

# Prime Development Parcel

SW Corner Highway 83 N & 71st Ave - Bismarck, ND

40.01 Acres / 1,742,835.6 sf

\$7,700,000



**40 ACRE**  
PRIME CORNER DEVELOPMENT  
OPPORTUNITY!



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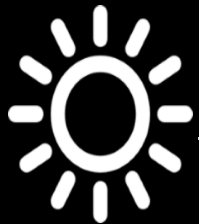
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# Executive Summary for Sale

Address:	71st Avenue / Hwy 83 N - State St.
Price:	\$7,700,000 / (\$4.42 psf)
Parcel ID:	31-139-80-00-09-201, 206, and 215
Legal Description:	Hay Creek Township Section 09
Lot Size:	40.01 Acres
Zoning:	Zoned AG - Potential CG commercial
Taxes 2023:	\$197.26
Specials Balance -	\$0

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 prime Development parcel in booming N Bismarck.
- Property is not currently annexed but adjacent to recently annexed properties.
- Potential CG Zoning
- Located next to 167,731 sf Fleet Farm, and a C-Store under construction.
- High traffic SW corner of State St & 71st Ave



## DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
343	17,469	56,356



## AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$142,201	\$128,960	\$116,543



## 2024 POPULATION

1 MILES	3 MILES	5 MILES
342	20,751	59,729



## EMPLOYEES

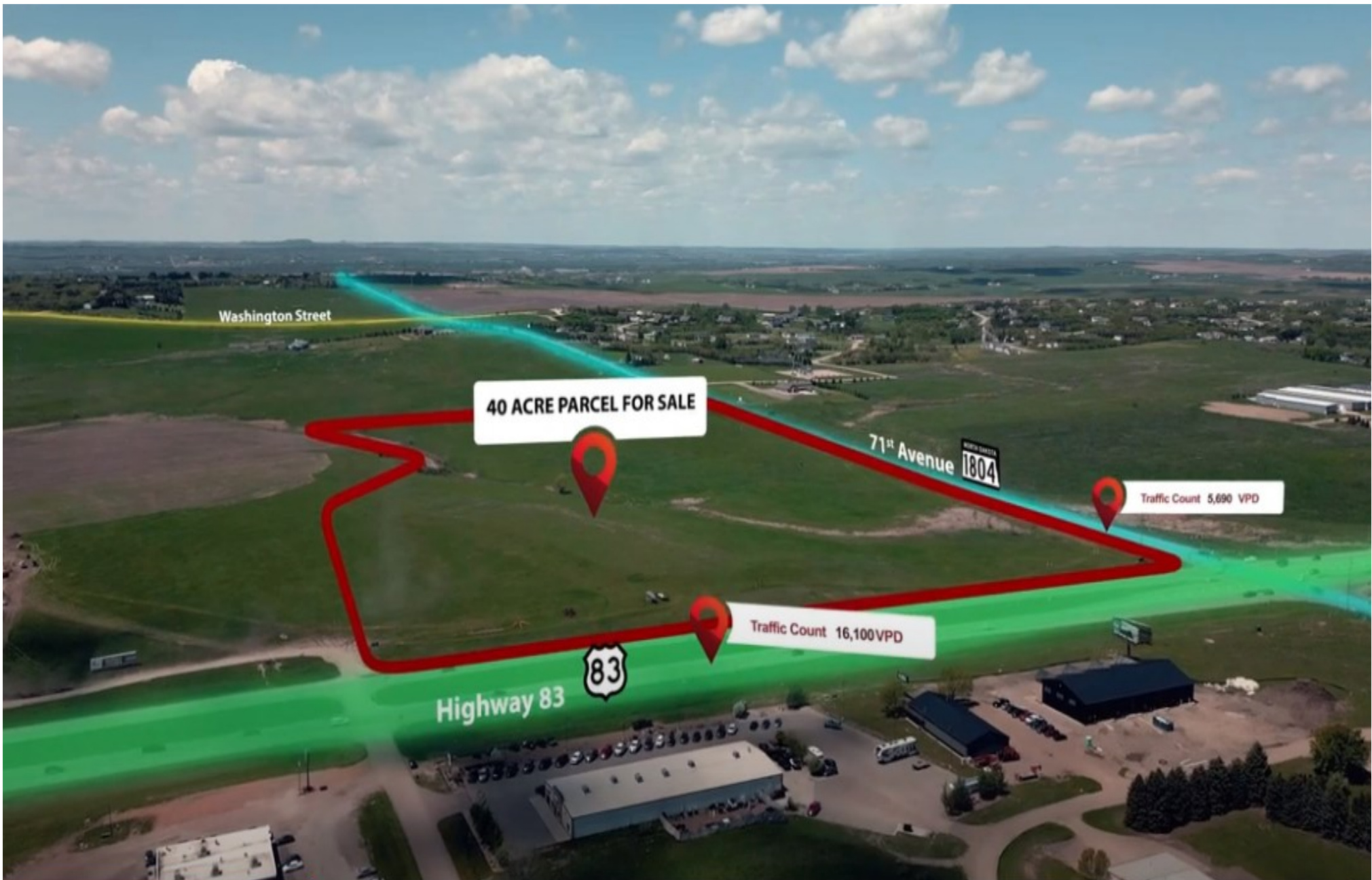
1 MILES	3 MILES	5 MILES
265	13,026	36,409



