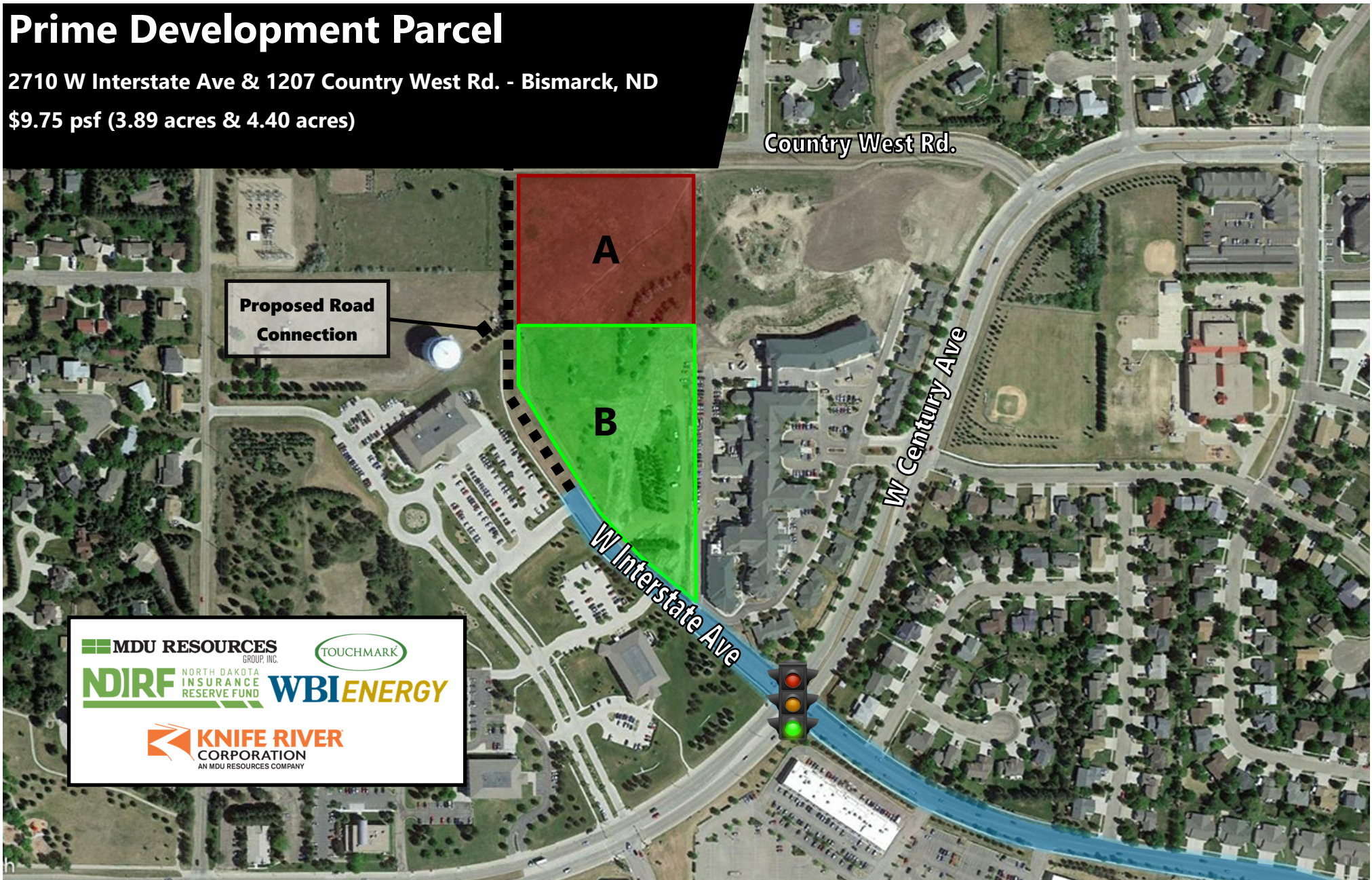


Prime Development Parcel

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

\$9.75 psf (3.89 acres & 4.40 acres)



Proposed Road
Connection

A

B

Country West Rd.

W Century Ave

W Interstate Ave

MDU RESOURCES
GROUP, INC.

TOUCHMARK

NDIRF NORTH DAKOTA
INSURANCE
RESERVE FUND

WBI ENERGY

KNIFE RIVER
CORPORATION
AN MDU RESOURCES COMPANY


DANIEL COMPANIES
The Leader in Commercial Real Estate

Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

DanielCompanies.com






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 2022: | \$198.91 |
| 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 |
|---|-----------|----------|----------|
| 2020 POPULATION | | | |
|  | 9,266 | 51,649 | 99,851 |
| DAYTIME POPULATION | | | |
|  | 6,810 | 61,169 | 105,230 |
| BUSINESSES | | | |
|  | 268 | 2,909 | 5,055 |
| EMPLOYEES | | | |
|  | 3,120 | 42,570 | 70,257 |
| HOUSEHOLD INCOME | | | |
|  | \$101,980 | \$85,854 | \$84,699 |



Bill Daniel | President
 CCIM, Broker
Bill@DanielCompanies.com

Taylor Daniel | Vice President
 Commercial Realtor®
Taylor@DanielCompanies.com

DanielCompanies.com

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 2022: | \$3,478.57 |
| Specials: | \$19,529.56 |

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**



Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

DanielCompanies.com

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



| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |

MDU RESOURCES
COMMUNITY BOWL

| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |

Divide Ave

Tyler Pkwy



| | | | |
|--|--|--|--|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

LOWE'S

DOLLAR TREE

PET SMART

BEST BUY

KOHL'S

TOUCHMARK

OLD NAVY

TJ-MAXX

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.

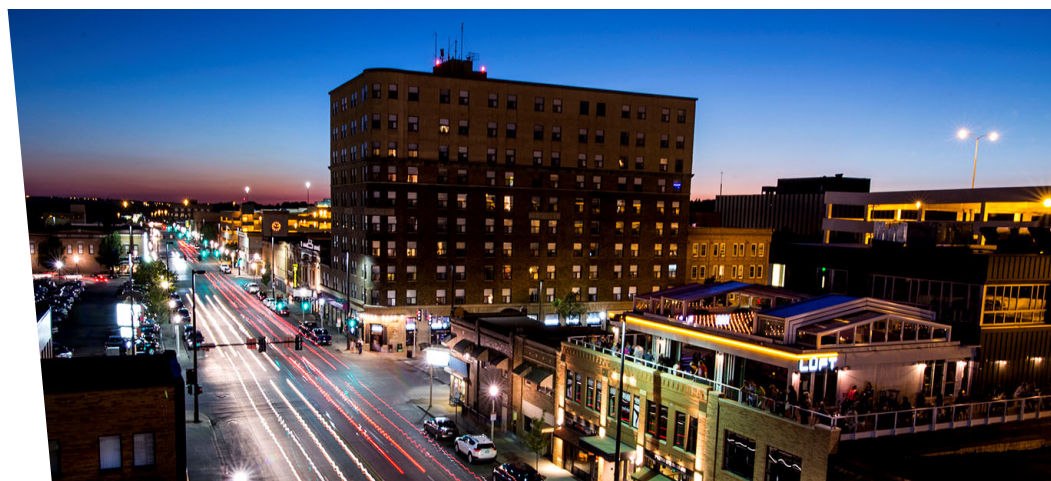
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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 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.





DANIEL COMPANIES

The Leader in Commercial Real Estate



**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
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.