

SECTION 9

BISMARCK, ND



RETAIL



OFFICE



MEDICAL



HIGH-DENSITY
RESIDENTIAL



EDUCATION



GREEN SPACE



SPACE AVAILABLE:
VARIOUS SIZES

PRICE:
CALL FOR PRICE

HIGHLIGHTS:

- Section 9 consists of planned, mixed-use development, including open space, retail, office, medical use and dwelling units
- Can be Subdivided
- Water & Sewer to be developed in conjunction with City's Master Plan
- Section 9 Zoning: CG, CA, RT, AG
- Excellent Visibility from 4 heavily traveled roadways
- Near Costco, Bismarck Motor Company, St. Mary's Central High School, major retails at Hay Creek Shops!



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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.

AVAILABLE LOTS - DAYBREAK ADDITION

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



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AVAILABLE LOTS

5900 YUKON DRIVE, BISMARCK

PID#: 0160-009-200

Legal Description: CITY LANDS 139-80 Block: 9 AUDITOR'S LOT B OF SE 1

Zoning: A-Agricultural

Lot Size: 1,411,344

2023 Taxes: \$13,481.67

Special Assessments: \$13,286.62 Installment; \$79,035.32 Remaining

802 57TH AVE NE, BISMARCK

PID#: 2180-002-001

Legal Description: DAYBREAK ADDITION Block: 2 LOT 1

Zoning: CG - Commercial

Lot Size: 190,379

2023 Taxes: \$18,154.77

Special Assessments: \$6,025.56 Installment; \$29,020.69 Remaining



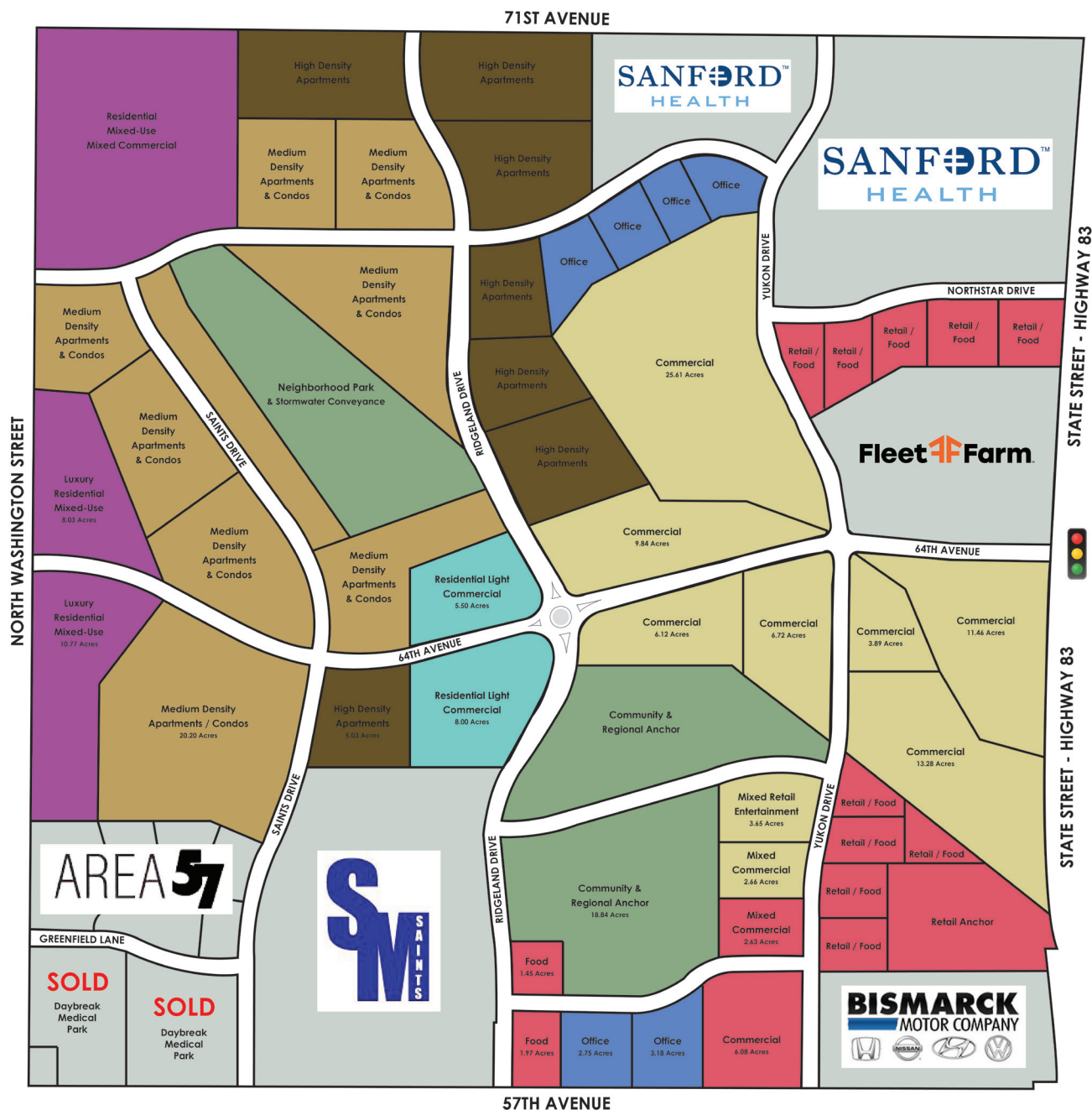
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PRELIMINARY MASTERPLAN



