

# Prime Development Parcel

5200 Ottawa & 1122 E LaSalle Dr.

Bismarck, ND, 58503 - 2.12 Acres / Zoned: CG

**COSTCO**  
WHOLESALE

**MATTRESS  
FIRM**

**ROSS**  
DRESS FOR LESS

**Walmart**

**FOR SALE**

Prime location in North Bismarck with high density and growth!



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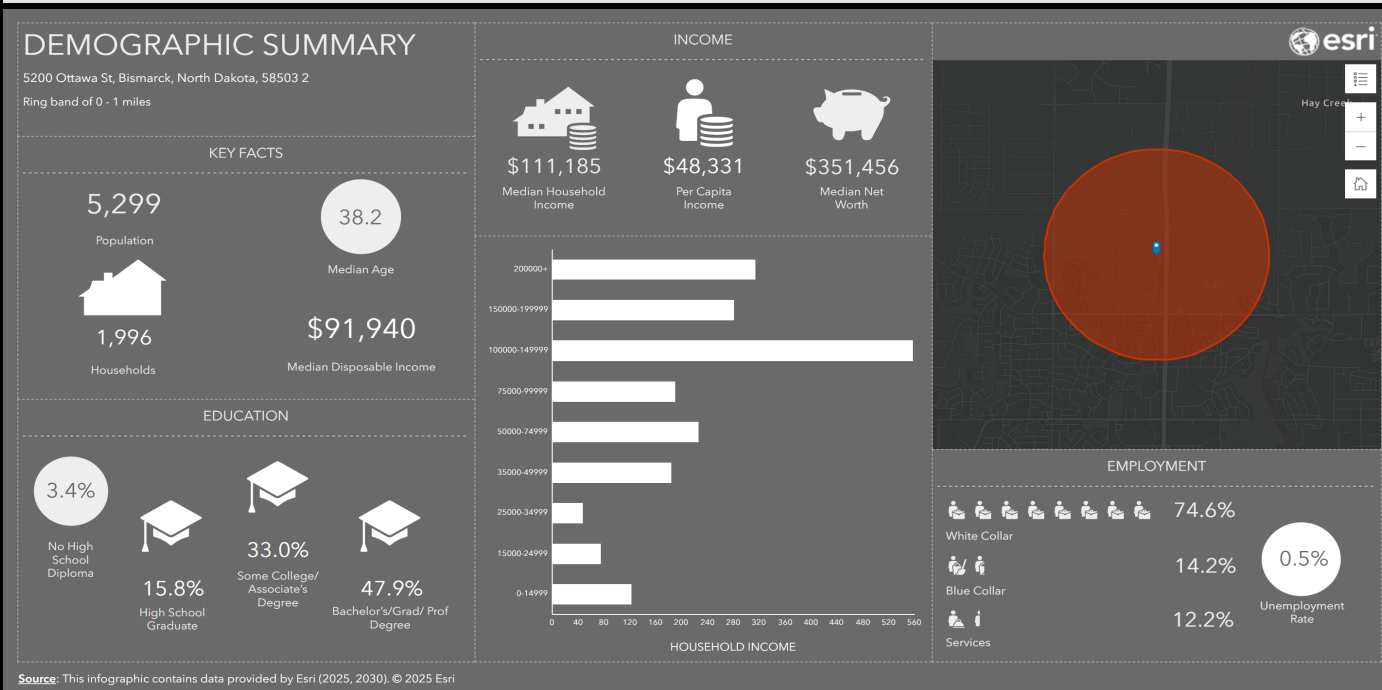
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## Executive Summary for Sale

Address:	5200 Ottawa & 1122 E LaSalle Dr. - Bismarck, ND, 58503
Price:	\$2,213,000 / \$24 psf
Parcel ID:	1585-002-350 & 1585-002-400
Potential Uses:	Restaurant / Retail / Gas-Cstore/Car Wash / Medical / other Development
Lot Size:	2.12 Acres / 92,347 sf
Zoning:	CG - Commercial Zoning
Taxes 2024:	\$12,887.42 (combined parcels)
Specials Balance -	\$28,899.22 / \$5,495.86 Annual Installment (combined parcels)

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.



- Rare opportunity to acquire this fantastic development parcel with 2+ Acres of land in North Bismarck
- 2.12 Acres / 92,347 sf
- CG Commercial Zoning allows for maximum potential for commercial development
- PRIME corner location near Costco, Walmart, Dick's, Ulta, HomeGoods, Ross, Panda Express, IHOP, Skyzone, Fleet Farm, & more!

