

SECTION NINE

bismarck|nd

**JESSICA
KNUTSON**
701.223.2450

ASPEN GROUP LLP
424 South 3rd Street
Bismarck, ND 58504
www.aspengrouprealestate.com



RETAIL



OFFICE



MEDICAL



**HIGH-DENSITY
RESIDENTIAL**



EDUCATION



GREEN SPACE

NORTH BISMARCK MIXED-USE DEVELOPMENT



LOT SIZE: VARIES

PRICE: CALL FOR PRICING!

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 retailers at Hay Creek Shops such as Ulta Beauty, Bed Bath & Beyond, Dick's Sporting Goods & more!

JESSICA KNUTSON

CCIM | Partner | Commercial REALTOR®

701.223.2450

jessica@aspengroupprealstate.com



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AVAILABLE LOTS

6300 YUKON DRIVE | BISMARCK

PID#: 0160-009-100
Legal: CITY LANDS 139-80 Block: 9 EAST 1698' OF E1/2 OF SECTION 9
LESS AUDITOR'S LOTS C1, C2, C3 & AUDITORS LOT D & LESS AUDITOR'S LOT B
& LESS DAYBREAK ADDITION AND LESS TREETOP ADDITION
Lot Size: 80.5 Acres | 3,506,580 SF
2020 Taxes: \$1,327.57
Specials: \$30,519.50 Installment; \$229,966.66 Balance
Zoned: AG

5900 YUKON DRIVE | BISMARCK

PID#: 0160-009-200
Legal: CITY LANDS 139-80 Block: 9 AUDITOR'S LOT B
OF SE 1/4 SECTION 9 LANDS
Lot Size: 32.4 Acres | 1,411,344 SF
2020 Taxes: \$177.58
Specials: \$14,422.34 Installment; \$108,673.52 Balance
Zoned: AG

802 NE 57TH AVENUE | BISMARCK

PID#: 2180-002-001
Legal: Lot 1, Block 2, Daybreak Addn
Lot Size: 4.37 Acres | 190,378.98
2020 Taxes: \$11,174.16
Specials: \$5,889.99 Installment; \$36,082.33 Balance
Zoned: CG

107 EAST GREENFIELD LANE | BISMARCK

PID#: 2285-001-001
Legal: Lot 1, Block 1, Daybreak Medical Addn
Lot Size: 6.57 Acres | 286,265 SF
2020 Taxes: \$5,858.96
Specials: \$8,575.05 Installment; \$90,436.91 Balance
Zoned: RT

219 EAST GREENFIELD LANE | BISMARCK

PID#: 2285-001-100
Legal: Lot 2, Block 1, Daybreak Medical Addn
Lot Size: 7.13 Acres | 310,411 SF
2020 Taxes: \$4,835.12
Specials: \$10,664.11 Installment; \$110,410.43 Balance
Zoned: CA

ADDRESS TBD | BISMARCK

PID#: 31-139-80-00-09-400
Legal: HAY CREEK TOWNSHIP Section 09 W1/2NW1/4 LESS PARCEL 40-R/W -2.5AC
Lot Size: 78.75 Acres | 3,430,350 SF
2020 Taxes: \$343.18
Specials: None at this time.
Zoned: AG

555 NE HWY 1804 | BISMARCK

PID#: 31-139-80-00-09-401
Legal: HAY CREEK TOWNSHIP Section 09 E1/2NW1/4 LESS PARCEL 40 R/W 551 HWY 1804 NE
Lot Size: 78.75 Acres | 3,430,350 SF
2020 Taxes: \$5,251.29
Specials: None at this time.
Zoned: AG

ADDRESS TBD | BISMARCK

PID#: 31-139-80-00-09-200
Legal: HAY CREEK TOWNSHIP Section 09 NE1/4 LESS E1698'
Lot Size: 60.1 Acres | 2,617,956 SF
2020 Taxes: \$264.76
Specials: None at this time.
Zoned: AG

ADDRESS TBD | BISMARCK

PID#: 31-139-80-00-09-600
Legal: HAY CREEK TOWNSHIP Section 09 SW1/4 LESS 200'X200' PARCEL IN SW CORNER AND LESS AUDITOR'S LOTS E & F AND LESS S75' OF THE W879.77', LESS 15.29AC IN SW CORNER
Lot Size: 77.48 Acres | 3,375,028.8 SF
2020 Taxes: \$368.48
Specials: None at this time.
Zoned: AG

