



LOT SIZE:

102,801 SF | 2.36 Acres

PRICE:

\$14.00 PSF



Mike Ilse

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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!

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

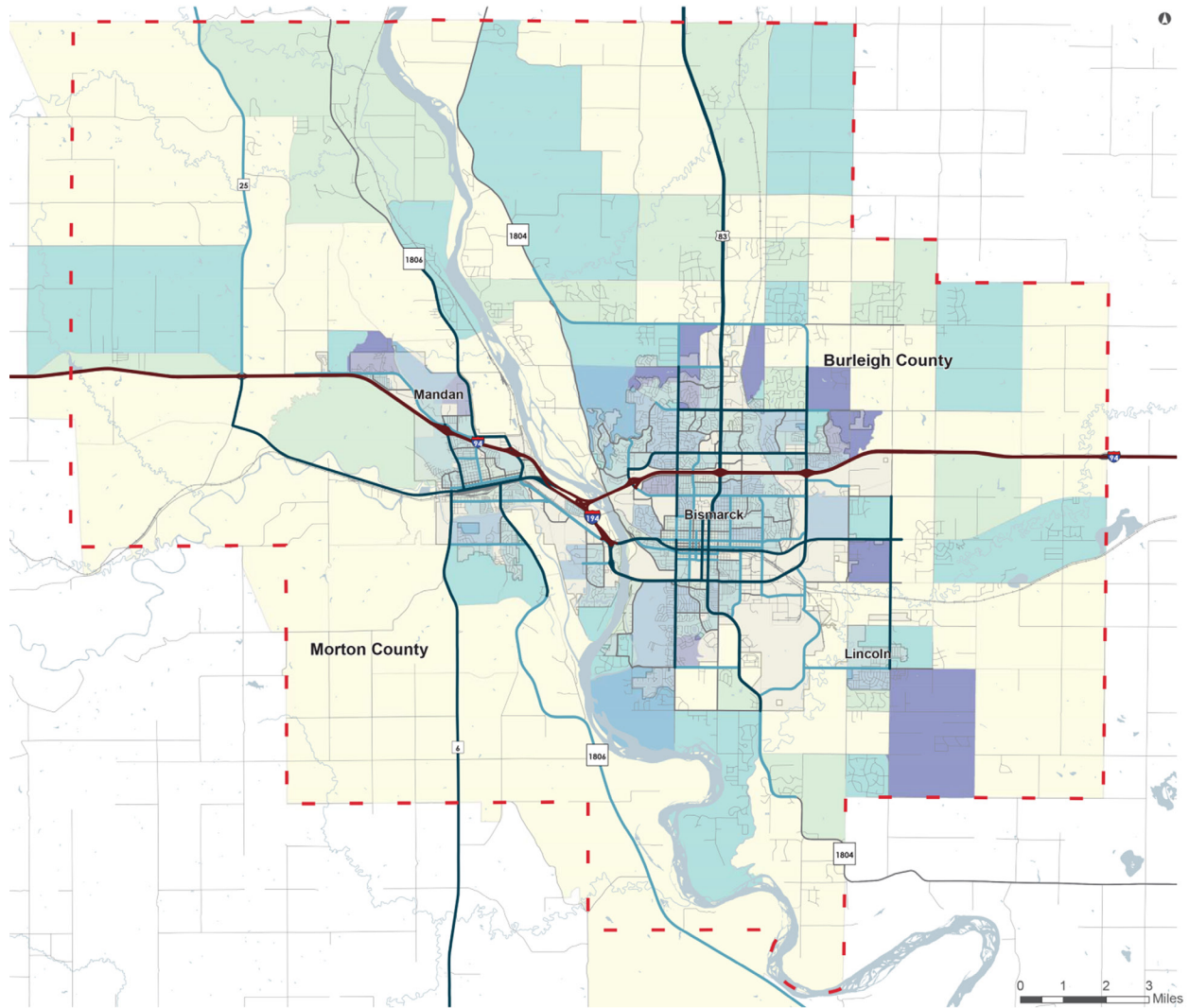
TRAFFIC COUNTS 2022



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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

