

Prime Commercial Land on I-94

4225 Trenton Dr. - Bismarck, ND

\$1,683,000 - \$13.00 psf / 2.97 ac



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Executive Summary for Sale

Address:	4225 Trenton Dr. - Bismarck, ND
Price:	\$1,683,000 / \$13.00 psf
Parcel ID:	1054-001-200
Legal Description:	Lot 5, Block 1, Centennial park 4th Addn.
Lot Size:	129,456 sf / 2.97 ac (Will consider selling smaller parcel)
Zoning:	CG Conditional Commercial
Taxes 2021:	\$8,145.95
Specials Balance 2021:	None at this time

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 MILE	3 MILES	5 MILES
3,882	40,881	88,796



AVERAGE HOUSEHOLD INCOME

1 MILE	3 MILES	5 MILES
\$85,012	\$77,771	\$85,540



2020 POPULATION

1 MILE	3 MILES	5 MILES
3,819	34,547	78,579



EMPLOYEES

1 MILE	3 MILES	5 MILES
2,251	33,466	64,579

Potential Uses

- ♦ Hotel / Motel
- ♦ Multi-Family Development
- ♦ Medical / Health Campus
- ♦ Bank / Financial
- ♦ Church Campus
- ♦ Public Recreational
- ♦ Office Building
- ♦ Educational Uses
- ♦ Child Care Center
- ♦ Mixed Use Development
- ♦ Group Dwelling
- ♦ Senior Care Campus
- ♦ Government Buildings

Zoned CG 'Conditional Commercial'



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Trenton Dr.



421.67

CENTENNIAL PARK FOURTH ADDITION

2.97AC
129,456 SF

343.0

305.70



Area Businesses

- ♦ Exxon
- ♦ Cedric Theel Toyota
- ♦ Sunrise Town Center
 - Dan's Supermarket
 - Williquors
 - Gate City Bank
 - Caribou Coffee
 - Einstein Bagel
 - Exxon
 - Sunrise Professional Center
 - Burger King
- ♦ Cenex
- ♦ StaMart
- ♦ Johnson Trailer Sales
- ♦ Butler Equipment
- ♦ National Guard
- ♦ United Rent All
- ♦ McDonalds



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[High Traffic Count Location]



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Highlights:

- ♦ **Rare opportunity to acquire the prime parcel near Exit 161 with I-94 visibility**
- ♦ **I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime location is the first interchange in east Bismarck. Connects to Bismarck Expressway, Centennial Rd and Century Ave beltways.**
- ♦ **This general area is experiencing a tremendous amount of residential growth. Sunrise Elementary is already at capacity after building new addition to the school.**
- ♦ **The new Legacy High School and adjacent sports complex, opened in 2015 just west of Centennial Road on 64 acres which brings more traffic and families to the rapidly growing NE area of 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.

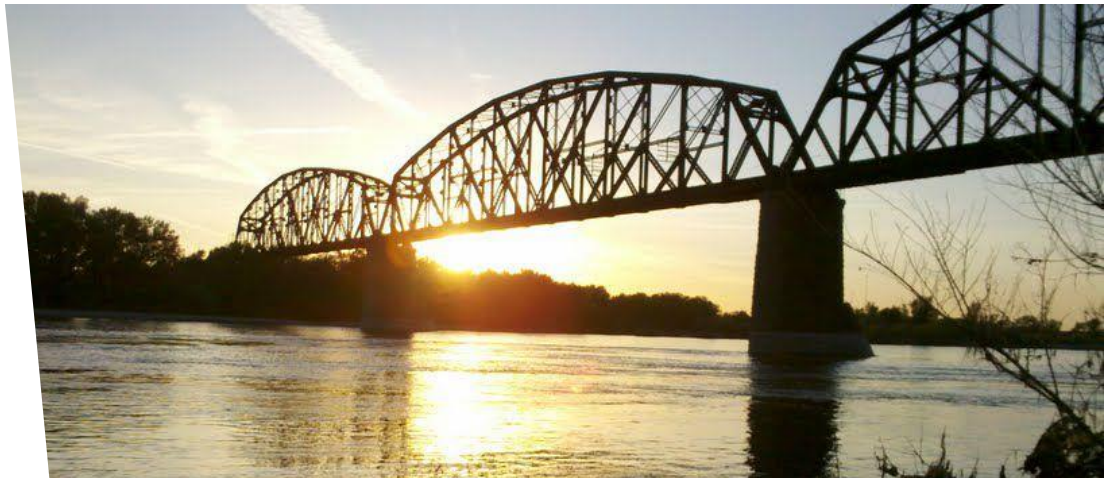
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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 WalletHub 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.





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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.