

# Prime Redevelopment Parcel

118 S 3rd St., Bismarck, ND 58504

2.19 Acres / 11,275 sf Building

\$2,550,000

# FOR SALE



**DANIEL COMPANIES**  
The Leader in Commercial Real Estate

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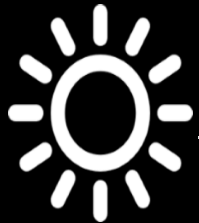
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# Executive Summary for Sale

Address:	118 S 3rd St., Bismarck, ND 58504
Price:	\$2,550,000
Parcel ID:	0001-005-001
Legal Description:	Addition Name: ORIGINAL PLAT BLK:5 ORIGINAL PLAT Block: 5 TRACT 118 OF PART OF BLOCKS 5 & 7
Lot Size:	95,388 sf / 2.19 Acres
Zoning:	Zoned DC - Downtown Core
Taxes 2024:	\$24,246.86
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 legendary Investment / redevelopment parcel with 2+ Acres of land in downtown Bismarck
- DC Downtown Core Zoning
- Former Borrowed Bucks Roadhouse property on PRIME corner location
- Fantastic Redevelopment / Owner-User / Investment property
- Amazing location situated on the corner of S 3rd St & Front Ave.



## DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
22,892	78,086	103,707



## AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$56,105	\$70,312	\$80,004



## 2024 TOTAL POPULATION

1 MILES	3 MILES	5 MILES
11,990	63,480	94,993



## EMPLOYEES

1 MILES	3 MILES	5 MILES
23,353	62,105	75,074

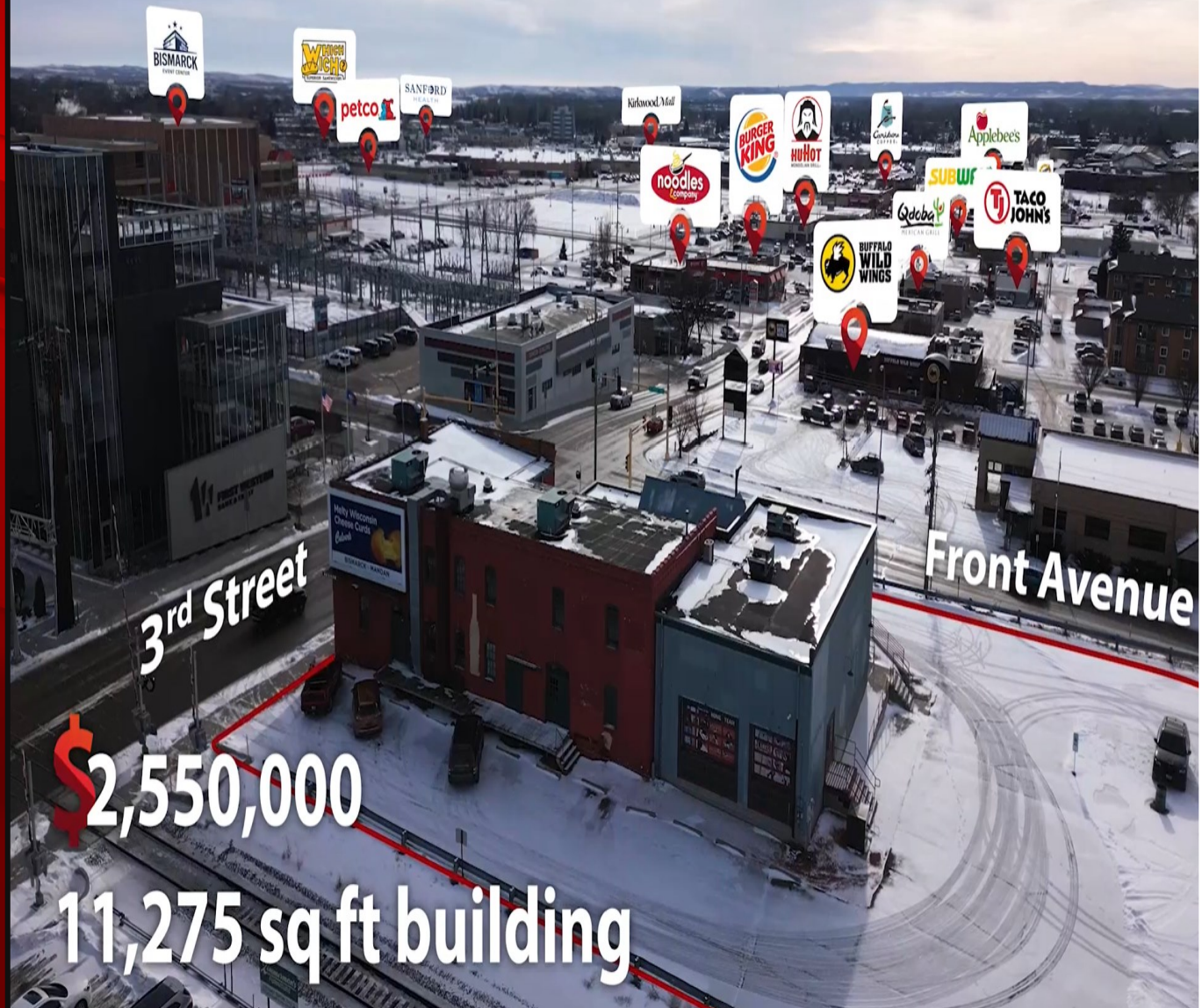


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## POTENTIAL USES:

- Event / Entertainment
- Brewery / Bar / Nightclub
- Restaurant
- REIT Development
- Athletic / Sports Complex
- Corporate Headquarters
- Restaurant
- Hotel - Waterpark
- Public / Private Plaza
- Redevelopment
- Repurpose Existing / Additional Mixed-Use Housing Development
- Financial / Medical / Retail
- Legacy Investment



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Front Avenue

2.19 Acres



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# 5 MILE RADIUS

## KEY FACTS

94,993

Population



Average Household Size

38.2

Median Age

\$80,004

Median Household Income

## EDUCATION

4.5%

No High School Diploma



23.8%

High School Graduate



35.0%

Some College/  
Associate's Degree



36.7%

Bachelor's/Grad/  
Prof Degree

## BUSINESS



5,162

Total Businesses



75,074

Total Employees

## EMPLOYMENT



White Collar



Blue Collar



Services

1.4%

Unemployment Rate

## INCOME



\$80,004

Median Household Income



\$45,968

Per Capita Income



\$247,154

Median Net Worth

## 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.1%)

The smallest group: \$15,000 - \$24,999 (3.8%)

Indicator ▲	Value	Diff	
<\$15,000	8.8%	+0.5%	
\$15,000 - \$24,999	3.8%	+0.5%	
\$25,000 - \$34,999	6.9%	+0.6%	
\$35,000 - \$49,999	9.9%	+0.7%	
\$50,000 - \$74,999	17.9%	+0.8%	
\$75,000 - \$99,999	11.4%	+0.1%	
\$100,000 - \$149,999	19.1%	-0.8%	
\$150,000 - \$199,999	12.5%	-1.0%	
\$200,000+	9.9%	-1.3%	

