

SWQ of 43rd Ave NE & Centennial Rd - Bismarck, North Dakota



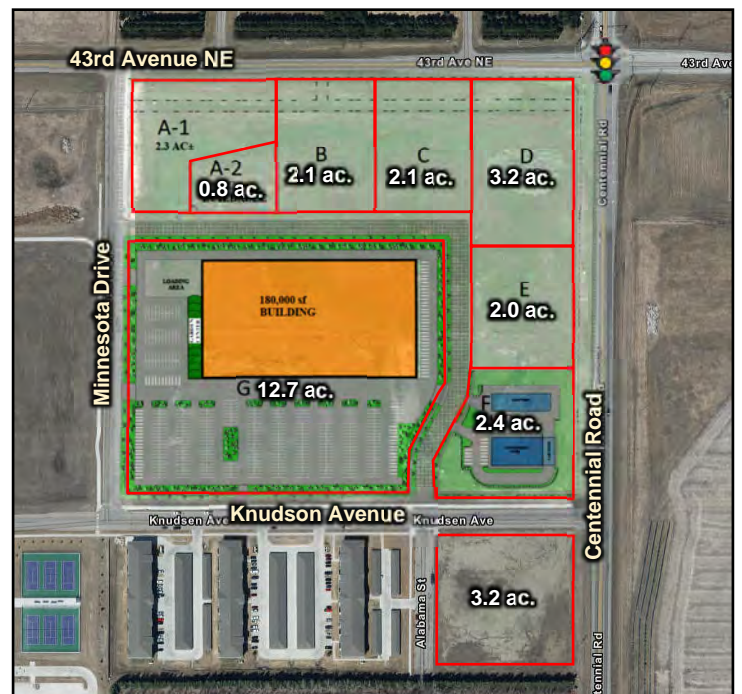
Sale Pricing

◆ Entire Block 5	30.4 acres	\$6.00 psf
◇ Lot A-2	0.8 acres	\$20.00 psf
◇ Lot B	2.1 acres	\$16.00 psf
◇ Lot C	2.1 acres	\$16.00 psf
◇ Lot D	3.2 acres	\$14.00 psf
◇ Lot E	2.0 acres	\$16.00 psf
◇ Lot F	2.4 acres	\$20.00 psf
◇ Lot G	12.7 acres	\$6.00 psf
◇ Lot A-1	2.3 acres	Green Space
◆ Block 7, Lot 1	3.2 acres	\$20.00 psf

Additional Information

- ◆ Zoned CG - Commercial
- ◆ Close to Bismarck's newest elementary school
- ◆ Adjacent to Silver Ranch Development

BTS Lease Options Available



*Property not yet platted. Lot size can be reconfigured.



Duemelands Commercial Real Estate
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Proposed Plat & Pricing

Medical | Office | Retail



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Bismarck-Mandan Area

- ◆ Average HH Income: \$82,414
- ◆ Taxable Sales: \$29,792,774 (Nov-19 to Oct-20)
- ◆ Estimated Population Growth (2020-2040)
 - ◇ 2020 - 121,500
 - ◇ 2030 - 137,200 12.9% increase
 - ◇ 2040 - 154,900 27.5% increase
- ◆ School Enrollment (2017-2020)
 - ◇ K-12: 5.93% increase
 - ◇ Higher Ed: 3.05% increase



