

# Development / Investment Property For Sale

3720 Centennial Rd. - Bismarck, ND

\$3,900,000 / \$4.80 psf - 18.6 acres



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## Executive Summary for Sale

|                    |                                                                                                   |
|--------------------|---------------------------------------------------------------------------------------------------|
| Address:           | 3720 Centennial Rd. - Bismarck, ND                                                                |
| Price:             | \$3,900,000 / \$4.80 psf                                                                          |
| Lot Size:          | 810,216 sf / 18.6 Acres                                                                           |
| Zoning:            | Potential CG Commercial Zoning                                                                    |
| Taxes 2019:        | \$6,784.07                                                                                        |
| Specials:          | None at this time                                                                                 |
| Legal Description: | HAY CREEK TOWNSHIP Section 23 LOT A IN NE 1/4 KOA CAMPGROUND<br>IRR PLAT 739957; 740290 23-139-50 |
| Parcel ID:         | 31-139-80-00-23-220                                                                               |

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 MILES | 3 MILES | 5 MILES |
|---------|---------|---------|
| 4,535   | 35,031  | 85,761  |



### AVERAGE HOUSEHOLD INCOME

| 1 MILES | 3 MILES  | 5 MILES  |
|---------|----------|----------|
| 86,142  | \$83,361 | \$85,360 |



### 2020 POPULATION

| 1 MILES | 3 MILES | 5 MILES |
|---------|---------|---------|
| 5,639   | 36,305  | 74,121  |



### EMPLOYEES

| 1 MILES | 3 MILES | 5 MILES |
|---------|---------|---------|
| 1,900   | 22,874  | 63,559  |

## Potential Uses

- ♦ Multi-Family Development
- ♦ Big Box Retail
- ♦ Medical Office Park
- ♦ Church Campus
- ♦ Recreational Complex
- ♦ Sports / Fitness Facility
- ♦ Educational Campus
- ♦ Mixed Use Development
- ♦ Senior Care Campus
- ♦ Car Dealership
- ♦ Boat / RV Dealership
- ♦ Government Buildings



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# KOA Campground

## Highlights



### 117 Sites

66 RV with Sewer Hookups  
31 Electric with Water  
20 Electricity Only



### 4 Cabins

Sleeps between 1 to 8 Adults



**Pull Through RV Sites**  
50 amp service



### Amenities Include:

Dog Park  
Basketball Court  
Tennis Court  
Swimming Pool  
2 Playgrounds  
Laundry / Showers  
Restrooms  
Picnic Shelters  
Snack Bar  
Pavilion

