



## LOT SIZE:

22.2 ACRES (Wiling to Subdivide)  
**\*\*See next page for individual lot sizes**

## PRICE:

Call for Pricing

## HIGHLIGHTS:

- All Lots Zoned CG - Commercial
- City Water/City Sewer
- Located along 43rd Ave near Walmart, Costco, Culver's, Buffalo Wings & Rings, Charras & Tequila, Wingate by Wyndham, Once Upon A Child, Dunn Brothers Coffee and Anytime Fitness.



### Mike Ilse

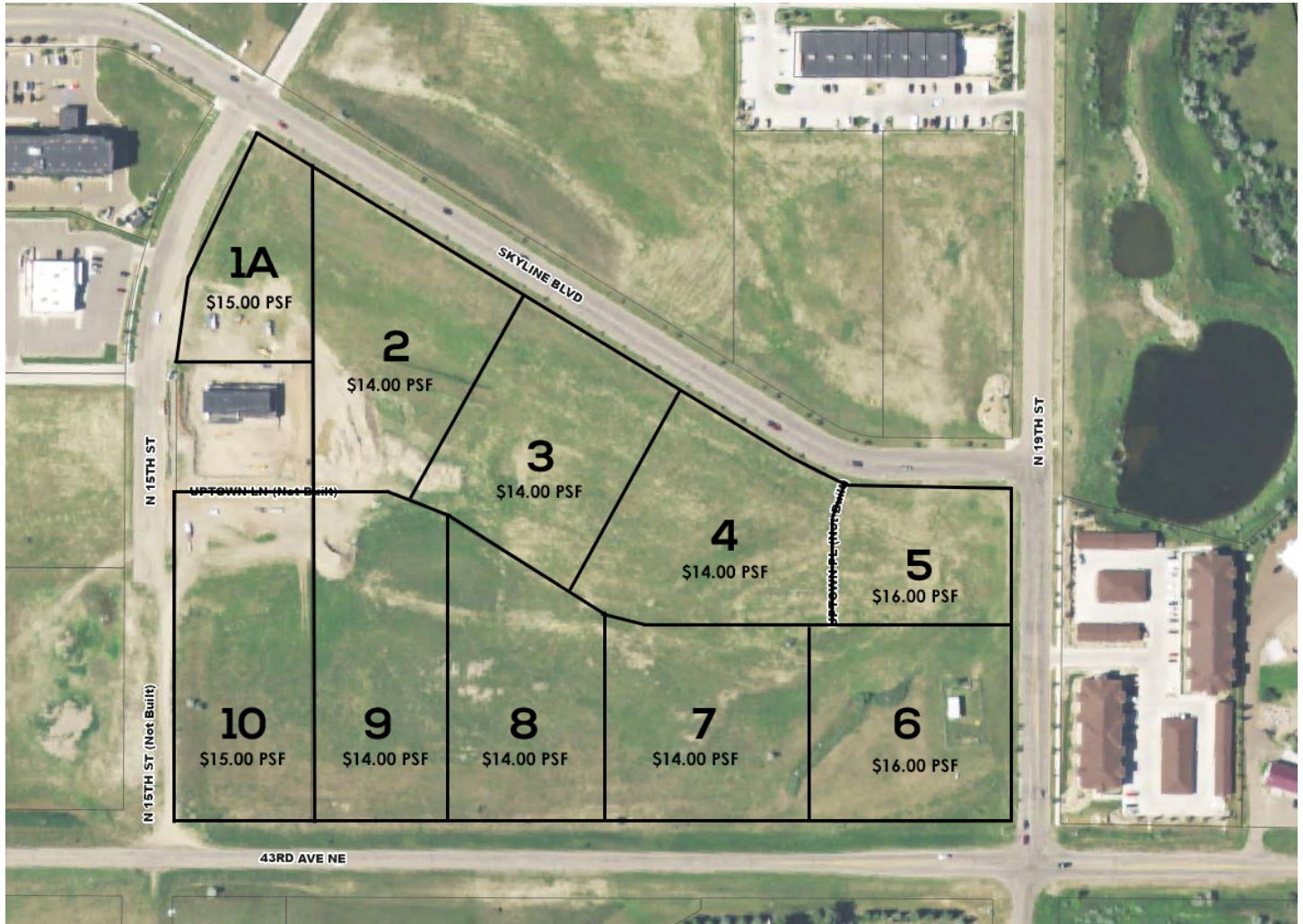
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# PROPERTY DETAILS



