



**LOT SIZE:**

1.35 - 2.7 ACRE LOTS

**PRICE:**

\$22.00 - \$30.00 PSF

**HIGHLIGHTS:**

- See the Property Details on the next page for lot sizes & pricing!
- In the Heart of Bismarck's new retail corridor
- Fantastic corner lot visibility along Hwy 83 & 57th Ave!
- Reciprocal access easement with Furniture Row
- Zoning: CG Commercial
- Located across from Costco, near Furniture Row, Tractor Supply, Ale Works, Bismarck Motor Company, & St. Mary's Central High School



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**424 S 3rd Street, Suite 2 | Bismarck, ND | [WWW.ASPENGROUPREALESTATE.COM](http://WWW.ASPENGROUPREALESTATE.COM)**

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## PROPERTY DETAILS

### 5615 TREE TOP LANE, BISMARCK

**PID#:** 1502-001-002

**Legal Description:** TREE TOP 2ND BLOCK 1 LOT 1 & N21' OF LOT 2

**Lot Size:** 58,896 SF (1.35 Acres)

**Zoning:** CG - Commercial

**2025 Taxes:** \$8482.34

**Special Assessments:** \$2,401.86 Installment; \$10,303.12 Remaining Balance

*Pricing:* \$30.00 PSF

### 5607 TREE TOP LANE, BISMARCK

**PID#:** 1502-001-026

**Legal Description:** TREE TOP 2ND BLOCK 1 LOT 2 LESS N21' & N42' OF LOT 3

**Lot Size:** 58,918 SF (1.35 Acres)

**Zoning:** CG - Commercial

**2025 Taxes:** \$8,484.38

**Special Assessments:** \$2,402.77 Installment; \$10,306.97 Remaining Balance

*Pricing:* \$29.00 PSF