*\*\*Income Statements and Occupancy counts available to qualified buyers.*



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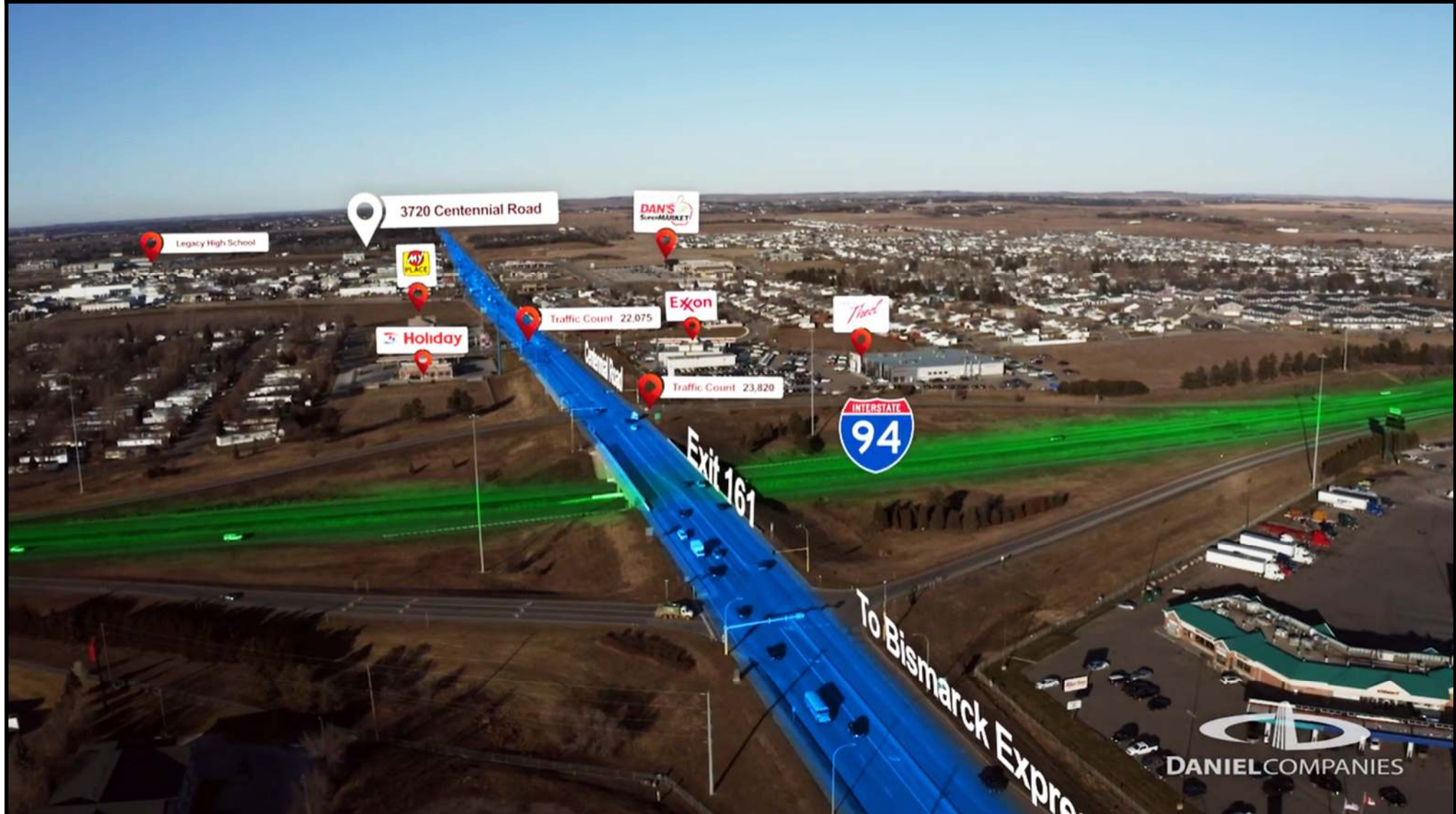
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# [Click Here For Video](#)

