



**LOT SIZE:**

257,673 SF | 5.92 Acres

**PRICE:**

\$14.00 PSF



**Mike Ilse**

Broker Associate | Partner  
Commercial Realtor®

**701.223.2450**

[mike@aspengroupprealstate.com](mailto:mike@aspengroupprealstate.com)

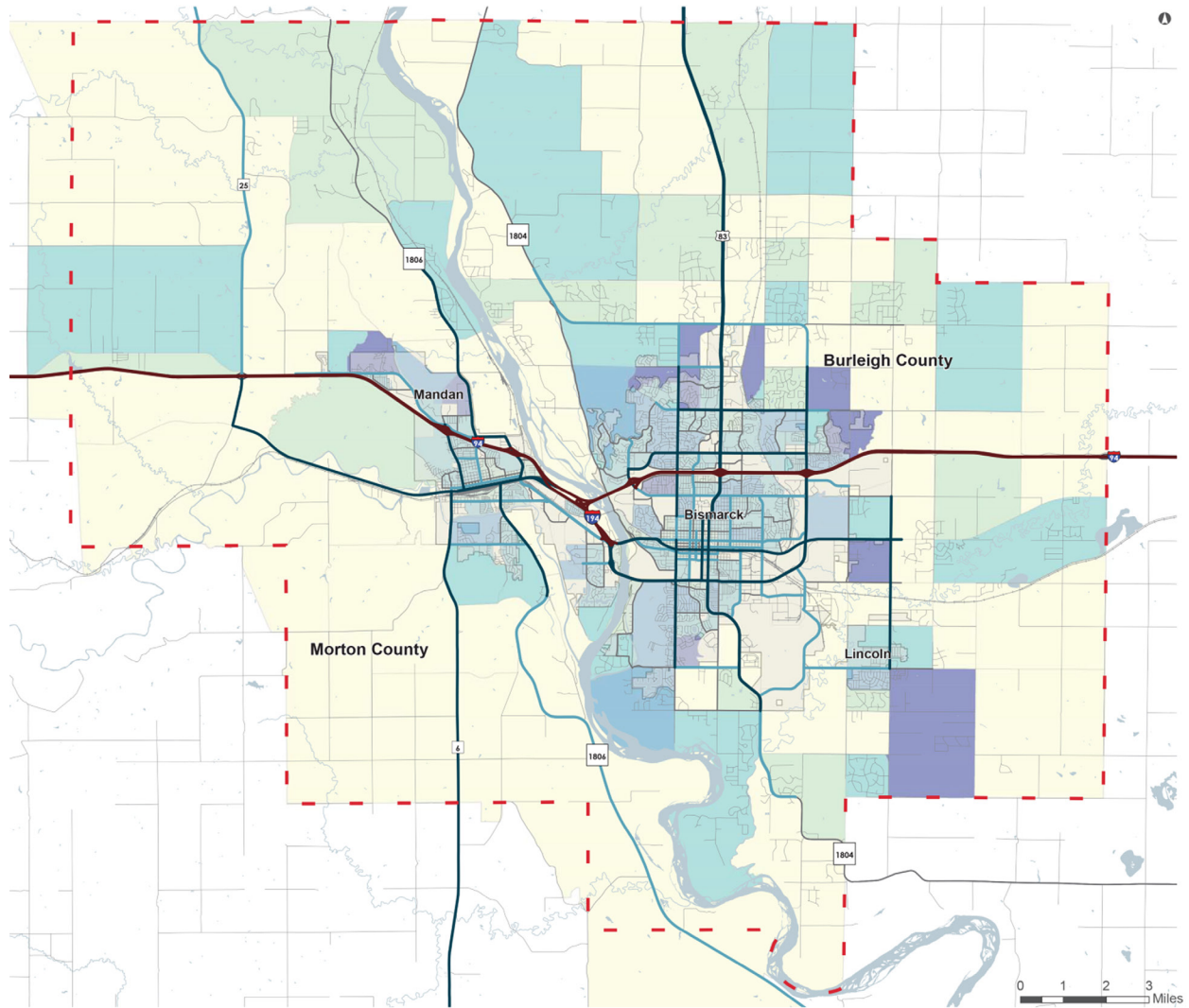
**HIGHLIGHTS:**

- Commercial Land in a growing part of North Bismarck
- High Traffic Counts
- In close proximity to large name retailers such as Fleet Farm, Costco, Dicks Sporting Goods, HomeGoods, Sierra, Ross Dress for Less, and more!





