENUE SW | DICKINSON, ND



LOT SIZE:

APPROX. 157.58 ACRES

PRICE:

\$5,515,300.00 | \$35,000.00 / ACRE

HIGHLIGHTS:

- Highly Visible From Interstate 94 (Exit 59)
- Reach 10K VPD along Interstate 94
- Just West of the West River Community Center, CHI Dickinson Medical Center & Sanford Health
- Across from Menards, Tractor Supply Co., Family Fare, Buffalo Wild Wings, Hawthorn by Wyndham, WoodSpring Suites, Wells Fargo Bank, Cornerstone Bank & new Housing Developments

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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 only on those results.

| PROPERTY DETAILS

Parcel ID: 26-0000-03915-000
Legal: Parcel #2 SE4NW4, L 3, 4 & 5 + Part of NE4
06-139-96
Zoning: AG
2021 Taxes: \$992.61
Specials: None at this time.
Lot Size: 157.58 Acres

| DICKINSON, ND

Dickinson, North Dakota, gateway to Theodore Roosevelt National Park and home to Dickinson State University. Dickinson is centrally located in southwestern North Dakota, midpoint between Fargo, North Dakota and Billings, Montana. Also located less than an hour's drive from Lake Sakakawea, the largest of the mainstream reservoirs on the Missouri river, which is a wonderful fishing and recreation resource.

Dickinson has a diverse economy of agriculture, energy, national/international manufacturing and tourism.

Dickinson's **Theodore Roosevelt Regional Airport** offers 2 round-trip flights per day to / from Denver, CO, serviced by United Airlines.

Dickinson is home to **CHI St. Alexis Health's** new, state-of-the-art 25 bed healthcare facility, which serves as the regional medical center for Southwest ND. The facility is a Critical Access Hospital with a Level IV Trauma Center and offers such services as Emergency Care, Rehab, Surgical Services, Home Health & Hospice, Kidney Dialysis, Obstetrics, Lab Services and more!

The city is also home to **Great Plains Clinic**, which is Dickinson's only locally owner & operated multi-specialty clinic. **Sanford Health Dickinson Clinic** features more than 20 experience health experts with various specialties. **CHI St. Alexis Clinic** also offers a variety of specialties under one roof.

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Dickinson State University is a 4 year college, situated on a beautiful 132 acre campus, with students from all over the world. Students enrolled for the Fall 2021 semester represent 35 states and 21 countries. DSU offers Master's & Bachelor Degrees in more than 75 academic programs, such as Ag & Technical Studies, Business, Math & Computer Science, Nursing, Education and more!

Dickinson is home to two high schools, two middle schools and numerous elementary schools.

Heart River Golf Course is an 18 hole course along the Heart River, providing a scenic & relaxing experience for everyone.

The **West River Community Center**, located in Western Dickinson, offers a wide array of recreational activities, such as indoor/outdoor aquatic areas, 4 full-size gyms, racquetball courts, tennis courts, fitness studios, a golf simulator, cardio & strength equipment, indoor track, an indoor playground, community rooms and more!

West River Ice Center boasts 2 arenas with seating capacity for up to 1,300. The center is used as an ice arena October—March and hosts a variety of other special events

The **Henry Biesiot Activity Center** is a 5,500 SF multi-purpose regional-use facility with seating for more than 3,500 fans.

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STARK
DEVELOPMENT CORPORATION
Stark County, North Dakota

ECONOMY
AT A GLANCE
FEBRUARY 2022

YOUR ECONOMIC DEVELOPMENT OFFICE FOR DICKINSON, STARK COUNTY AND THE SURROUNDING AREA

POPULATION

(Job Service North Dakota)	2020	2010
Stark County	33,646	24,199
Dickinson	25,679	17,787
North Dakota	779,094	672,591

Median Age: 33.8
Largest City: Dickinson

Median Household Income: \$72,045
January Job Openings: 773

WORKFORCE

(Job Service North Dakota)	December 2021	December 2020
Stark County Labor Force	16,968	17,477
Stark County Employment	16,460	16,280
Stark County Unemployment	3.0%	6.8%
ND Unemployment	2.8%	4.8%
US Unemployment	3.7%	6.5%

