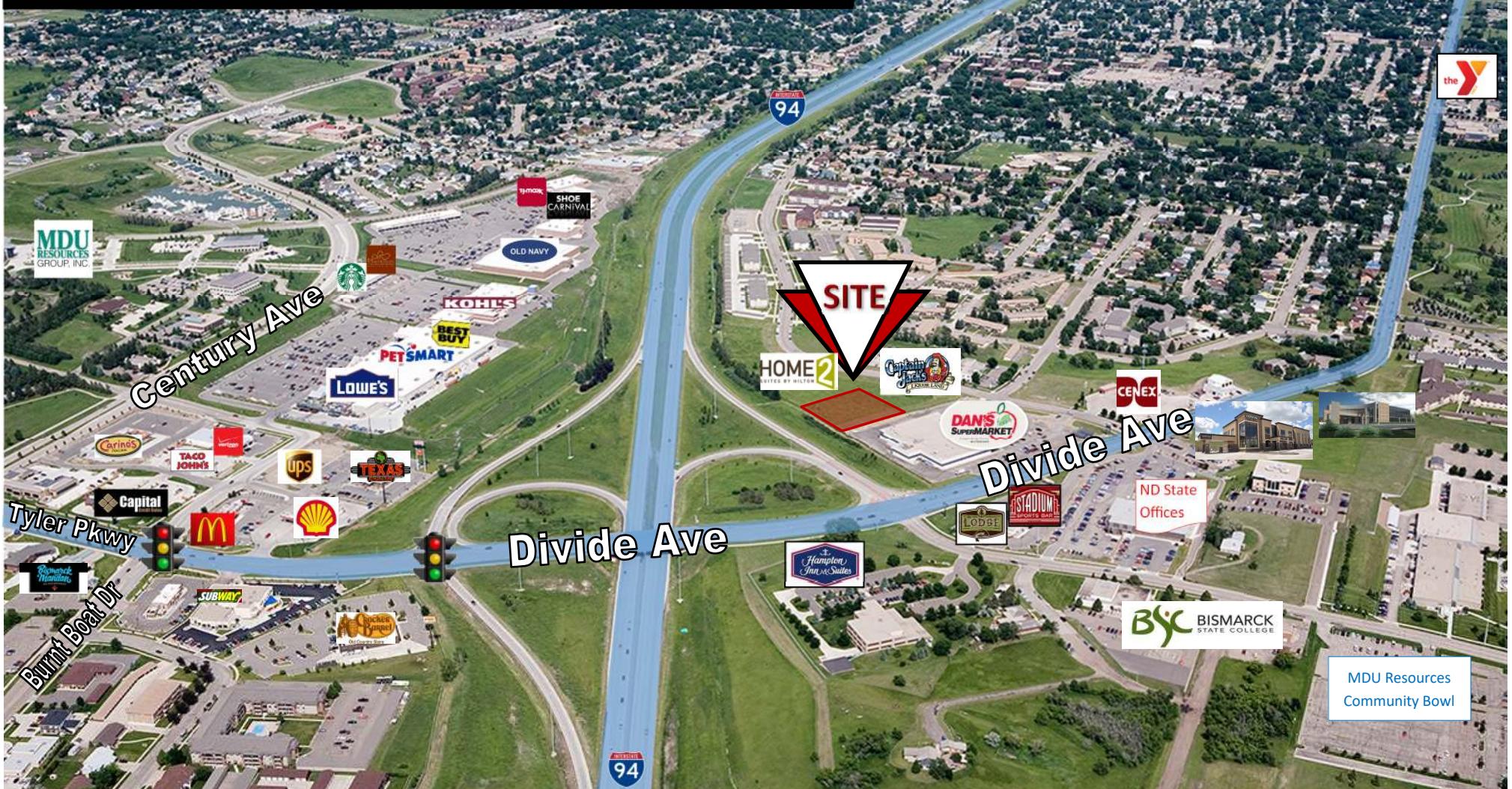


Commercial Lot NW Bismarck

1142 W Turnpike - Bismarck, ND

\$14.50 psf / 44,750 sf



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com

Executive Summary for Sale

Asking Price:	\$14.50 psf / \$657,407.50
Parcel ID:	0820-001-040
Address:	1142 W Turnpike Ave - Bismarck, ND 58503
Legal Description:	Lot 5A of Lot 5, Block 1, Prairie Hills 4th Addition
Lot Size:	44,570 sf / 1.02 Acres
Zoning:	CG Commercial
Taxes 2018:	\$3,349.17
Specials:	
Balance -	\$8,835.33
Installment -	\$3,293.59

