

# Annexed Development Parcel

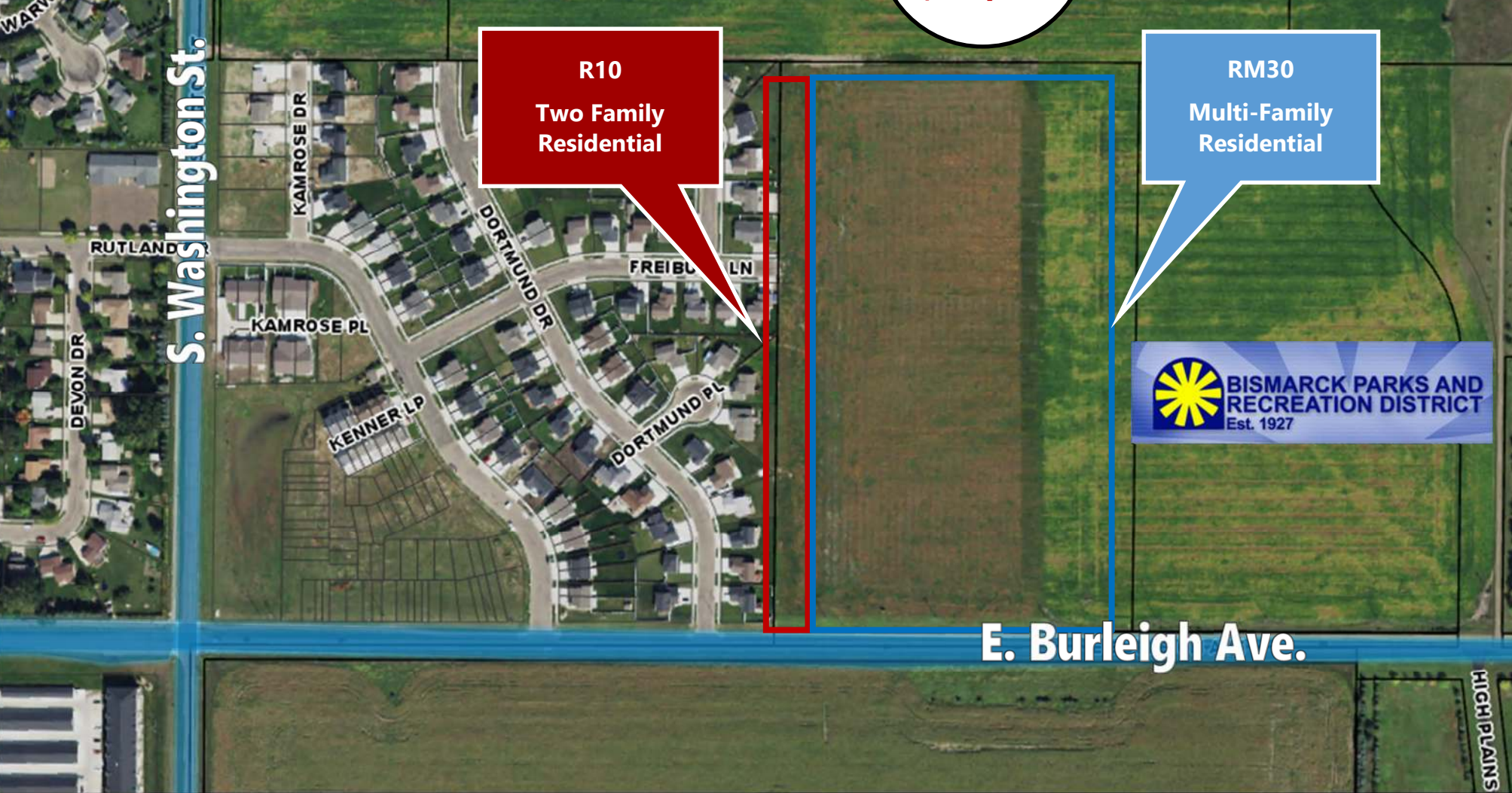
Meadow Village - Bismarck, ND

\$849,000 - 21.96 Acres

**Price Slashed!**  
**\$849,000**

**R10**  
**Two Family Residential**

**RM30**  
**Multi-Family Residential**



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## Executive Summary for Sale

Address:	3020 Boston Dr. & 429 Freiburg Ln. - Bismarck, ND
Price:	\$849,000
Parcel ID:	Multiple
Lot Size:	21.96 Acres / 956,648 sf
Zoning:	RM30 (756,122 sf) & R10 (200,526 sf)
Total Taxes 2020:	\$17,292.37 - See attached in this brochure
Total Specials Balance:	\$12,304.87 - See attached in this brochure
Total Annual Installment:	\$1,145.84
Utilities:	Access to sewer & water

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



### DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
2,939	35,941	78,434



### AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$108,789	\$88,584	\$85,937



### 2021 POPULATION

1 MILES	3 MILES	5 MILES
4,766	26,088	68,973



### EMPLOYEES

1 MILES	3 MILES	5 MILES
238	33,233	61,718

## Price Slashed for Immediate Sale

**\$849,000**

- ♦ Zoned for 552 Units
- ♦ Conditional R10 - Two Family Residential 4.58 Net Acres - 32 Units
- ♦ RM 30 - Multi-Family Residential 17.38 Net Acres - 520 Units
- ♦ Next to City Park Land
- ♦ Property may require substantial fill dirt depending on future development use.