BIRTH RATES

(CHI St. Alexius Health Dickinson)	January 2022	January 2021	YTD 2022	YTD 2021
Live Births	48	47	48	47

LODGING

(Dickinson Convention & Visitors Bureau - STR)	January 2022	January 2021	YTD 2022	YTD 2021
Occupancy Rate	31.5%	23.7%	31.5%	23.7%
Average Daily Rate (ADR)	\$78.43	\$70.24	\$78.43	\$70.24

REAL ESTATE

(Badlands Board of Realtors, Inc.)	January 2022	January 2021	YTD 2022	YTD 2021
Dickinson # of MLS Units Sold (Does not include "for sale by owner" transactions)	24	23	24	23
Dickinson MLS Average Sale Price - Single Family	\$250,721	\$283,383	\$250,721	\$283,383
Stark County # of MLS Units Sold (Does not include "for sale by owner" transactions)	27	25	27	25
Stark County MLS Average Sale Price - Single Family	\$242,363	\$262,312	\$242,363	\$262,312

TRANSPORTATION

Airport Boardings (Dickinson Theodore Roosevelt Airport)	January 2022	January 2021	YTD 2022	YTD 2021
Airport Passenger Enplanements	1,569	618	1,569	618
Airport Passenger Deplanements	1,576	740	1,576	740

BUILDING PERMITS

Dickinson (City of Dickinson)	January 2022		January 2021		YTD 2022		YTD 2021	
	Permits	Total Value	Permits	Total Value	Permits	Total Value	Permits	Total Value
Commercial	1	\$250,000	0	\$0	1	\$250,000	0	\$0
Public	0	\$0	0	\$0	0	\$0	0	\$0
Single Family	0	\$0	3	\$742,680	0	\$0	3	\$742,680
Multi-Family	0	\$0	0	\$0	0	\$0	0	\$0
Alteration/Additions	5	\$521,820	6	\$299,000	5	\$521,820	6	\$299,000
Misc. Permits/Fees	10	\$6,222	29	\$23,463	10	\$6,222	29	\$23,463

TAX COLLECTIONS

City Sales Tax (Office of ND State Treasurer)	January 2022	January 2021	YTD 2022	YTD 2021
Belfield	\$47,718.22	\$32,353.04	\$47,718.22	\$32,353.04
Dickinson	\$1,101,566.50	\$589,775.45	\$1,101,566.50	\$589,775.45
Richardton	\$29,716.24	\$14,444.92	\$29,716.24	\$14,444.92
South Heart	\$10,248.61	\$8,269.20	\$10,248.61	\$8,269.20
Stark County Total	\$1,101,566.50	\$644,842.61	\$1,101,566.50	\$644,842.61
City Occupancy Tax (Office of ND State Treasurer)	January 2022	January 2021	YTD 2022	YTD 2021
Belfield	\$1,614.55	\$1,283.52	\$1,614.55	\$1,283.52
Dickinson	\$20,958.80	\$14,114.88	\$20,958.80	\$14,114.88
Stark County Total	\$22,573.35	\$15,398.40	\$22,573.35	\$15,398.40
City Restaurant/Lodging (Office of ND State Treasurer)	January 2022	January 2021	YTD 2022	YTD 2021
Dickinson	\$87,548.79	\$49,802.97	\$87,548.79	\$49,802.97

Sales tax returns are due at the end of each month which causes large monthly swings especially when months end on weekends. Using year-to-year data collections helps mitigate these swings and January present a more accurate view of any real change that is occurring than would any given month's collection comparison.