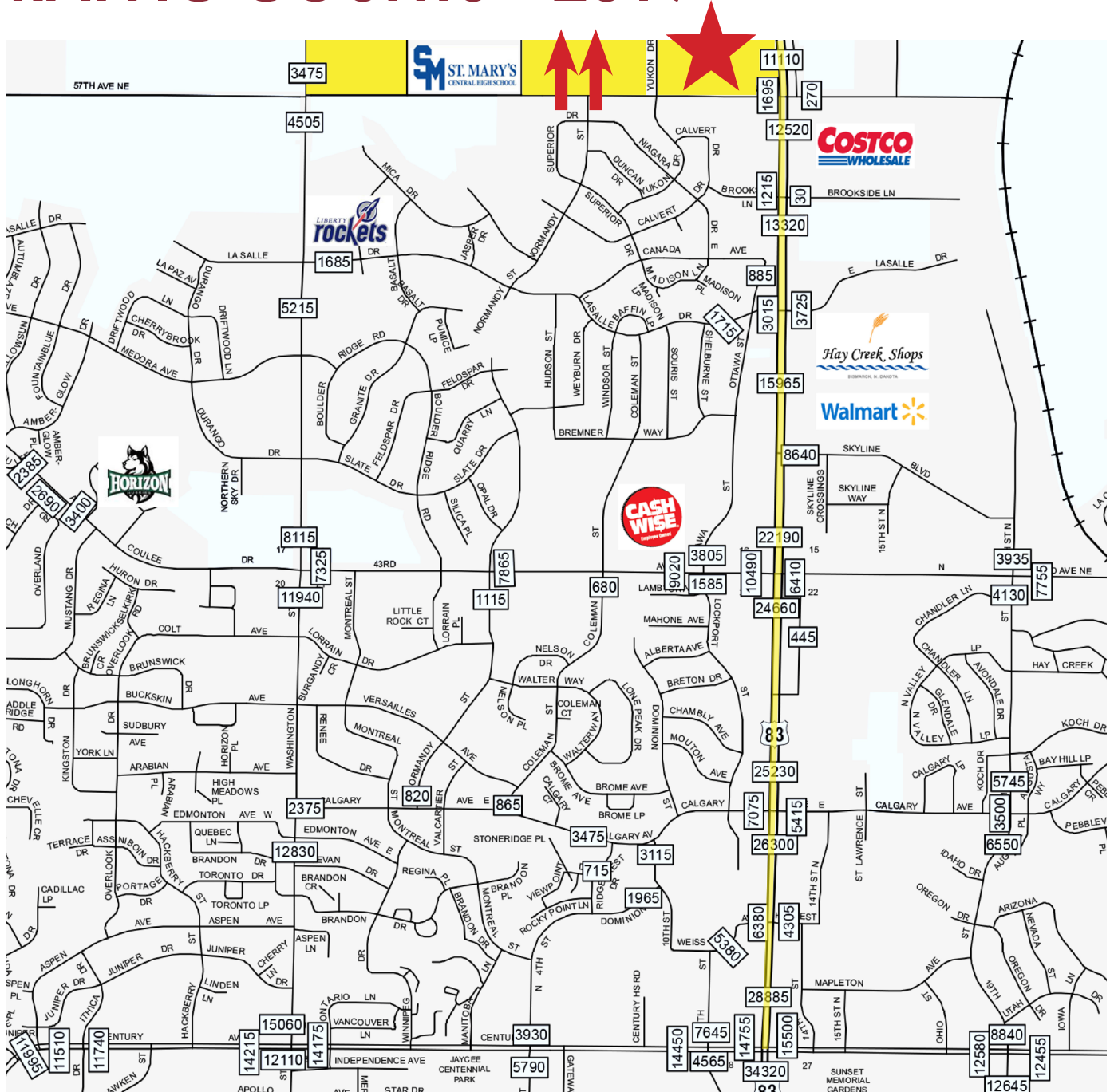
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TRAFFIC COUNTS - 2019