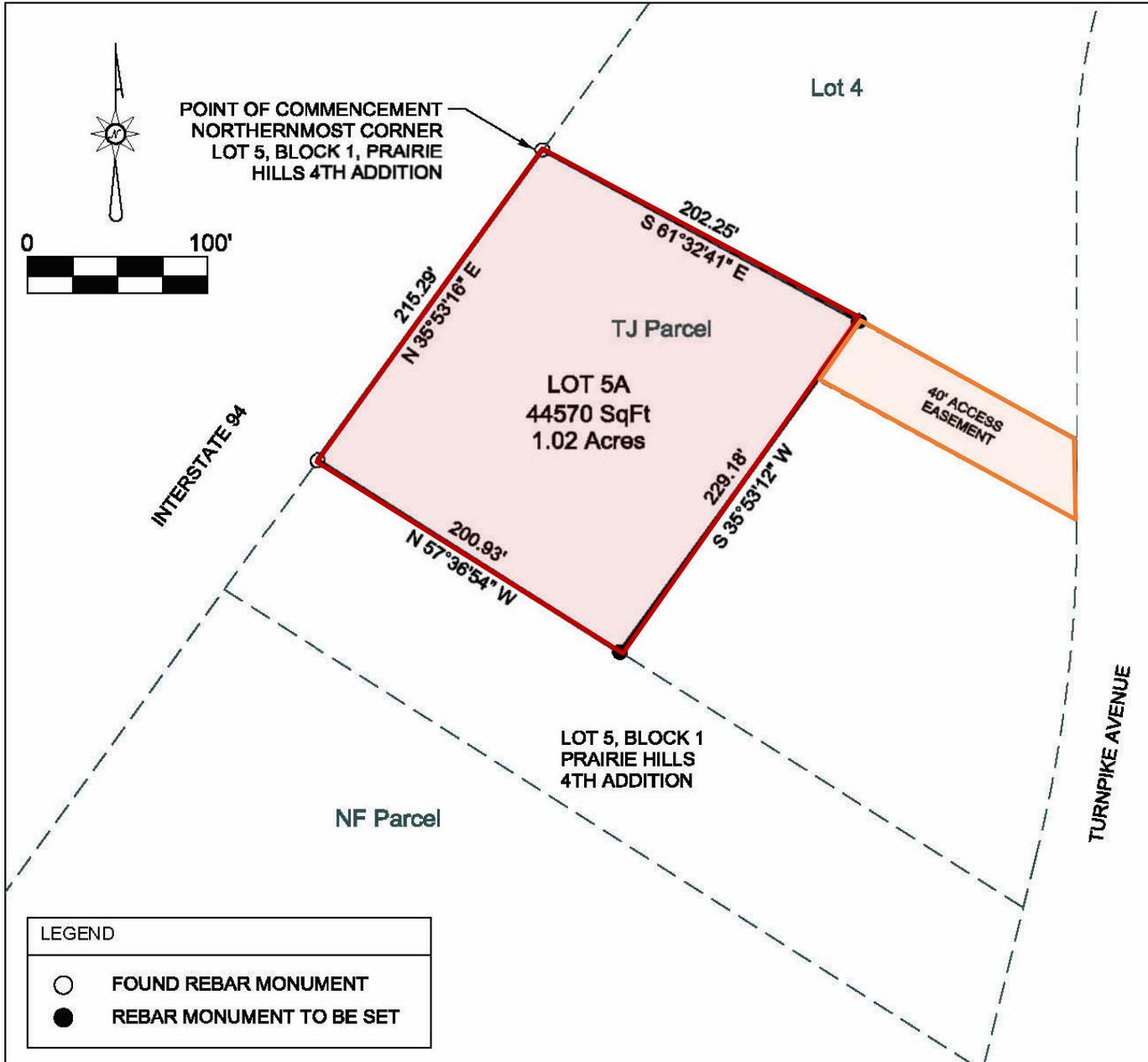
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

Property Highlights

One of the few lots remaining

For further details of lot feel free to contact Civil Engineer for the Captain Jack's project, Toman