LOT 1A	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
1.34 ACRES	2.58 ACRES	2.43 ACRES	2.46 ACRES	1.39 ACRES	2.31 ACRES	2.30 ACRES	2.31 ACRES	2.53 ACRES	2.55 ACRES



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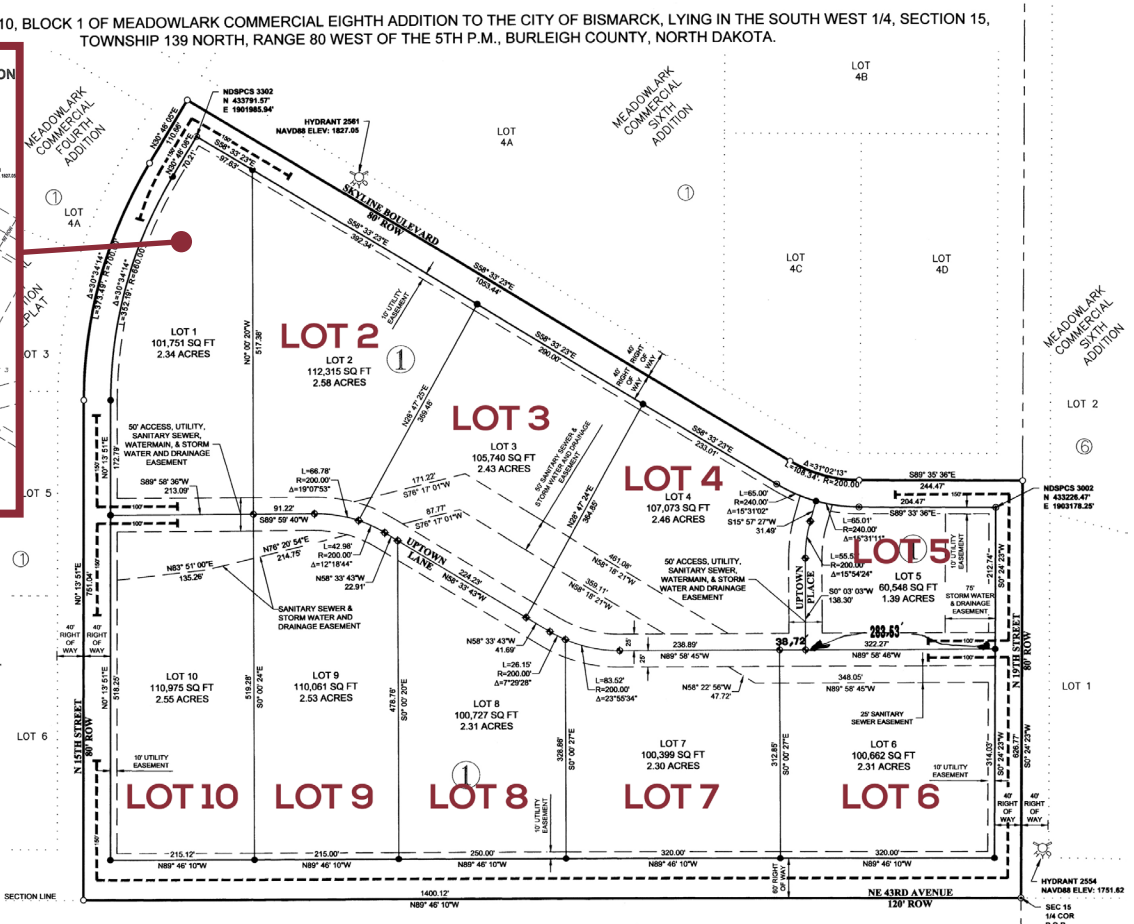
# PLAT MAP

## MEADOWLARK COMMERCIAL EIGHTH ADDITION

A REPLAT OF LOT 1, BLOCK 1 OF MEADOWLARK COMMERCIAL THIRD ADDITION IN THE SOUTH WEST 1/4, SECTION 15, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA,

TO BE HEREAFTER KNOWN AS:

LOTS 1 THROUGH 10, BLOCK 1 OF MEADOWLARK COMMERCIAL EIGHTH ADDITION TO THE CITY OF BISMARCK, LYING IN THE SOUTH WEST 1/4, SECTION 15, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA.