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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



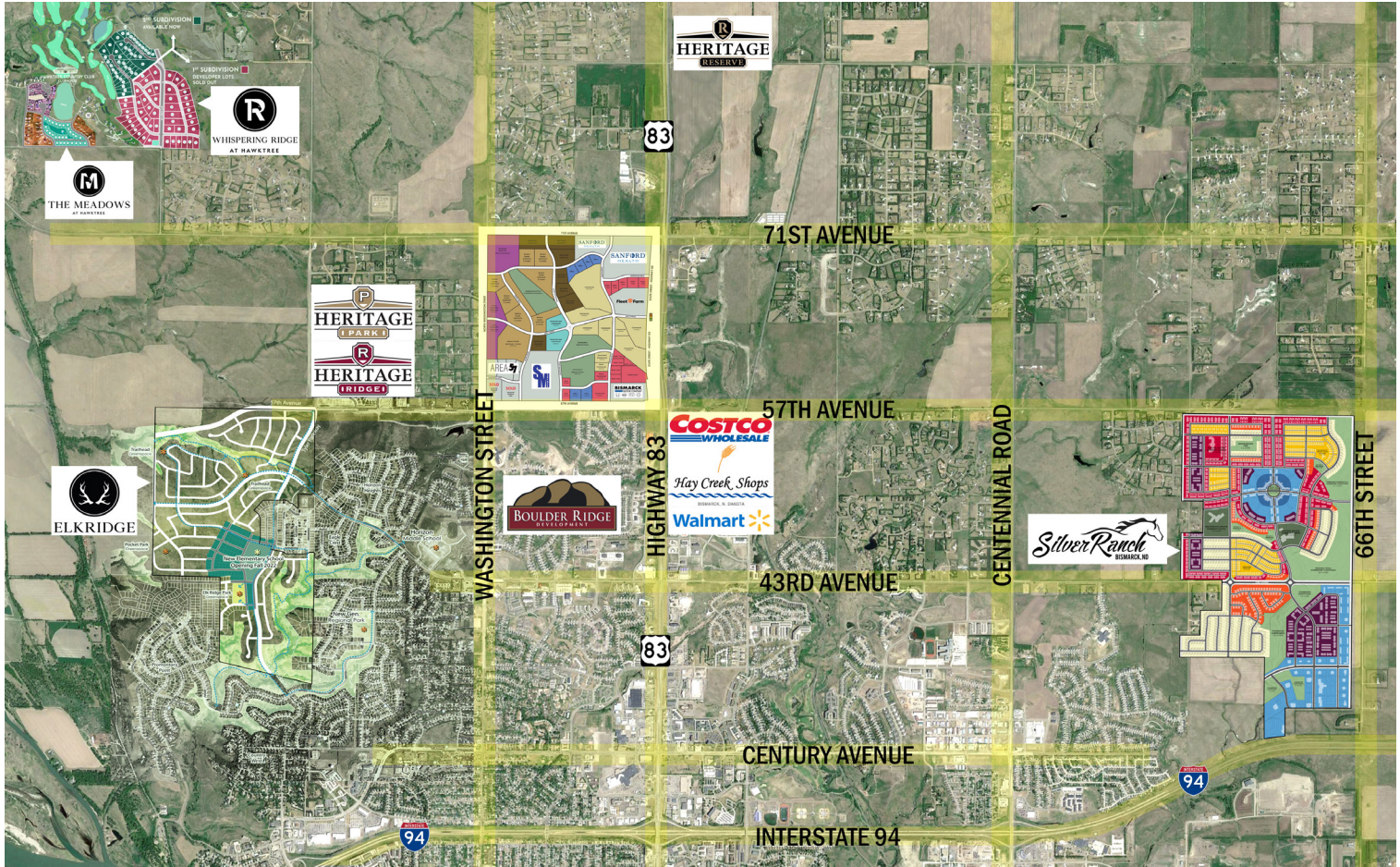
