

Cottonwood Parkview Addition

RM30 Parcel - 5.82 acres



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Property Information:

Cottonwood Parkview Addition - The Only RM30 Lot Available in the Area for Immediate Development

- Block 1 Lot 3 - 5.82 Acres / 253,329 sf
- \$5.50 psf / \$1,393,310
- Zoned: RM 30

Potential Uses:

- Apartment Complex
- Condo Development
- Nursing Home
- Assisted Living Complex
- Daycare Center
- Church

Infrastructure Information

- Sanitary sewer line is already in at Kamrose Dr. fronting this RM30 Lot
- No storm water retention required on-site, the storm water will drain to the off-site storm water facility
- Per Houston Engineering, these CA lots are not in the 100 year flood plain
- Owner plans to install the water line in a Kamrose Dr. Fall 2017 or Spring 2018. If needed immediately could connect to the waterline at Washington St.

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.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

COTTONWOOD PARKVIEW ADDITION - PLAT IS APPROVED

A REPLAT OF AUDITOR'S LOT J OF THE NW 1/4 AND SW 1/4 AND AUDITOR'S LOT K OF THE SW 1/4 AND PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 138 NORTH, RANGE 80 WEST OF THE 5TH PRINCIPAL MERIDIAN, CITY OF BISMARCK, BURLEIGH COUNTY, NORTH DAKOTA



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.



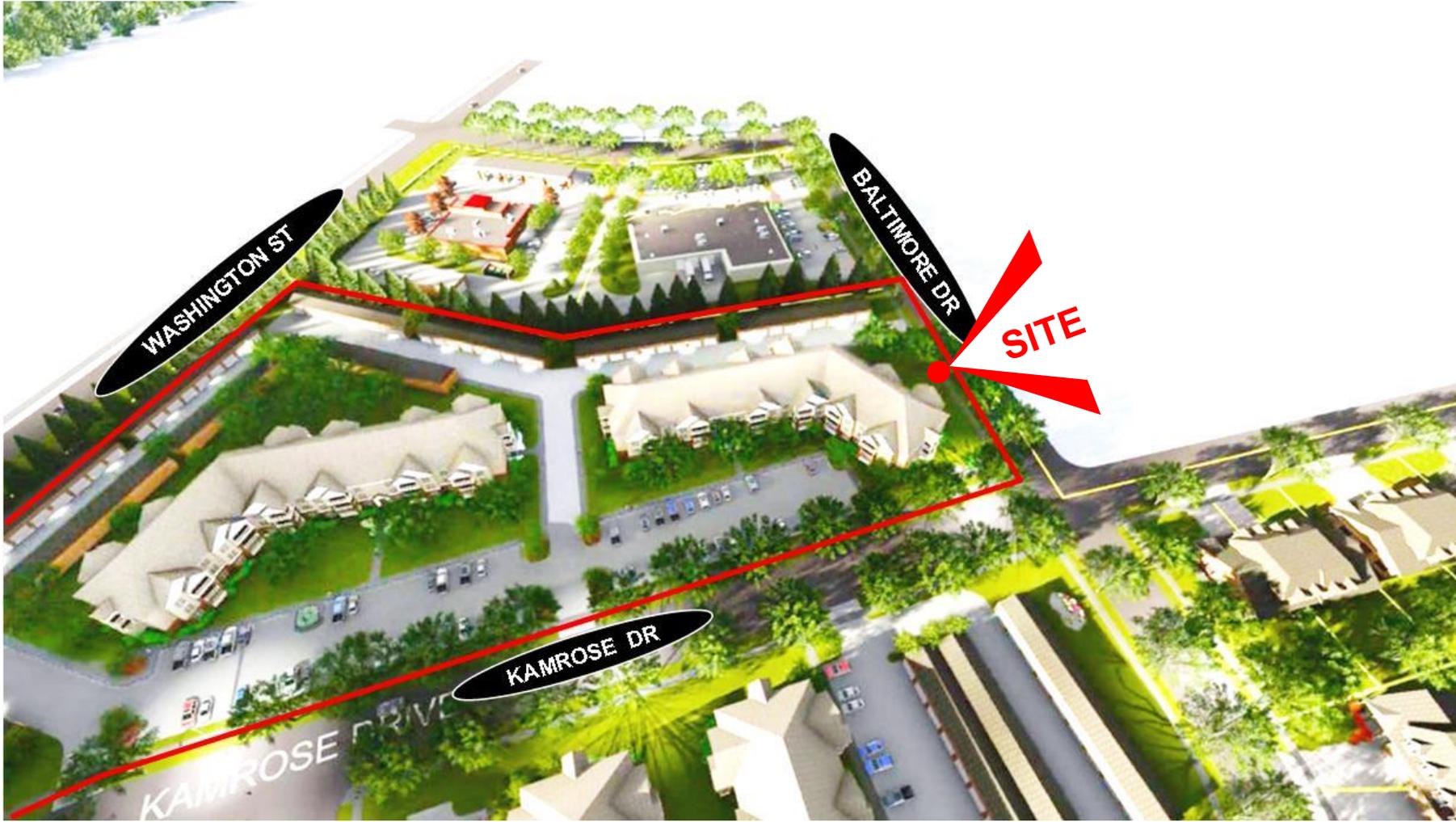
Bill Daniel, CCIM, Broker
 701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
 701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Convenient Location to Area Residents

Easy Access to Riverwood Golf Course, Trails, Missouri River, Kirkwood Mall, Downtown, Solheim Elementary, Wachter Middle School, University of Mary, & Airport



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Rare Development Opportunity for High Density Apartment & Condo Development



