







## **Prime Commercial Land on I-94**

4225 Trenton Dr. - Bismarck, ND \$2,320,000 / 2.97 ac

## **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.

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.

## **Area Businesses:**

- Exxon
- Cedric Theel Toyota
- Sunrise Town Center

Dan's Supermarket

Williquors

Gate City Bank

**BNC Bank** 

Caribou Coffee/Einstein Bagel

Exxon

Sunrise Professional Center

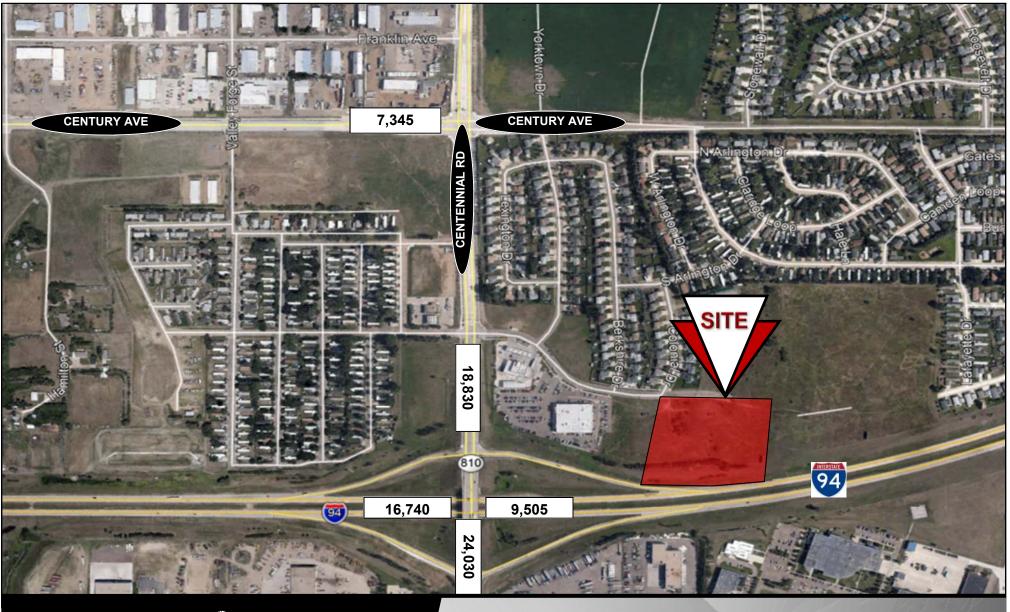
**Burger King** 

- Cenex
- StaMart
- Johnson Trailer Sales
- Butler Equipment
- National Guard
- United Rent All
- McDonalds



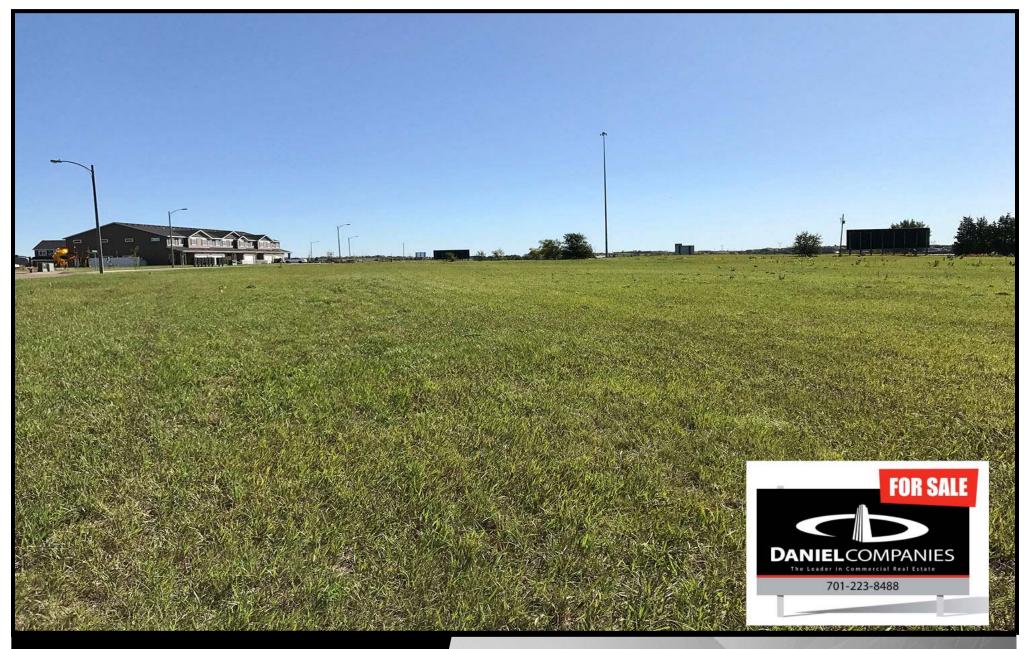
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## **High Traffic Count Location**





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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.

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