



## THE OFFERING:

Keller Williams Inspire Realty and Aspen Group LLP are pleased to offer for sale of Lot 1 in Highlander Estates in Minot, ND. This is an excellent opportunity to get started on commercial development. This lot sits adjacent to the new Trinity Hospital that was completed in 2023. With new healthcare facilities, a four-year college, Air Force Base, an unemployment rate of 2.0%, a 623,000 square foot mall, and almost 50,000 residents, Minot is the largest and most stabilized economy in the Bakken. Minot is also the fourth largest city in the state of North Dakota.

## SPACE AVAILABLE:

LOT 1 - 495,705.91 SF

## PRICE:

\$10.00 PSF

## HIGHLIGHTS:

- Located in South West Minot
- In close proximity to new Trinity Health Hospital, CashWise Foods, Petco, Five Guys, Sonic, & more!



### Mike Ilse

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Commercial REALTOR®

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**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALESTATE.COM](http://WWW.ASPENGROUPREALESTATE.COM)**  
**12 S Main Street | Minot, ND | [LYNNEREISENAUER.KW.COM](http://LYNNEREISENAUER.KW.COM)**

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# PROPERTY DETAILS

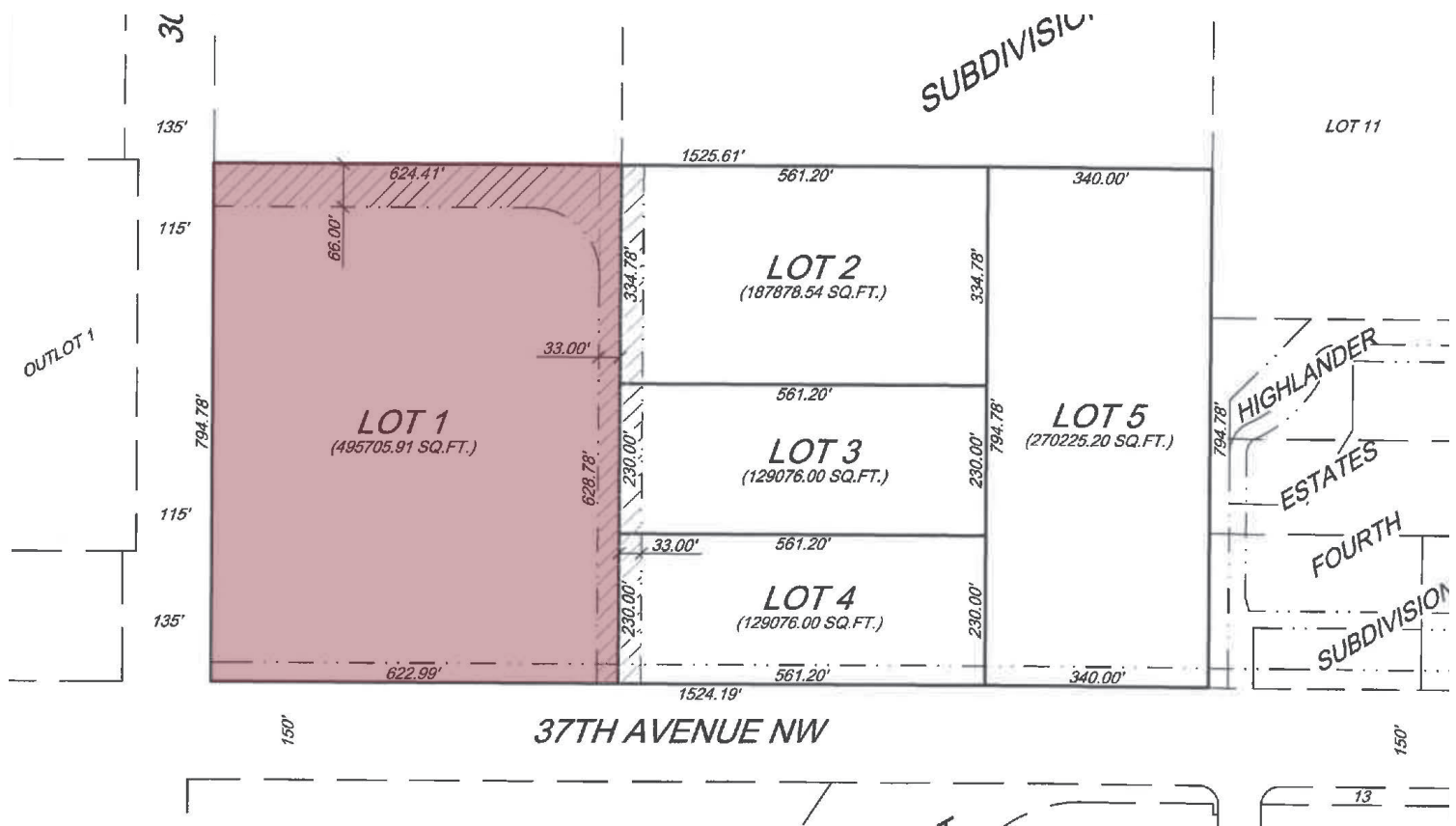
**PARCEL #:** MI34.C89.000.0100

**LEGAL DESCRIPTION:** HIGHLANDER ESTATES S/D LOT 10

**ZONING:** C1 - LIMITED COMMERCIAL

**2022 TAXES:** \$18,043.13

**SPECIAL ASSESSMENTS:** NONE AT THIS TIME



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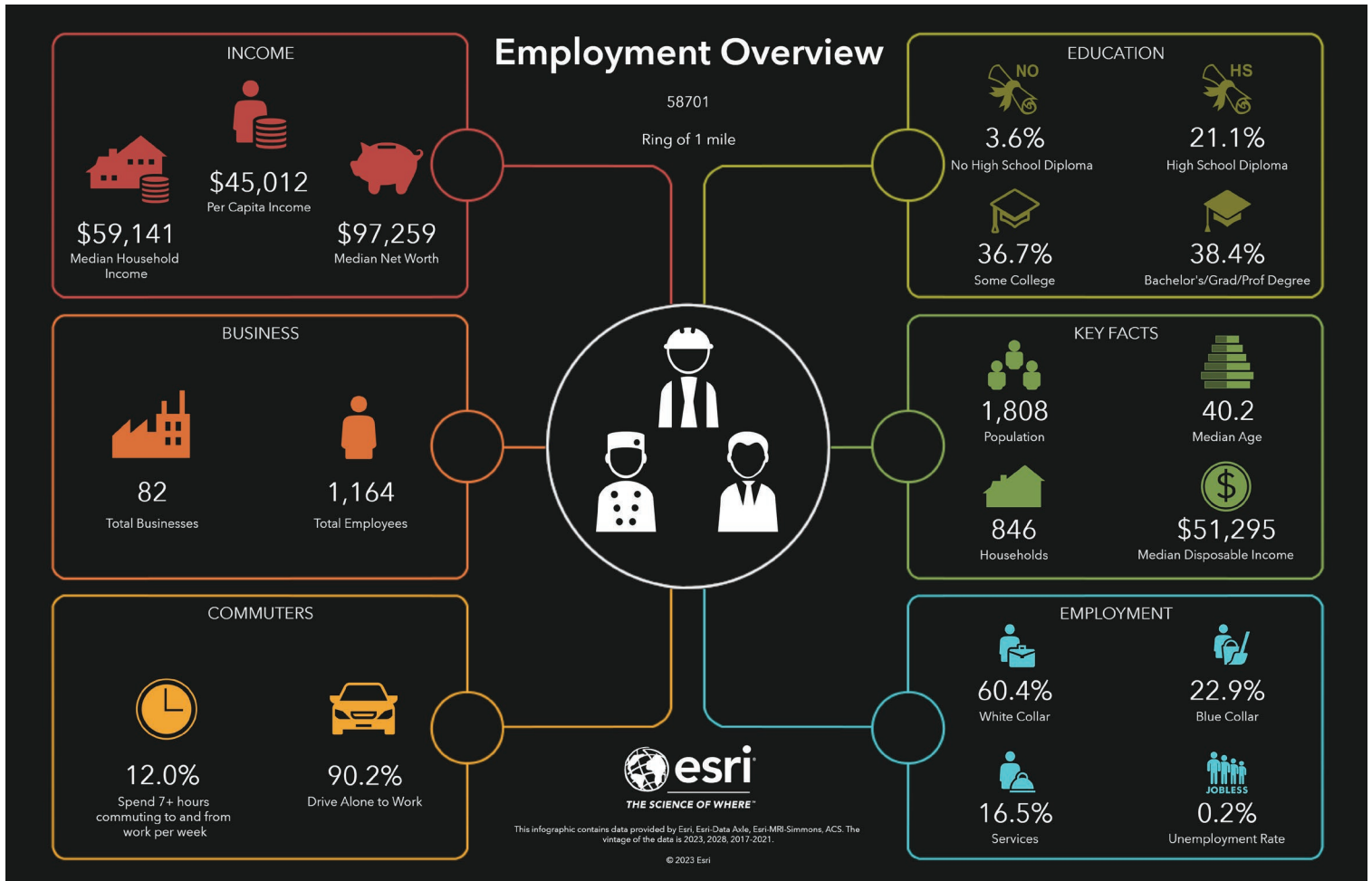
# ARIEL PHOTOS