Bars show deviation from

Burleigh County ▾



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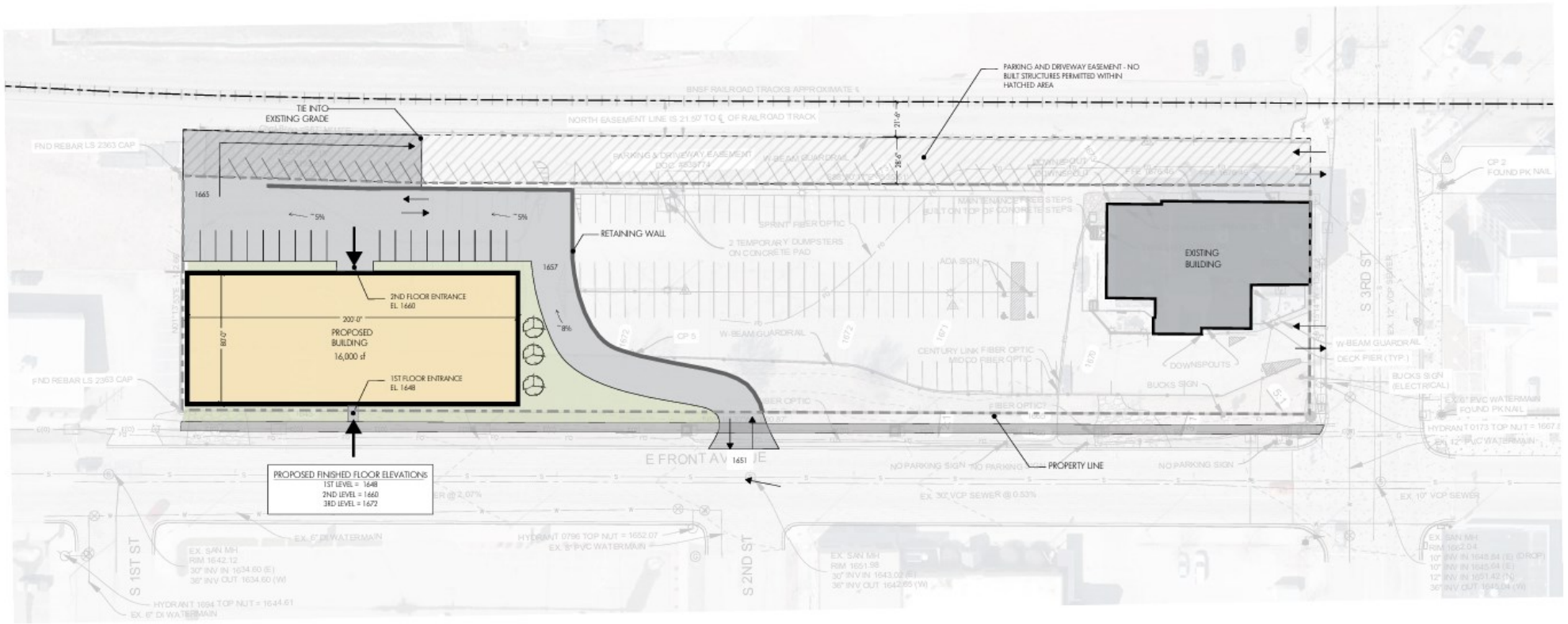
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# GLOBAL DEVELOPMENT - FRONT AVE. SITE STUDY

