

# Commercial Land for Sale



Lots 1 & 2 Southgate 7th Addition - Minot, North Dakota



## Sale Price: \$ 2,370,985

- ◆ \$10.00 psf

## Property Information

- ◆ 5.44 acres (237,099 sf)
  - ◇ Lot 1 - 4.44 acres
  - ◇ Lot 2 - 1.00 acre
- ◆ Access from 35th Avenue SW
- ◆ Zoned C2 - General Commercial
- ◆ Build Ready

## Area Retailers



**Duemelands Commercial Real Estate**  
 301 E. Thayer Avenue - Bismarck, ND 58501  
 Phone: (701) 221-2222  
[www.duemelands.com](http://www.duemelands.com)

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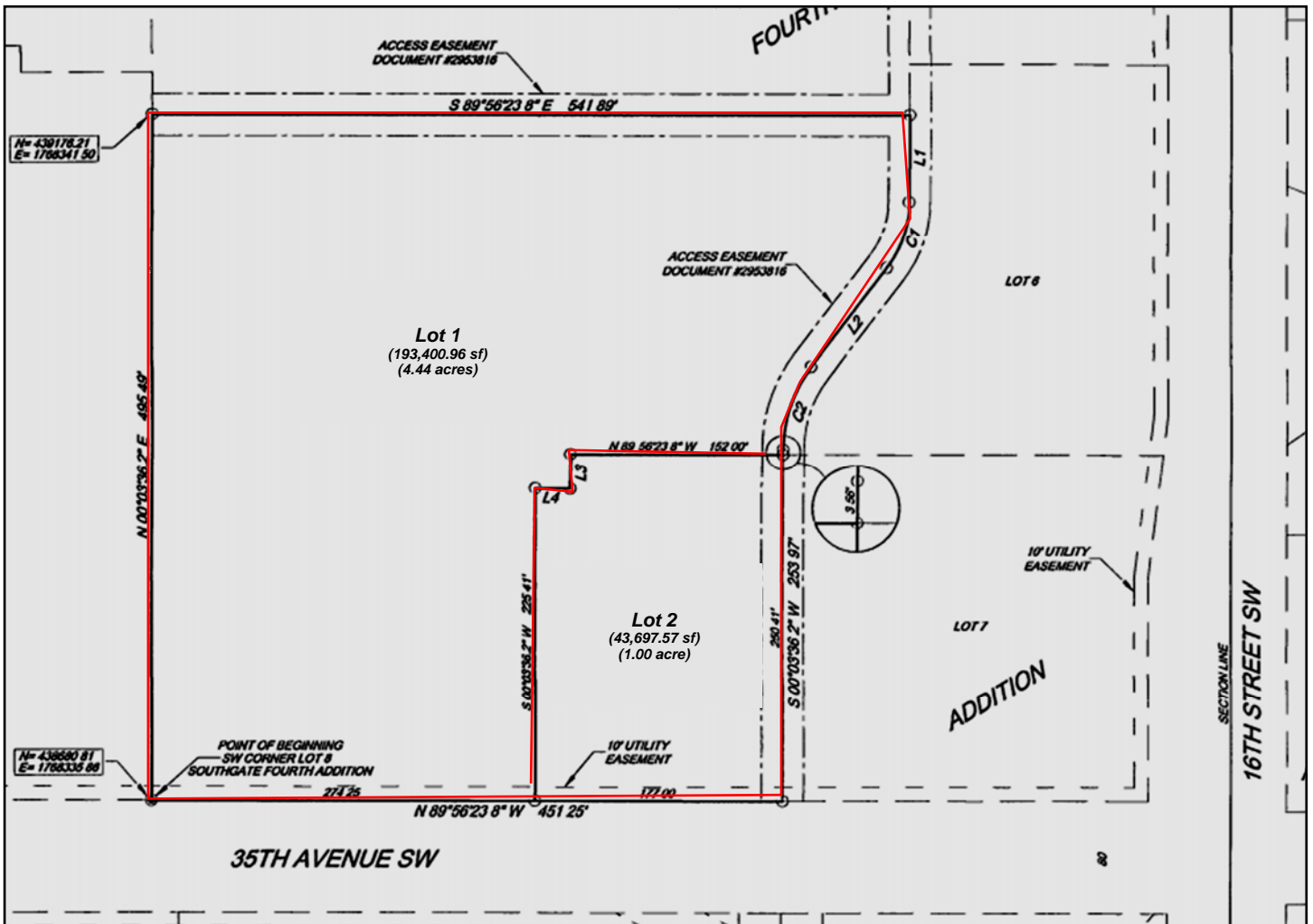


# Location Information

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- ◆ **Legal Description:** Lots 1 & 2  
Southgate 7th Addition  
City of Minot  
County of Ward  
State of North Dakota
- ◆ **Parcel Numbers:** MI34.E50.000.0010  
MI34.E50.000.0020
- ◆ **Coordinates:** 48.200367 Lat  
-101.319795 Long



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# Area Information

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## Area Demographics

Radius from Subject Property	1-mile	3-mile	5-mile
Population	7,483	34,740	51,994
Number of Households	3,648	15,300	22,399
Average Household Income	\$86,273	\$71,791	\$74,286
Number of Households with \$50K +	2,249	8,598	13,090
Percent of Pop. with Associates Degree +	40.6%	41.4%	42.2%
Number of Employees	7,311	26,457	34,059
Number of Businesses	547	2,030	2,579

## Major Employers - Minot

◆ Minot Air Force Base	6,368	Military
◆ Trinity Health	2,053	Healthcare
◆ Minot Public Schools	1,052	Education
◆ City of Minot / Ward County	721	Government
◆ Minot State University	404	Education
◆ Cognizant	372	IT Services
◆ BNSF Railway	360	Transportation
◆ MLT Inc (Delta Vacations)	358	Travel
◆ Kalix	308	Healthcare Support
◆ Marketplace Foods	295	Food - Retail

## Major Industries - Minot

- ◆ Agriculture
- ◆ Energy
- ◆ Unmanned Aerial Systems
- ◆ Distribution



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