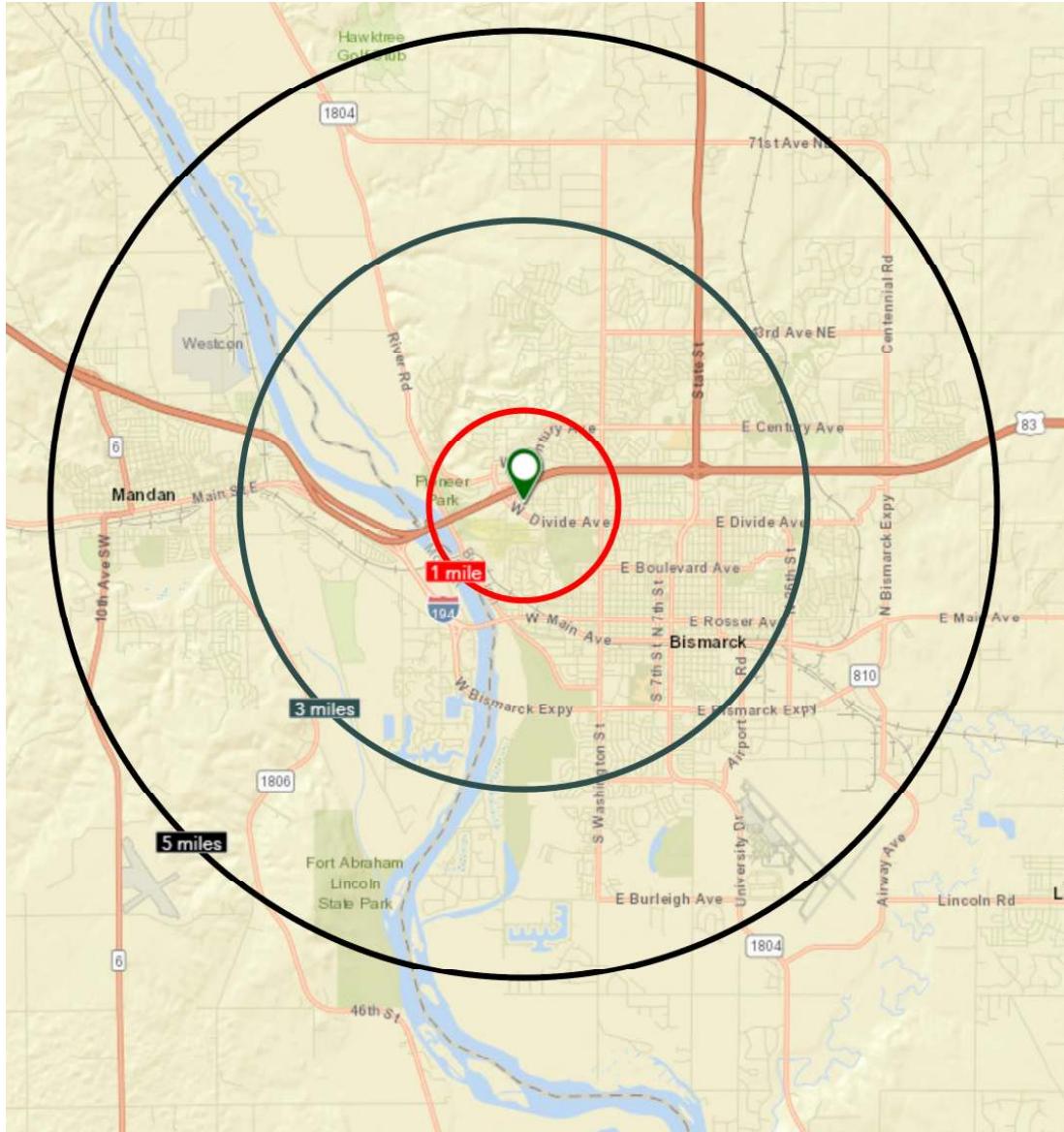
Utilities to property line



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

1, 3, 5 Demographics



	0 - 1 Miles	0 - 3 Miles	0 - 5 Miles
1142 W Turnpike Ave Bismarck, ND			
Population:			
2018 Population:	8,037	60,360	100,708
2023 Population:	8,755	66,510	112,073
Median Age:	36.9	39.6	38.9
Households:			
2018 Total Households:	3,561	27,471	43,894
2023 Total Households:	3,907	30,436	49,110
Average Household Size:	2.18	2.15	2.23
Average Household Income:	\$83,943	\$78,206	\$80,409