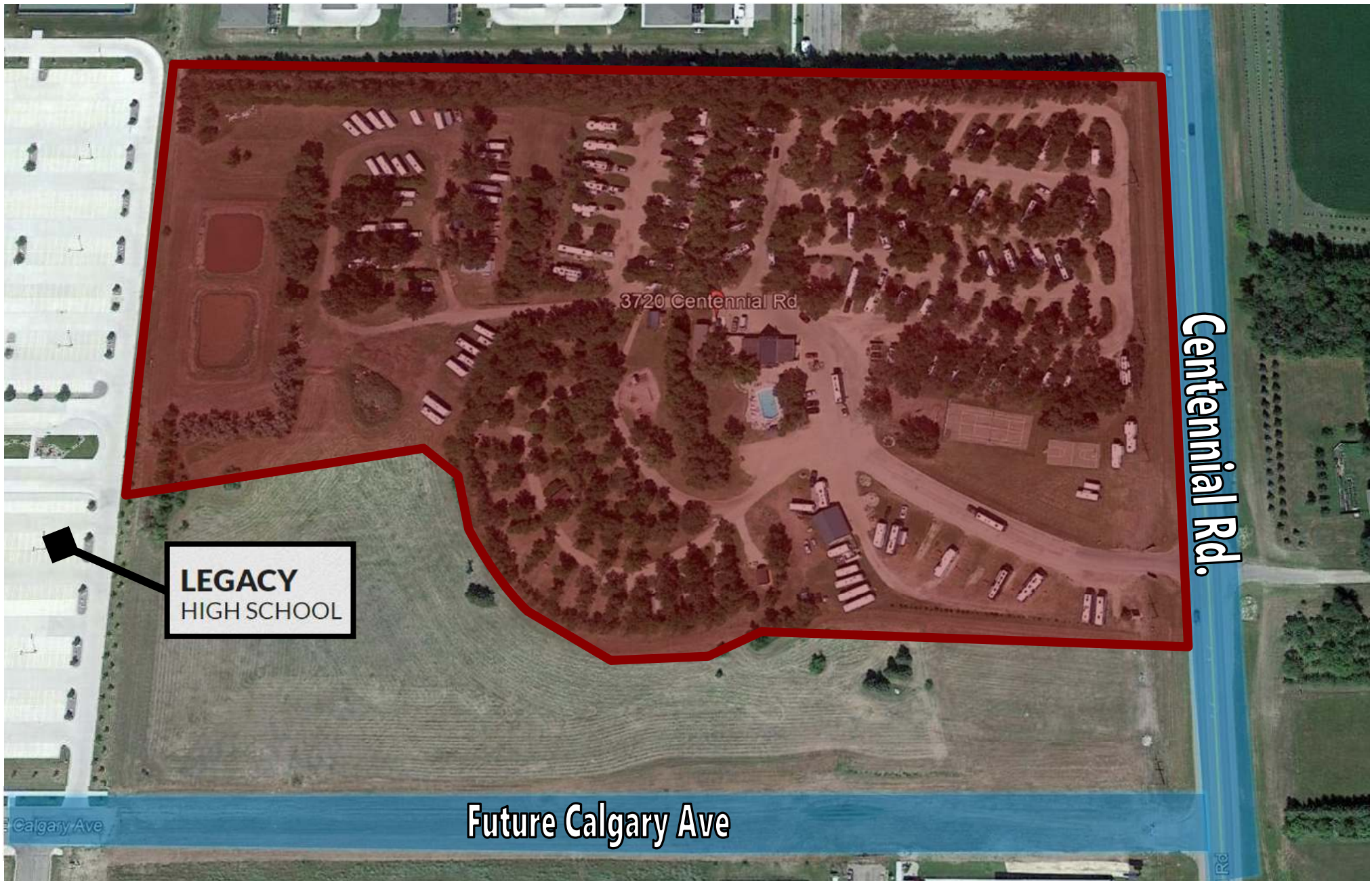




# [Click Here For Video](#)







**LEGACY  
HIGH SCHOOL**

**Centennial Rd.**

**Future Calgary Ave**



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# View Looking North

Surrounded by high traffic arterial streets  
and new residential developments.





