

Commercial Outlots For Sale

Market at North Hill | Minot, North Dakota



DUEMELANDS
COMMERCIAL REAL ESTATE



AVAILABLE LOTS

- **Lot 3 - \$1,073,314 (\$11.00 PSF)**
 - 2.24 acres (97,574 SF)
 - Direct access from 21st Ave NW
- **Lot 6 - \$428,916 (\$12.00 PSF)**
 - 0.82 acres (35,743 SF)
 - Located at the corner of 16th St NW and 23rd Ave NW

PROPERTY HIGHLIGHTS

- MarketPlace Foods outlots
- Build-ready
- Next to new Minot North High School
- Area of new growth with already established national retail, restaurant, and service businesses



DUEMELANDS COMMERCIAL INC
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The information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessee should conduct their own analysis and rely on their own investigative results.

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PROPERTY DETAILS



Property Address

Not Assigned

Legal Description

Lot 3, Market at North Hill 3rd Add.

Property ID Number

MI10.F03.000.0030

Lot Area

2.24 acres (97,574 sf)

Property Zoning

C2 – General Commercial

Property Taxes (2025)

\$15,634.54

No specials (to be verified by Buyer)

Property Address

Not Assigned

Legal Description

Lot 6, Market at North Hill Add.

Property ID Number

MI10.C98.000.0060

Lot Area

0.82 acres (35,743 sf)

Property Zoning

C2CUP – Gen Com / Cond Use

Property Taxes (2025)

\$6,872.15

No specials (to be verified by Buyer)

AREA DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population:	8,976	31,346	51,250
Number of Households:	4,054	13,280	22,081
Average Household Income:	\$105,423	\$101,194	\$101,278
% of HH w/ \$50K+ Income:	78.2%	78.2%	76.4%
% of Pop. w/ Assoc. Degree+:	52.1%	45.3%	44.4%
Number of Employees:	1,968	21,184	35,766
Number of Businesses:	137	1,419	2,620

AREA BUSINESSES



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