

LOT SIZE:
1.2 - 2.7 ACRE LOTS

PRICE:
\$22.00 - \$30.00 PSF



Mathew Reichert

Broker | Partner | CCIM

701.223.2450

matt@aspengroupprealstate.com

HIGHLIGHTS:

- See the Property Details on the next page for lot sizes & pricing!
- In the Heart of Bismarck's new retail corridor
- Fantastic corner lot visibility along Hwy 83 & 57th Ave!
- Reciprocal access easement with Furniture Row
- Zoning: CG Commercial
- Located across from Costco, near Furniture Row, Tractor Supply, Ale Works, Bismarck Motor Company, & St. Mary's Central High School

424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALSTATE.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

5615 TREE TOP LANE, BISMARCK

PID#: 1502-001-001

Legal: TREE TOP 2ND ADDITION; BLOCK 1; LOT 1

Lot Size: 52,154 SF (1.197 Acres)

Zoning: CG - Commercial

2024 Taxes: TBD

Special Assessments: TBD

Pricing: \$30.00 PSF

5607 TREE TOP LANE, BISMARCK

PID#: 1502-001-025

Legal: TREE TOP 2ND ADDITION; BLOCK 1; LOT 2

Lot Size: 52,166 SF (1.198 Acres)

Zoning: CG - Commercial

2024 Taxes: TBD

Special Assessments: TBD

Pricing: \$29.00 PSF

5511 TREE TOP LANE, BISMARCK

PID#: 1502-001-050

Legal: TREE TOP 2ND ADDITION; BLOCK 1; LOT 3

Lot Size: 52,164 SF (1.198 Acres)

Zoning: CG - Commercial

2024 Taxes: TBD

Special Assessments: TBD

Pricing: \$28.00 PSF

SOLD | 5503 TREE TOP LANE, BISMARCK

PID#: 1502-001-075

Legal: TREE TOP 2ND ADDITION; BLOCK 1; LOT 4

Lot Size: 52,325 SF (1.201 Acres)

Zoning: CG - Commercial

2024 Taxes: TBD

Special Assessments: TBD

Pricing: \$27.00 PSF

5600 TREE TOP LANE, BISMARCK

PID#: 1502-001-100

Legal: TREE TOP 2ND ADDITION; BLOCK 1; LOT 5

Lot Size: 116,476 SF (2.674 Acres)

Zoning: CG - Commercial

2024 Taxes: TBD

Special Assessments: TBD

Pricing: \$22.00 PSF

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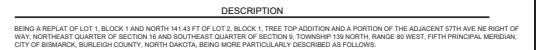
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TREE TOP 2ND ADDITION

SURVEYOR:
KLJ ENGINEERING LLC
4585 COLEMAN STREET
BISMARCK, NORTH DAKOTA 58503-0431

OWNER:
MALLOY 57, LLC
207 SOUTH WASHINGTON ST.
BISMARCK, ND 58504

[illegible]

SURVEYOR'S CERTIFICATE

I, CARL OLSON, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF NORTH DAKOTA, HEREBY CERTIFY THIS PLAT IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED UNDER MY SUPERVISION AND COMPLETED ON THE 11TH DAY OF DECEMBER, 2019, THAT ALL INFORMATION SHOWN HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT ALL REQUIRED MONUMENTS HAVE BEEN SET.

CARL OLSON
PROFESSIONAL LAND SURVEYOR
N.D. REGISTRATION NO. PLS-4687
4585 COLEMAN STREET
BISMARCK, NORTH DAKOTA 58503

APPROVAL OF BOARD OF CITY COMMISSIONERS

THE BOARD OF CITY COMMISSIONERS OF THE CITY OF BISMARCK, NORTH DAKOTA HAS APPROVED THE SUBDIVISION OF LAND AS SHOWN ON THE APPROVED PLAT, HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN THEREON, HAS APPROVED THE GROUNDS AS SHOWN ON THE APPROVED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK,

THE FOREGOING ACTION OF THE CITY COMMISSION OF BISMARCK, NORTH DAKOTA WAS TAKEN BY RESOLUTION APPROVED THE _____ DAY OF _____, 20____.

APPROVAL OF CITY ENGINEER:

I, GABRIEL J. SCHELL, CITY ENGINEER OF THE CITY OF BISMARCK, NORTH DAKOTA, HEREBY APPROVE "TREE TOP 2ND ADDITION" AS SHOWN ON THE APPROVED PLAT.

ATTEST
KEITH HUNKE - CITY ADMINISTRATOR

APPROVAL OF CITY PLANNING COMMISSION

THE SUBDIVISION OF LAND AS SHOWN ON THE APPROVED PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF BISMARCK, ON THE _____ DAY OF _____, IN ACCORDANCE WITH THE LAWS OF THE STATE OF NORTH DAKOTA, ORDINANCES OF THE CITY OF BISMARCK AND REGULATIONS ADOPTED BY THE SAID PLANNING COMMISSION.