# FORECASTED HOUSEHOLD GROWTH



## Forecasted Growth in Households 2015-2045

### Metropolitan Planning Organization Boundary

Boundary

### Roadway by Functional Classification

- Interstate
- Principal Arterial
- Minor Arterial
- Collector

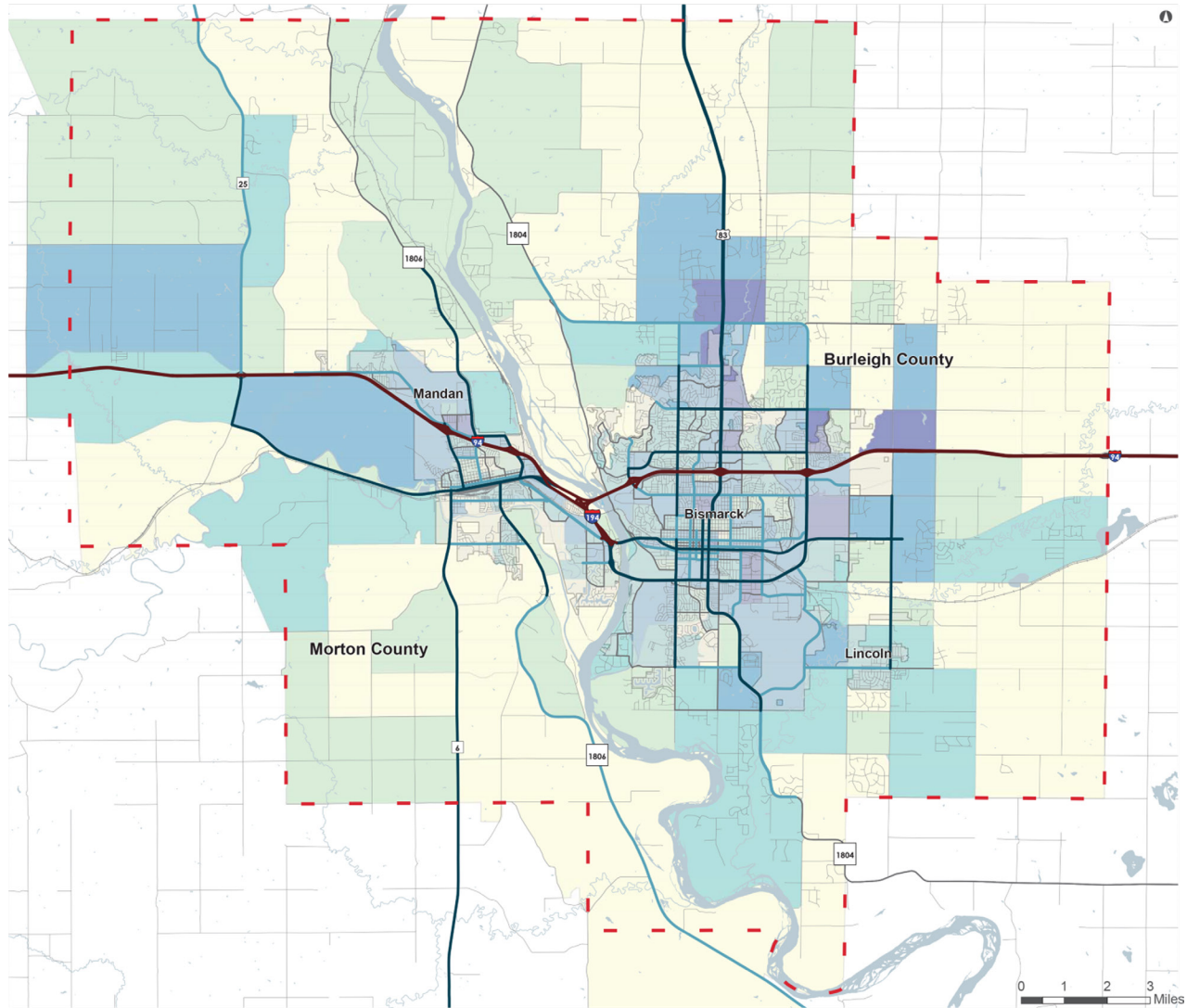
### 2045 TAZ Data

#### 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 +



## IN THE AREA

### DINING | HOSPITALITY



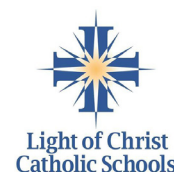
### SHOPPING | RETAIL



### OFFICE | BANKING | MEDICAL



### COMMUNITY | RECREATION



## 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> Dollar 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<br>Home Goods/Sierra | <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>23</b> Fleet Farm                                |
| <b>8</b> T-Mobile<br>Aspen Dental                                      |  | <b>24</b> Panda Express                             |
| <b>9</b> Mattress Firm<br>Sleep Number<br>AT&T<br>Verizon<br>Pancheros |  | <b>25</b> IHOP                                      |
|  |  | <b>26</b> Les Schwab Tires                          |