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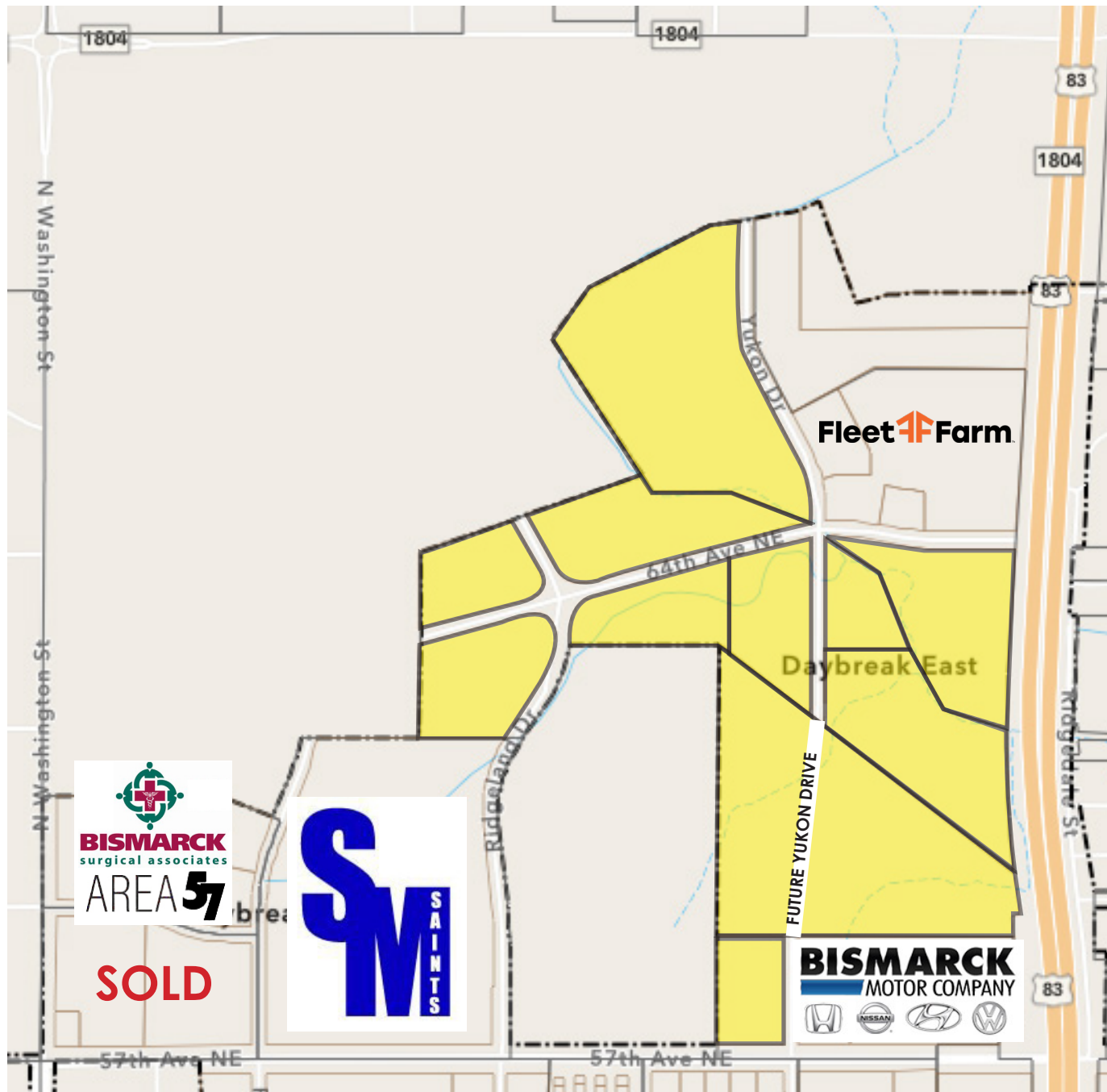
RESIDENTIAL DEVELOPMENT