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# Parcel ID's, Real Estate Taxes, and Special Assessments

Parcel ID:	Address:	Legal Description	Zoned	Lot Size	Current Specials	2021 Installment	2021 Taxes
2315-002-050	429 Freiburg Ln.	MEADOW VILLAGE ADDITION BLK 2 LOT 11	RM 30	474,359	\$6,862.39	\$639.08	\$9,203.91
2315-001-025	3020 Boston Dr.	MEADOW VILLAGE ADDITION BLK 1 LOT 6	RM 30	281,763	\$4,076.18	\$379.60	\$4,431.86
2315-001-001	3002 Dana Dr.	MEADOW VILLAGE ADDITION BLK 1 LOT 1	R10	14,709	\$100.23	\$9.32	\$261.51
2315-001-005	3006 Dana Dr.	MEADOW VILLAGE ADDITION BLK 1 LOT 2	R10	14,843	\$101.13	\$9.41	\$261.69
2315-001-010	3010 Dana Dr.	MEADOW VILLAGE ADDITION BLK 1 LOT 3	R10	14,843	\$101.13	\$9.41	\$261.69
2315-001-015	3100 Dana Dr.	MEADOW VILLAGE ADDITION BLK 1 LOT 4	R10	14,843	\$101.13	\$9.41	\$261.69
2315-001-020	3104 Dana Dr.	MEADOW VILLAGE ADDITION BLK 1 LOT 5	R10	14,844	\$101.14	\$9.41	\$261.69
2315-002-001	3204 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 1	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-005	3208 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 2	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-010	3212 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 3	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-015	3216 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 4	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-020	3220 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 5	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-025	3302 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 6	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-030	3306 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 7	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-035	3310 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 8	R10	13,479	\$91.84	\$8.55	\$259.90
2315-002-040	3314 Dana Dr.	MEADOW VILLAGE ADDITION BLK 2 LOT 9	R10	15,477	\$105.45	\$9.82	\$262.54
2315-002-045	100 City Ave.	MEADOW VILLAGE ADDITION BLK 2 LOT 10	R10	3,135	\$21.37	\$1.98	\$6.59
		TOTALS:		956,648 (21.96 Acres)	\$12,304.87	\$1,145.84	\$17,292.37

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# Rare Development Opportunity for High Density Apartment, Condo Development, 55+ and Senior Living Options



