



LOT SIZE:
1.2 - 2.7 ACRE LOTS

PRICE:
\$22.00 - \$30.00 PSF



Mathew Reichert

Broker | Partner | CCIM

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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.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.

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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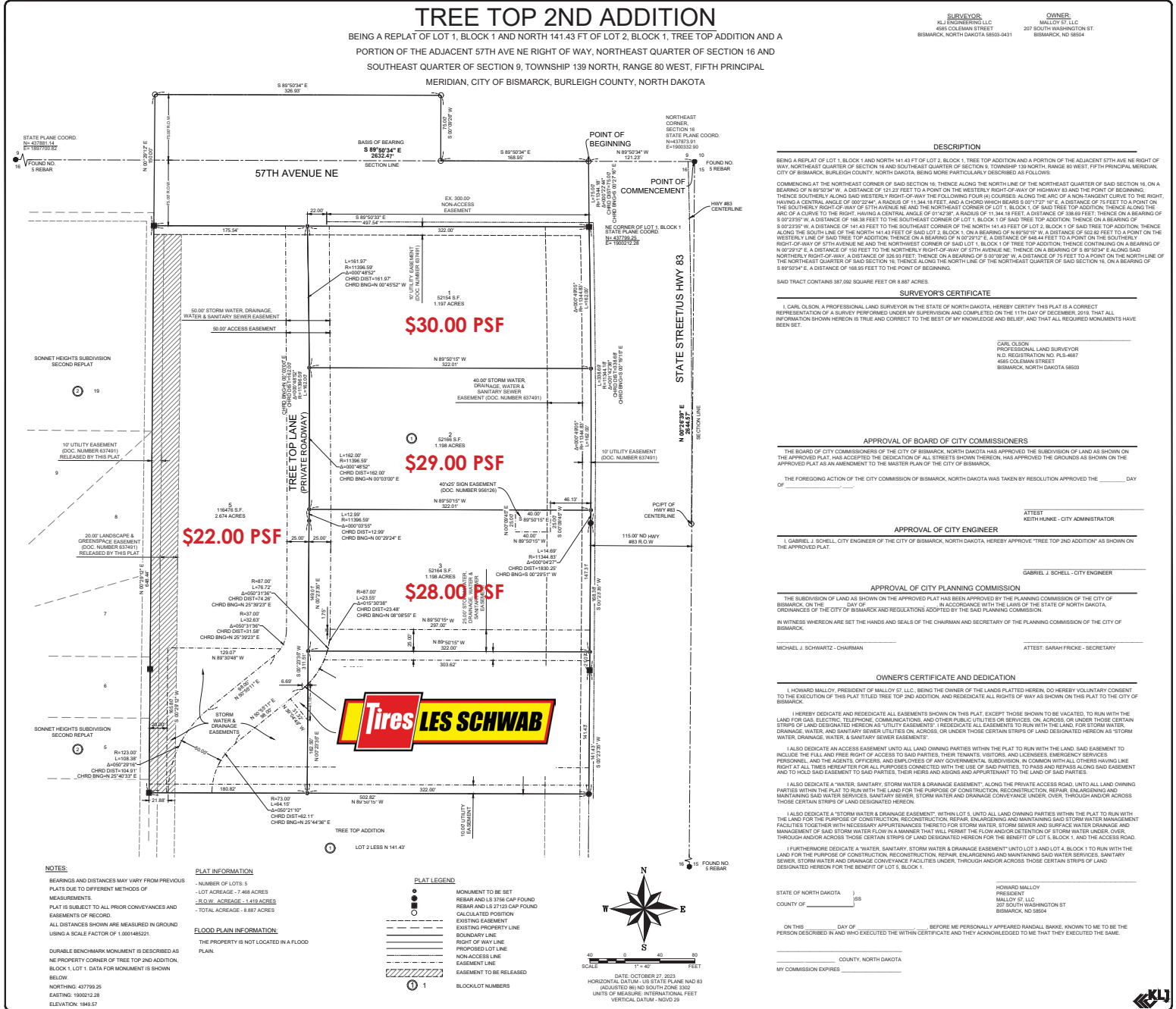
PLAT MAP

TREE TOP 2ND ADDITION

BEING A REPLAT OF LOT 1, BLOCK 1 AND NORTH 141.43 FT OF LOT 2, BLOCK 1, TREE TOP ADDITION AND A PORTION OF THE ADJACENT 57TH AVE NE RIGHT OF WAY, NORTHEAST QUARTER OF SECTION 16 AND SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 80 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA

SURVEYOR:
KJ ENGINEERING LLC
4855 COLEMAN STREET
BISMARCK, NORTH DAKOTA 58503-0431

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



DESCRIPTION

BEING A REPLAT OF LOT 1, BLOCK 1 AND NORTH 141.43 FT OF LOT 2, BLOCK 1, TREE TOP ADDITION AND A PORTION OF THE ADJACENT 57TH AVE NE RIGHT OF WAY, NORTHEAST QUARTER OF SECTION 16 AND SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 80 WEST, FIFTH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 16, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, ON A BEARING OF N 89°50'34" E, A DISTANCE OF 121.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF HIGHWAY 83 AND THE POINT OF BEGINNING, THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING FOUR (4) CURVES ALONG A NON-TANGENT CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 90°22'54", A RADIUS OF 11.94 FEET, AND A CHORD BEARING S 89°50'34" E, A DISTANCE OF 75 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 57TH AVENUE NE AND THE NORTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID TREE TOP ADDITION, THENCE ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A CENTRAL ANGLE OF 91°43'30", A RADIUS OF 13.14 FEET, A DISTANCE OF 328.89 FEET, THENCE ON A BEARING OF S 89°23'59" W, A DISTANCE OF 168.38 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OF SAID TREE TOP ADDITION, THENCE ALONG A BEARING OF S 89°23'59" W, A DISTANCE OF 168.38 FEET TO THE SOUTHWEST CORNER OF THE NORTH 141.43 FEET OF LOT 2, BLOCK 1, OF SAID TREE TOP ADDITION, THENCE ALONG THE SOUTH LINE OF THE NORTH 141.43 FEET OF SAID LOT 2, BLOCK 1, ON A BEARING OF N 89°50'34" E, A DISTANCE OF 302.86 FEET TO A POINT ON THE WESTERLY LINE OF SAID TREE TOP ADDITION, THENCE ON A BEARING OF N 89°50'34" E, A DISTANCE OF 484.41 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF 57TH AVENUE NE AND THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 1, OF TREE TOP ADDITION, THENCE CONTINUING ON A BEARING OF N 89°50'34" E, A DISTANCE OF 155 FEET TO THE NORTHERLY RIGHT-OF-WAY OF 57TH AVENUE NE, THENCE ON A BEARING OF S 89°50'34" E, A DISTANCE OF 328.89 FEET, THENCE ALONG THE NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 328.89 FEET, THENCE ON A BEARING OF S 89°50'34" E, A DISTANCE OF 75 FEET TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, ON A BEARING OF S 89°50'34" E, A DISTANCE OF 168.38 FEET TO THE POINT OF BEGINNING.

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, 2023, THAT ALL INFORMATION SHOWN HEREIN 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. PL-8467
4855 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 THAT HAS ACCEPTED THE DEDICATION OF ALL STREETS SHOWN HEREIN, HAS APPROVED THE GROUNDS AS SHOWN ON THE APPROVED PLAT AS AN AMENDMENT TO THE MASTER PLAN OF THE CITY OF BISMARCK.

APPROVAL OF CITY ENGINEER

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

GABRIEL J. SCHELL - CITY ENGINEER

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 _____, 2023, 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.

OWNER'S CERTIFICATE AND DEDICATION

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

I HEREBY DEDICATE AND REDEVELOP 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 REDEVELOP 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 INTO 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 GOVERNMENT AGENCY, IN CONNECTION WITH ALL OTHERS HAVING A LEGAL RIGHT AT ALL TIMES HEREAFTER 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 JUDICIALLY ENFORCE THE USE OF SAID PARTIES.

I ALSO DEDICATE A WATER, SANITARY, STORM WATER & DRAINAGE EASEMENT ALONG THE PRIVATE ACCESS ROAD, INTO 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, INTO 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 FACILITIES TOGETHER WITH NECESSARY APPURTENANCES THEREFOR FOR STORM WATER, STORM SEWER AND SURFACE WATER DRAINAGE AND MANAGEMENT OF SAID STORM WATER FLOW IN A MANNER THAT WILL PERMIT THE FLOW AND/OR DETENTION OF STORM WATER UNDER, OVER, THROUGH AND/OR ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON FOR THE BENEFIT OF LOT 5, BLOCK 1, AND THE ACCESS ROAD.

I FURTHERMORE DEDICATE A "WATER, SANITARY, STORM WATER & DRAINAGE EASEMENT" INTO LOT 3 AND LOT 4, BLOCK 1, 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 FACILITIES UNDER, THROUGH AND/OR ACROSS THOSE CERTAIN STRIPS OF LAND DESIGNATED HEREON FOR THE BENEFIT OF LOT 3, BLOCK 1.

STATE OF NORTH DAKOTA)
COUNTY OF _____) SS
ON THIS _____ DAY OF _____, 2023, BEFORE ME PERSONALLY APPEARED RANDALL BAKKE, KNOWN TO ME TO BE THE PERSON DESCRIBED IN AND WHO EXECUTED THE WITHIN CERTIFICATE AND WHO ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.