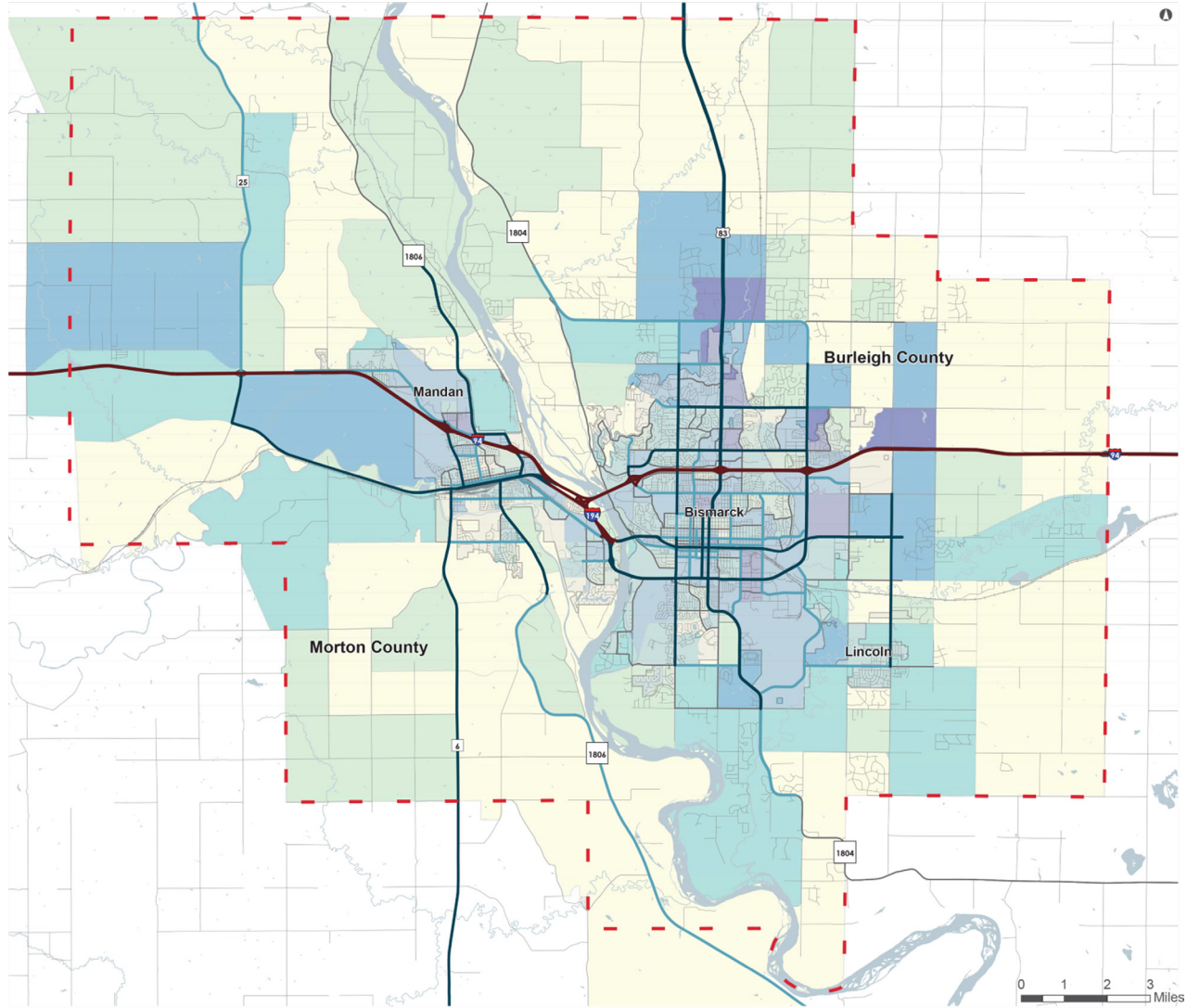
201 - 500

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 +



IN THE AREA

DINING | HOSPITALITY



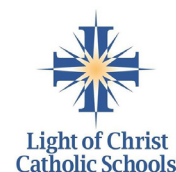
SHOPPING | RETAIL



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 Dollar Tree
Pizza Ranch
X-Golf | 19 Wingate by Wyndham |
| 4 Ale Works | 13 Dick's Sporting Goods
Home Goods/Sierra | 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 |