 **Bismarck**  
AIRPORT

**COTTONWOOD & RIVER RIDGE APARTMENTS**

**FASTRAX BMX PARK**

**HAALAND FIELD**

**COTTONWOOD SOUTH SOFTBALL COMPLEX**

**COTTONWOOD PARK**

**BISMARCK CITY PARK LAND**

**COTTONWOOD SOCCER FIELDS**

**REICHERT-FIELD**

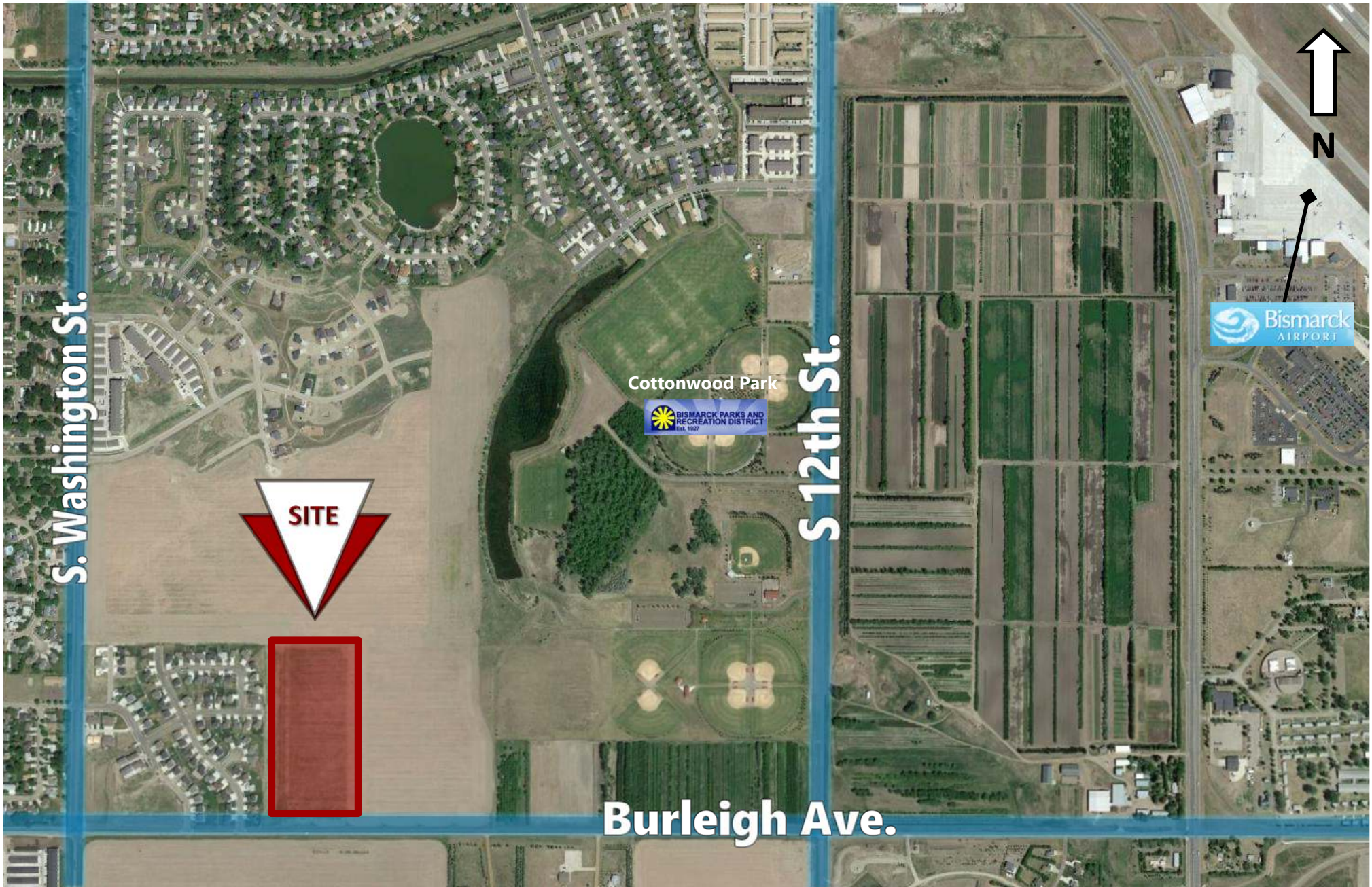
**CITADEL APARTMENTS**

**S. Washington St.**

**SITE**

**E. Burleigh Ave.**

**SOUTH BAY**



S. Washington St.

S 12th St.

Burleigh Ave.



Cottonwood Park



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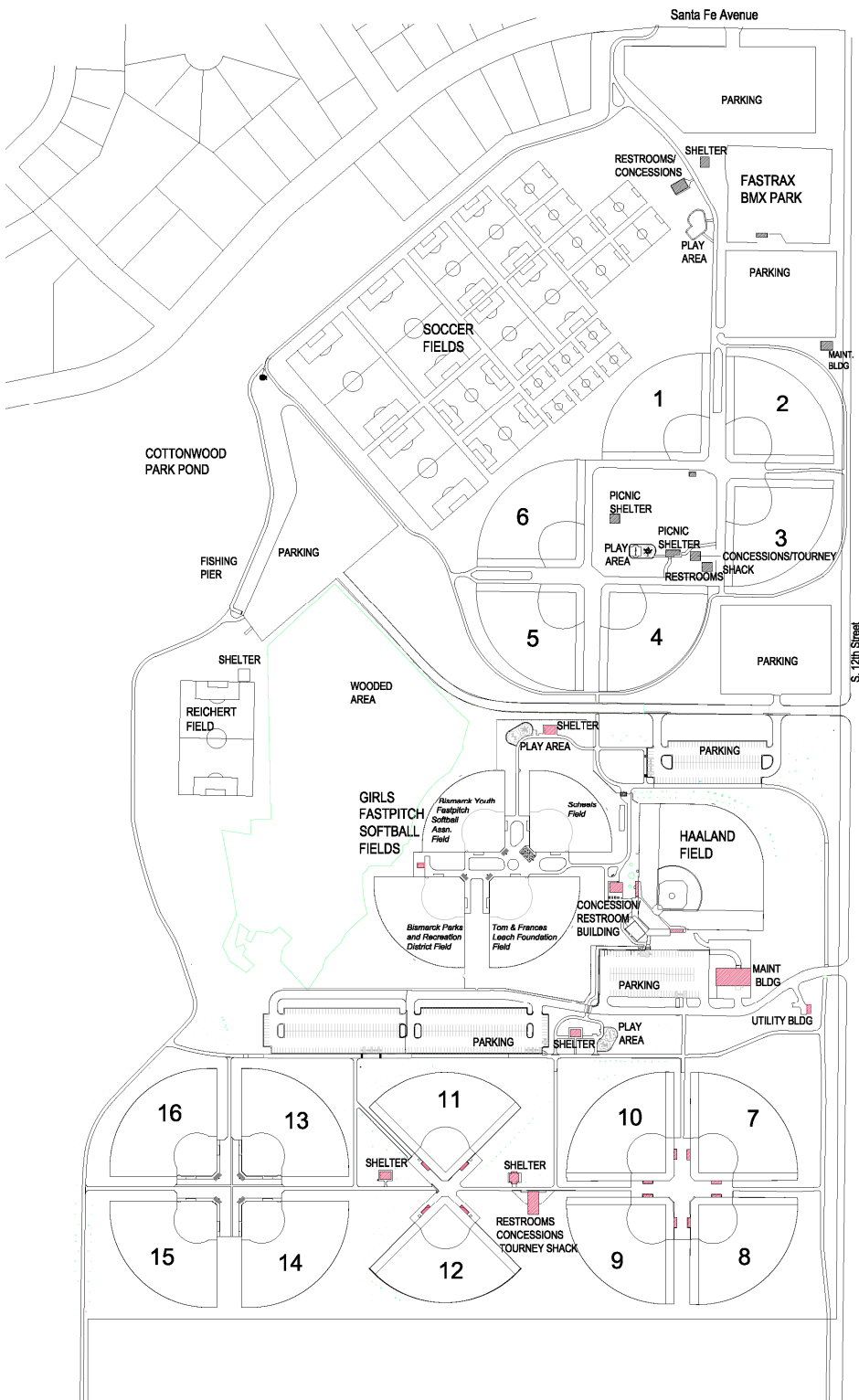
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**Great Easy Access - To Kirkwood Mall Area, Riverwood Golf Course,  
Missouri River, Walking / Biking Trails & Cottonwood  
Sports Complex and Park**