**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALESTATE.COM](http://WWW.ASPENGROUPREALESTATE.COM)**  
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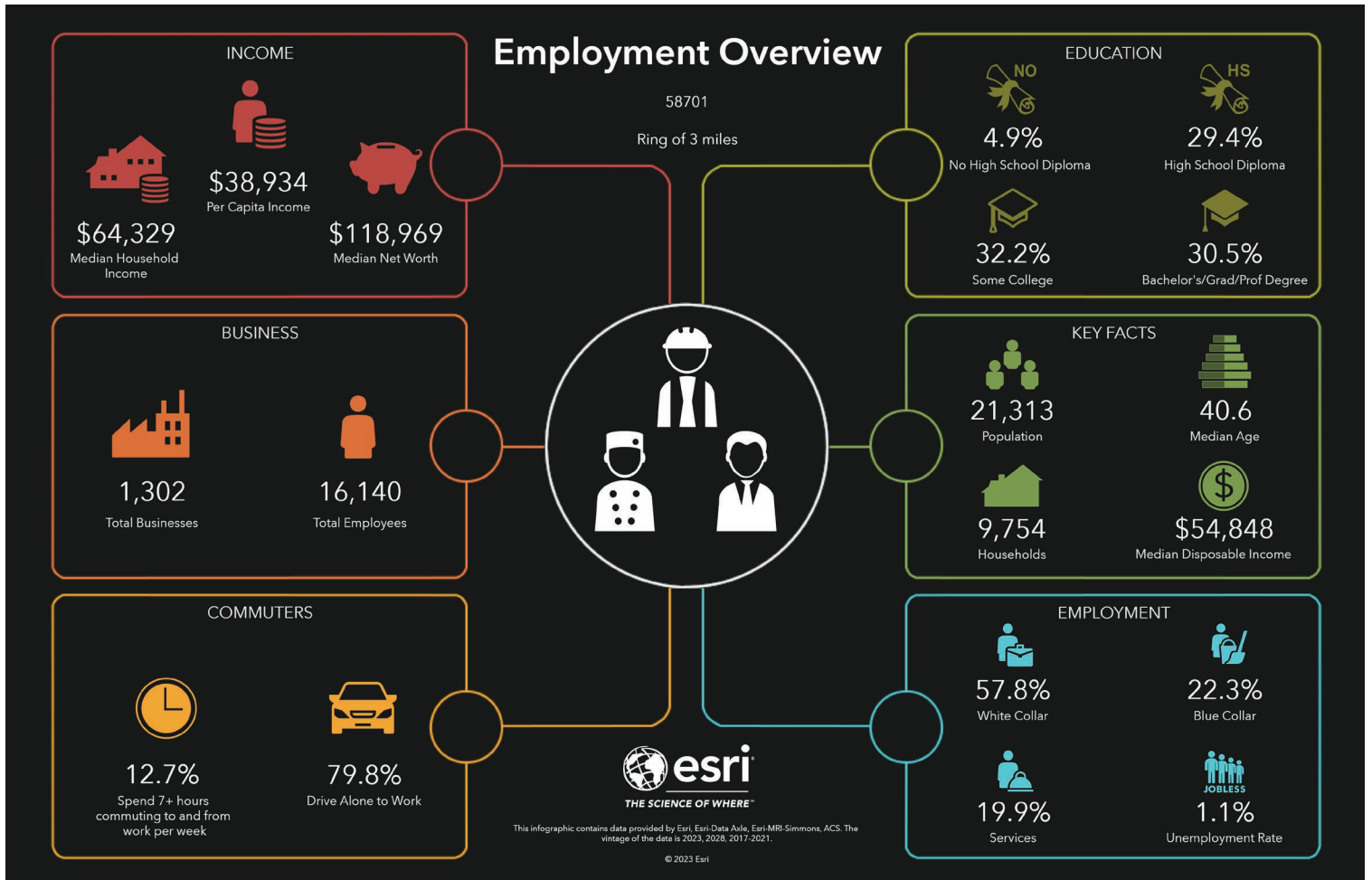
# DEMOGRAPHICS - 1 MILE



