

FOR SALE

COMMERCIAL LOT DICKINSON, ND

5.00 ACRES (217,800 SF)
ROUGHRIDER BOULEVARD | DICKINSON, ND



DUEMELANDS
COMMERCIAL REAL ESTATE

— LICENSED IN ND, SD, MN —



\$108,343

average 5-mile
household income



11,461

households within
5-mile radius



27,945

5-mile
population



JILL DUEMELAND, CCIM

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VP of Brokerage
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PROPERTY HIGHLIGHTS

- Excellent visibility and accessibility with **quick access to Interstate 94**
- Positioned near Dickinson's newest commercial and industrial development
- Commercially zoned site ready for **immediate development**
- Surrounded by national retailers, hotels, restaurants, and new commercial development



ACRES:
5.00



PROPERTY ID:
2500-0100-0300



ZONING:
GENERAL COMMERCIAL



PROPERTY TAXES:
\$11,537.50 (2023)

NEARBY
RETAILERS



**FAMILY
FARE.**

MENARDS



AREA DEVELOPMENT

THEODORE ROOSEVELT PRESIDENTIAL LIBRARY | ±36 MILES WEST

The Theodore Roosevelt Presidential Library is scheduled to open on July 4, 2026, coinciding with America's 250th anniversary. Positioned adjacent to Theodore Roosevelt National Park, the nearly 100,000-square-foot destination is expected to attract visitors from across the country and significantly elevate the national profile of western North Dakota.

As one of the most significant tourism investments in North Dakota, the library is anticipated to generate substantial visitor traffic and economic activity throughout the region. Dickinson, located along Interstate 94 and serving as the primary gateway community between Medora and the rest of western North Dakota, is well-positioned to benefit from increased demand for lodging, dining, retail, and related services. The proximity of the Property to this nationally significant attraction further enhances its connection to the area's expanding economic base..

GEVO SUSTAINABLE AVIATION FUEL FACILITY | ±26 MILES EAST

Gevo, Inc. is advancing one of the region's most significant industrial investments through the acquisition of the former Red Trail Energy ethanol and carbon capture facility in Richardton. Acquired for approximately \$210 million, the facility currently produces roughly 65 million gallons of ethanol annually and is already equipped with carbon capture and storage (CCS) infrastructure, providing a strong foundation for future expansion.

Gevo plans to convert the existing operation into a sustainable aviation fuel (SAF) production facility, utilizing bio-based ethanol feedstock to produce low-carbon jet fuel. The site's existing CCS capabilities, including access to carbon storage infrastructure associated with the Broom Creek formation, position the project as a key component of the emerging clean energy economy. Currently in the engineering phase, construction could begin within the next 12 to 18 months, with the SAF facility expected to become operational in late 2028 or 2029. Upon completion, the project is anticipated to create approximately 50 full-time jobs and several hundred construction positions, generating new economic activity and further strengthening Dickinson's role as the commercial and employment center of southwestern North Dakota.



DICKINSON, NORTH DAKOTA

Dickinson, North Dakota, serves as the primary commercial, healthcare, and service hub for southwestern North Dakota. Strategically located along Interstate 94 between Bismarck and the Montana border, the city plays a vital role in supporting the region's energy, agriculture, transportation, and business sectors. Its location along a major east-west transportation corridor provides excellent regional connectivity and has positioned Dickinson as a key center for economic activity, workforce growth, and commercial development throughout western North Dakota.

Dickinson's economy is anchored by a diverse mix of industries, including energy production, agriculture, healthcare, education, logistics, and retail trade. The city has benefited from long-term investment tied to the Bakken Shale formation while continuing to diversify through expanding commercial services, manufacturing, and regional business support industries. As the largest retail and employment center in southwestern North Dakota, Dickinson attracts consumers, businesses, and workers from a broad multi-county trade area, reinforcing its role as an important regional destination.

The city also serves as a healthcare hub for western North Dakota and eastern Montana. Major providers such as CHI St. Alexius Health Dickinson and Sanford Health provide a comprehensive range of medical services, including emergency care, specialty treatment, outpatient services, and regional healthcare outreach. Supported by strong transportation infrastructure, a growing economic base, and expanding healthcare resources, Dickinson continues to strengthen its position as a leading center for commerce, healthcare, and regional growth in western North Dakota.