# COTTONWOOD PARK

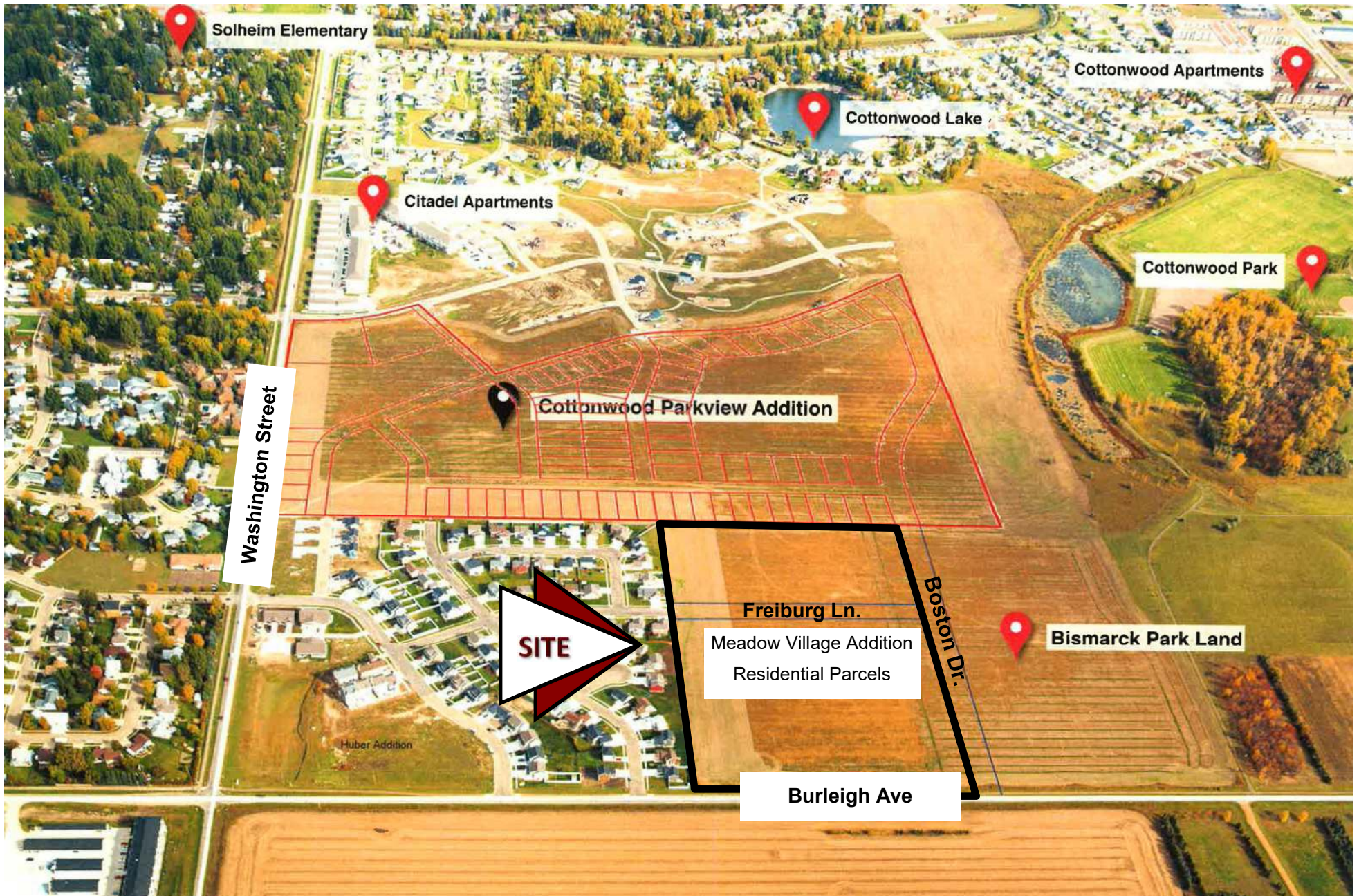
The first 89.3 acres of Cottonwood Park land that was purchased in 1989 was farm land. Now this 208 acre complex is full of activity and play options. The 1.6 miles of trail winds through the park and makes other trail connections on the parks boundaries. The park includes expansive green space that is used for soccer, bocce, lacrosse, flag football and cross country. There is an urban fishing pond, a BMX racing track, four playgrounds, picnic shelters, concessions and restrooms. There are 20 diamonds for softball as well as youth baseball field, Haaland Field, complete with field lights, a batting cage, press box, ticket booth and scoreboard.