LOT 1A	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
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**LOT 1A | 4415 N 15TH ST, BISMARCK**

**PID#:** 1466-001-002

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1A LOT 1

**LOT SIZE:** 1.34 Acres (58,191 SF)

**2023 TAXES:** \$5,908.82

**SPECIAL ASSESSMENTS:** \$2,234.88 INSTALLMENT; \$10,614.23 REMAINING

**LOT 2 | 1609 SKYLINE BLVD, BISMARCK**

**PID#:** 1466-001-050

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 2

**LOT SIZE:** 2.58 Acres (112,315 SF)

**2023 TAXES:** \$8,039.90

**SPECIAL ASSESSMENTS:** \$2,411.70 INSTALLMENT; \$9,562.89 REMAINING

**LOT 3 | 1619 SKYLINE BLVD, BISMARCK**

**PID#:** 1466-001-100

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 3

**LOT SIZE:** 2.43 Acres (105,740 SF)

**2023 TAXES:** \$8,966.21

**SPECIAL ASSESSMENTS:** \$2,303.48 INSTALLMENT; \$9,211.57 REMAINING

**LOT 4 | 1701 SKYLINE BLVD, BISMARCK**

**PID#:** 1466-001-150

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 4

**LOT SIZE:** 2.46 Acres (107,073 SF)

**2023 TAXES:** \$6,936.25

**SPECIAL ASSESSMENTS:** \$2,333.94 INSTALLMENT; \$9,336.76 REMAINING

**LOT 5 | 1711 SKYLINE BLVD, BISMARCK**

**PID#:** 1466-001-200

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 5

**LOT SIZE:** 1.39 Acres (60,548 SF)

**2023 TAXES:** \$3,680.22

**SPECIAL ASSESSMENTS:** \$1,366.72 INSTALLMENT; \$5,581.46 REMAINING



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**LOT 6 | 1713 UPTOWN LN, BISMARCK**