EDUCATION

PreK-12 Enrollment (Department of Public Instruction)	2021-2022	2020-2021	2019-2020	2018-2019
Belfield	250	251	284	256
Dickinson Public Schools	3,878	3,808	4,072	3,841
Dickinson Trinity Catholic Schools	554	537	501	468
Hope Christian Academy	127	98	111	128
Richardton-Taylor	335	339	348	355
South Heart	411	387	392	373
Higher Education Enrollment (DSU)	2021-2022	2020-2021	2019-2020	2018-2019
Dickinson State University	1,415	1,441	1,350	1,392

HOUSING RENTAL RATES

(ACS U.S. Census Bureau, American Community Survey)	
Stark County Rental Vacancy Rate (ACS 2015-19)	12%
Stark County Median Rent (ACS 2015-19)	\$917

TAXABLE SALES & PURCHASES

(Office of State Tax Commissioner)	3rd Qtr 2021	3rd Qtr 2020
Dickinson	\$202,363,149	\$176,784,155
Stark County	\$214,143,504	\$186,973,189

OIL PRICES

(NDIC Dept. of Mineral Resources)	January 2022	January 2021
West Texas Intermediate Oil (Price/Barrel)	\$79.11	\$48.27
North Dakota Light Sweet (Price/Barrel)	\$74.86	\$41.77

FARMERS PRICE INDEX

(US Dept. of Agriculture)	January 2022	January 2021
Farmers Prices Received (2011 Base)	111.5%	89.7%
Farmers Prices Paid (2011 Base)	124.2%	111.3%

TOP 10 LARGEST EMPLOYERS

(Job Service North Dakota)	
1	Dickinson Public School District
2	Walmart
3	CHI St Alexius Health - Dickinson
4	Steffes Solutions
5	Marathon Petroleum Logistics
6	Killdeer Mountain Manufacturing
7	TMI Corporation
8	Dickinson State University
9	City of Dickinson
10	Baker Boy Inc



DICKINSON 2035 COMPREHENSIVE PLAN

Table 1: Expected Development

Planning Period	Total Forecasted Number of Permanent Housing Units	Commercial Acres	Commercial Square Feet	Industrial Acres	Industrial Square Feet
2013-2016	3,782	375	1,633,450	146	873,840
2017-2018	2,323	145	890,850	77	495,500
2019-2035	3,649	221	552,200	130	416,900
2013-2035	9,754	741	3,076,500	353	1,786,240

SOURCE: NDSU, CITY OF DICKINSON

Table 2-8: Population Estimates, Trade Area and City of Dickinson, Average of Slow and Rapid Scenarios, 2010-2035

Year	City of Dickinson					
	Dickinson Trade Area		50 Percent of Trade Area Housing Demand		70 Percent of Trade Area Housing Demand	
	Permanent Workforce	Permanent and Temporary Workforce	Permanent Workforce	Permanent and Temporary Workforce	Permanent Workforce	Permanent and Temporary Workforce
2010	33,402	33,402	18,895	25,230	18,895	25,230
2015	36,947	50,322	23,779	31,688	28,535	38,026
2020	45,082	54,623	28,010	33,598	39,213	47,037
2025	47,555	48,668	29,231	29,763	40,923	41,668
2030	48,253	48,436	29,670	29,752	41,538	41,653
2035	48,490	48,490	29,721	29,721	41,609	41,609