### **SOLD** | 5511 TREE TOP LANE, BISMARCK

**PID#:** 1502-001-051

**Legal Description:** TREE TOP 2ND BLOCK 1 LOT 3 LESS N42'

**Lot Size:** 38,640 SF (0.89 Acres)

**Zoning:** CG - Commercial

### **SOLD** | 5503 TREE TOP LANE, BISMARCK

**PID#:** 1502-001-075

**Legal Description:** TREE TOP 2ND ADDITION; BLOCK 1; LOT 4

**Lot Size:** 52,325 SF (1.201 Acres)

**Zoning:** CG - Commercial

### 5600 TREE TOP LANE, BISMARCK

**PID#:** 1502-001-100

**Legal Description:** TREE TOP 2ND ADDITION; BLOCK 1; LOT 5

**Lot Size:** 116,476 SF (2.67 Acres)

**Zoning:** CG - Commercial

**2025 Taxes:** \$14,201.53

**Special Assessments:** \$4,749.13 Installment; \$20,372.12 Remaining Balance

*Pricing:* \$22.00 PSF

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# PRELIMINARY CONCEPT



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# TRAFFIC COUNTS 2022



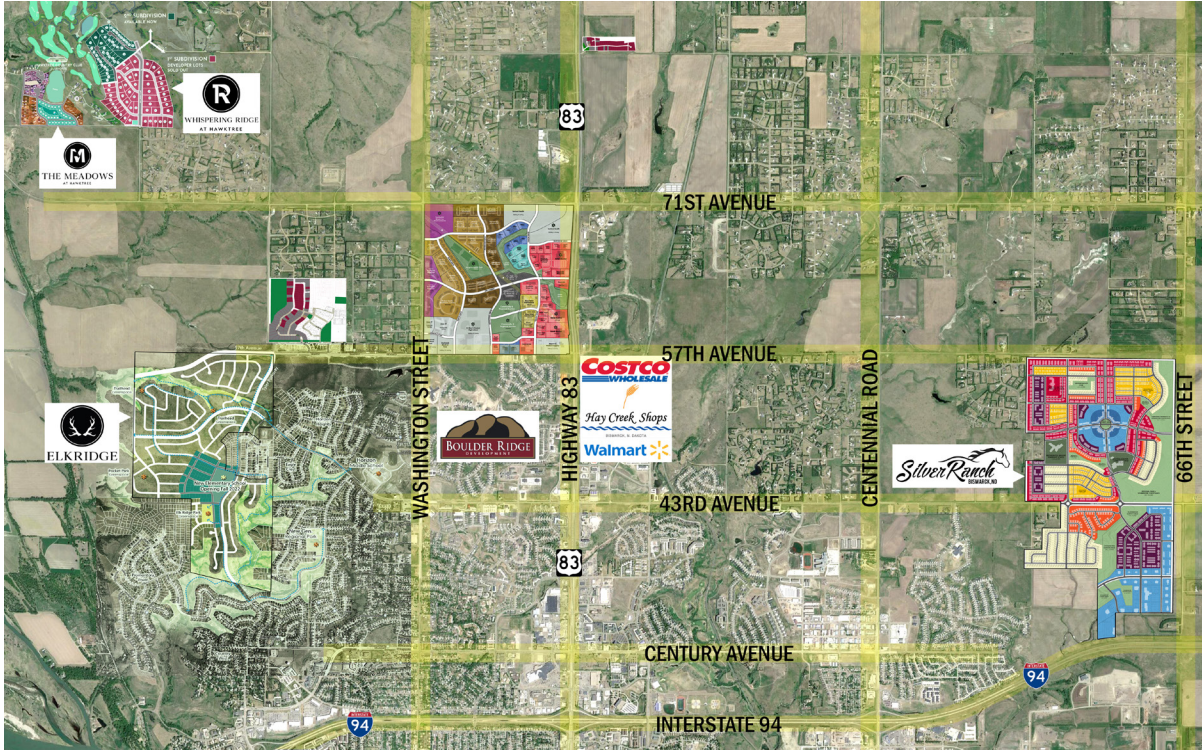
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## DEMOGRAPHIC & INCOME PROFILE

	3 MILES	5 MILES	10 MILES
2025 POPULATION	35,163	72,555	125,001
2028 POPULATION	37,114	74,492	128,110
2025 HOUSEHOLDS	14,208	30,062	51,104
2028 HOUSEHOLDS	16,250	33,677	56,833
2025 AVERAGE HOUSEHOLD INCOME	\$102,486	\$89,356	\$91,200
2028 AVERAGE HOUSEHOLD INCOME	\$113,429	\$101,735	\$102,356
2025 AVERAGE HOME VALUE	\$383,576	\$353,910	\$343,772
2028 AVERAGE HOME VALUE	\$333,172	\$303,264	\$298,066
2025 MEDIAN AGE	40.4	39.4	38.4
BUSINESSES	1,434	4,228	6,001
EMPLOYEES	21,590	65,569	84,267

# RESIDENTIAL DEVELOPMENT



## HOUSING PROFILE - 3 MILE RADIUS

OCCUPANCY	2025	2028
<b>TOTAL HOUSING UNITS</b>	14,208	16,250
<b>OWNERS</b>	9,865	10,471
<b>RENTERS</b>	4,340	4,206
UNITS BY VALUE	2025	2028
<b>\$300,000 - \$399,999</b>	3,230	3,140
<b>\$400,000 - \$499,999</b>	2,449	2,847
<b>\$500,000+</b>	1,561	1,790