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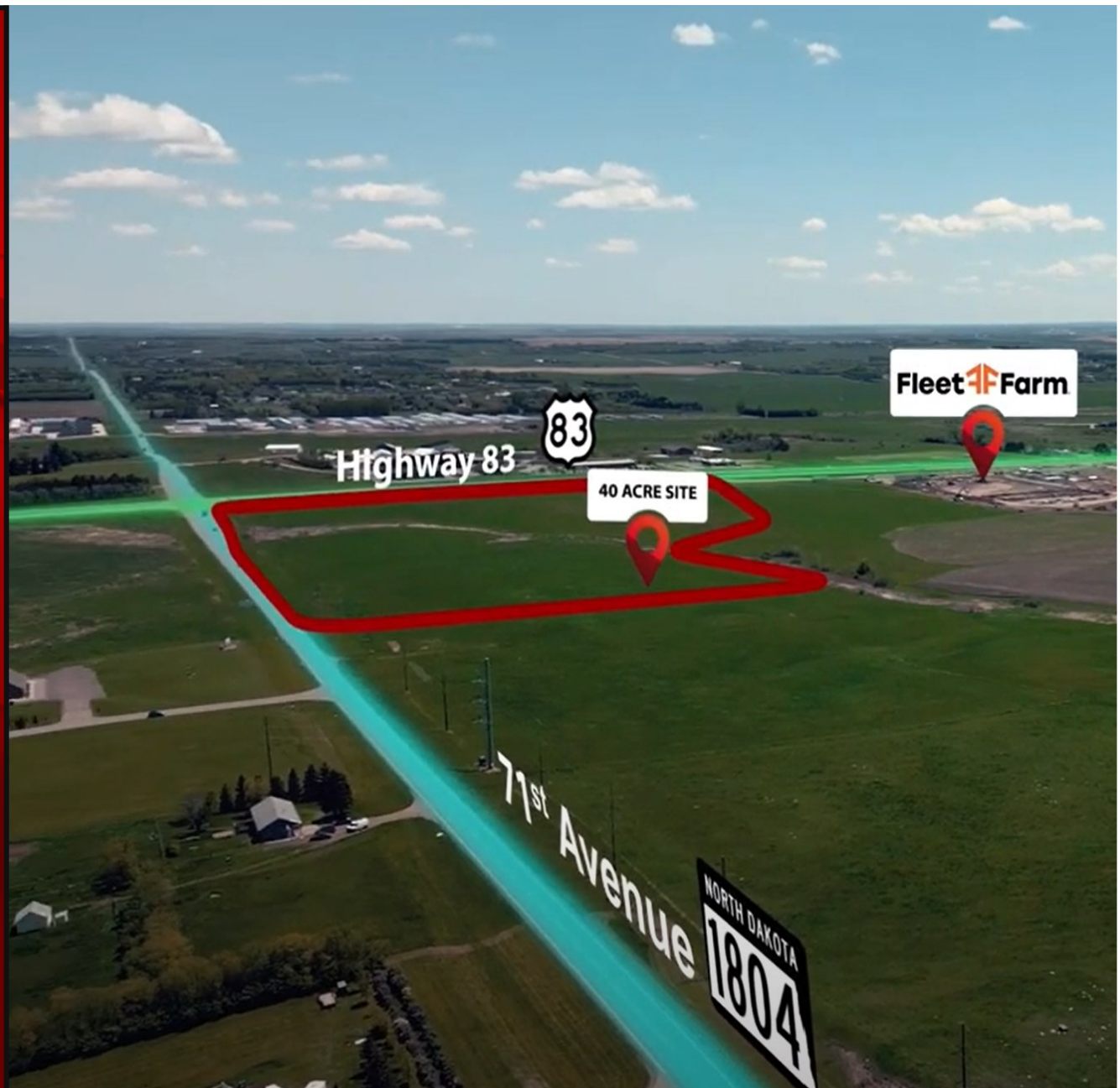
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## POTENTIAL USES:

