

# Cottonwood Parkview Addition R10 & R15 Parcels



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## Property Information:

- Lot 1 Block 3 - 4.55 Ac / 198,258 sf for \$1,070,593 (\$5,40 psf) RM 15  
The only RM 15 Lot Available in the Area for Immediate Development
- Lots 4-9 Block 1 - 1.825 Ac / 79,505 sf for \$423,253 (\$5.32 psf) R10  
Average lot price is \$70,542
- These Lots are limited to two family dwelling
- Lot 1 Block 2 - 2.83 Ac / 123,059 sf for \$664,519  
(\$5.40 psf) R10
- Lots 1-6 Block 6 - 1.48 Ac / 64,596 sf for \$401,856 (\$6.22 psf) R10  
Average lot price is \$66,976
- Purchasers to assume all current and future special assessments  
levied against all parcels listed above
- Cottonwood Parkview Addition may be the last subdivision  
developable in South Bismarck due to many land development  
constraints, most notably there is no economical storm water solution  
south of Burleigh Avenue ( Comment from Houston Engineering)

## Infrastructure Information

- Sanitary sewer line is already in at  
Kamrose Dr. fronting the RM 15 Lot
- No storm water retention required  
on-site, the storm water will drain to  
the off-site storm water facility
- Per Houston Engineering, these lots  
are about 2' above 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.
- Widening S. Washington St. is one of  
the City's top street project priorities.

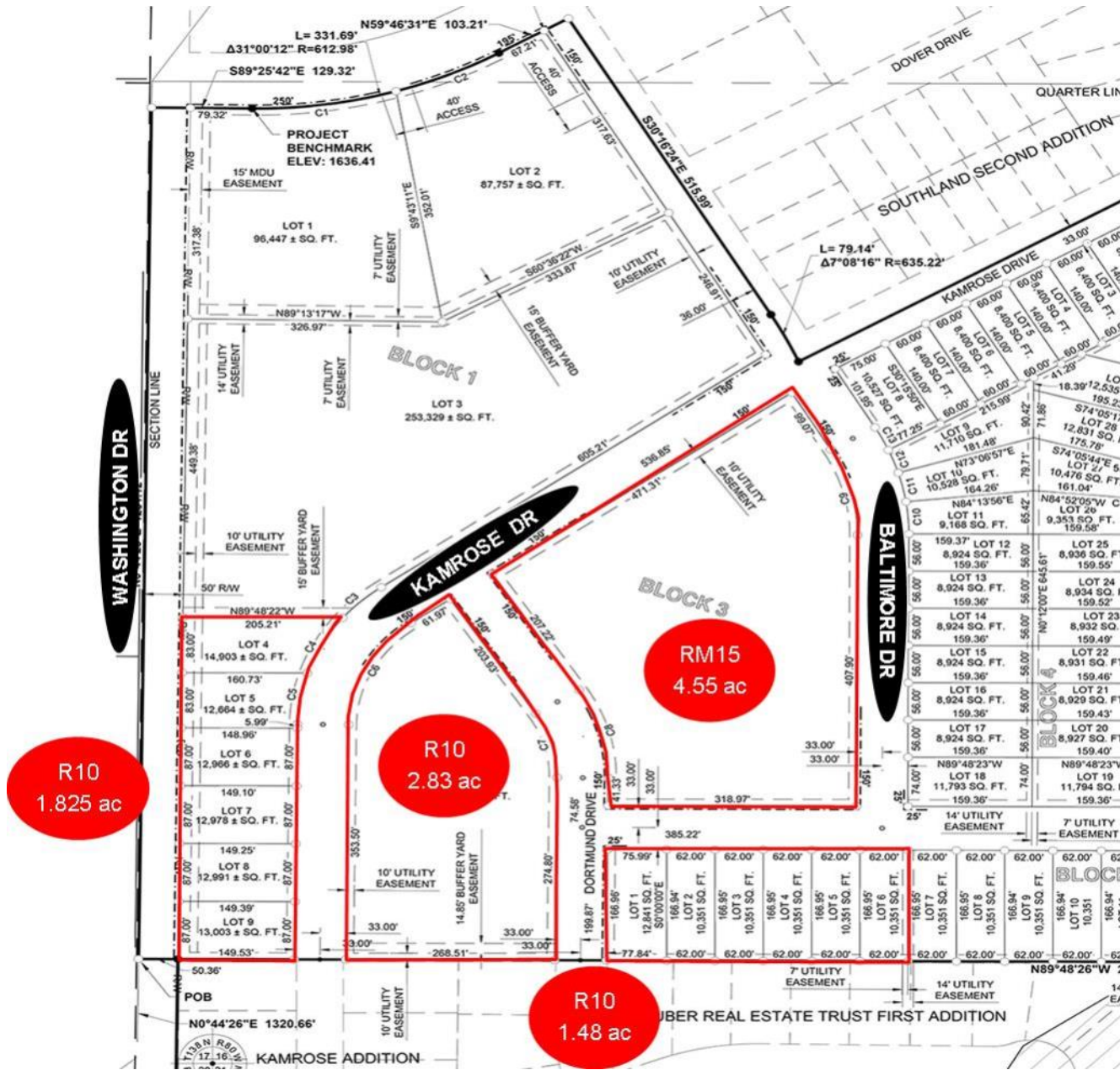
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



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## Potential Uses:

