

# Commercial Lots for Sale

1501 & 1504 23rd Street SW - Jamestown, North Dakota



## Combined Price: \$1,875,000

- ◆ 1504 23rd St SW - \$985,000
- ◆ 1501 23rd St SW - \$890,000

## Property Information

- ◆ 35.74 total acres
  - ◇ 1504 23rd St SW - 10.36 acres
  - ◇ 1501 23rd St SW - 25.38 acres
- ◆ Zoned C2 - General Commercial

## Property Highlights

- ◆ Excellent I-94 Visibility (8,505 vpd)
- ◆ Next to Menards
- ◆ Close to new 110,000 sf Anne Carlson Center
- ◆ Located near Walmart, Buffalo Marketplace, Home of Economy, Tractor Supply, TJ Maxx, & Jamestown Regional Medical Center



**Duemelands Commercial Real Estate**  
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# Property Information

Commercial Lots

## Property Identification

### Address:

1504 & 1501 23rd Street SW  
Jamestown, North Dakota

### Legal Description:

Blocks 3 & 4  
Jamestown Southwest Addition  
City of Jamestown  
County of Stutsman  
State of North Dakota

### PID:

743173000  
743174000

## Property Details

### Lot Area:

1504: 10.36 acres  
1501: 25.38 acres

### Zoned:

1504: C2 - General Commercial  
1501: C2 - General Commercial

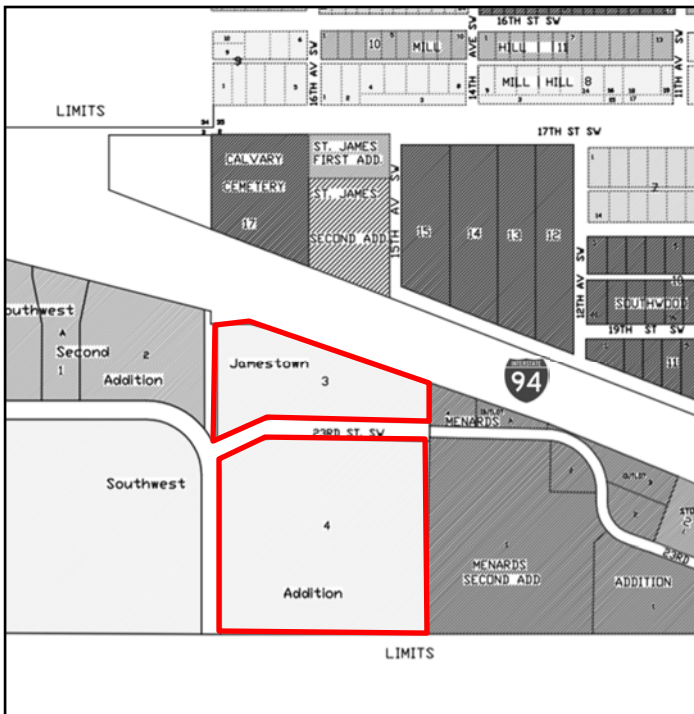
### Property Taxes:

1504: \$212.21 (2022)  
1501: \$519.40 (2022)

### Special Assessment Balance:

1504: \$1,449.87 (To be verified by Buyer)  
1501: \$3,551.82 (To be verified by Buyer)

## Plat Map



## Area Demographics

Radius	1-Mile	3-Mile	5-Mile
<b>Population:</b>	1,865	14,414	16,770
<b>Number of Households:</b>	818	6,033	7,119
<b>Average Household Income:</b>	\$84,537	\$79,417	\$82,853
<b>Households w/ \$50K+ Income:</b>	444	3,143	3,843
<b>Percent of Population w/ Assoc. Degree +:</b>	30.3%	36.7%	35.9%
<b>Number of Employees:</b>	2,749	10,261	11,118
<b>Number of Businesses:</b>	156	824	879



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# Jamestown Aerial

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