100,700+
People within 5 miles



38.9
Median Age within 5 miles



\$80,400+
Avg HH Income within 5 miles



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

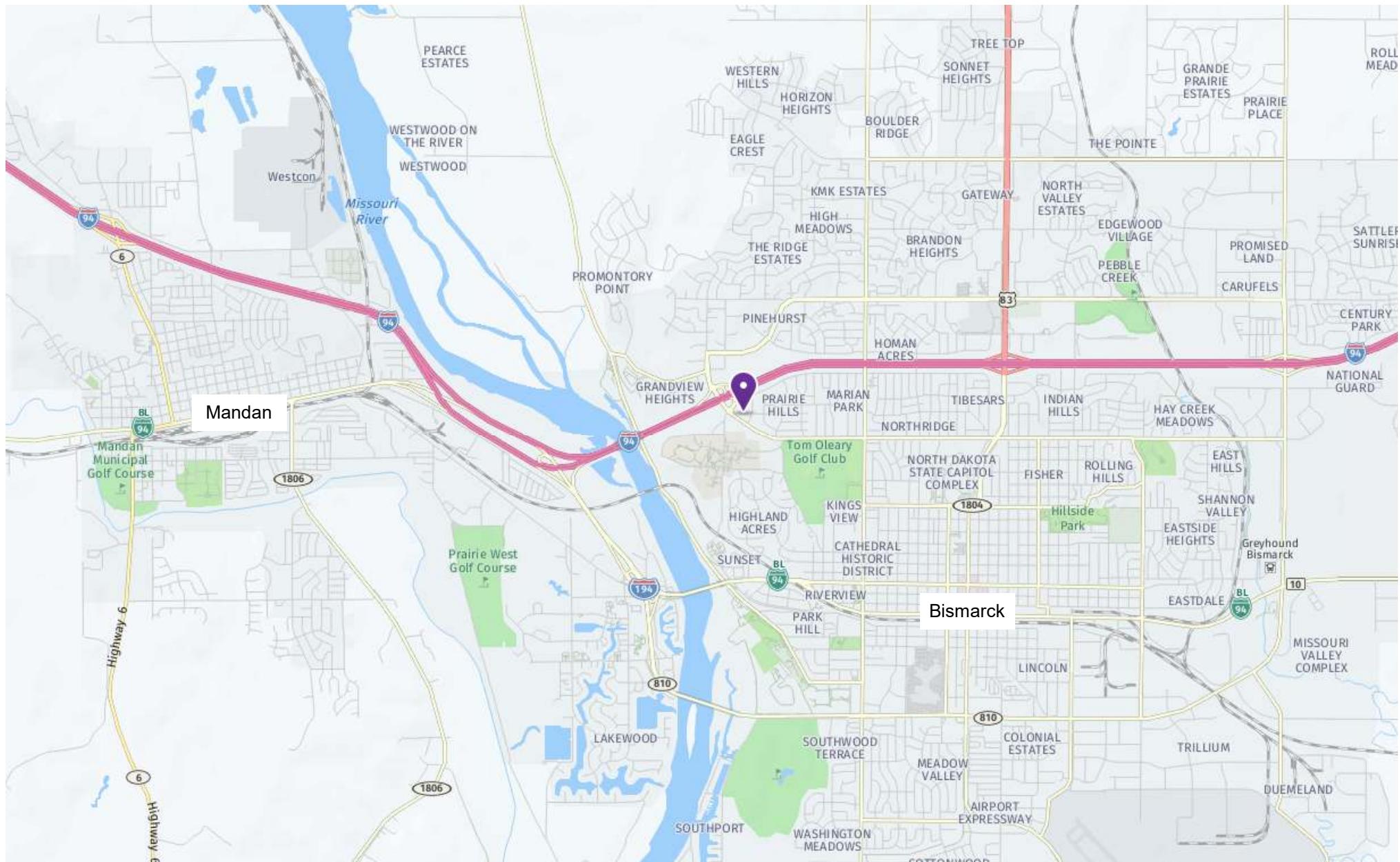


Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

Area Retailers & Businesses

American Bank Center	Eide Bailly	Parkway Funeral Services
Best Buy	Gate City Bank	Pet Smart
BioLife Plasma Services	Gateway Science Center	Precision Eyes
Bismarck Mandan Convention and Visitors Bureau	Hampton Inn & Suites	Profile by Sanford
Bismarck State College Campus	Home 2 Suites by Hilton	Proximal 50
BNI Coal	Horizon Financial Bank	Shell C-Store
BSC Aquatic & Wellness Center	Kobe's Japanese Restaurant	Shoe Carnival
Capital Credit Union	Kohl's	Stadium / Lodge Bar & Grill
Captain Jack's Liquor	Lane Bryant	Starbucks
Carino's Italian Restaurant	Lowe's	Subway
Cenex	McDonalds	Taco John's
City Brew	MDU Resources Campus (Fortune 500 Company)	Texas Roadhouse
Complete Nutrition	MDU Resources Community Bowl	The Bismarck / Mandan Chamber
Cracker Barrel	Men's Warehouse	TJ Maxx
Dollar Tree	Old Navy	Unysis
Dress Barn	Orange Leaf	UPS Store
Eckroth Music	Pacific Sound & Video	Verizon Wireless
Edward Jones	Pancheros	Vue Community Credit Union
		Warford Orthodontics



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate



Bill Daniel
CCIM, Broker

701.220.2455

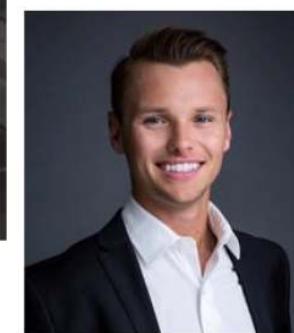
Bill@DanielCompanies.com



Kyle Holwagner
CCIM, SIOR

701.400.5373

Kyle@DanielCompanies.com



Taylor Daniel
Commercial REALTOR®

701.391.4262

Taylor@DanielCompanies.com

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.