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## IN THE AREA

### DINING | HOSPITALITY



### SHOPPING | RETAIL



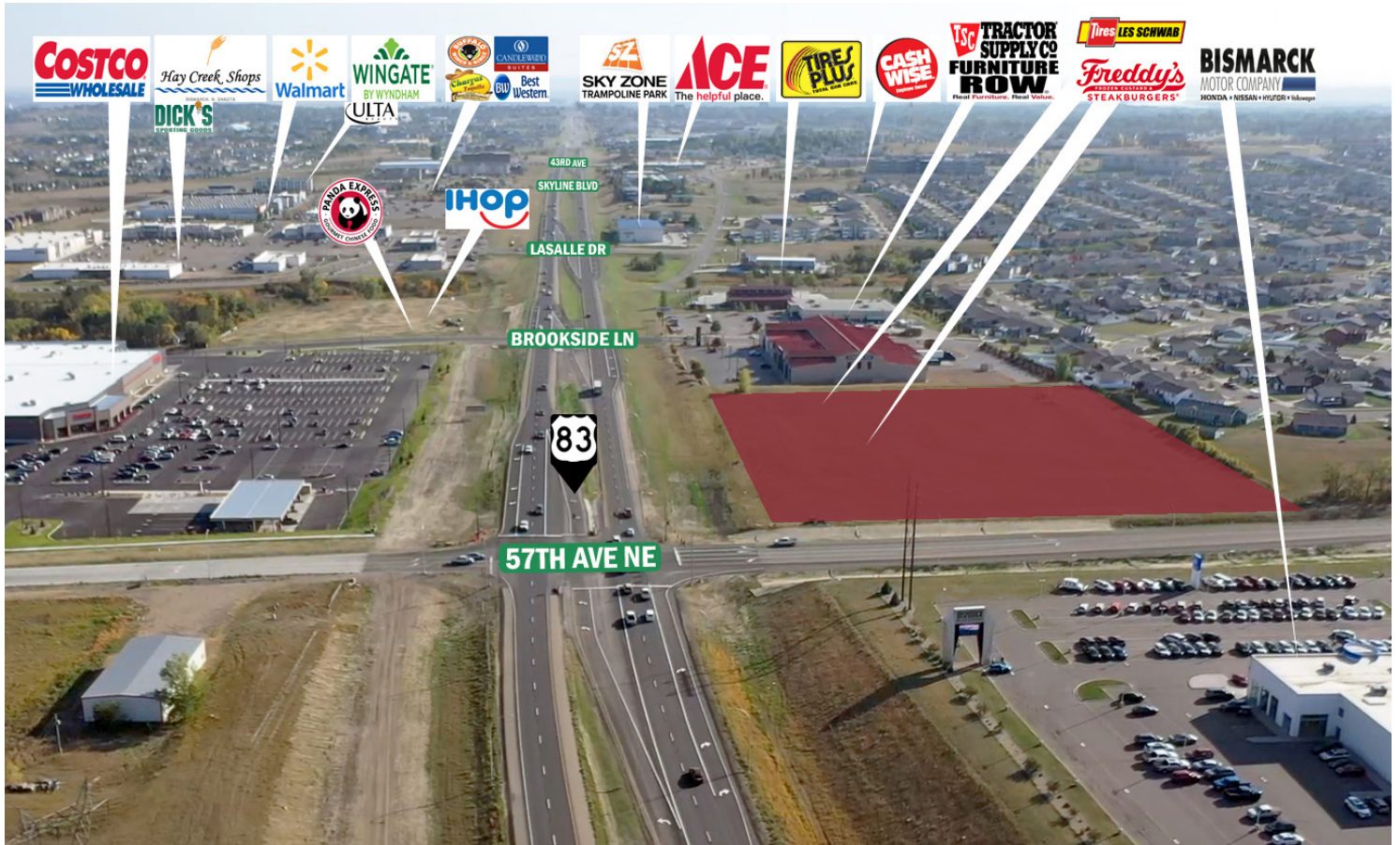
### OFFICE | BANKING | MEDICAL



### COMMUNITY | RECREATION



## NEIGHBORHOOD AERIAL - FACING SOUTH



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## NEIGHBORHOOD AERIAL



- |  |   |   |
|--|---|---|
| <b>1</b> Bismarck Motor Company  | <b>10</b> Ross Dress for Less<br>Maurices               | <b>17</b> Starion Bank  |
| <b>2</b> Furniture Row   | <b>11</b> Kirkland's<br>Star Nails<br>Tropical Smoothie | <b>18</b> Once Upon a Child<br>Dunn Brothers Coffee                     |
| <b>3</b> Tractor Supply  | <b>12</b> Dollar Tree<br>Pizza Ranch<br>X-Golf          | <b>19</b> Wingate by Wyndham  |
| <b>4</b> Buffalo Gypsy   | <b>13</b> Dick's Sporting Goods<br>Homegoods<br>Sierra  | <b>20</b> Fogão Gaúcho Brazilian Steakhouse                             |
| <b>5</b> Tires Plus  | <b>14</b> Michael's<br>Ulta Beauty                      | <b>21</b> Charras & Tequila   |
| <b>6</b> Skyzone   | <b>15</b> Walmart                                       | <b>22</b> Wing City   |
| <b>7</b> COSTCO  | <b>16</b> America's Mattress<br>Gamestop                | <b>23</b> Fleet Farm  |
| <b>8</b> T-Mobile<br>Aspen Dental                                      |   | <b>24</b> Panda Express   |
| <b>9</b> Mattress Firm<br>Sleep Number<br>AT&T<br>Verizon<br>Pancheros |   | <b>25</b> IHOP  |
|  |   | <b>26</b> Les Schwab Tires<br>Freddy's Frozen Custard<br>& Steakburgers |