ADDRESS TBD | BISMARCK

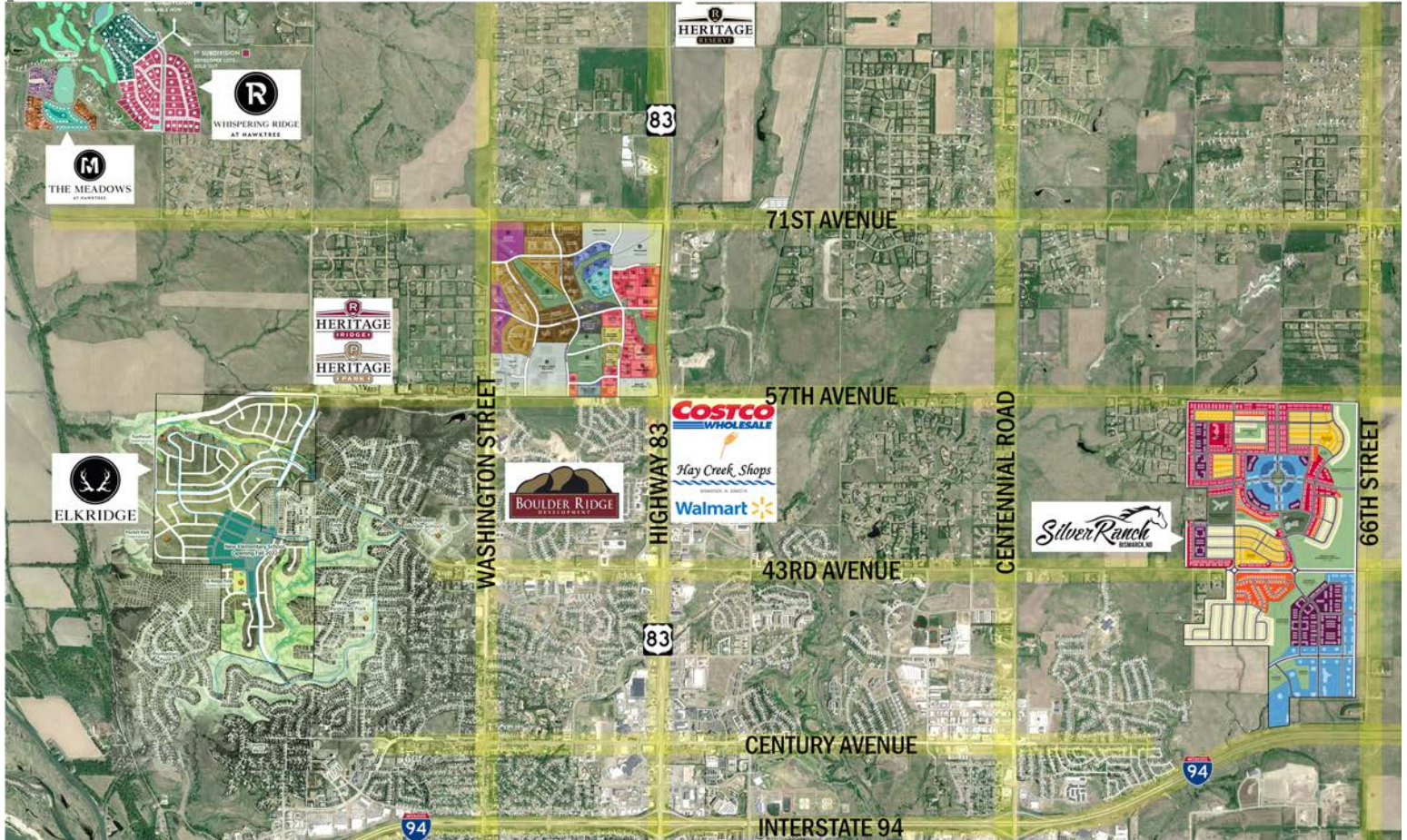
PID#: 31-139-80-00-09-800
Legal: HAY CREEK TOWNSHIP Section 09 SE1/4 LESS E1698' AND LESS TREE TOP AND DAYBREAK ADDITIONS AND LESS S75' OF THE E194.71'
Lot Size: 55.247 Acres | 2,406,559.32 SF
2020 Taxes: \$247.06
Specials: None at this time.
Zoned: AG

DEMOGRAPHIC & INCOME PROFILE

	3 MILE	5 MILE	10 MILE
2021 POPULATION	30,738	69,952	119,747
2026 POPULATION	33,744	74,788	128,370
2021 HOUSEHOLDS	13,180	30,664	50,650
2026 HOUSEHOLDS	14,491	32,942	54,606
2021 AVG HH INCOME	\$97,711	\$87,241	\$90,911
2026 AVG HH INCOME	\$107,829	\$96,019	\$99,845
2021 AVG HOME VALUE	\$357,812	\$316,325	\$321,880
2026 AVG HOME VALUE	\$387,005	\$347,555	\$356,305
2021 MEDIAN AGE	38.8	38.9	38.9
BUSINESSES	1,255	3,799	5,462
EMPLOYEES	17,655	60,182	79,130

Source: ESRI. Based on 5703 Yukon Drive, Bismarck, ND.