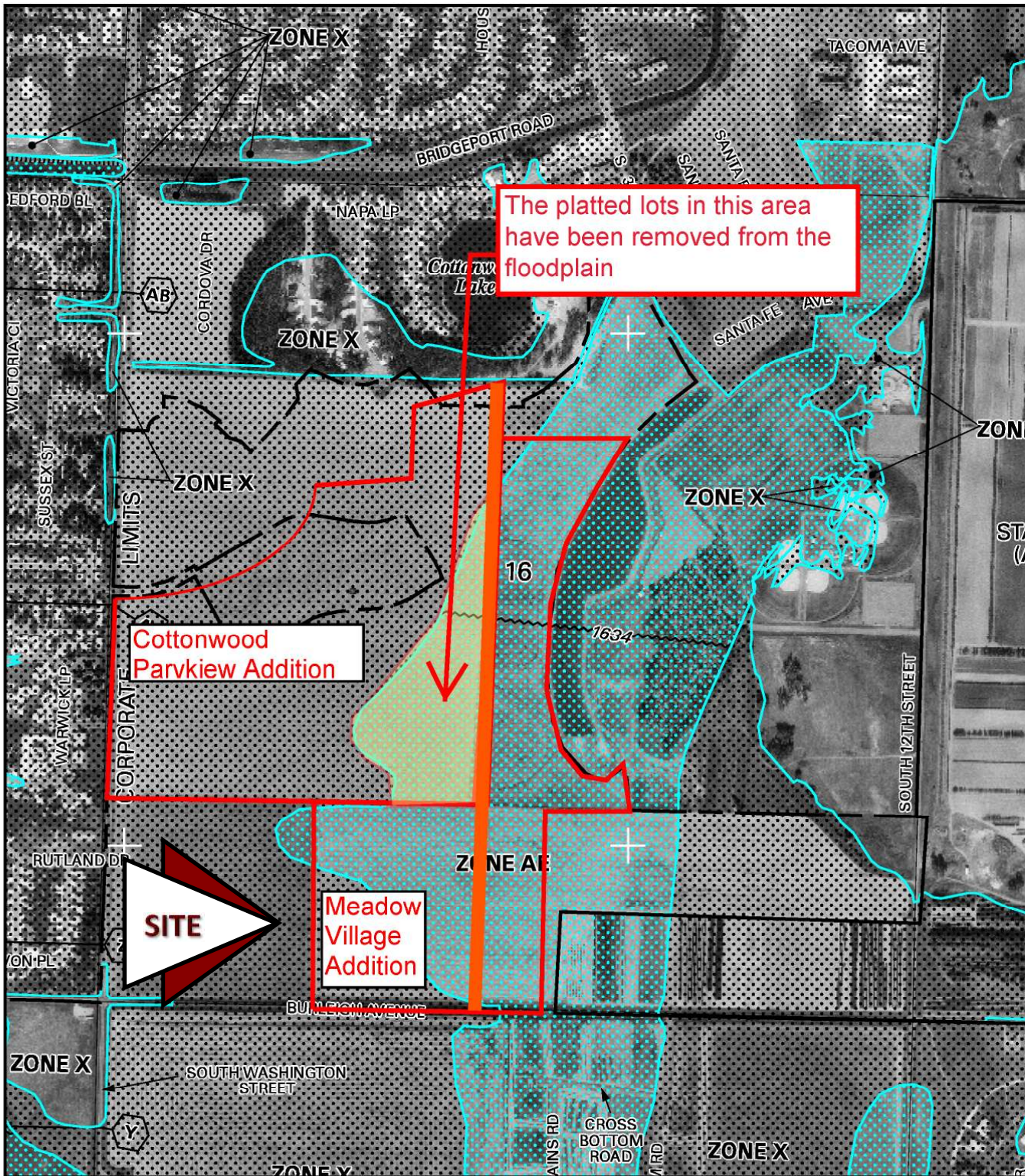
## 2019 EXPANSION:

- \$4.3 Million Project
- Four additional adult softball fields
- Four Field youth fastpitch complex including
  - Four covered dugouts
  - Scoreboards
  - Press box and grandstand with seating for 252
  - Two lighted fields
  - Concessions, restroom and ticketing booth
  - Additional parking
  - Green space for warm-up and practice
- Recreational trail connections
- Two new playgrounds
- Two new picnic shelters
- Fencing
- Natural areas
- 150 new trees and shrubs

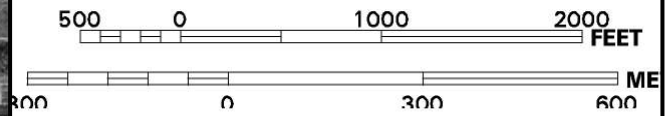








MAP SCALE 1" = 1000'



The platted lots in this area  
have been removed from the  
floodplain

Cottonwood  
Parvview Addition

Meadow  
Village  
Addition



NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0795C

**FIRM**  
FLOOD INSURANCE RATE MAP  
BURLEIGH COUNTY,  
NORTH DAKOTA AND  
INCORPORATED AREAS

PANEL 795 OF 1125

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BISMARCK, CITY OF	380148	0795	C
BURLEIGH COUNTY, UNINCORPORATED AREAS	380017	0795	C

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.



MAP NUMBER  
38015C0795C

EFFECTIVE DATE:  
JULY 19, 2005

Federal Emergency Management Agency

Attachment C

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)

# Meadow Village



The Meadow Village Addition (MVA) plat was recorded, and the properties annexed into the city of Bismarck in 2018. Subsequently, the next steps in its development are based on previously completed efforts which include, but are not limited to, the following:

1. The original MVA plat occurred under an agreement with the Bismarck Parks and Recreation District (BPRD), which provided (donated) the 80-foot Boston Drive ROW subject to specific conditions. The BPRD was a signatory to the MVA as they had properties that were included in the plat and zoned Public. This agreement required the owners of the MVA residentially zoned properties to grand and construct Boston Drive from Burleigh Ave north to the Cottonwood Parkview Addition (CPA).
2. Stormwater management issues were resolved after collaboration with the Wachter Family Revocable Trust, owners of the CPA, and the City of Bismarck, as described in the stormwater section below.

## GRADING PLAN

A preliminary grading plan was prepared for the MVA. Given the fill required and completion of the CPA grading in 2019, these plans and specifications need to be revisited. There are development options available to reduce the originally projected import quality and still secure adequate rough grading to remove MVA properties from the floodplain. This will require a Letter of Map Revision once the materials are placed and compacted. The LOMR(f) for the CPA properties has been approved.

**To: Bill Daniel, Daniel Companies**  
**Date: April 15th, 2021**

**From: Michael Gunsch, PE, CFM, Senior Project Manager**  
**Subject: Development Summary and Status**

## STORM WATER MANAGEMENT PLAN (SWMP)

Several alternative Storm Water Management Plans (SWMP) were submitted and reviewed by the Bismarck City Engineer for the MVA. The approved SWMP, was the culmination of these submittals and a cooperative arrangement with the Trust. The Trust offered property on which a regional storm water detention area was constructed to serve the MVA and CPA properties. The cost for the detention area and pump station were prorated and assessed to the CPA and MVA properties. This regional system resulted in a significant savings in development costs for the MVA and avoided the need for larger storage areas within the plated MVA lots. The need remains for onsite storage associated with water quality treatment for the larger RM-30 Lots.

The CPA-MVA detention area and pump station have been constructed and is functional. The local MVA storm sewer from the connection to the regional pump along Lennox Drive and Boston Drive was designed by the Trust, which is typically the developer's expense in this case which would have been the MVA owners, This storm sewer service connection will be constructed in 2021, and the costs special assessed to the MVA properties. Additional local storm sewers will need to be installed within the MVA streets as noted in the utility plan or modified during the final site plans.

One potential means to offset a portion of local storm sewer costs is to implement on onsite storage withing the larger RM-30 lots. Such systems could also potentially reduce the amount of fill materials required. A SMWP amendment will be required to implement the final local storm sewer system design. In addition, the development of the RM-30 lots will require their own site SWMP. The final designs will need to account for any impacts or changes to the downstream regional system.

## SANITARY SEWER

The MVA plat includes a sanitary sewer lift station lot in the SW corner north of Burleigh Ave. Again, through a collaborative effort with the Trust a gravity flow design in being constructed in 2021 by the Trust that eliminated the lift station. This collaboration resulted in a significant savings to the MVA properties. The platted sanitary lift station lot will remain in the sanitary utility master plan to serve future development south of Burleigh Ave. The cost to install the sanitary connection and the future sanitary lift station will not be a cost to the MVA properties.

Eliminating the sanitary lift station requires installing a 10" PVC sanitary sewer through the CPA and between Lot 17 and Lot 18 of Block 6. This sanitary sewer servicing the MVA will be installed by the Trust in 2021. Then a 10" sanitary line will need to be installed along the western side of the MVA Properties south to Burleigh Ave. This is an oversized system, which warrants City participation in the upsizing cost via credits under their newer Capital Charge program.

## WATER SUPPLY

Providing a municipal water supply connection has never been an issue, as there is a primary water transmission line along Burleigh Ave. There is also a new supply connection being installed on Boston Drive by the trust (CPA) this summer. The internal system looping is available along Boston Dr. as well as west on Freiburg Lane to connect into the existing system. The connection on Boston to the north to the CPA system is a requirement prior to the street installation. An updated utility plan submitted to the City of Bismarck addressing both the sewer and water services is available.

# Meadow Village



To: Bill Daniel, Daniel Companies  
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## PARKS DEVELOPMENT PLAN