- Auto / Truck / Food / Travel-Center
- RV / Heavy Equipment / Ag Equipment Dealership
- Athletic / Sports Complex
- Truck / Car Wash / Service-Center
- REIT Development
- Large Retail / Wholesale . Facility
- Corporate Headquarters
- Grocery Anchored Centre
- Restaurant / Fast Food / Hotel
- Campground / Entertainment Park
- Hotel - Waterpark
- Investment for future development



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**40 ACRE SITE FOR SALE**

**71st Avenue**

**NORTH DAKOTA  
1804**

**Fleet Farm**

**Highway 83**

**83**



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KEY FACTS

20,751

Population



2.5

Average Household Size



40.0

Median Age

\$106,463

Median Household Income

EDUCATION



3.2%

No High School Diploma



19.6%

High School Graduate



31.7%

Some College/ Associate's Degree



45.5%

Bachelor's/Grad/ Prof Degree

BUSINESS



701

Total Businesses



13,026

Total Employees

EMPLOYMENT



71.7%

White Collar



16.5%

Blue Collar



11.9%

Services



0.6%

Unemployment Rate

INCOME



\$106,463

Median Household Income



\$50,511

Per Capita Income



\$404,887

Median Net Worth

2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (22.8%)

The smallest group: \$15,000 - \$24,999 (2.5%)

Indicator ▲	Value	Diff	
<\$15,000	5.9%	-2.4%	<div style="width: 5.9%;"></div>
\$15,000 - \$24,999	2.5%	-0.8%	<div style="width: 2.5%;"></div>
\$25,000 - \$34,999	5.0%	-1.3%	<div style="width: 5.0%;"></div>
\$35,000 - \$49,999	7.7%	-1.5%	<div style="width: 7.7%;"></div>
\$50,000 - \$74,999	14.2%	-2.9%	<div style="width: 14.2%;"></div>
\$75,000 - \$99,999	10.5%	-0.8%	<div style="width: 10.5%;"></div>
\$100,000 - \$149,999	22.8%	+2.9%	<div style="width: 22.8%;"></div>
\$150,000 - \$199,999	17.3%	+3.8%	<div style="width: 17.3%;"></div>
\$200,000+	14.3%	+3.1%	<div style="width: 14.3%;"></div>

Bars show deviation from Burleigh County



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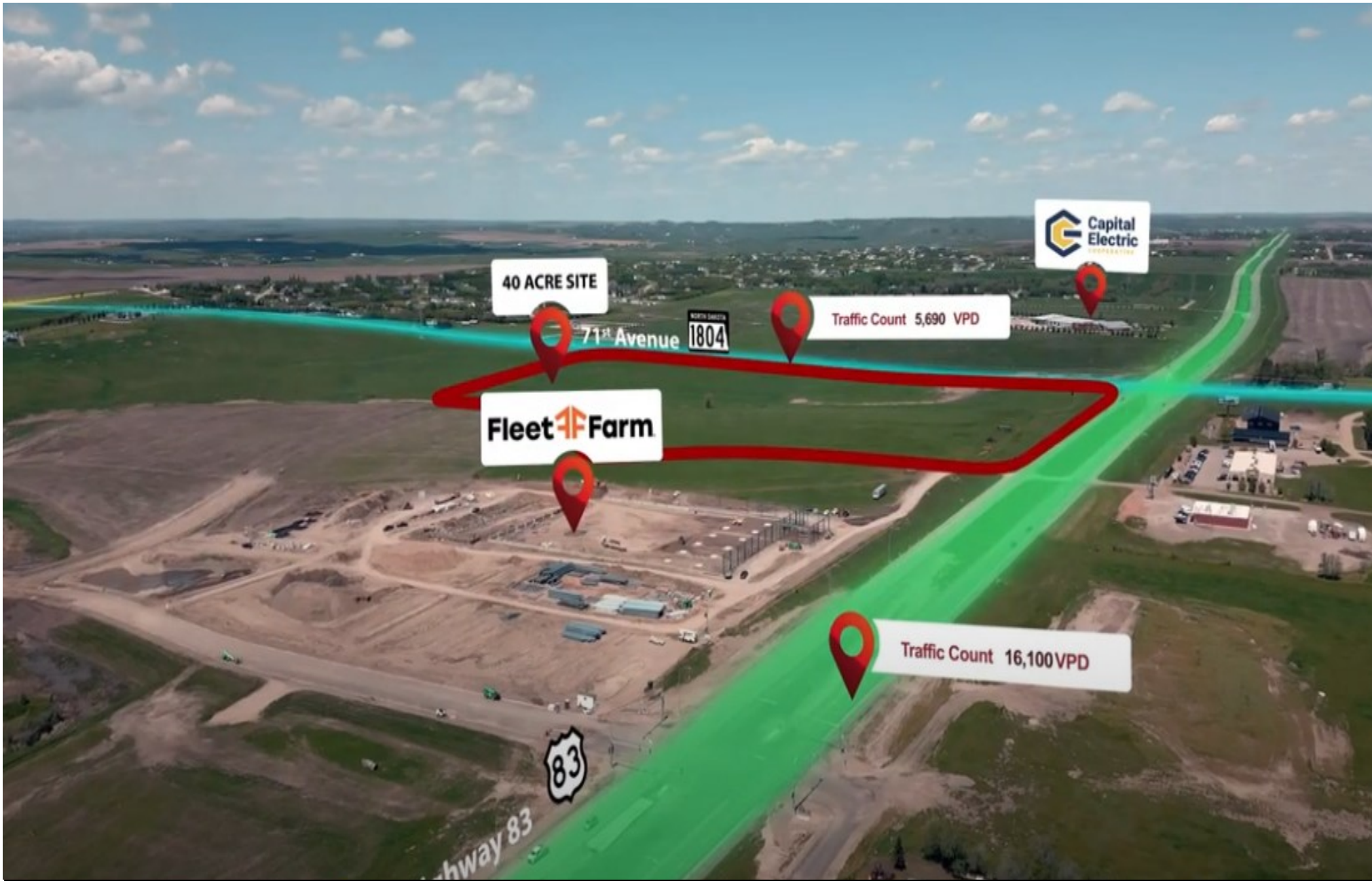
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40 ACRE SITE

