

Cottonwood Parkview Addition Commercial Lots



Lot 2

SANTA FE AVE

Lot 1



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Property Information:

Cottonwood Parkview Addition - The only Commercial Lots Available in the Area

- Block 1 lot 1 - 2.21 ac / 96,447 sf
 - \$12 psf / \$1,157,364
- Block 1 Lot 2 - 2.01 ac / 87,757 sf
 - \$10 psf / \$877,570
 - Zoned: CA Commercial

Infrastructure Information & City Restriction on the CA Lots

- Building height limited to two stories;
- All exterior lighting shall be designed and installed in a manner intended to limit the amount of off-site impacts to the adjacent residential uses and will be directed west towards South Washington Street; and
- The proposed buildings will be designed and constructed to create and maintain a high visual quality and appearance that is comparable and complementary to the adjacent residential uses;
- Water, sewer and other utilities are in place and available off of Santa Fe Ave;
- No storm water retention required on lots. Runoff will drain off onto Santa Fe Ave;
- 40' common driveway off Santa Fe Ave possible crossover parking agreements between these two lots;
- Per Huston Engineering, these CA lots are not in the 100 year flood plain.

Potential Uses:

- C-Store / Gas Station
- Strip Center
- Clinic
- Health Center
- Day Care
- Office Building
- Bank / Financial
- Retail

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.



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Convenient Location to Area Residents

Easy Access - Great Visibility - High Traffic



Website Video: CottonwoodParkviewAddition.com



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COTTONWOOD PARKVIEW ADDITION

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



* Plat is approved and expected to be filed in June 2017



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High Residential Density Surrounding These Parcels

- Homes - Condos

- Apartment Complexes

- Manufactured Homes

- Waterfront Development



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Great Easy Access - High Traffic Location



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Dynamic Location with Fast Paced Growth



Cottonwood Parkview Addition | Bismarck, North Dakota



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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

WASHINGTON ST

CITADEL APARTMENTS

BURLEIGH AVE

SOUTH BAY



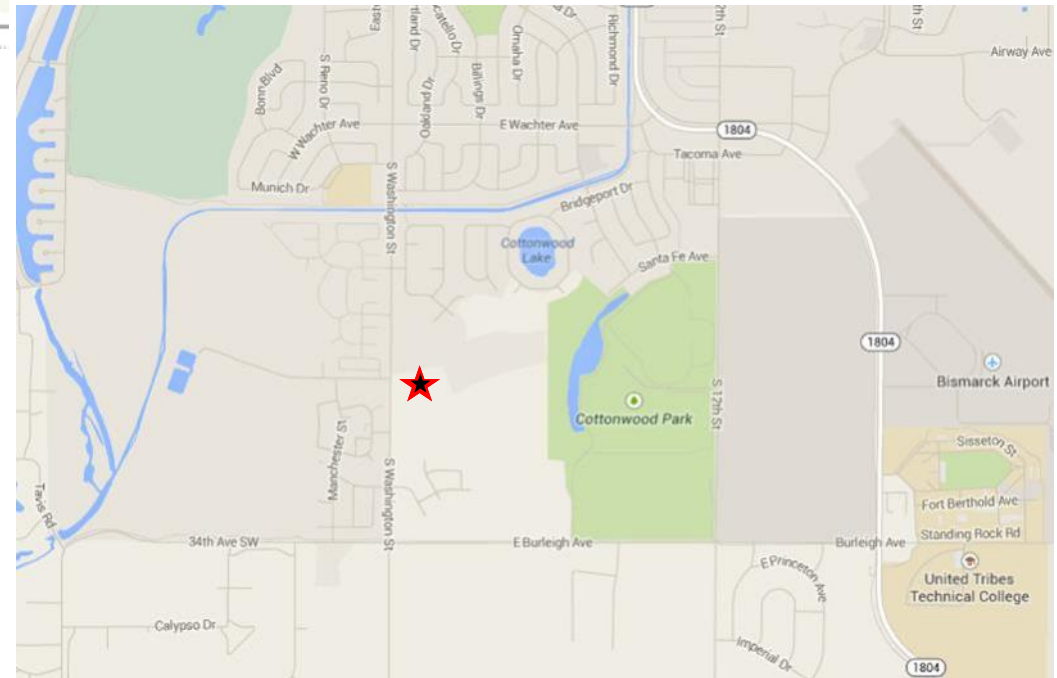
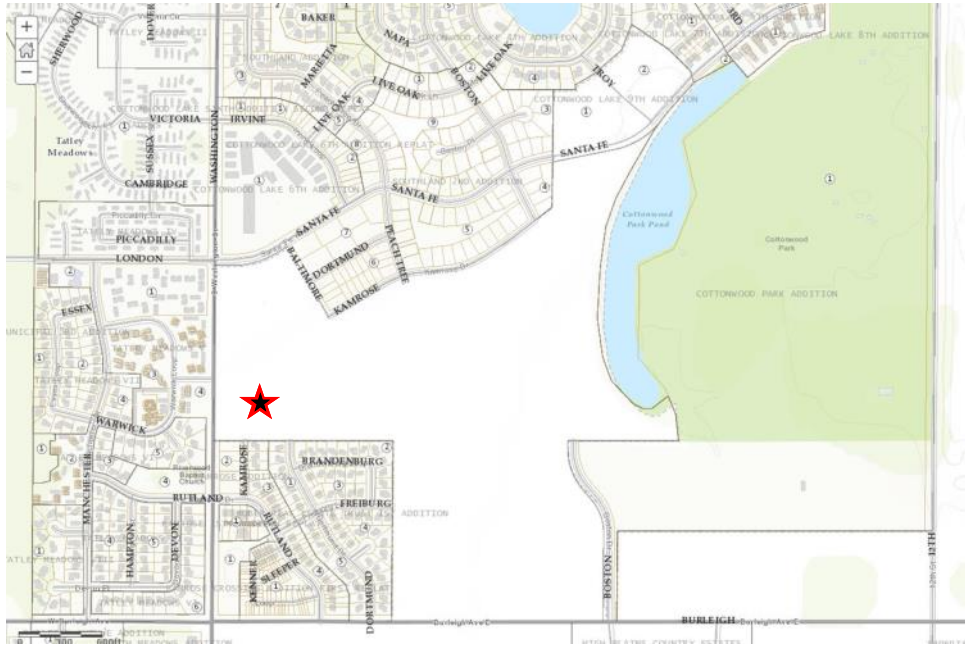
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