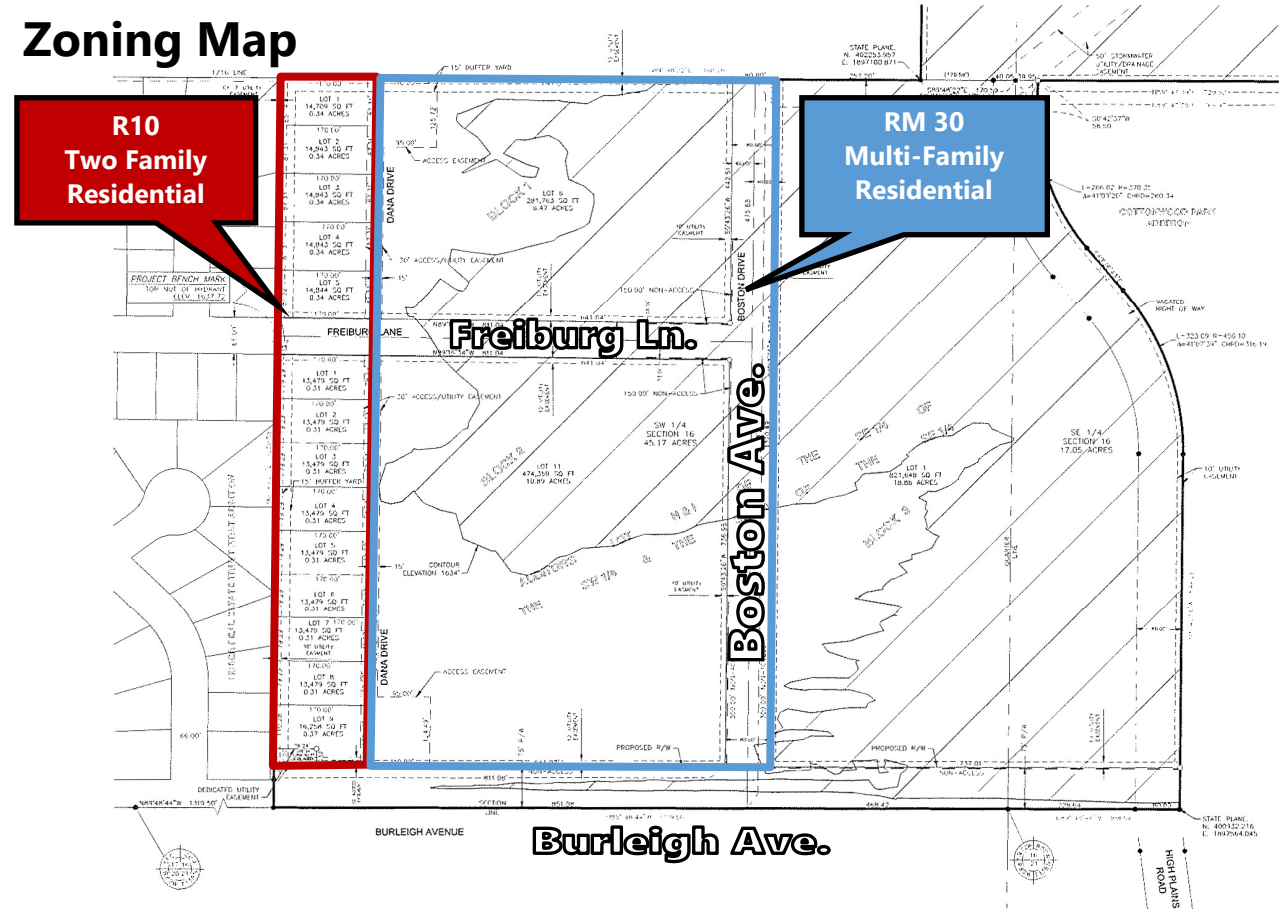
The MVA is not subject to the City of Bismarck's Green Space Ordinance, which typically includes a developer donating a parcel of property to the BPRD or Contributing funds. This exception occurred as the original MVA plat was submitted prior to the City implementing this policy. The Trust was required to donate property; therefore, a small neighborhood community park will be constructed on Lot 1 Block 8 (Hidden Star Park) just to the north of the MVA on the east side of Boston Drive. This is an advantage to the MVA development, as is the BPRD's expansion of the Cottonwood Park.