- Multi-Family RM 15
- Twin Homes
- Row House
- Condo Development
- RM 15
- Nursing Home
- Assisted Living Complex
- Daycare Center
- Church

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# 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



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# Rare Development Opportunity for Twin Homes & RM 15 Multi-Family Development



Website Video: [CottonwoodParkviewAddition.com](http://CottonwoodParkviewAddition.com)



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



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## 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 az / 87,757 sf
- \$10 psf / \$877,570
- Zoned: CA Commercial

[Click Here to See Brochure](#)

## Other Parcels Available in Cottonwood Parkview Addition

*The Only RM30 Lot Available in the Area for Immediate Development*

- Block 1 Lot 3 - 5.82 ac / 253,329 sf
- \$5.50 psf / \$1,393,310
- Zoned: RM30

[Click Here to See Brochure](#)



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**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**

**WASHINGTON ST**

**BURLEIGH AVE**

**SOUTH BAY**



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# Dynamic Location with Fast Paced Growth - Convenient To Everything

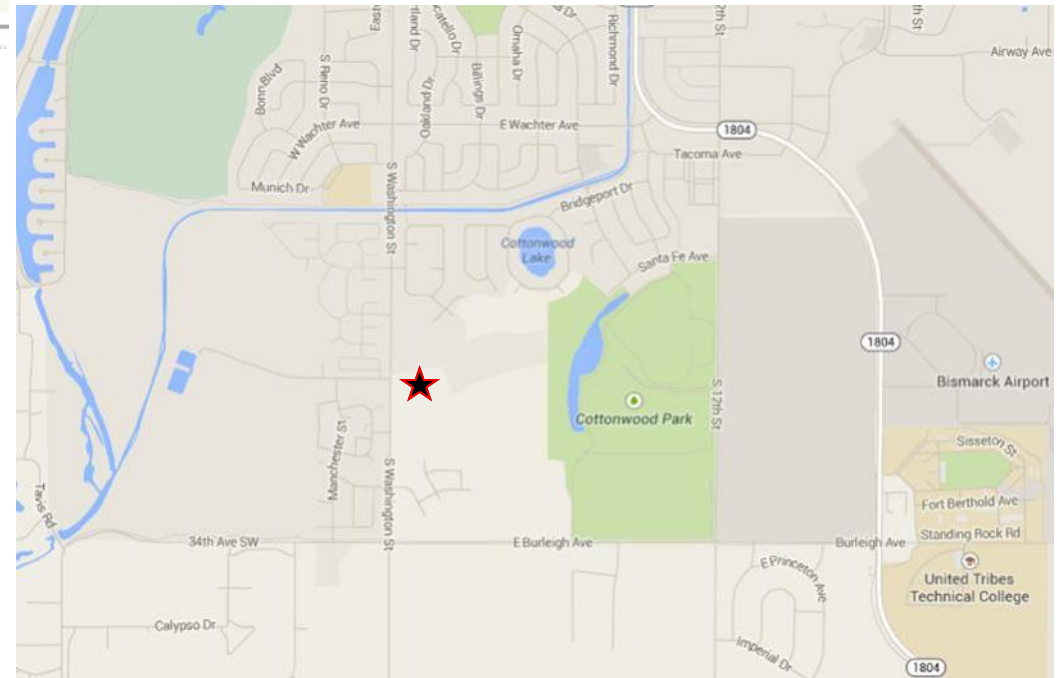
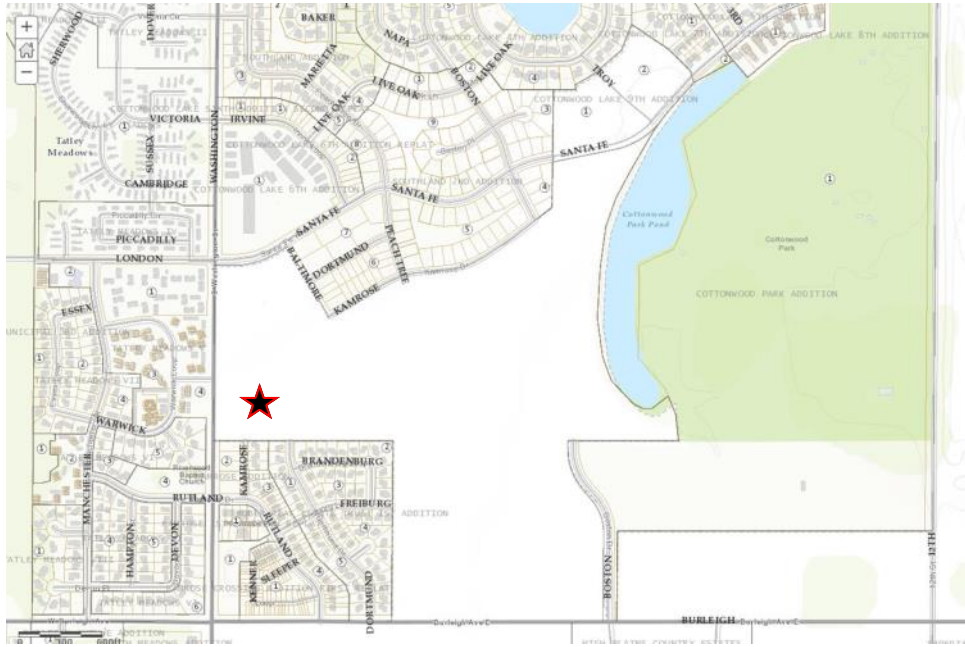


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