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

AVAILABLE LOTS



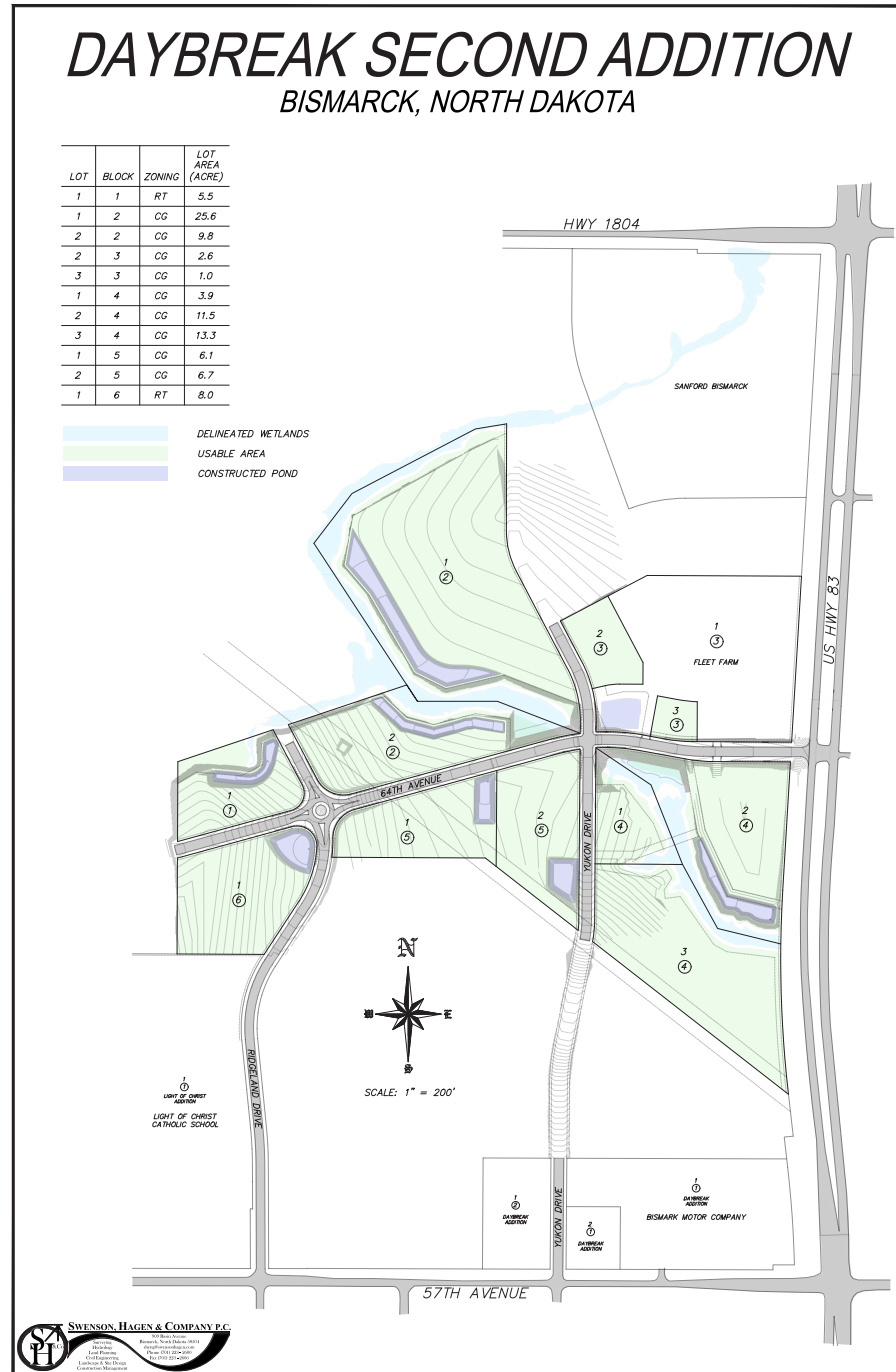
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PLAT MAPS