SOURCE: NDSU

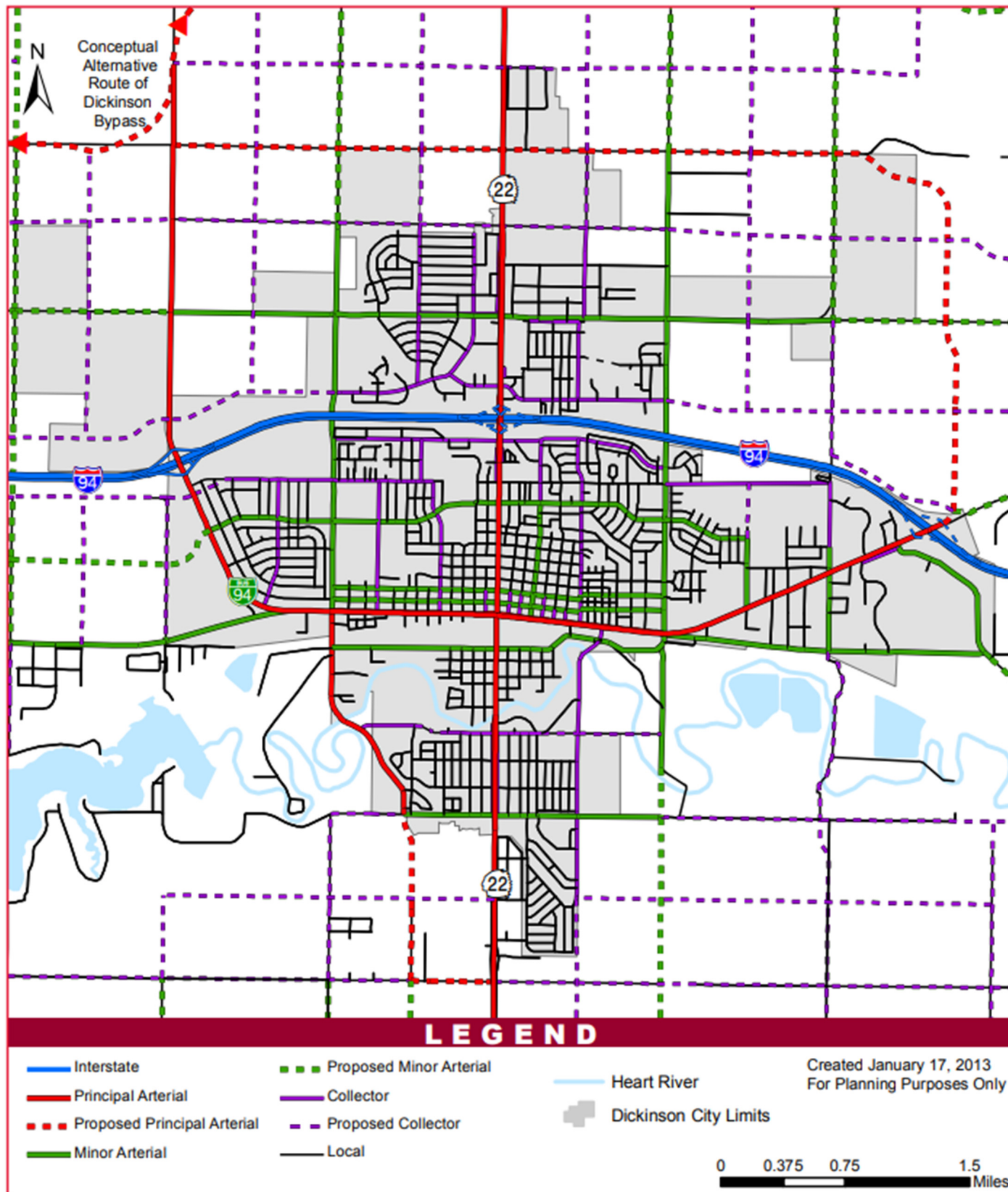
Table 2-10: Population by Age Group, 2010-2025

	Ages 24 years and below		Ages 25-44		Ages 45-64		Ages 65 years and older	
	2010	2025	2010	2025	2010	2025	2010	2025
Dickinson	6,235	9,594	4,360	9,620	4,329	7,166	2,863	4,337
Change 2010-2025	53.9%		120.7%		65.5%		51.5%	
Dickinson Trade Area (Region 8)	12,077	17,670	8,617	17,869	11,169	16,095	7,033	10,424
Change 2010-2035	46.3%		107.4%		44.1%		48.2%	