## SITE PLAN STUDY

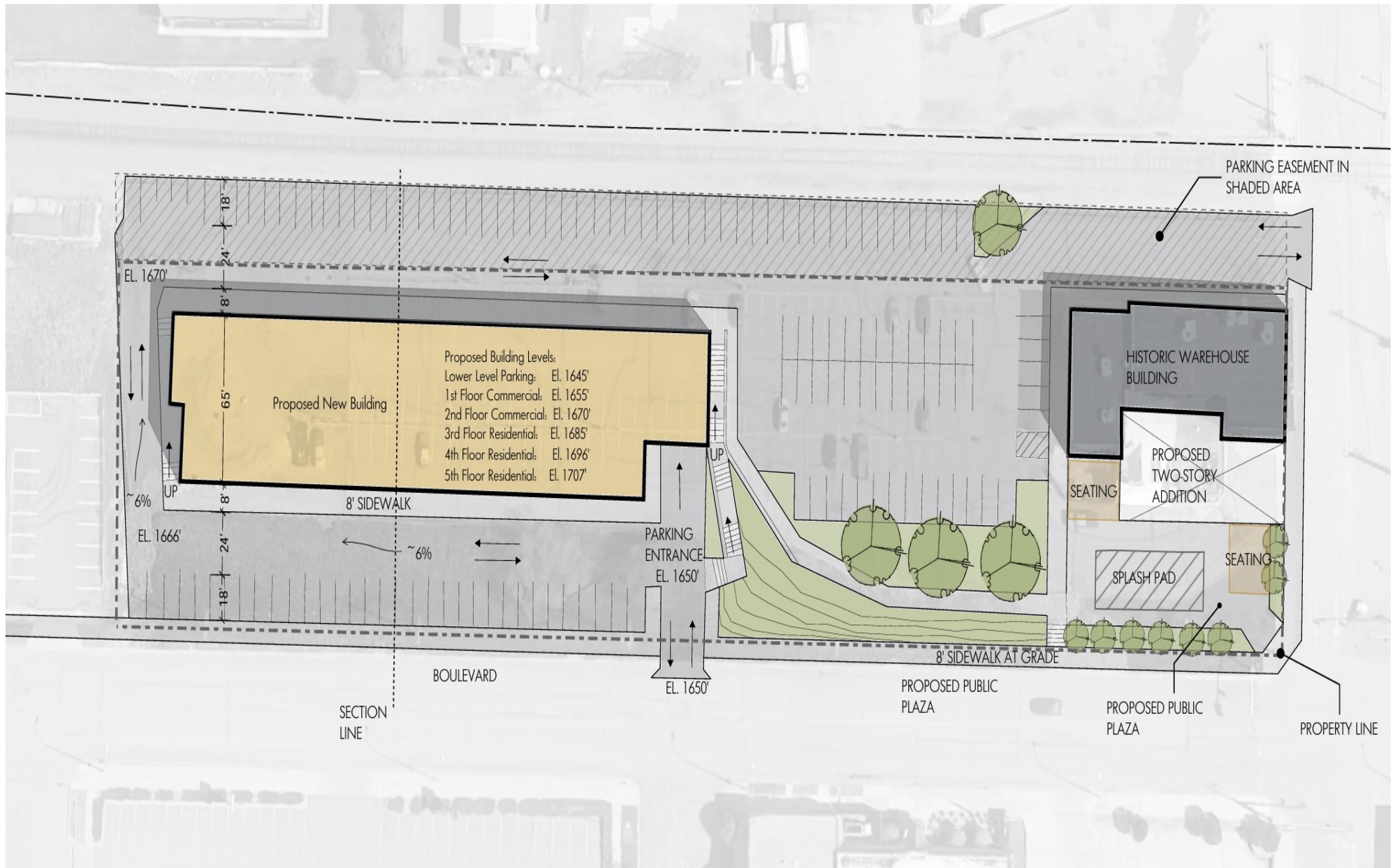