IN WITNESS WHEREOF ARE SET THE HANDS AND SEALS OF THE CHAIRMAN AND SECRETARY OF THE PLANNING COMMISSION OF THE CITY OF BISMARCK.

OWNER'S CERTIFICATE AND DEDICATION

I, HOWARD MALLOY, PRESIDENT OF MALLOY 57, LLC., BEING THE OWNER OF THE LANDS PLATTED HEREIN, DO HEREBY VOLUNTARY CONSENT TO THE EXECUTION OF THIS PLAT TITLED TREE TOP 2ND ADDITION, AND REDEDICATE ALL RIGHTS OF WAY AS SHOWN ON THIS PLAT TO THE CITY OF BISMARCK.

I HEREBY DEDICATE AND REDEDICATE ALL EASEMENTS SHOWN ON THIS PLAT, EXCEPT THOSE SHOWN TO BE VACATED, TO RUN WITH THE LAND FOR GAS, ELECTRIC, TELEPHONE, COMMUNICATIONS, AND OTHER PUBLIC UTILITIES OR SERVICES, ON, ACROSS, OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "UTILITY EASEMENTS". I REDEDICATE ALL EASEMENTS TO RUN WITH THE LAND, FOR STORM WATER, DRAINAGE, WATER, AND SANITARY SEWER UTILITIES ON, ACROSS, OR UNDER THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON AS "STORM WATER, DRAINAGE, WATER, & SANITARY SEWER EASEMENTS".

I ALSO DEDICATE AN ACCESS EASEMENT UNTO ALL LAND OWNING PARTIES WITHIN THE PLAT TO RUN WITH THE LAND, SAID EASEMENT TO INCLUDE THE FULL AND FREE RIGHT OF ACCESS TO SAID PARTIES, THEIR TENANTS, VISITORS, AND LICENSEES, EMERGENCY SERVICES PERSONNEL, AND THE AGENTS, OFFICERS, AND EMPLOYEES OF ANY GOVERNMENTAL SUBDIVISION, IN COMMON WITH ALL OTHERS HAVING LIKE RIGHT AT ALL TIMES HEREFTER FOR ALL PURPOSES CONNECTED WITH THE USE OF SAID PARTIES, TO PASS AND REPASS ALONG SAID EASEMENT AND TO HOLD SAID EASEMENT TO SAID PARTIES, THEIR HEIRS AND ASSIGNS AND APPURTENANT TO THE LAND OF SAID PARTIES.

I ALSO DEDICATE A "WATER, SANITARY, STORM WATER & DRAINAGE EASEMENT", ALONG THE PRIVATE ACCESS ROAD, UNTO ALL LAND OWNING PARTIES WITHIN THE PLAT TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAID WATER SERVICES, SANITARY SEWER, STORM WATER AND DRAINAGE CONVEYANCE UNDER, OVER, THROUGH AND/OR ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON

I ALSO DEDICATE A "STORM WATER & DRAINAGE EASEMENT": WITHIN LOT 5, UNTO ALL LAND OWNING PARTIES WITHIN THE PLAT TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAID STORM WATER MANAGEMENT

I FURTHERMORE DEDICATE A "WATER, SANITARY, STORM WATER & DRAINAGE EASEMENT" UNTO LOT 3 AND LOT 4, BLOCK 1 TO RUN WITH THE LAND FOR THE PURPOSE OF CONSTRUCTION, RECONSTRUCTION, REPAIR, ENLARGING AND MAINTAINING SAGD WATER SERVICES, SANITARY SEWAGE SERVICES AND STORM WATER SERVICES AND UTILITIES UNDER, THROUGH AND ACROSS AND AROUND CERTAIN STRIPS OF LAND DESIGNATED HEREON FOR THE BENEFIT OF LOT 3, BLOCK 1.

STATE OF NORTH DAKOTA)
COUNTY OF _____)SS
HOWARD MALLOY
PRESIDENT
MALLOY 57, LLC
207 SOUTH WASHINGTON ST
BUTTE, ND 58701

ON THIS _____ DAY OF _____, _____, BEFORE ME PERSONALLY APPEARED RANDALL BAKKE, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND THEY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

COUNTY, NORTH DAKOTA

MY COMMISSION EXPIRES _____














PLAT INFORMATION

- NUMBER OF LOTS: 5
- LOT ACREAGE - 7.468 ACRES
- R.O.W. ACREAGE - 1.419 ACRES
- TOTAL ACREAGE - 8.887 ACRES

FLOOD PLAIN INFORMATION

THE PROPERTY IS NOT LOCATED IN A FLOOD PLAIN

PLAT LEGEND

	MONUMENT TO BE SET
	REBAR AND LS 9756 CAP FOUND
	REBAR AND LS 27123 CAP FOUND
	CALCULATED POSITION
	EXISTING EASEMENT
	EXISTING PROPERTY LINE
	BOUNDARY LINE
	RIGHT OF WAY LINE
	PROPOSED LOT LINE
	NON-ACCESS LINE
	EASEMENT LINE
	EASEMENT TO BE RELEASED
	BLOCK/LOT NUMBERS