COUNTY, NORTH DAKOTA
MY COMMISSION EXPIRES _____

HOWARD MALLOY
PRESIDENT
MALLOY ST. LLC
307 SOUTH WASHINGTON ST
BISMARCK, ND 58504

DATE: OCTOBER 27, 2023
HORIZONTAL DATUM: U.S. STATE PLANE NAD 83
ADJUSTED 86 ND SOUTH ZONE 3502
UNITS OF MEASURE: INTERNATIONAL FEET
VERTICAL DATUM: NAVD 83

NOTES:
BEARINGS AND DISTANCES MAY VARY FROM PREVIOUS PLATS DUE TO DIFFERENT METHODS OF MEASUREMENTS.
PLAT IS SUBJECT TO ALL PRIOR CONVEYANCES AND EASEMENTS OF RECORD.
ALL DISTANCES SHOWN ARE MEASURED IN GROUND USING A SCALE FACTOR OF 1.00048521.
DURABLE BENCHMARK MONUMENT IS DESCRIBED AS NE PROPERTY CORNER OF TREE TOP 2ND ADDITION, BLOCK 1, LOT 1. DATA FOR MONUMENT IS SHOWN BELOW.
NORTHING: 47789.25
EASTING: 190312.28
ELEVATION: 1849.57

PLAT INFORMATION
- NUMBER OF LOTS: 5
- LOT AREA: 7.488 ACRES
- TOTAL ACRES: 1.419 ACRES
- TOTAL ACRES: 8.887 ACRES

FLOOD PLAIN INFORMATION
THE PROPERTY IS NOT LOCATED IN A FLOOD PLAIN.

PLAT LEGEND
MONUMENT TO BE SET
REBAR AND L.S. 3758 CAP FOUND
REBAR AND L.S. 2712 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



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PRELIMINARY CONCEPT



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TRAFFIC COUNTS 2022



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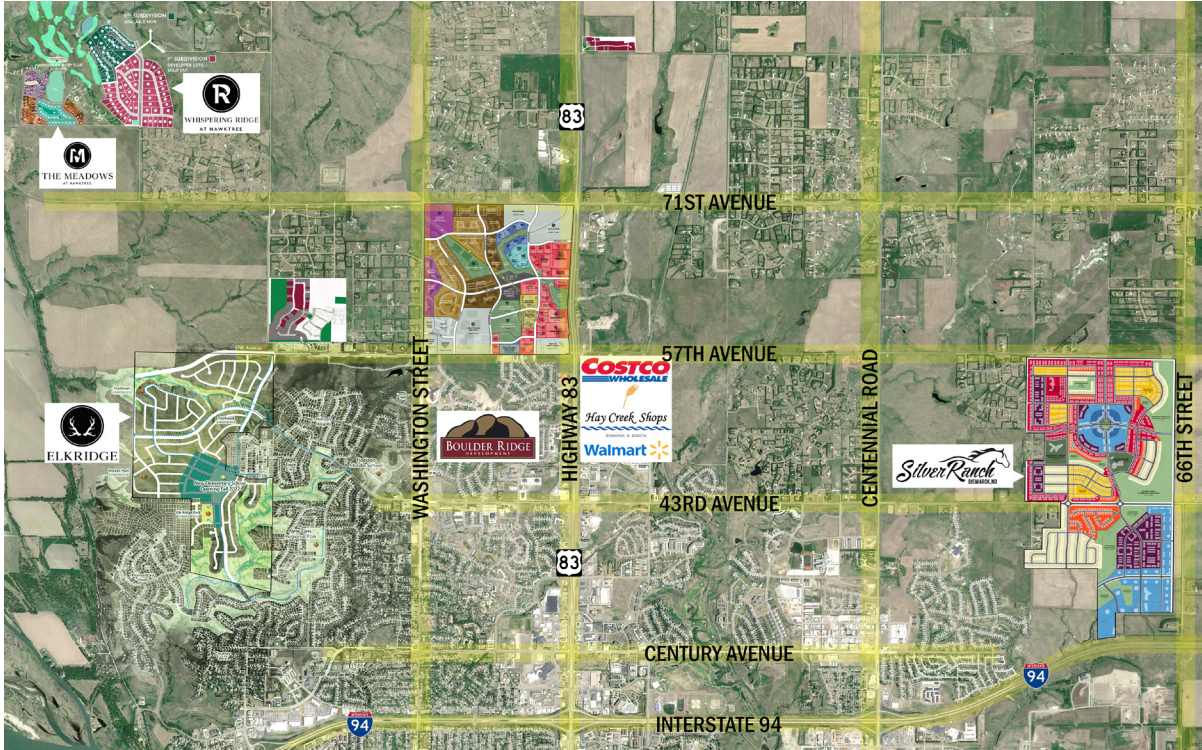
DEMOGRAPHIC & INCOME PROFILE

	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 |