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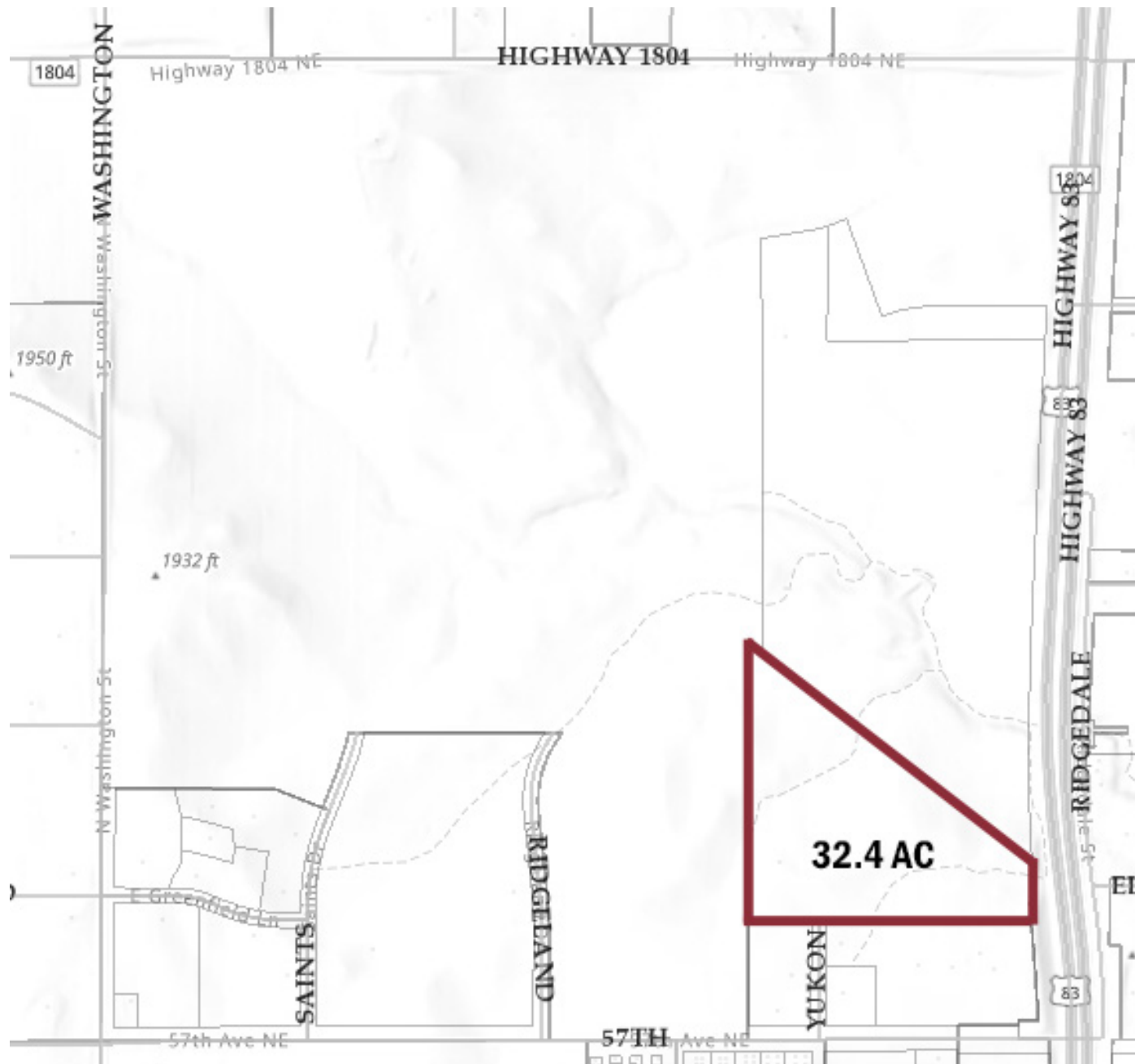
DAYBREAK ADDITION

AUDITORS LOT A OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA.



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PLAT MAPS



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IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



NEIGHBORHOOD AERIAL



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