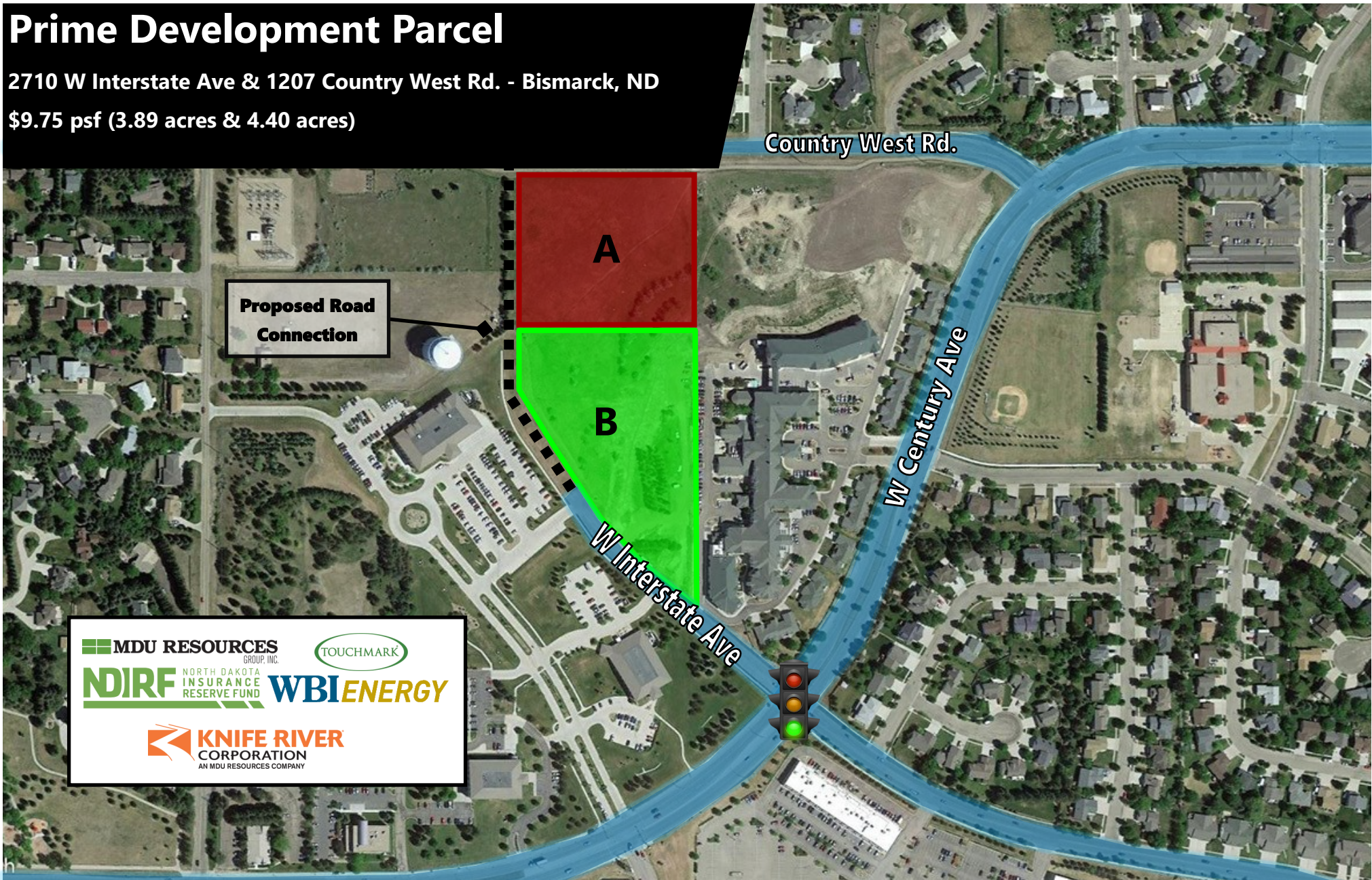


# Prime Development Parcel

2710 W Interstate Ave & 1207 Country West Rd. - Bismarck, ND

\$9.75 psf (3.89 acres & 4.40 acres)



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# Executive Summary For Sale

Address:	1207 Country West Rd - Bismarck, ND (Lot A)
Price:	\$1,652,906
Legal Description:	City Lands 139-80 Block:29 Auditors Lot A of NW 1/4
Parcel ID:	0160-029-190
Lot Size:	169,528.78 sf / 3.89 acres
Zoning:	RT Residential Light Commercial
Taxes 2021:	\$188.32
Specials:	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.




## Property Demographics

1 MILES	3 MILES	5 MILES
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### 2020 POPULATION

	9,266	51,649	99,851
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### DAYTIME POPULATION

	6,810	61,169	105,230
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### BUSINESSES

	268	2,909	5,055
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### EMPLOYEES

	3,120	42,570	70,257
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### HOUSEHOLD INCOME

	\$101,980	\$85,854	\$84,699
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## Executive Summary For Sale

Address:	2710 W Interstate Ave - Bismarck, ND
Price:	\$1,867,715
Legal Description:	City Lands 139-80 Block:29 Auditors Lot C of NW 1/4 Section 29
Parcel ID:	0160-029-160
Lot Size:	191,560.48 sf / 4.40 acres
Zoning:	RT Residential Light Commercial
Taxes 2021:	\$212.46
Specials:	None at this time

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information



## Potential Uses

- ♦ **Corporate Office**
- ♦ **Business Campus**
- ♦ **Medical Facility / Campus**
- ♦ **Professional Office Development**
- ♦ **High End Condo Development**
- ♦ **Government Office Campus**
- ♦ **Financial Center**
- ♦ **Education Campus**



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**View Looking NE**



**South View**



**View of Parcel to S**



**View of Parcel to S**





**Southwest View**



**Northwest View**



**Southeast View**



**Street View NE**





Mandan, ND



Divide Ave

Tyler Pkwy



SITE

Century Ave

Country West Rd





## 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 WallettHub 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.







# DANIEL COMPANIES

The Leader in Commercial Real Estate



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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.**