ASPEN
GROUP LLP
WWW.ASPENGROUPESTATE.COM



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PRELIMINARY CONCEPT



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TRAFFIC COUNTS 2022



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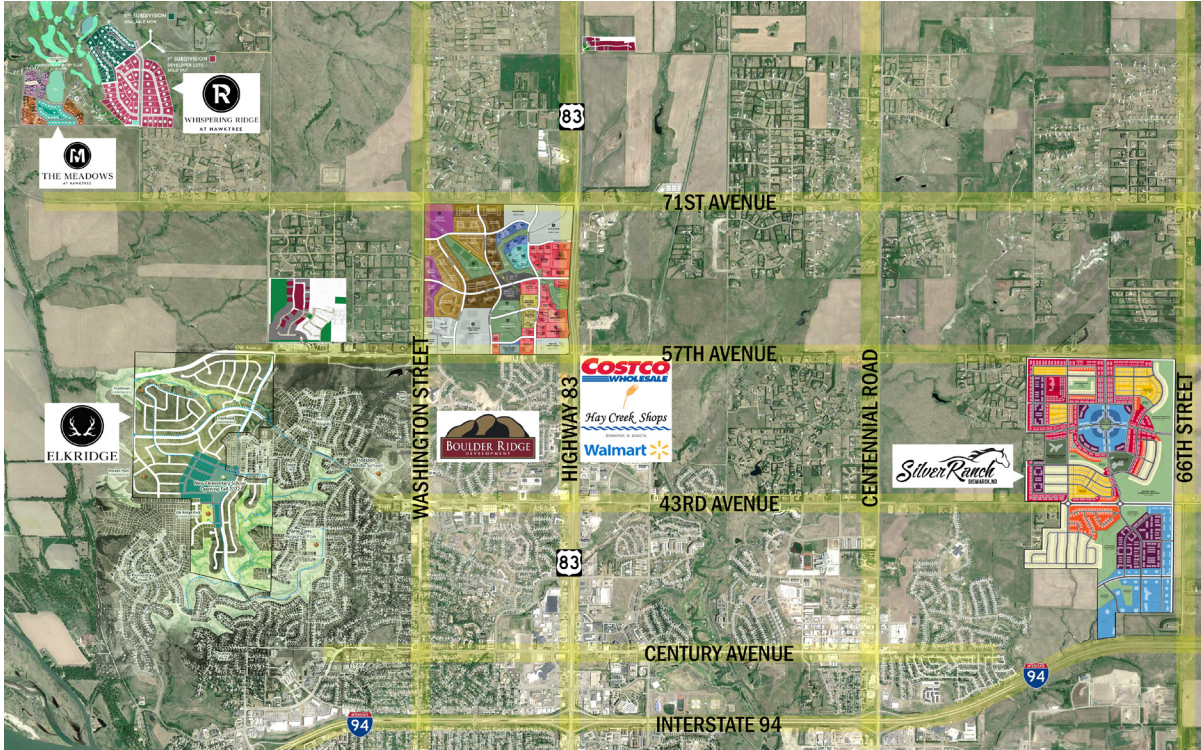
DEMOGRAPHIC & INCOME PROFILE

	3 MILES	5 MILES	10 MILES
2023 POPULATION	35,974	71,922	123,736
2028 POPULATION	37,114	74,492	128,110
2023 HOUSEHOLDS	14,904	30,304	51,352
2028 HOUSEHOLDS	16,250	33,677	56,833
2023 AVERAGE HOUSEHOLD INCOME	\$77,607	\$67,549	\$71,868
2028 AVERAGE HOUSEHOLD INCOME	<i>Not Available</i>	<i>Not Available</i>	<i>Not Available</i>
2023 AVERAGE HOME VALUE	\$322,963	\$291,841	\$285,769
2028 AVERAGE HOME VALUE	\$333,172	\$303,264	\$298,066
2023 MEDIAN AGE	40.4	39.6	39.4
BUSINESSES	1,354	3,941	5,555
EMPLOYEES	21,293	62,549	79,807



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RESIDENTIAL DEVELOPMENT



HOUSING PROFILE - 3 MILE RADIUS

OCCUPANCY	2023	2028
TOTAL HOUSING UNITS	15,802	16,250
OWNERS	10,074	10,539
RENTERS	4,830	4,802
UNITS BY VALUE	2023	2028
\$300,000 - \$399,999	3,301	3,607
\$400,000 - \$499,999	1,221	1,334
\$500,000+	1,271	1,522



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IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



NEIGHBORHOOD AERIAL - FACING SOUTH



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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 Dollar 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 | 23 Fleet Farm |
| 8 T-Mobile
Aspen Dental | | 24 Panda Express |
| 9 Mattress Firm
Sleep Number
AT&T
Verizon
Pancheros | | 25 IHOP |
| | | 26 Les Schwab Tires |