**CLICK FOR VIDEO**



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## POTENTIAL USES:

- Retail Centre w/ drive-thru
- Event / Entertainment
- Athletic / Sports Complex
- Corporate Headquarters
- Restaurant
- Hotel
- Financial
- Medical
- Gas/C-Store
- Carwash
- Legacy Investment

**HAY CREEK  
SHOPS**

**Walmart** 

**SKY ZONE**  
INDOOR TRAMPOLINE PARK

**HWY 83**

**Ottawa St**

**LaSalle Dr**



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Fleet  Farm

**COSTCO**  
WHOLESALE

  
FURNITURE ROW

HWY 83



**VIDEO**

**TSC** TRACTOR  
SUPPLY CO.



**IHOP**

Ottawa St

LaSalle Dr



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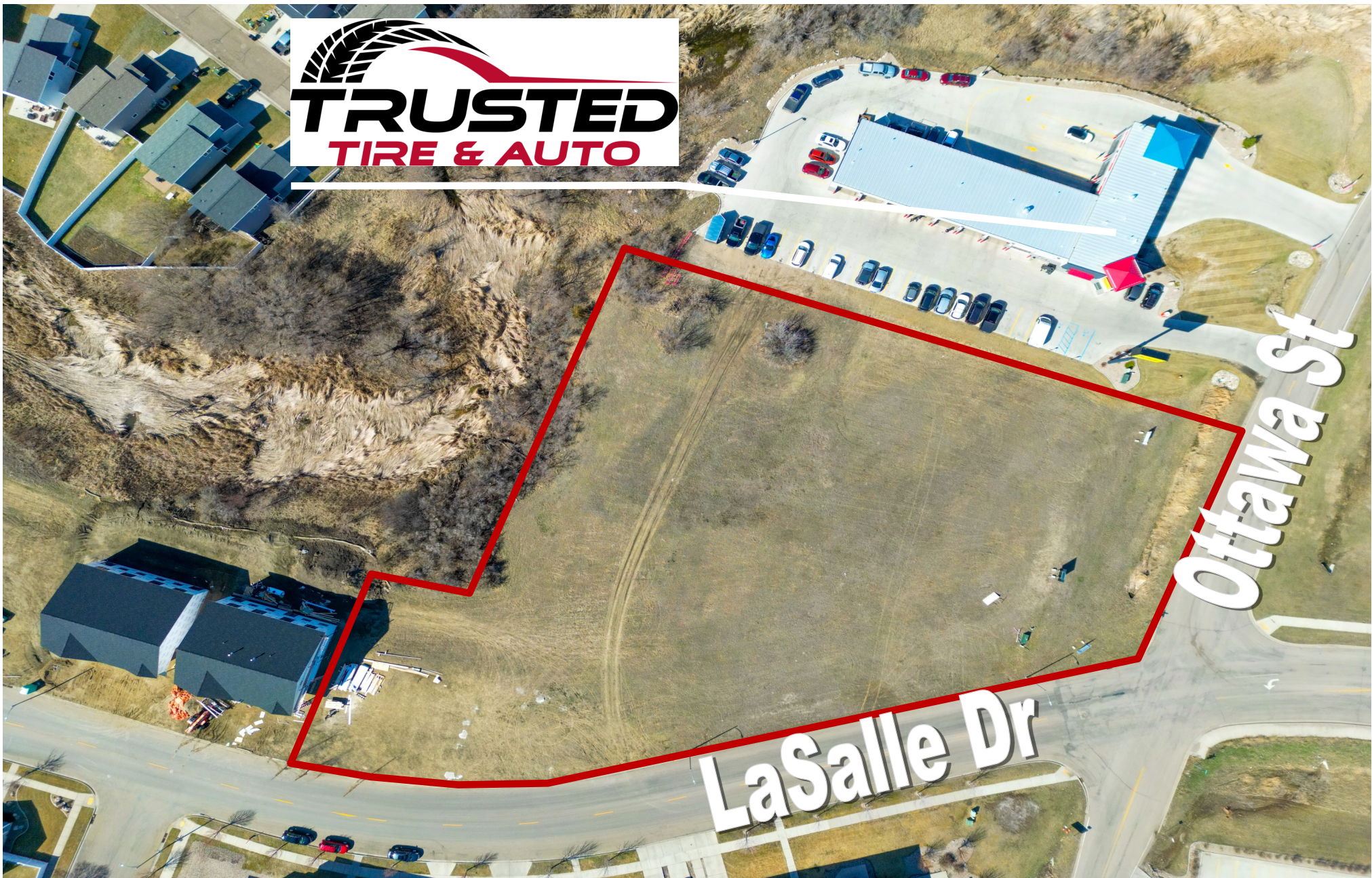
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Ottawa St



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**TSC TRACTOR  
SUPPLY CO.**

**FURNITURE ROW**  
Real Furniture. Real Value.

**TRUSTED  
TIRE & AUTO**

**LaSalle Dr**

**Ottawa St**

**HWY 83**



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# 1 MILE RADIUS

## KEY FACTS

5,299

Population



2.6

Average Household Size

38.2

Median Age

\$111,185

Median Household Income

## EDUCATION

3.4%

No High School Diploma



15.8%  
High School Graduate



33.0%  
Some College/  
Associate's Degree



47.9%  
Bachelor's/Grad/  
Prof Degree

## BUSINESS



342

Total Businesses



5,397

Total Employees

## EMPLOYMENT



White Collar

73.6%



Blue Collar

14.2%



Services

12.2%



0.5%  
Unemployment Rate

## INCOME



\$111,185

Median Household Income



\$48,331

Per Capita Income



\$351,456

Median Net Worth

## 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (27.9%)

The smallest group: \$25,000 - \$34,999 (2.4%)