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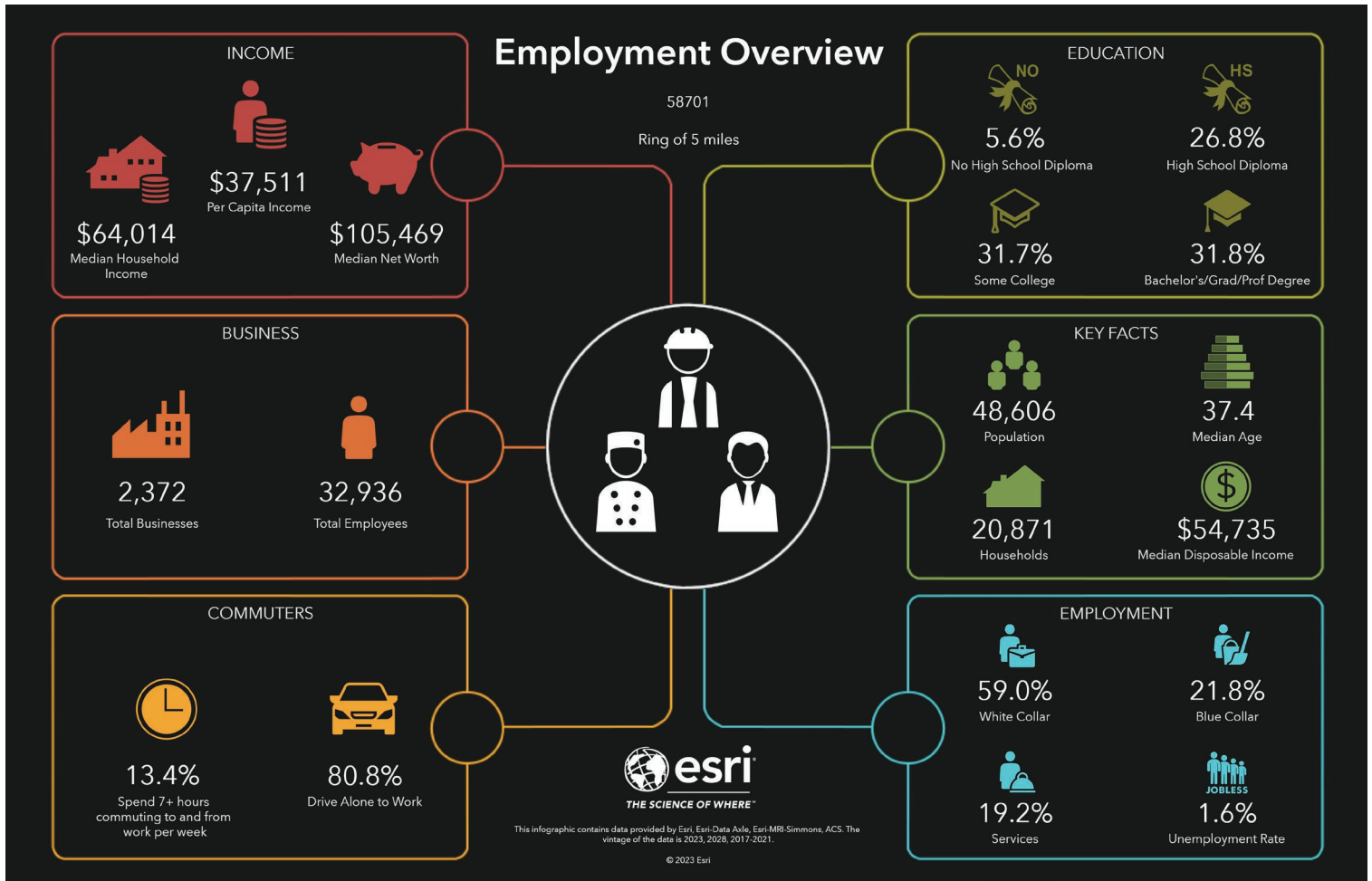
# DEMOGRAPHICS - 3 MILES



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# DEMOGRAPHICS - 5 MILES



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# TRAFFIC COUNTS



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# LOCATION MAP



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