SOURCE: CENTER FOR SOCIAL RESEARCH AT NDSU AND 2006-2010 AMERICAN COMMUNITY SURVEY, 5-YEAR ESTIMATES

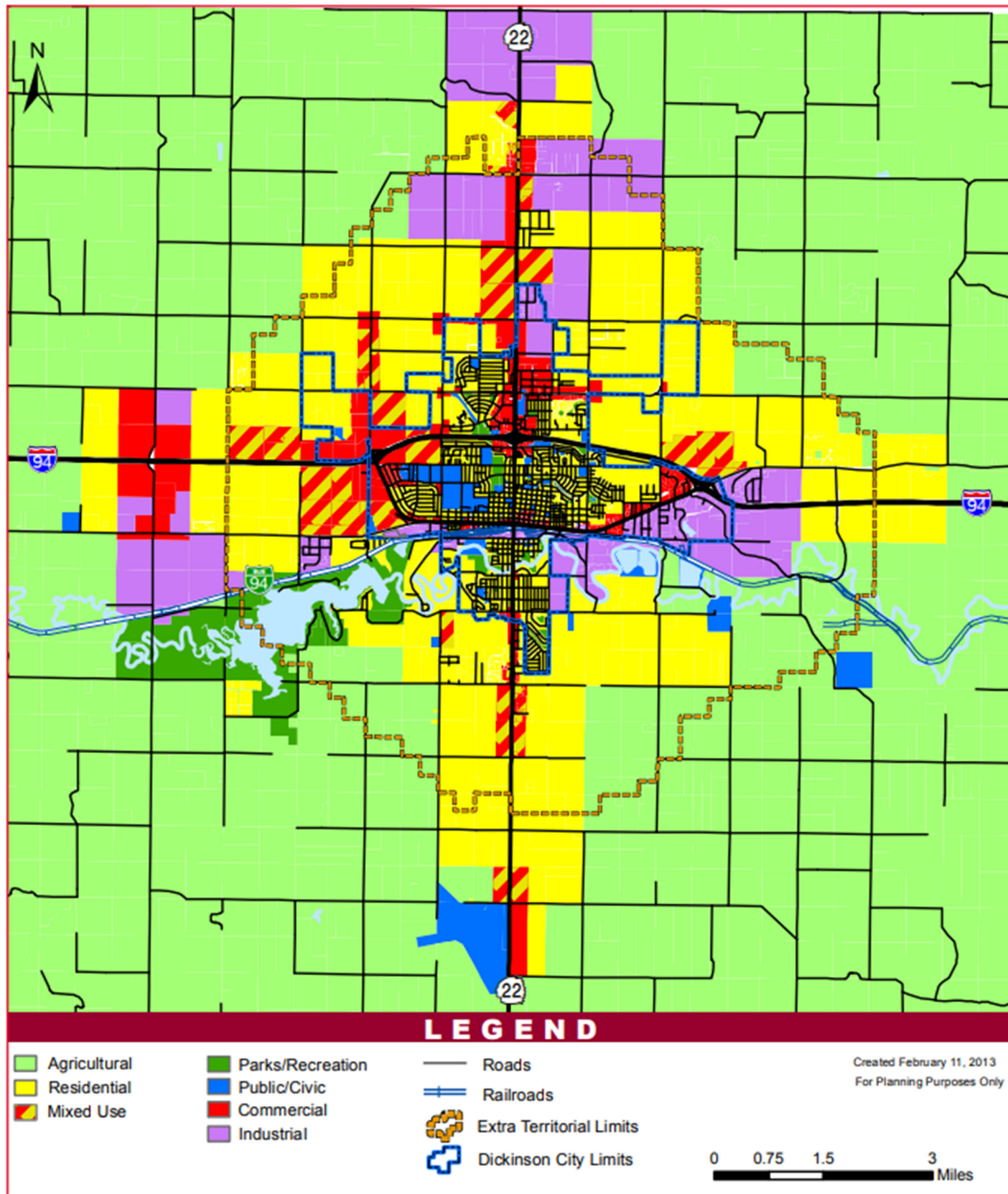
DICKINSON 2035 COMPREHENSIVE PLAN

Figure 5-2: Proposed Future Functional Classification of Streets in Dickinson Vicinity