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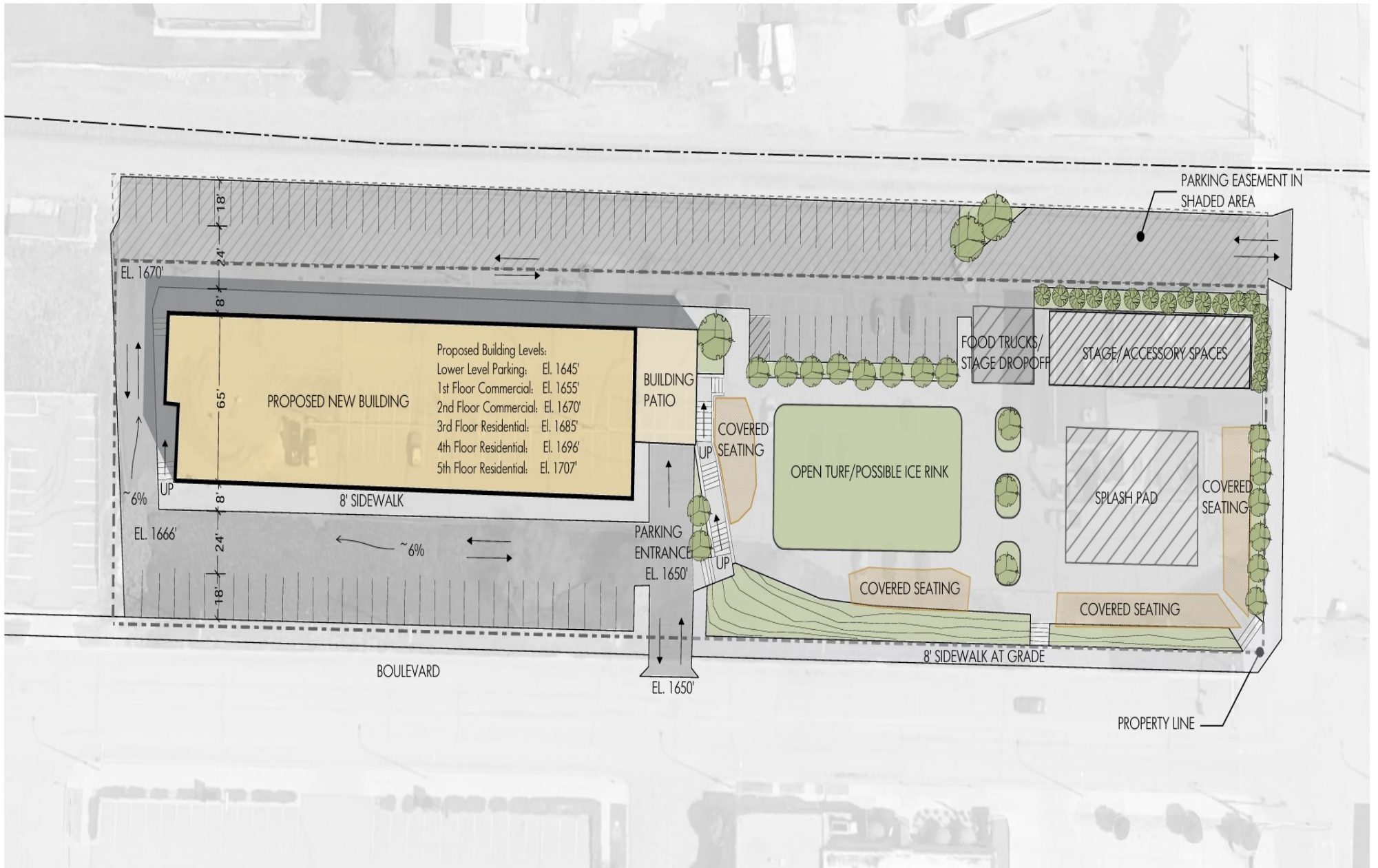