RESIDENTIAL DEVELOPMENT



HOUSING PROFILE—3 MILE RADIUS

OCCUPANCY	2021	2026
TOTAL HOUSING UNITS	13,777	15,142
OWNER	8,210	9,269
RENTER	4,970	5,222
UNITS BY VALUE	2021	2026
\$300,000—\$399,999	2,639	3,318
\$400,000—\$499,000	1,236	1,776
\$500,000—\$749,000	767	900

Source: ESRI. Based on 5703 Yukon Drive, Bismarck, ND.

IN THE AREA DINING | HOSPITALITY



SHOPPING | RETAIL

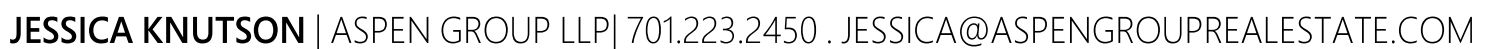


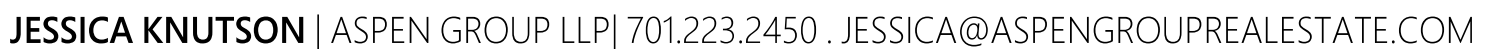
OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION







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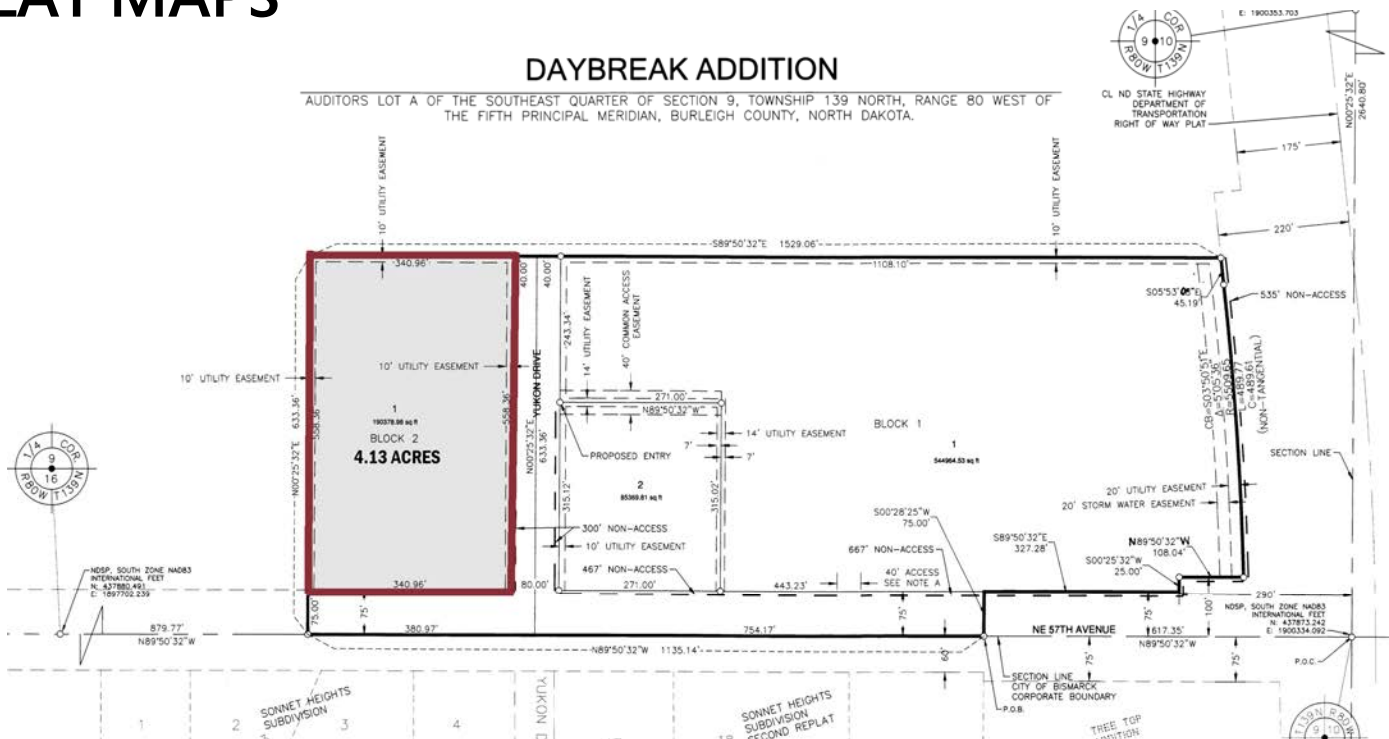
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PLAT MAPS

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.

**DAYBREAK MEDICAL ADDITION**

**ING AUDITOR'S LOT F, PART OF SAINTS DRIVE RIGHT OF WAY, AND PART OF THE SW 1/4
SECTION 9 TOWNSHIP 139 NORTH RANGE 80 WEST**

BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