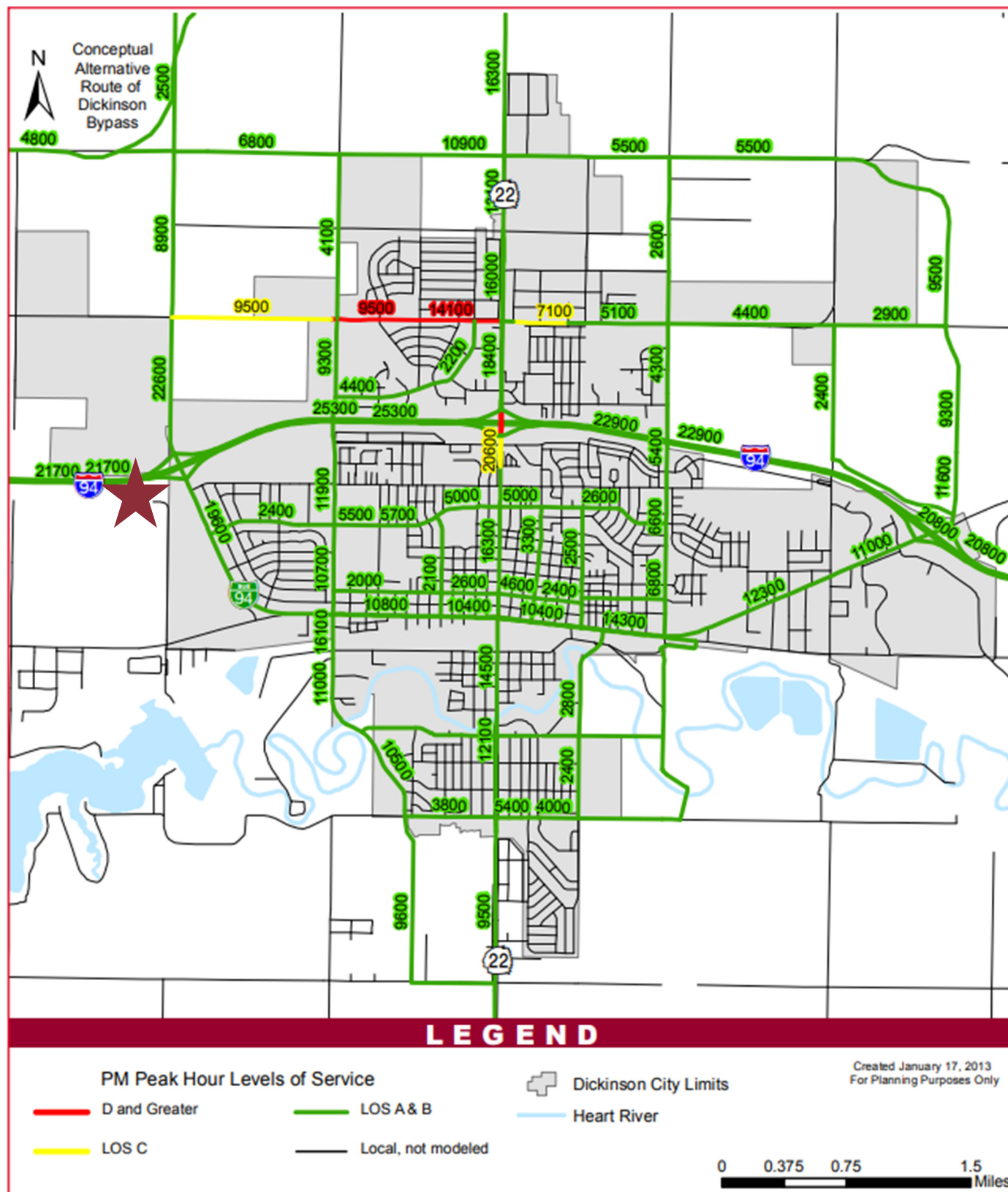
| DICKINSON 2035 COMPREHENSIVE PLAN

Figure 2: City of Dickinson Future Land Use Map



DICKINSON 2035 COMPREHENSIVE PLAN

Figure 5-6: Future Roadway Level of Service



LOCATION MAP