Indicator ▲	Value	Diff	
<\$15,000	6.1%	-1.7%	
\$15,000 - \$24,999	3.8%	-2.8%	
\$25,000 - \$34,999	2.4%	-1.2%	
\$35,000 - \$49,999	9.2%	-0.4%	
\$50,000 - \$74,999	11.3%	-1.1%	
\$75,000 - \$99,999	9.5%	-2.5%	
\$100,000 - \$149,999	27.9%	+3.0%	
\$150,000 - \$199,999	14.1%	+3.4%	
\$200,000+	15.7%	+3.4%	

Bars show deviation from

Burleigh Co... ▼

Source: This infographic contains data provided by Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri



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## 3 MILE RADIUS

### KEY FACTS

42,572

Population



2.4

Average Household Size

39.7

Median Age

\$98,775

Median Household Income

### EDUCATION

2.9%

No High School Diploma



18.7%  
High School Graduate



31.9%  
Some College/  
Associate's Degree



46.5%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



1,772

Total Businesses



28,402

Total Employees

### EMPLOYMENT



White Collar

67.9%



Blue Collar

17.2%



Services

15.0%



1.0%  
Unemployment Rate

### INCOME



\$98,775

Median Household Income



\$47,428

Per Capita Income



\$268,068

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (25.7%)

The smallest group: \$25,000 - \$34,999 (3.1%)

Indicator ▲	Value	Diff	
<\$15,000	8.2%	+0.4%	
\$15,000 - \$24,999	6.3%	-0.3%	
\$25,000 - \$34,999	3.1%	-0.5%	
\$35,000 - \$49,999	9.2%	-0.4%	
\$50,000 - \$74,999	11.7%	-0.7%	
\$75,000 - \$99,999	11.8%	-0.2%	
\$100,000 - \$149,999	25.7%	+0.8%	
\$150,000 - \$199,999	10.7%	0	
\$200,000+	13.2%	+0.9%	

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## 5 MILE RADIUS

### KEY FACTS

78,043

Population



Average  
Household Size

39.3

Median Age

\$87,410

Median Household  
Income

### EDUCATION

3.4%

No High School  
Diploma



21.6%  
High School  
Graduate



33.9%  
Some College/  
Associate's Degree



41.1%  
Bachelor's/Grad/  
Prof Degree

### BUSINESS



4,682

Total Businesses



70,463

Total Employees

### EMPLOYMENT



White Collar

64.4%



Blue Collar

19.5%



Services

16.1%



Unemployment  
Rate

### INCOME



\$87,410

Median Household  
Income



\$44,475

Per Capita Income



\$220,106

Median Net Worth

### 2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.6%)

The smallest group: \$25,000 - \$34,999 (4.1%)

Indicator ▲	Value	Diff	
<\$15,000	9.1%	+1.3%	
\$15,000 - \$24,999	6.8%	+0.2%	
\$25,000 - \$34,999	4.1%	+0.5%	
\$35,000 - \$49,999	10.1%	+0.5%	
\$50,000 - \$74,999	13.4%	+1.0%	
\$75,000 - \$99,999	11.6%	-0.4%	
\$100,000 - \$149,999	23.6%	-1.3%	
\$150,000 - \$199,999	10.0%	-0.7%	
\$200,000+	11.4%	-0.9%	

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## Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota has a MSA population that surpasses 125,000 and 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.

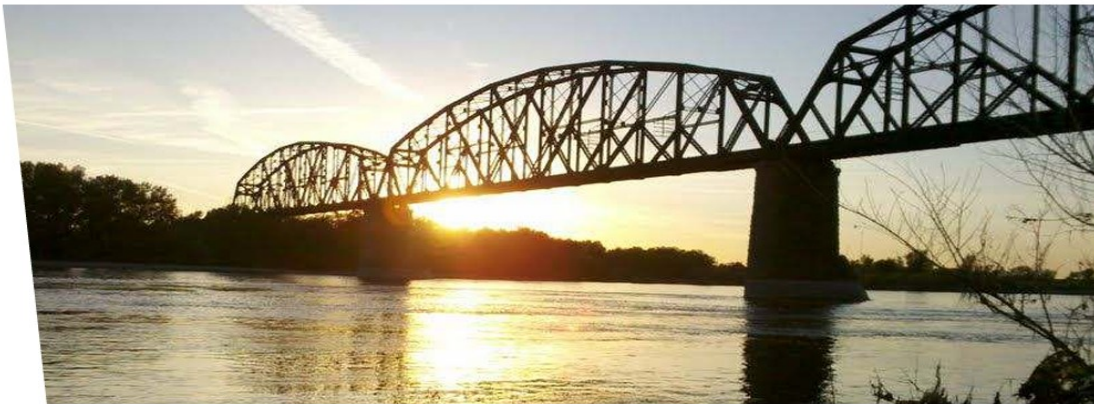
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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.



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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.**