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## Bismarck—Mandan, ND

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.

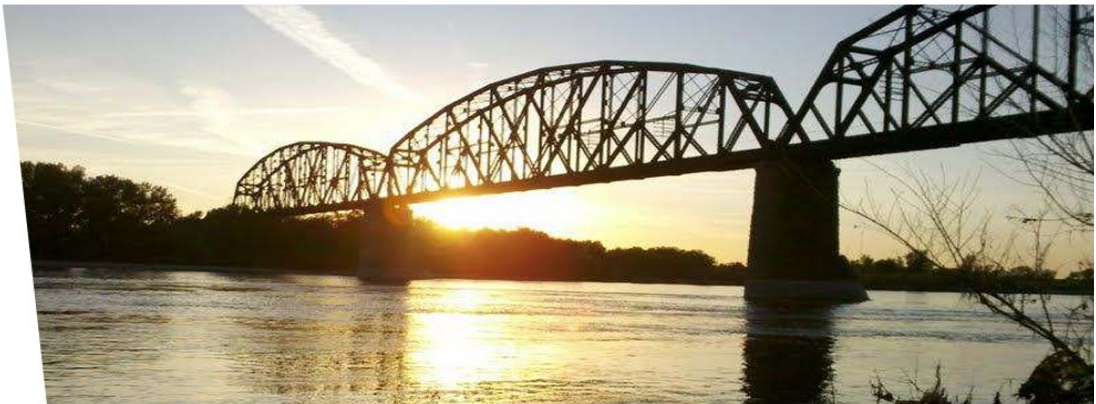
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

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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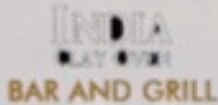
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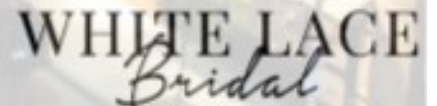
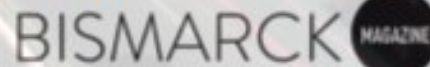
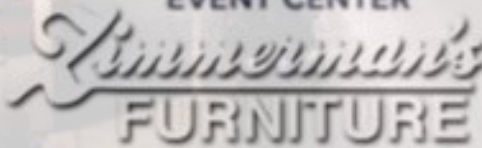
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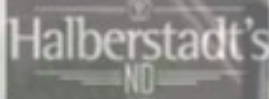
# Join Exciting Downtown Bismarck!



Bismarck Veterans Memorial Public Library



THREEFOLD



Small town. Growing city.

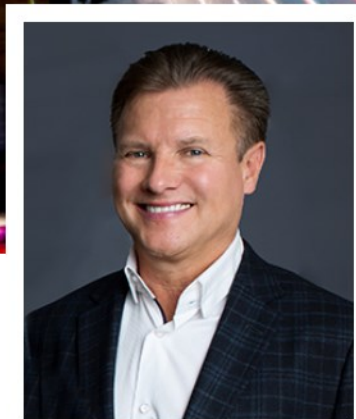
BOUTIQUE





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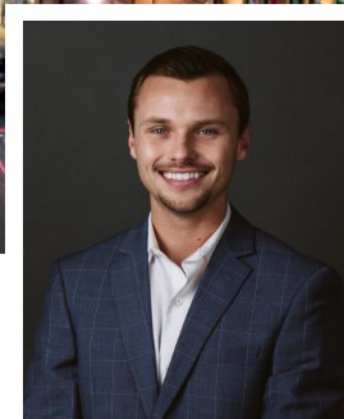


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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

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