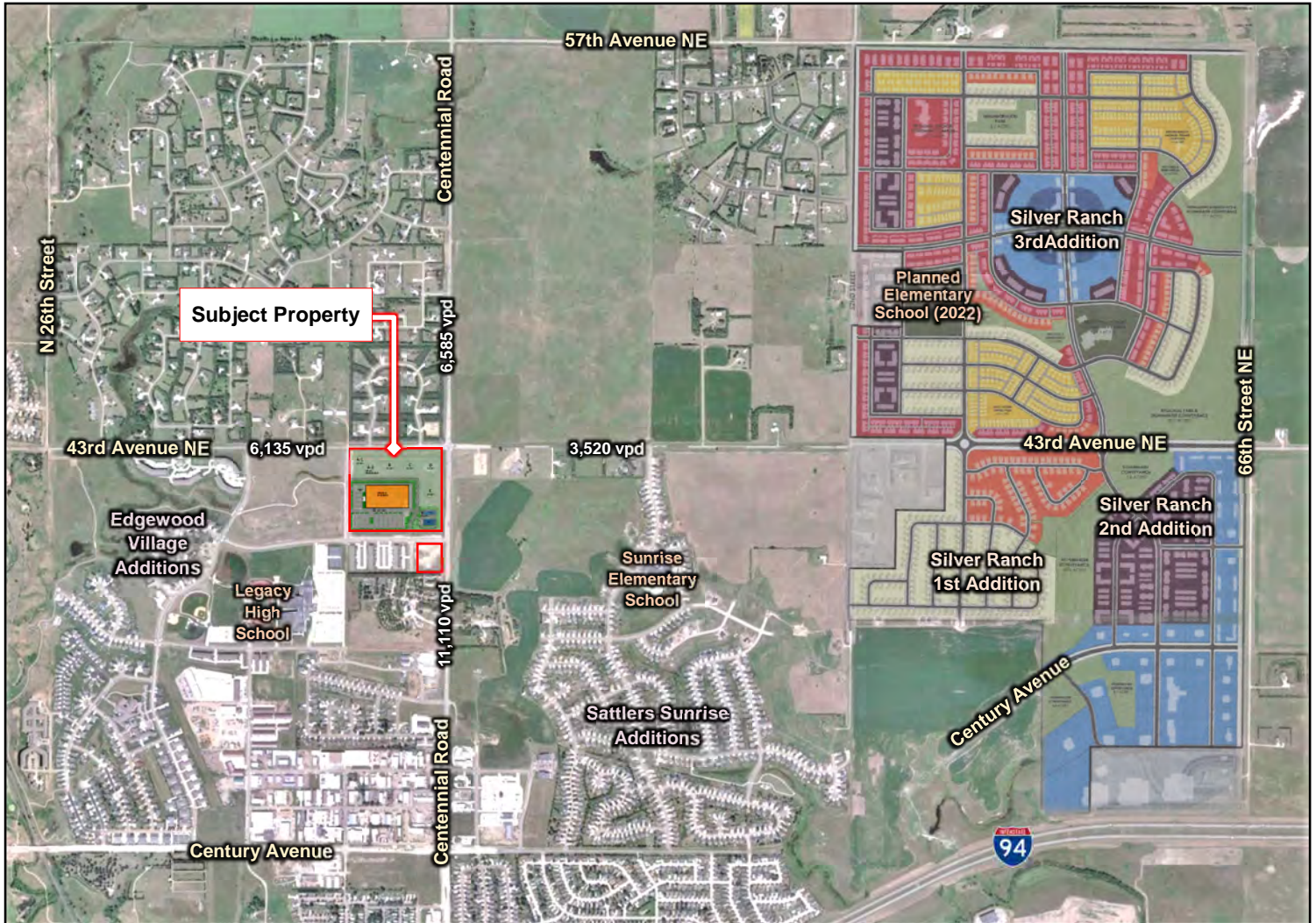
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Silver Ranch Development

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Silver Ranch Addition

- ◆ Master-planned community covering over 1,200 acres
- ◆ Includes 2,800 single-family and multi-unit dwellings
- ◆ Expected tax revenue is about \$1 billion (including \$45 million in sales tax)
- ◆ Six distinct neighborhoods built around a community anchor such as a park, school, or community center
- ◆ Mixed-use “town center” to provide office space, retail, and entertainment
- ◆ Future connectivity to Century Avenue & 66th Street
- ◆ Future Improvement of Calgary Avenue & eastbound 43rd Street



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