Website Video: CottonwoodParkviewAddition.com

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



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

Dynamic Location with Fast Paced Growth



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com



COTTONWOOD & RIVER RIDGE APARTMENTS

Bismarck AIRPORT

FASTRAX BMX PARK

HAALAND FIELD

COTTONWOOD SOUTH SOFTBALL COMPLEX

COTTONWOOD PARK

BISMARCK CITY PARK LAND

COTTONWOOD SOCCER FIELDS

REICHERT FIELD

SITE

CITADEL APARTMENTS

WASHINGTON ST

BURLEIGH AVE

SOUTH BAY



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com

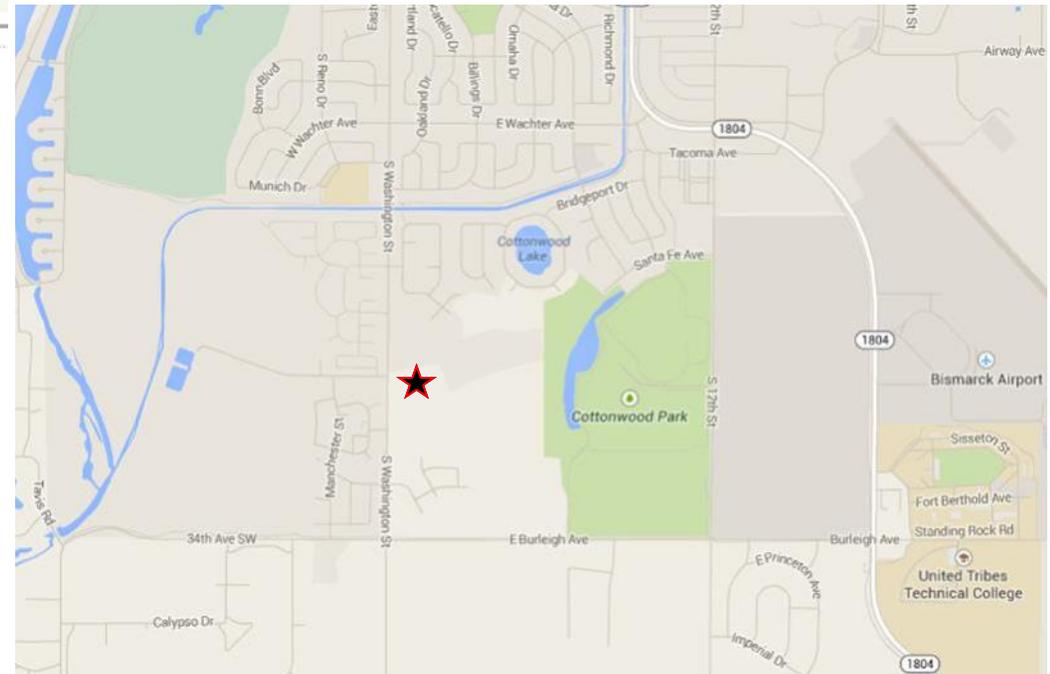
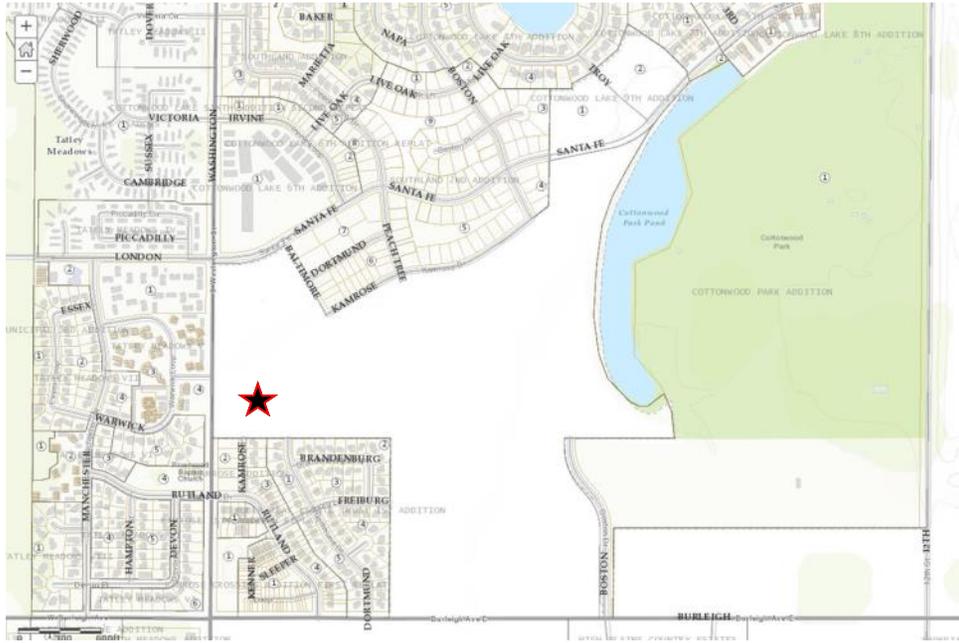
Dynamic Location with Fast Paced Growth - Convenient To Everything



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com



Bill Daniel, CCIM, Broker
 701.220.2455
Bill@DanielCompanies.com

Taylor Daniel, Commercial REALTOR
 701.391.4262
Taylor@DanielCompanies.com

DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate

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. This powerful team delivers powerful results.



Bill Daniel, CCIM, Broker
701.220.2455
Bill@DanielCompanies.com



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com



Taylor Daniel, Commercial REALTOR®
701.391.4262
Taylor@DanielCompanies.com

701.223.8488
304 E ROSSER AVE #200
BISMARCK, ND 58501



ICSC CCIM SIOR
INDIVIDUAL MEMBERS

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE