

Investment / Development Opportunity

NW Corner I-94 / 66th St. 3238 66th St. NE

\$2,600,000 - 40.98 Acres




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Great Future Opportunity for Travel Center & Other Commercial Development

Executive Summary for Sale

Parcel ID:	32-139-79-00-19-800
Address:	3238 66th Street NE - Bismarck, ND
Legal Description:	GIBBS TOWNSHIP Section 19 PT SE1/4 BEG 433' N of SE COR THEN N861'; W2023'; S883; TO N R/W OF I94 THENCE E ALONG R/W 2024' TO POB 620270 19-139-79
Price:	\$2,600,000
Lot Size:	40.98 Acres
Zoning:	Commercial
Taxes 2022:	\$3,142.57
Specials:	None

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.

Potential Uses:

- Investment for future development
- Auto / Truck Travel Center
- Auto / RV / Heavy Equipment Dealership
- Truck / Car Wash / Service Center
- REIT Development Property
- Event Center / Hotel
- Restaurant / Fast Food
- Campground / Entertainment Park
- Tire / Repair Center
- Bank / Financial Uses
- Medical Center
- Offices / Corporate Headquarters
- Investment Property
- Athletic / Sports / Complex
- 1031 Tax Exchange Property



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Proposed I-94 / 66th Street Interchange Fast Growing Northeast Bismarck

Proposed Commercial Zoning

Rare Opportunity to acquire the prime NW corner of this possible I-94 Interchange or Overpass

- I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime location is east of Exit 161 and will be the first Interchange in east Bismarck.
- This 66th Street corridor is planned as a bypass route connecting to 71st Avenue taking traffic west to State Street / Hwy 83 N.
- This area's growth was enhanced by the newly completed 4-lane east-west Century Avenue thoroughfare project that now intersects with Centennial Road just north of Exit 161 / I-94 Interchange. Century Avenue will continue east and intersect with 66th Street north of this parcel.
- A new retail center, Sunrise Town Centre, is at the NE quadrant of East Century Avenue & Centennial Road. Spurring the continued growth of this area to the east. Bismarck's dominant grocer, Dan's Supermarket, Williquors, BNC Bank, Caribou Coffee, Einstein Bros. Bagels, Gate City Bank, Exxon, Burger King, Sunrise Professional Center, and a new strip center, "Sunrise Square", is in this new development.
- This general Area is experiencing a tremendous amount of residential growth. Sunrise Elementary is already at capacity after building a new addition to the school.
- A new Bismarck public high school, Legacy High School and Sports Complex is located just west of Centennial Road on 64 acres which brings more traffic and families to this NE area of Bismarck.
- A future possible overpass will also provide direct access on 66th Street to and from Lincoln, a fast growing community just 5 miles south of I-94. The Bismarck Public Schools are just completing a new grade school in Lincoln which is located on 66th Street.



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Exit 161

Century Ave.



LEGACY
HIGH SCHOOL



43rd Ave.

INTERSTATE
94

SITE

40.98 Acres

Silver Ranch
BISMARCK, ND

Home on the property is included.

Possible I-94 interchange
or overpass in future

66th St.

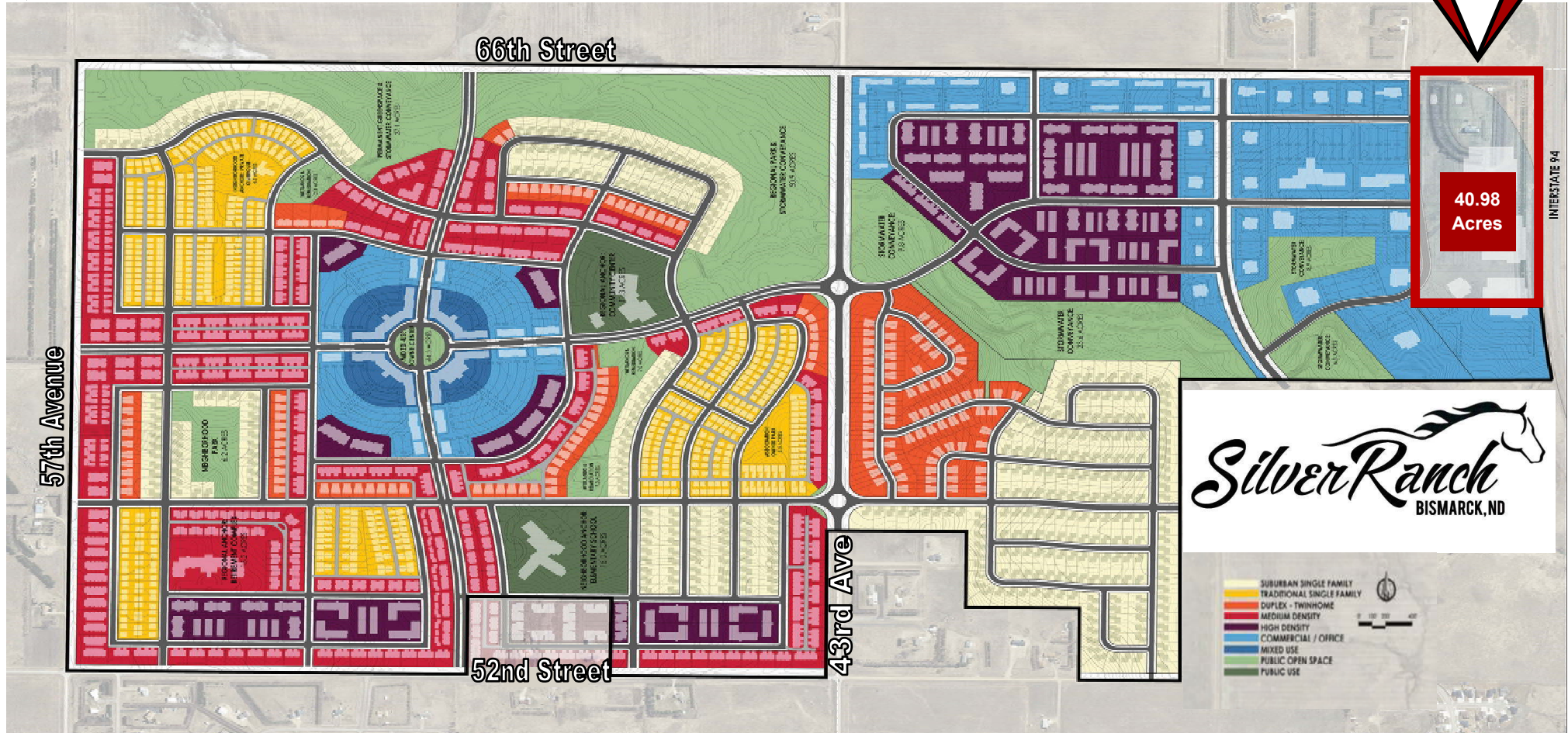


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Proposed Mixed Use Development by Chad Wachter Adjacent to This Parcel

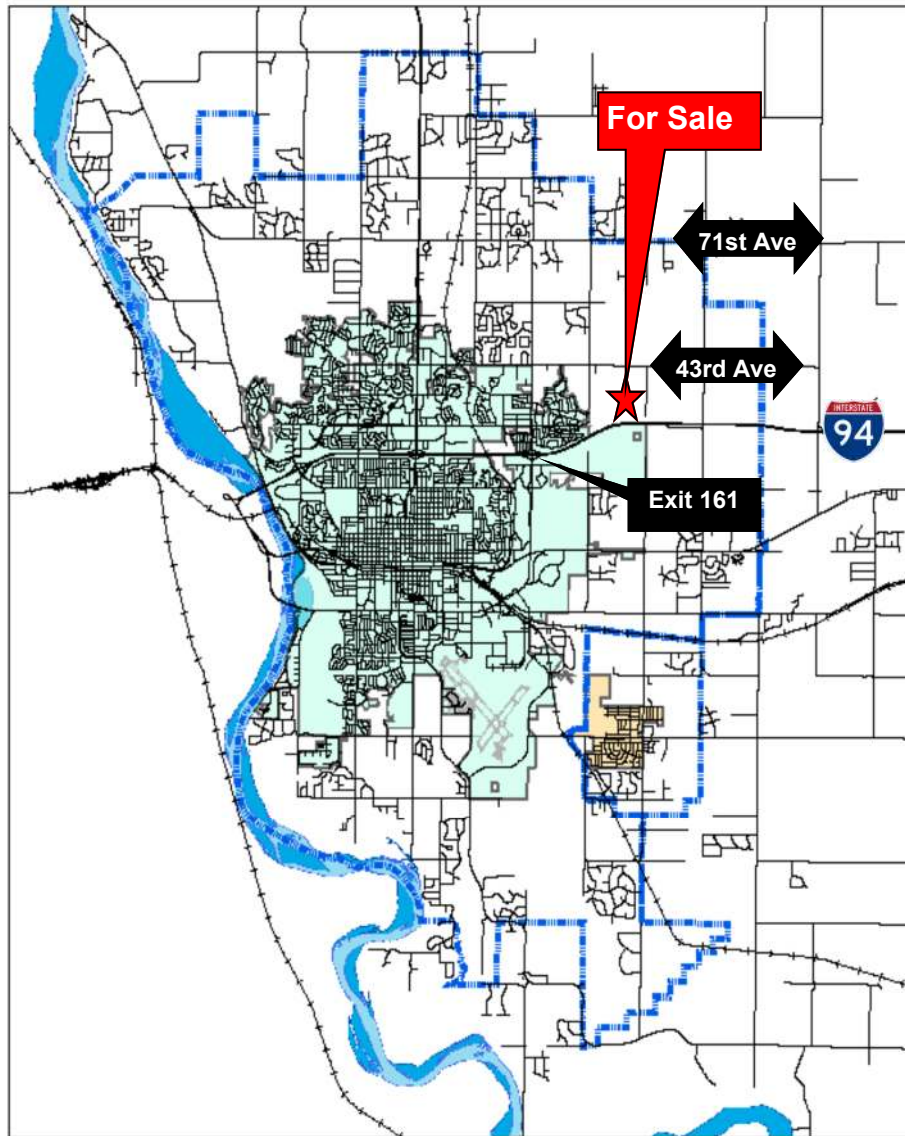


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ETA - Effective January 1, 2014

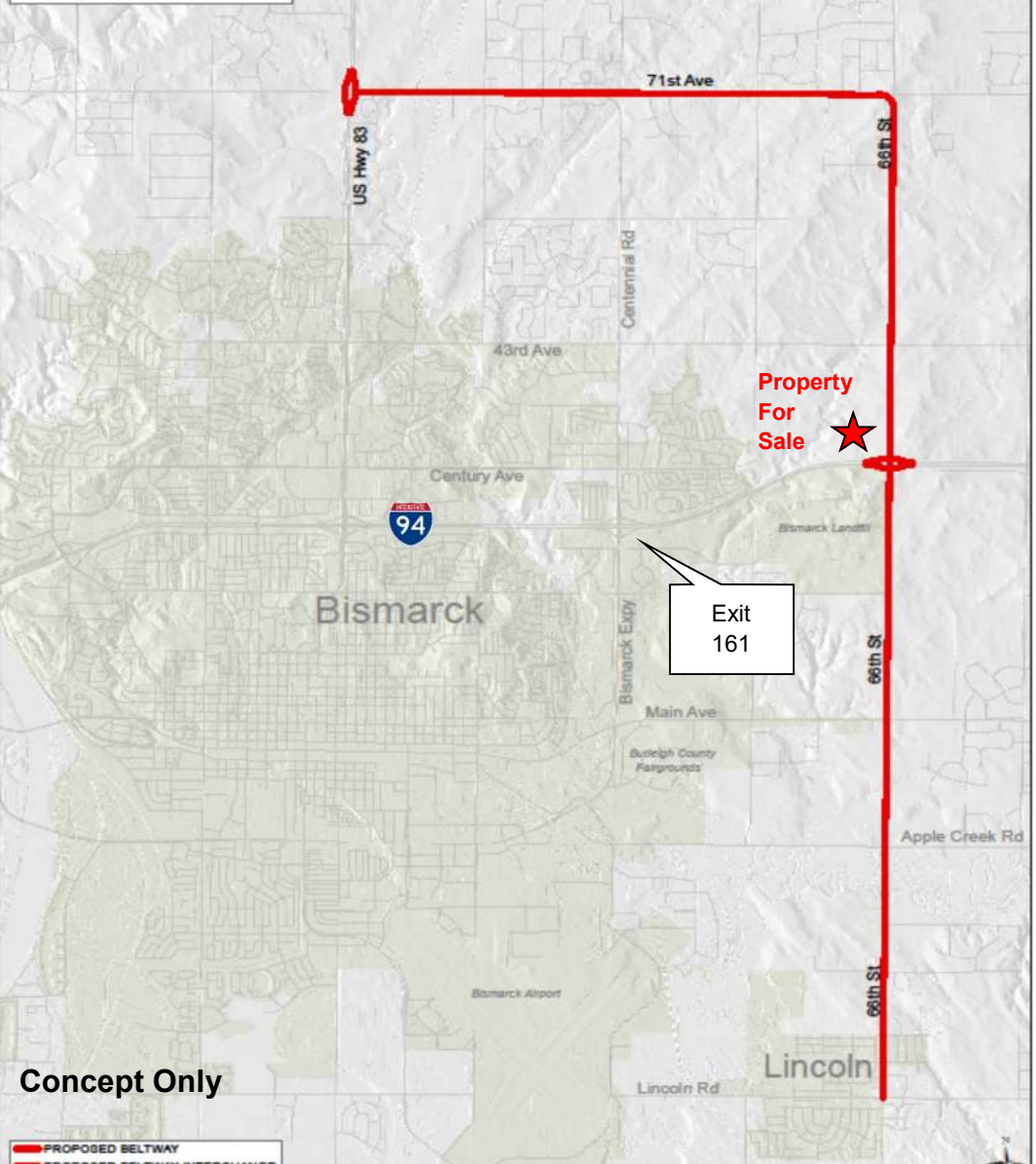


November 2013

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated herein.



Proposed Beltway Location
66th St and 71st Ave



Concept Only

PROPOSED BELTWAY
PROPOSED BELTWAY INTERCHANGE

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

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