## CONCLUSION

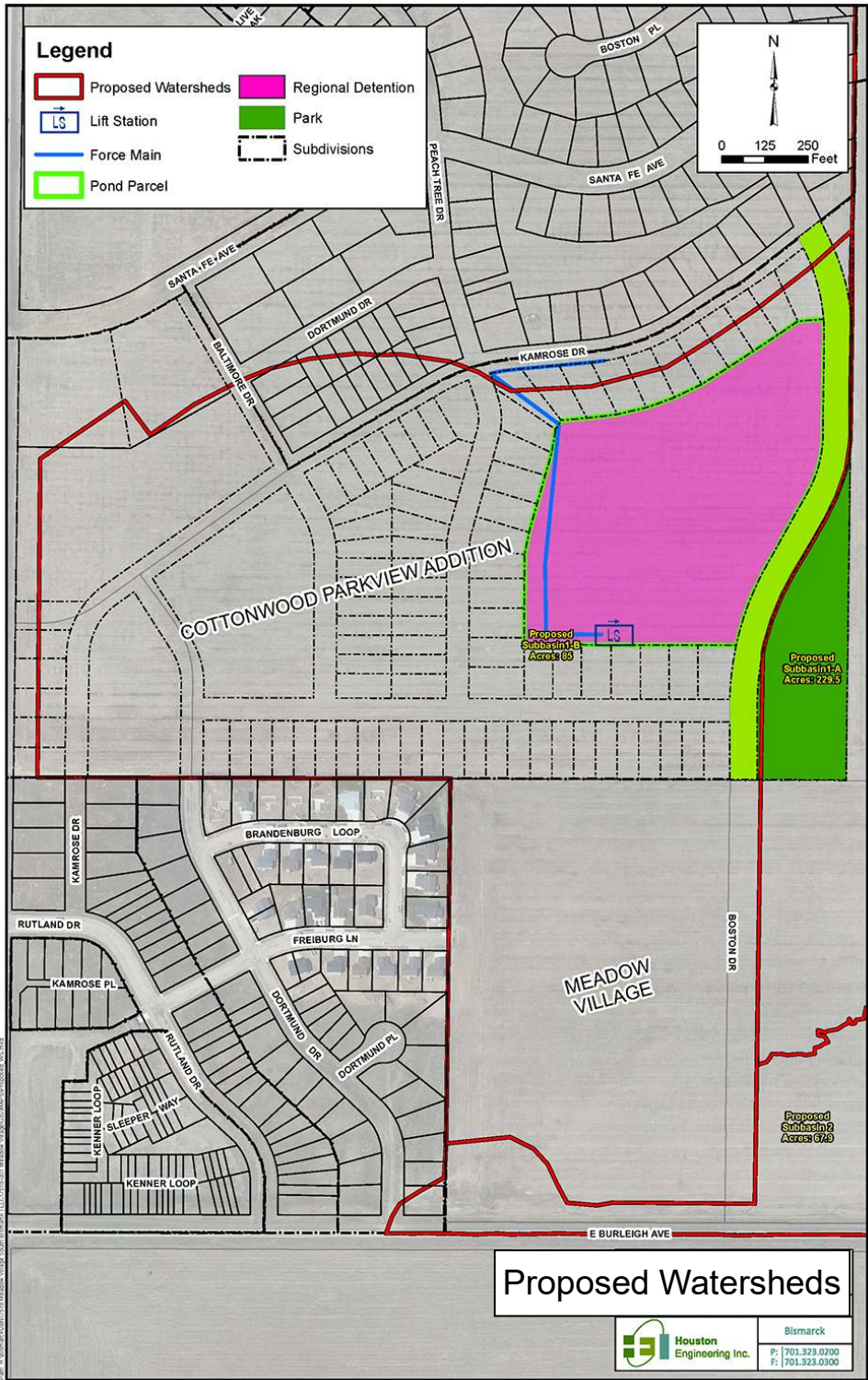
A significant investment has already occurred related to the planning, zoning and preliminary designs for the MVA property to achieve its recorded, annexed status, grading plan, stormwater management and utility master planning. While additional steps are remaining, significant hurdles have been resolved and final design and construction are ready to begin. This investment and documentation for site development is available for any purchaser, with the seller's approval.

There have been changes in the property markets were now the RM-30 lots may be or may not meet the current trend and use in this area. Therefore, re-platting and zoning changes are possible depending on market demand. The overall sewer, water and storm sewer services provided in and through the CPA will not change with any use reconfiguration.

## Zoning Map



*Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.*



Path: H:\Bismarck\021711\Bismarck\_0310.dwg  
 Plot: 03/10/2011 10:00:00 AM  
 Plotter: HPGL  
 Plot Scale: 1"=100'  
 Plot Size: 11x17  
 Plot Orientation: Landscape  
 Plot Date: 03/10/2011 10:00:00 AM  
 Plot Time: 10:00:00 AM  
 Plot User: Bismarck

## Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.



## Nationally Recognized Education

When it comes to education, Bismarck-Mandan takes no chances. We demand quality education from pre-school through post-graduate degrees. Whether public or private, education is a top priority for this community.

Elementary and secondary education in Bismarck-Mandan ranks above average in the nation. October 2013 North Dakota State Assessment scores indicated that 77% of students in grades 3-8 are advanced or proficient in reading and math. In 2009 Mandan opened a new middle school with advanced classroom capabilities that cater to students who are excited to be part of a new era of education.

Bismarck growth has led to the completion of two new elementary schools, Sunrise Elementary in 2010 and Liberty Elementary in 2014. In August 2015 Bismarck Public Schools opened Legacy High School.

Options in private education abound in Bismarck-Mandan. In 2012 Catholic parishes of Bismarck came together to form the Light of Christ Catholic Schools. This includes three elementary schools, a middle school and newly built high school in 2019. Other private education options include Montessori schools, Shiloh Christian School and Dakota Adventist Academy.

Together Bismarck-Mandan hosts four public and three private high schools. The graduation rate is consistently more than 80%, close to 90% of seniors plan to pursue higher education, and ACT test takers score higher than national average.

Higher Education in Bismarck-Mandan is also on the increase. With twelve institutions of higher learning we have provided continuing education and attract students from across the nation. Bismarck State College, a two-year college offering associate degrees as well as vocational technology degrees has been designated the National Power Plant Operations Technology and Education Center.

University of Mary is a private Catholic university that offers more than 60 undergraduate, 14 master's degrees and three doctoral programs. United Tribes Technical College provides an outstanding education to the Native American people of our region and around the country. It is a regionally accredited institution, having achieved accreditation through the Higher Learning Commission of the North Central Association of Colleges and Schools.

NDSU Nursing at Sanford Health offers an upper-division program leading to a Bachelor of Science in Nursing.





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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**