71st Avenue

NORTH DAKOTA  
1804

Traffic Count 5,690 VPD

Capital  
Electric

Fleet Farm

Traffic Count 16,100 VPD

83

Highway 83

  
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71st Avenue

FOR SALE



Fleet Farm



AREA 57



Washington Street

57th Avenue



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**40 ACRE PARCEL FOR SALE**

Washington Street

71st Avenue

NORTH DAKOTA  
**1804**

Traffic Count 5,690 VPD

Traffic Count 16,100 VPD

Highway 83

**83**



HWY 1804 / 71st Ave

N Washington St

Highway 83

**FOR SALE**




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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.

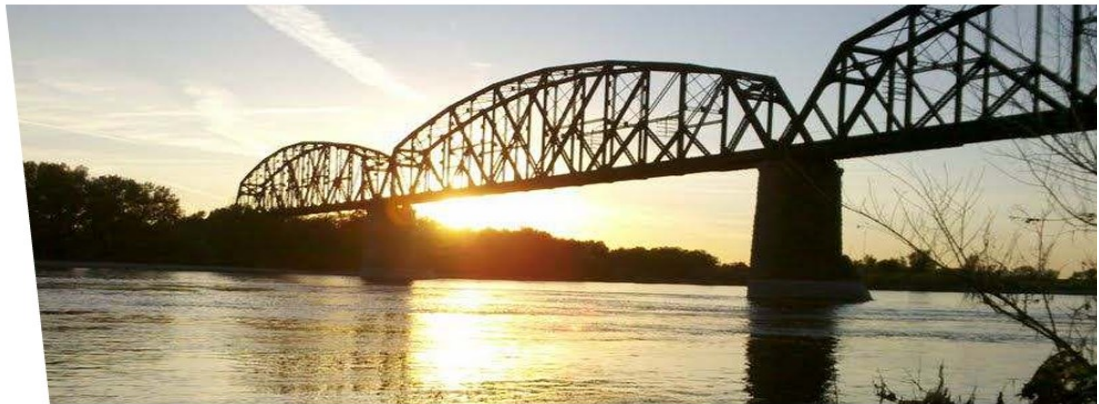
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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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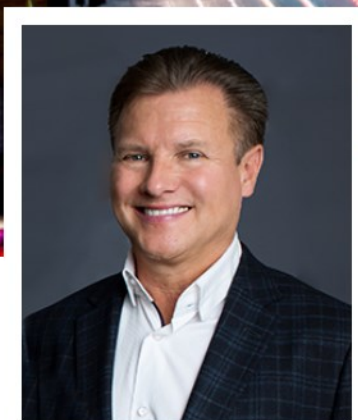
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**