

Sunrise Town CENTRE

Bismarck, North Dakota




**Sunrise
Town**
CENTRE

Site Development Concept 


DANIEL COMPANIES
The Leader in Commercial Real Estate

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The **Sunrise Town CENTRE** project is a mixed retail, restaurant, office and medical development located on one of the best parcels of land in Bismarck, North Dakota.

The project includes Phase I and Phase II for a master plan 72 acre site with four side perimeter access at the northeast corner location of Century Avenue and Centennial Road. I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime new development is on the northeast corner of Centennial Road and E Century Avenue. Sunrise Town Centre has great access, visibility to capture both neighborhood and interstate traffic. This rapidly developing commercial hub and residential growth area offers tremendous opportunity. The roadways, utility infrastructure, new schools, easy access to I-94 and ample land for continued development.

Phase I is complete and offers lots for sale. The Developer will deliver lots grade to drain, city services, asphalted curb and gutter and roads. The property is sold per square foot plus city assessed specials for road, curb, street lighting and City storm water. All lot onsite storm water management is the Buyer responsibility.

Traffic counts on the corner intersection are some of the highest in the Bismarck market. These traffic counts will continue to increase significantly with continued residential growth and the addition of the new 62 acre Bismarck public high school, Legacy High School, which enrolls 1,150 students.

Residential growth is expanding around the site. Higher density growth is occurring to the west and south of the site and single family continues to grow to the East. North site is in an area considered as a going home route with a vast amount of existing residential to the northeast and northwest.

The development is divided into Phase I at 40 acres and then Future phase II at 32 acres. Convenience retail, restaurant pads, office and medical. Each of these phases are designed to enhance the value of the other attracting people to the development and providing them a reason to stay is a prime factor in our design concepts.

The project will be built and maintained to a very high standard with development easements, conveyances and restrictions available to prospective buyers.

PROJECT CONTACT

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Project Entrance

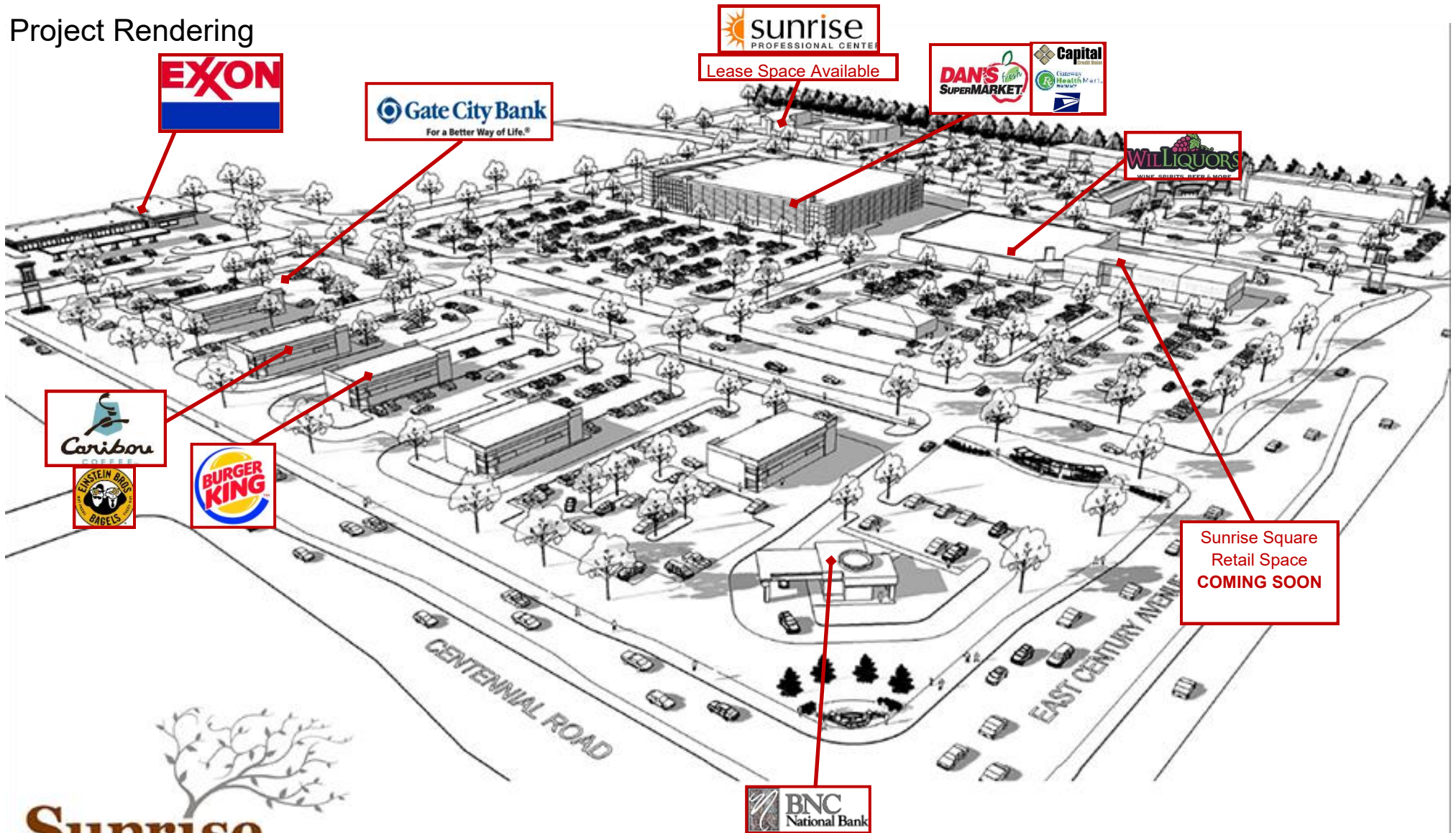


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Project Rendering



Sunrise Town
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Lot Sale Information

Block 1 Lot 3 –Can be modified

3024 Yorktown Dr.
71,643 sf @ \$18 psf
PID#: 2135-001-0100
237.56'F x 237.20'R x 304' AD
Zoned: CG Commercial
Taxes: \$3,198 (2015)
Specials: \$12,705 Install.
\$110,552 Balance

Block 1 Lot 4B –Can be modified

3012 Yorktown Dr.
20,002 sf @ \$18 psf
PID#: 2135-001-160
64.36'F x 64.03'R x 312' AD
Zoned: CG Commercial
Taxes: \$893 (2015)
Specials: \$3,531 Install.
\$30,724 Balance

Block 3 Lot 2

3027 Greensboro Dr.
83,439 sf @ \$10 psf
PID#: 2135-003-050
198.43'F x 207.35'R x 306' AD
Zoned: CG Commercial
Taxes: \$3,027 (2015)
Specials: \$13,234 Install.
\$115,157 Balance

Block 3 Lot 3

3105 Greensboro Dr.
53,598 sf @ \$10 psf
PID#: 2135-003-100
175.94'F x 172.69'R x 308' AD
Zoned: CG Commercial
Taxes: \$1,944 (2015)
Specials: \$9,425 Install.
\$82,012 Balance

Block 3 Lot 4

3129 Greensboro Dr.
52,048 sf @ \$10 psf
PID#: 2135-003-150
177.22'F x 170.31'R x 300' AD
Zoned: CG Commercial
Taxes: \$1,888 (2015)
Specials: \$9,232 Install.
\$80,328 Balance

Block 3 Lot 5

3207 Greensboro Dr.
46,184 sf @ \$10 psf
PID#: 2135-003-200
150.0'F x 157.73'R x 300' AD
Zoned: CG Commercial
Taxes: \$1,675 (2015)
Special: \$8,058 Install.
\$70,116 Balance



Site Development Concept 

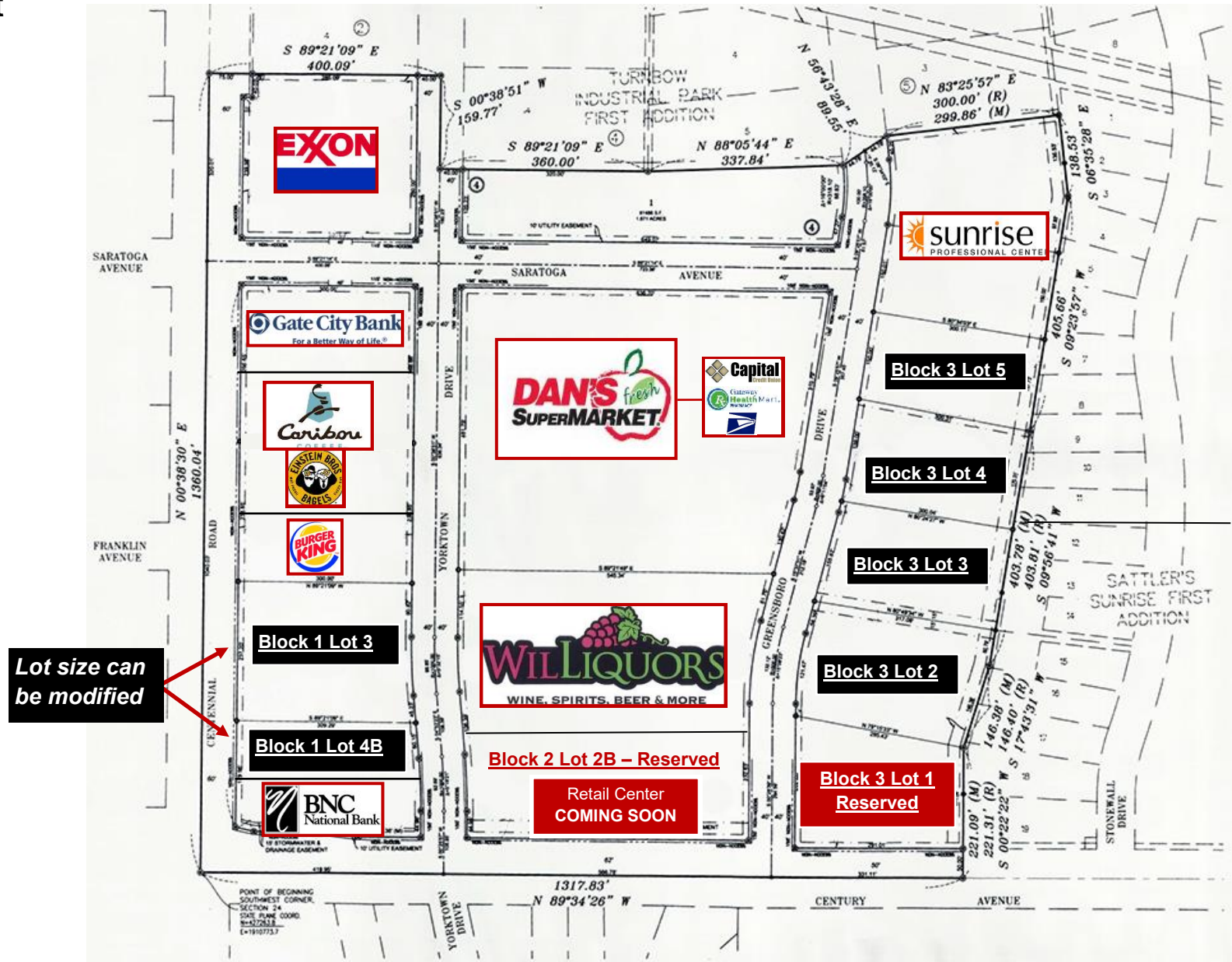


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Project Plat



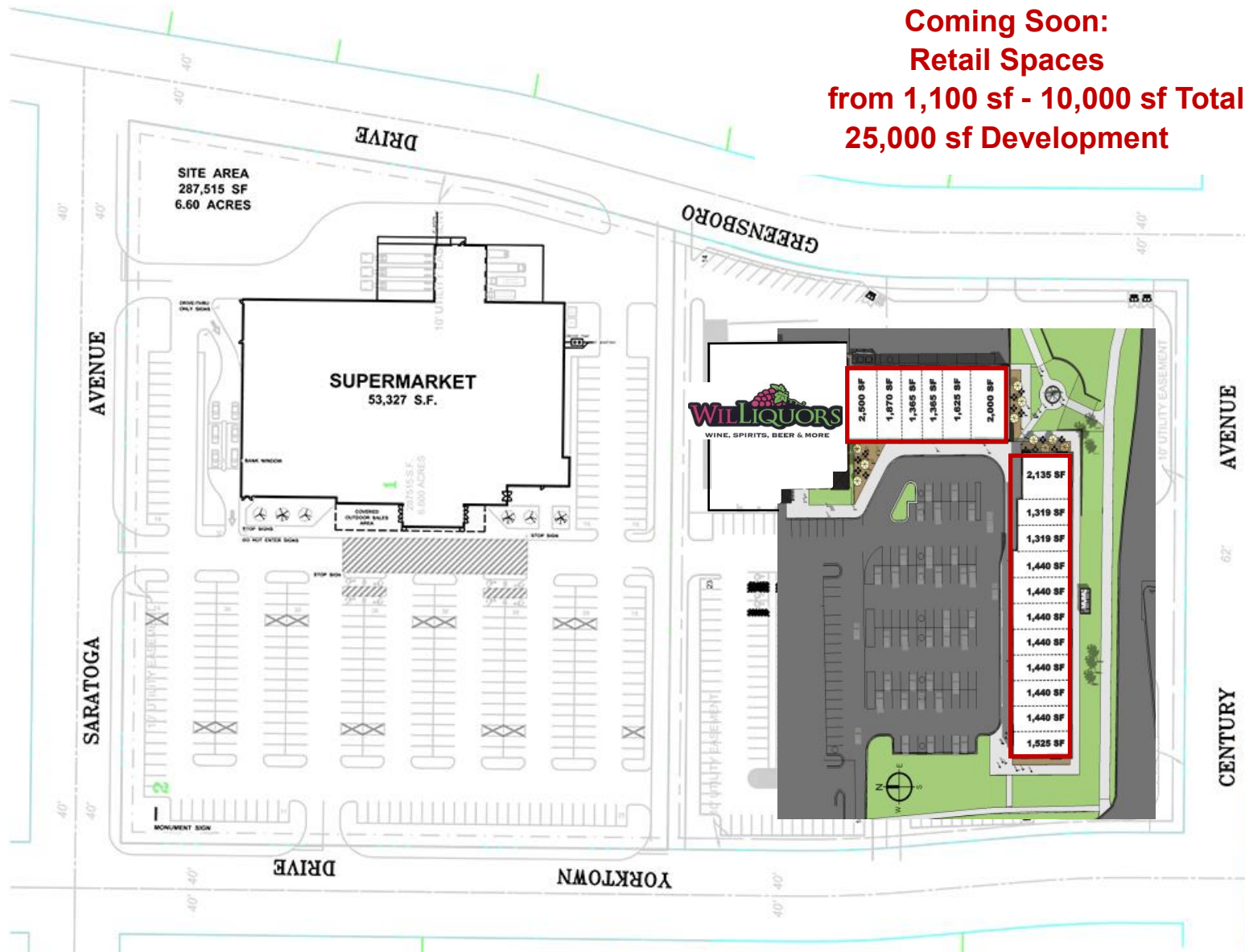
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Future Retail Shop Space

**Coming Soon:
Retail Spaces
from 1,100 sf - 10,000 sf Total
25,000 sf Development**



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Concept Land Use Plan

Anticipated Development Size Summary

of the Sunrise Town C E N T R E Project

Total Gross Phase I Area 1,767,098 SF +/-

*** Project Breakdown***

Dan's Supermarket Anchor Retail 6.6 acres
Tenants Include: Capital Credit Union, Gateway Health Mart Pharmacy, US Post Office

53,000 sf bldg

Williquors 85,000 sf lot

22,000 sf bldg

Exxon 84,422 sf lot

Gate City Bank 60,000 sf lot

BNC National Bank 40,000 sf lot

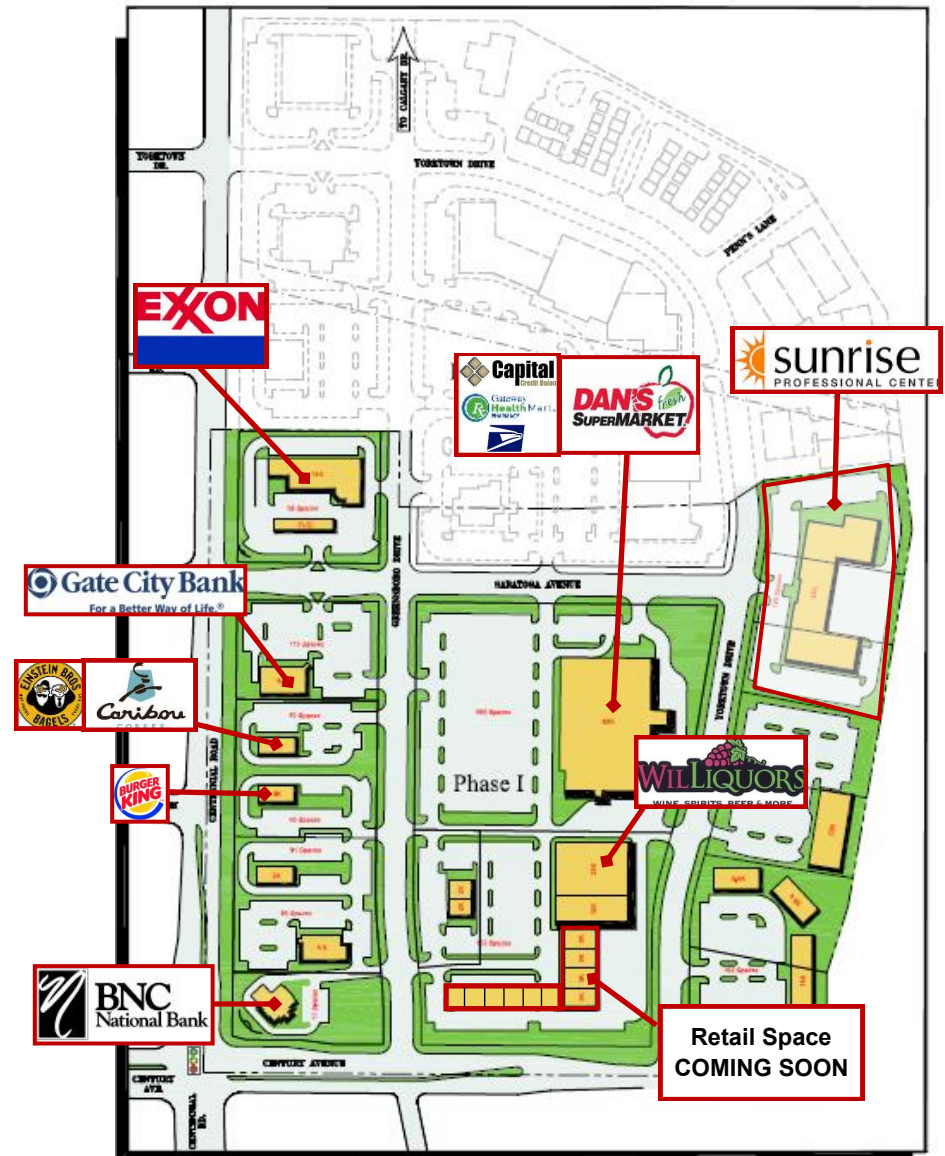
Caribou Coffee/Einstein Bagel 45,000 sf lot

Community/Convenience Retail Area 690,910 sf

Mid-sized and Small Retail Area 403,414 sf

Pad Restaurant Area 244,793 sf

Office / Medical Area 201,668 sf



Total Gross Phase II Area 1,393,920 sf

Lot sub-sections to be determined.

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Demographics

TOTAL POPULATION

1 MILE



3 MILE



5 MILE



MEDIAN AGE

1 MILE

34.5
YEARS OLD

3 MILE

38.0
YEARS OLD

5 MILE

38.5
YEARS OLD

MEDIAN HOUSEHOLD INCOME

1 MILE

\$68,451

3 MILE

\$57,057

5 MILE

\$58,344

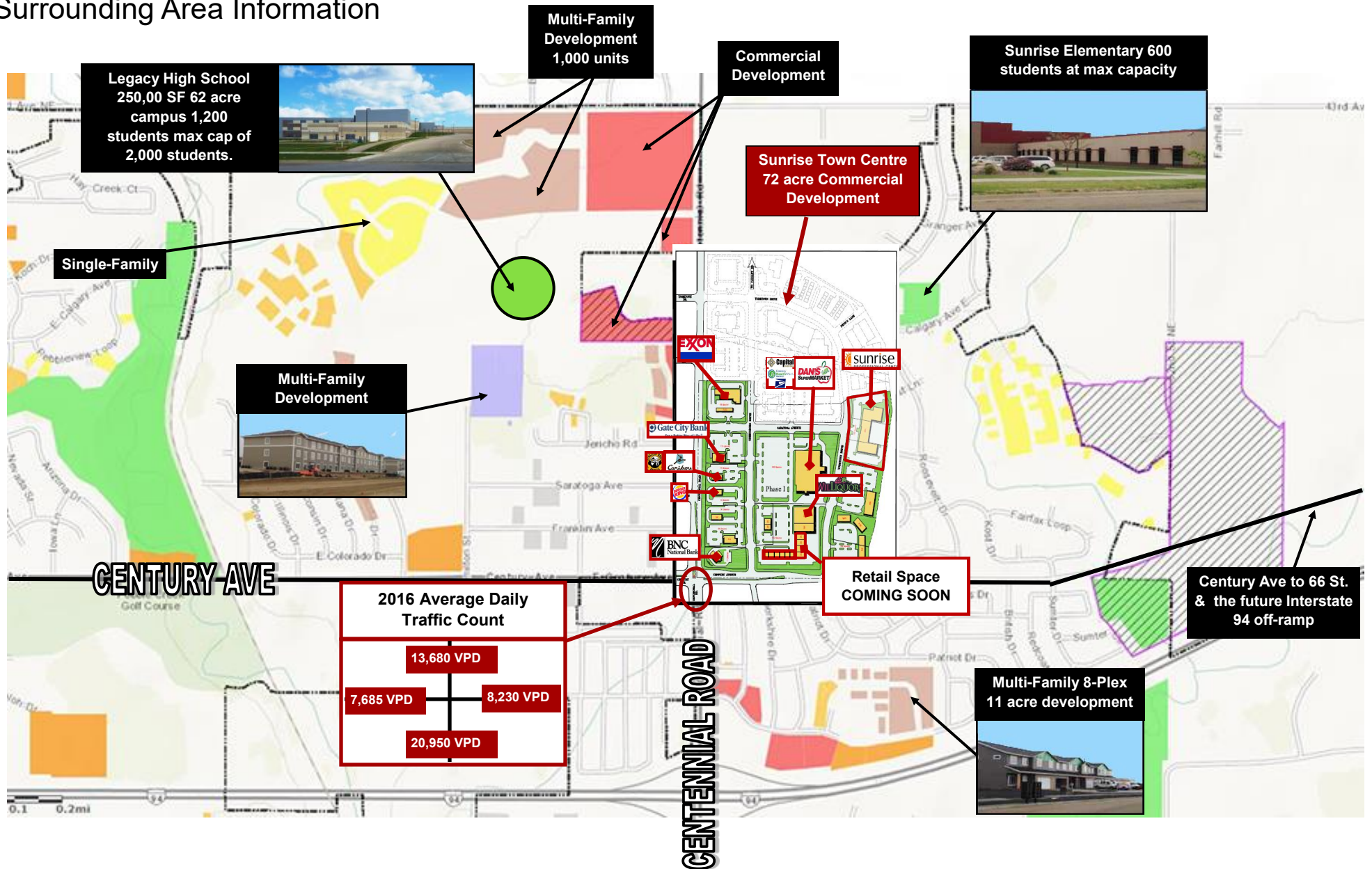
TRAFFIC COUNTS

CENTURY AVE - - - - - ➔ 15,915 ADT

CENTENNIAL RD - - - - - ➔ 34,630 ADT

*Additional demographics upon request.

Surrounding Area Information



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Project Aerial



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DANIEL COMPANIES

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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. This powerful team delivers powerful results.



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