**PID#:** 1466-001-251

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 6 L

**LOT SIZE:** 2.31 Acres (100,662 SF)

**2023 TAXES:** \$7,056.33

**SPECIAL ASSESSMENTS:** \$2,233.04 INSTALLMENT; \$9,023.63 REMAINING

**LOT 7 | 1703 UPTOWN LN, BISMARCK**

**PID#:** 1466-001-300

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 7

**LOT SIZE:** 2.30 Acres (100,399 SF)

**2023 TAXES:** \$7,121.88

**SPECIAL ASSESSMENTS:** \$2,234.40 INSTALLMENT; \$9,045.60 REMAINING

**LOT 8 | 1621 UPTOWN LN, BISMARCK**

**PID#:** 1466-001-350

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 8

**LOT SIZE:** 2.31 Acres (100,727 SF)

**2023 TAXES:** \$7,065.07

**SPECIAL ASSESSMENTS:** \$2,166.47 INSTALLMENT; \$8,598.87 REMAINING

**LOT 9 | 1611 UPTOWN LN, BISMARCK**

**PID#:** 1466-001-400

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 9

**LOT SIZE:** 2.53 Acres (110,061 SF)

**2023 TAXES:** \$6,999.28

**SPECIAL ASSESSMENTS:** \$2,305.62 INSTALLMENT; \$9,005.75 REMAINING

**LOT 10 | 1601 UPTOWN LN, BISMARCK**

**PID#:** 1466-001-450

**LEGAL DESCRIPTION:** MEADOWLARK COMMERCIAL 8TH ADDITION BLOCK 1 LOT 10

**LOT SIZE:** 2.55 Acres (110,975 SF)

**2023 TAXES:** \$7,045.04

**SPECIAL ASSESSMENTS:** \$2,322.98 INSTALLMENT; \$9,069.37 REMAINING



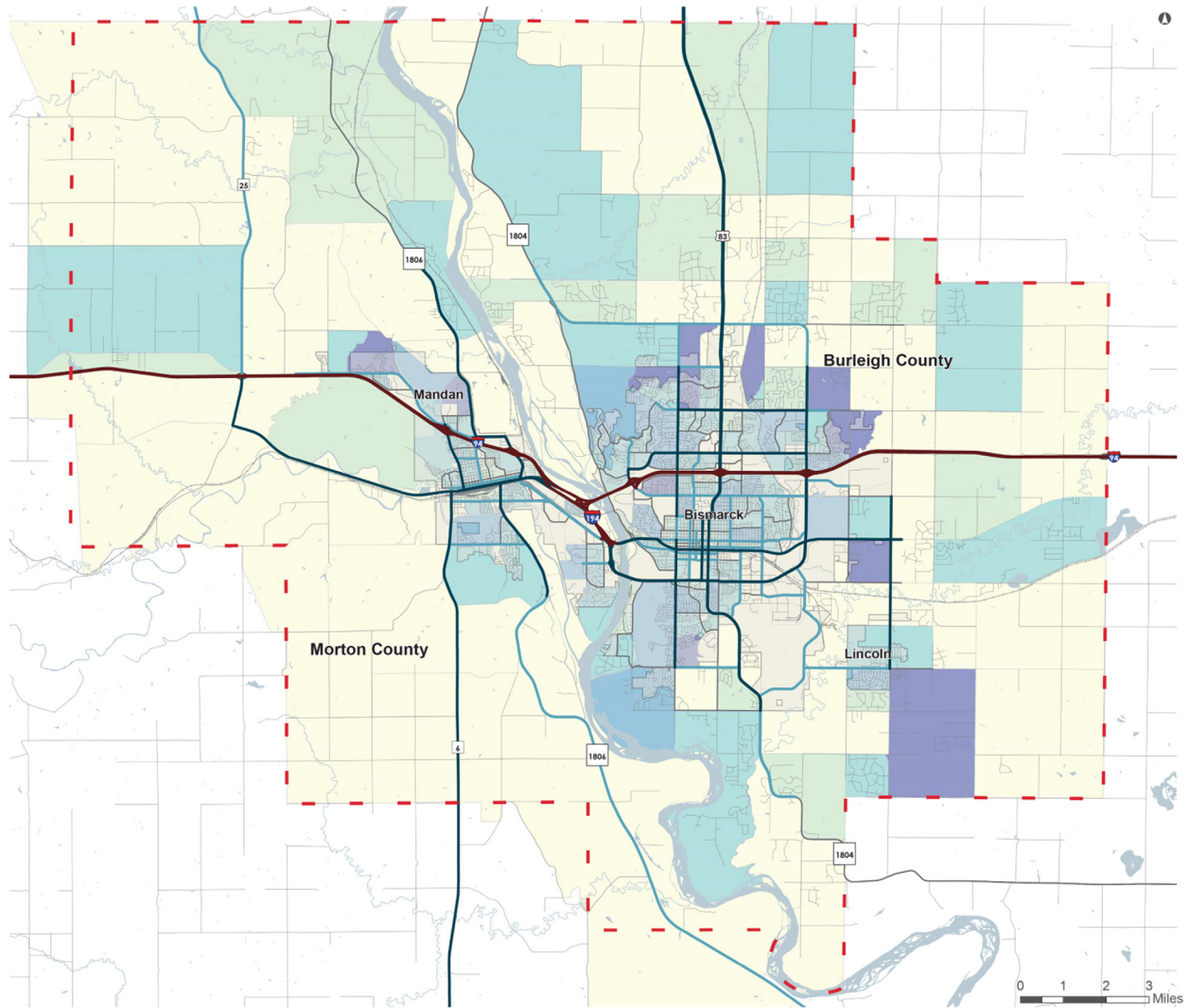
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# FORECASTED HOUSEHOLD GROWTH