# View Looking South

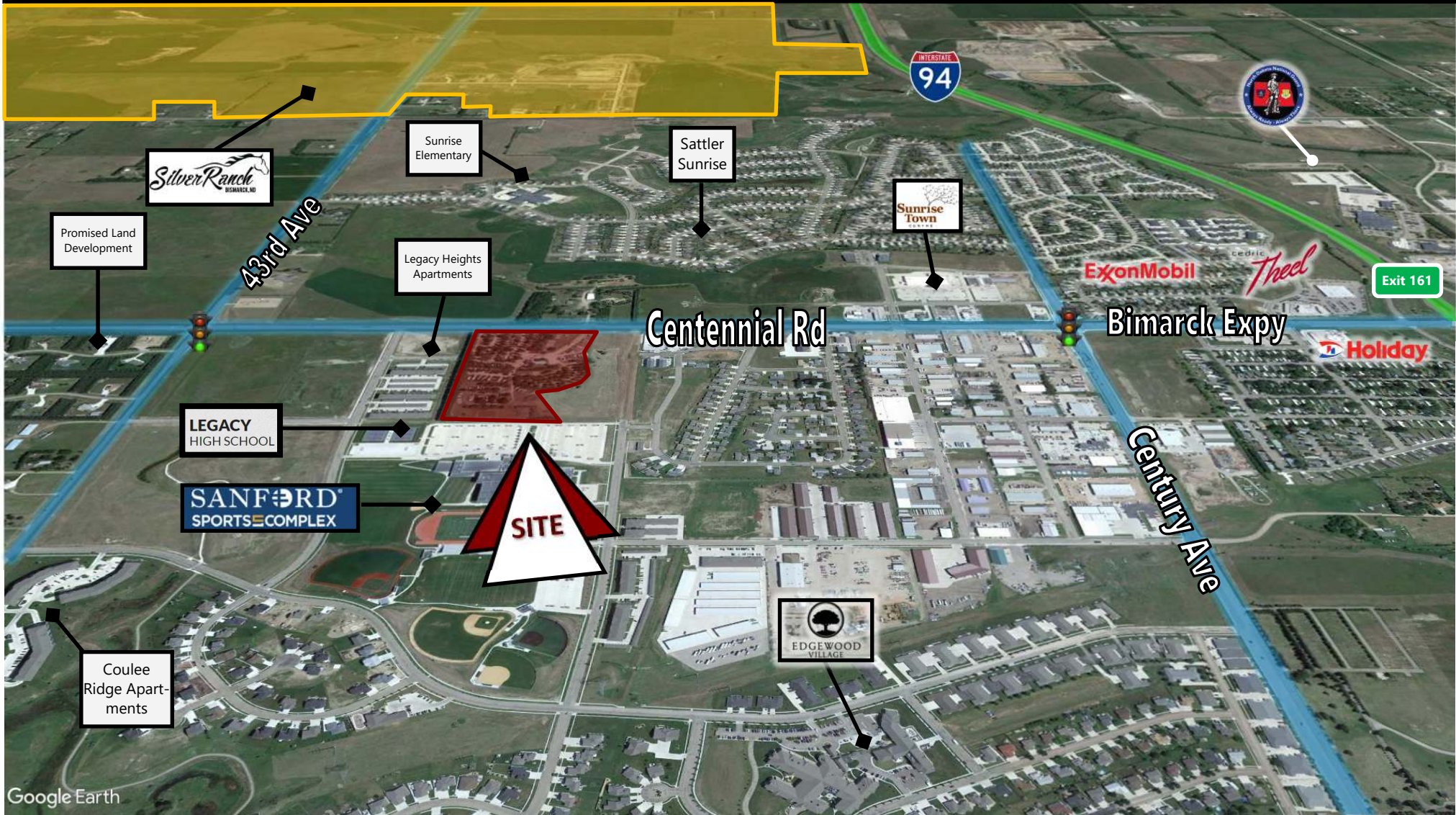
Near Legacy HS, Sanford Sports Complex, Sunrise Town Center, Silver Ranch Development, and Pebble Creek Golf Course.





# View Looking East

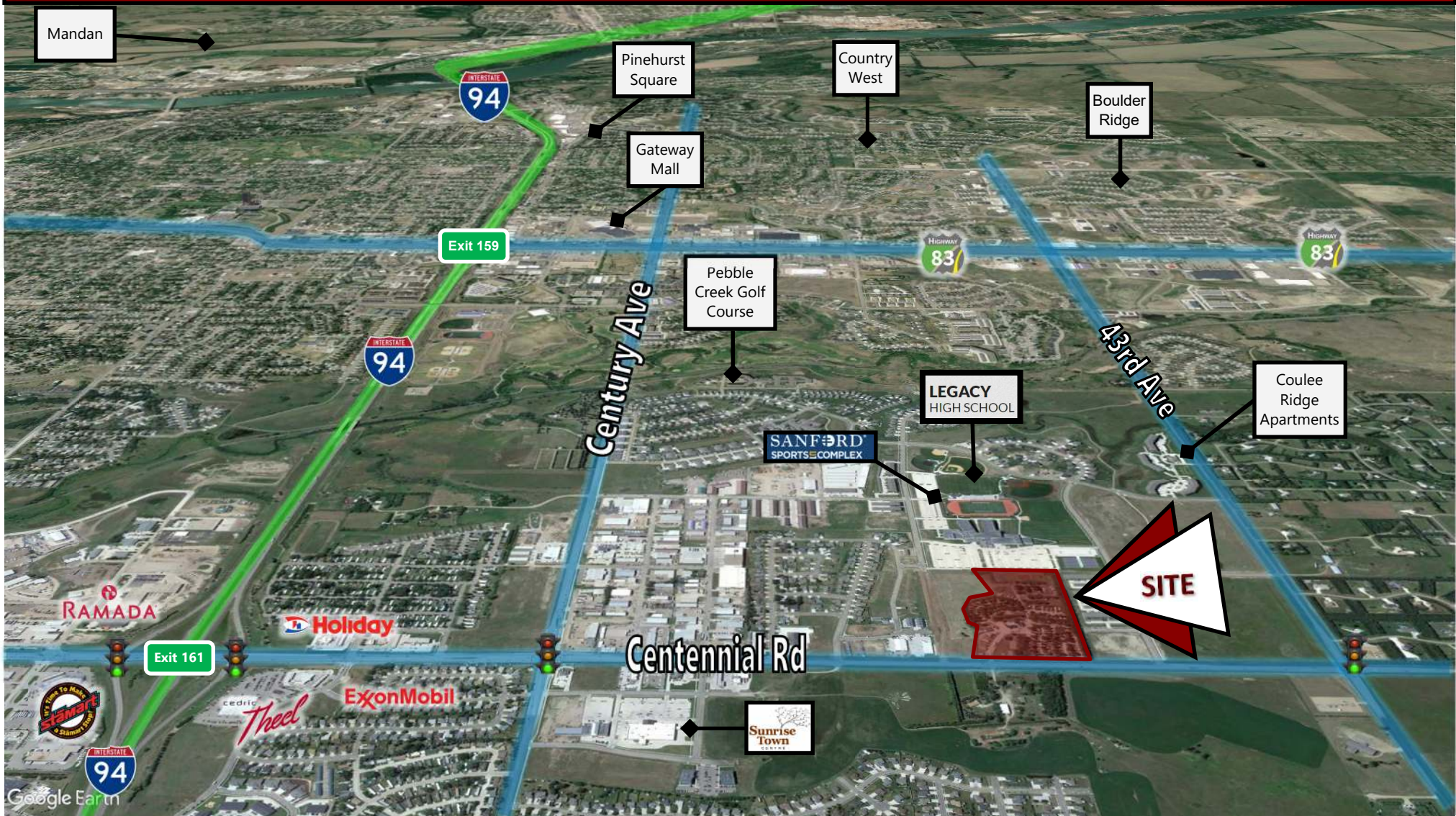
Numerous major residential developments surrounding Sunrise Elementary School.