## Forecasted Growth in Households 2015-2045

### Metropolitan Planning Organization Boundary

Boundary

### Roadway by Functional Classification

Interstate

Principal Arterial

Minor Arterial

Collector

### 2045 TAZ Data

#### Additional Households

0 - 100

101 - 200

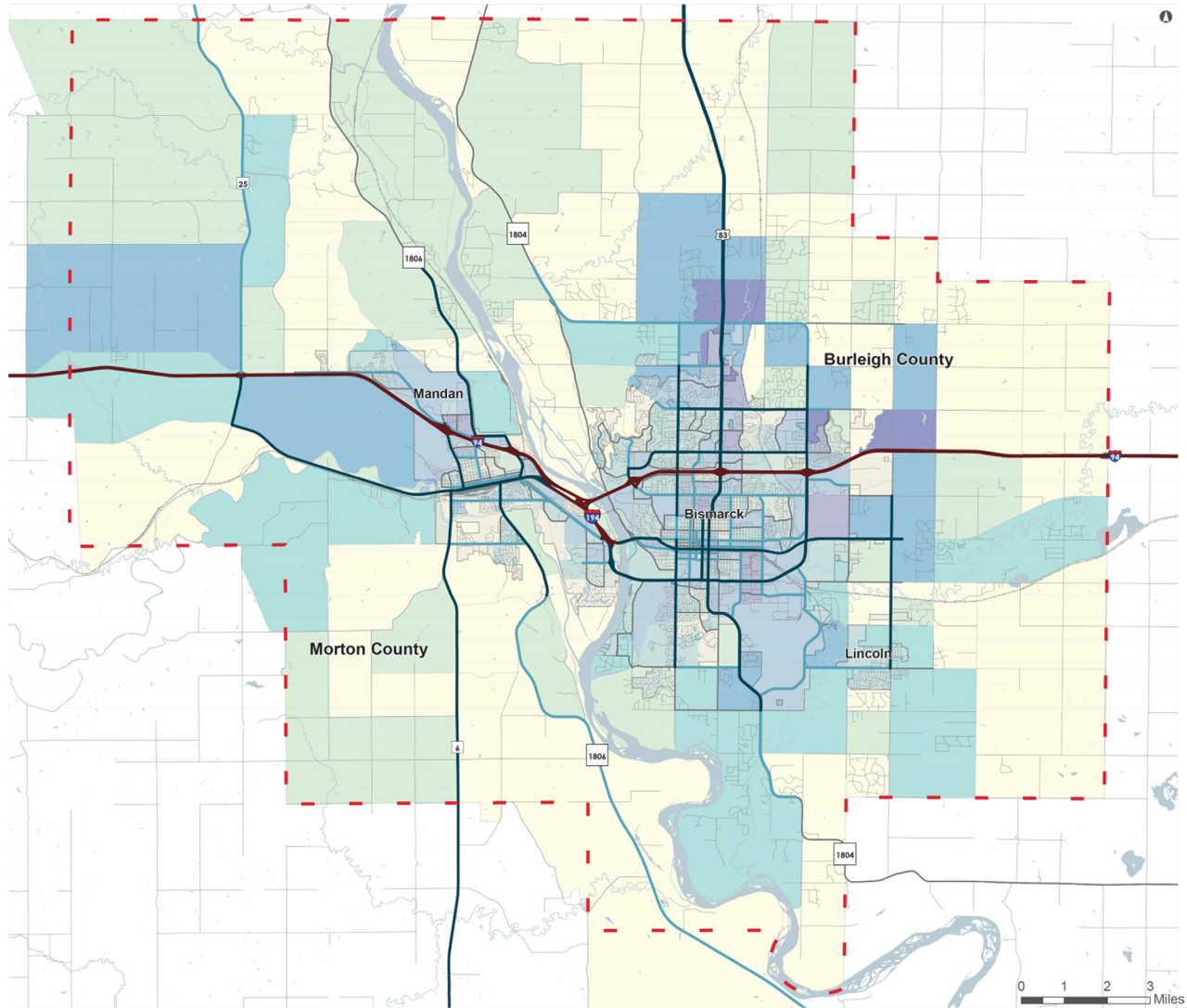
201 - 500

501 - 1000

1001 - 1564



# FORECASTED JOB GROWTH



**Forecasted Growth  
in Jobs  
2015-2045**

**Metropolitan Planning Organization Boundary**

Boundary

**Roadway by Functional Classification**

- Interstate
- Principal Arterial
- Minor Arterial
- Collector

**2045 TAZ Data**

**Additional Jobs**

- 0 - 10
- 11 - 50
- 51 - 250
- 251 - 1500
- 1501 +





# AERIAL - LOOKING SOUTH





# HIGHWAY 83 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 |  |   |