# View Looking West

Easy access to Century Ave, 43rd Ave, I-94,  
and Hwy 83 N / State St.







43rd Ave NE

Coulee  
Ridge  
Apartments

SITE

Centennial Rd.



SANFORD  
SPORTS COMPLEX

LEGACY  
HIGH SCHOOL



E Century Ave.



Exit 161





## 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.





## Nationally Recognized Education

When it comes to education, Bismarck-Mandan takes no chances. We demand quality education from pre-school through post-graduate degrees. Whether public or private, education is a top priority for this community.

Elementary and secondary education in Bismarck-Mandan ranks above average in the nation. October 2013 North Dakota State Assessment scores indicated that 77% of students in grades 3-8 are advanced or proficient in reading and math. In 2009 Mandan opened a new middle school with advanced classroom capabilities that cater to students who are excited to be part of a new era of education. Bismarck growth has led to the completion of two new elementary schools, Sunrise Elementary in 2010 and Liberty Elementary in 2014. In August 2015 Bismarck Public Schools opened Legacy High School.

Options in private education abound in Bismarck-Mandan. In 2012 Catholic parishes of Bismarck came together to form the Light of Christ Catholic Schools. This includes three elementary schools, a middle school and newly built high school in 2019. Other private education options include Montessori schools, Shiloh Christian School and Dakota Adventist Academy.

Together Bismarck-Mandan hosts four public and three private high schools. The graduation rate is consistently more than 80%, close to 90% of seniors plan to pursue higher education, and ACT test takers score higher than national average.

Higher Education in Bismarck-Mandan is also in the increase. With twelve institutions of higher learning we have provide continuing education and attract students from across the nation. Bismarck State College, a two year college offering associate degrees as well as vocational technology degrees has been designated the National Power Plant Operations Technology and Education Center.

University of Mary is a private Catholic university that offers more than 60 undergraduate, 14 master's degrees and three doctoral programs. United Tribes Technical College provides an outstanding education to the Native American people of our region and around the country. It is a regionally accredited institution, having achieved accreditation through the Higher Learning Commission of the North Central Association of Colleges and Schools.

NDSU Nursing at Sanford Health offers an upper-division program leading to a Bachelor of Science in Nursing.







# DANIEL COMPANIES

The Leader in Commercial Real Estate



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They know the Bismarck-Mandan commercial real estate market better than anyone.

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