



5511 TREE TOP LANE, BISMARCK ND

High Traffic NNN Investment Property

SALE LEASE BACK

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PROPERTY OFFERINGS

FREDDY'S FROZEN CUSTARD
5511 TREE TOP LANE, BISMARCK ND



Aspen Group LLP is pleased to offer, to qualified investors, the opportunity to purchase a true passive Absolute NNN Lease - Backed by Freddy's Frozen Custard & Steakburgers franchisee. The site is located at 5511 Tree Top Lane in Bismarck, North Dakota.

The subject property is a 1-story, 2,852 SF building that sits on a 38,640 SF lot. This property is ideally situated in Bismarck's fasted growing areas.

BUILDING SIZE: 2,852 SF
LOT SIZE: 38,640 SF (0.89 Acres)

INVESTMENT: \$2,700,000.00

For more information about this dynamic commercial opportunity, please contact:

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INVESTMENT HIGHLIGHTS

FREDDY'S FROZEN CUSTARD
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- 10 Year Lease Term
- CAP: 5.97%
- NOI: \$161,280.00
- New Construction
- Absolute NNN Lease - True Passive Investment
- Top QSR Operator - Operated by a Freddy's Frozen Custard & Steakburgers franchisee.
- Investment Package available to qualified investors with a signed NDA.
- Strong Demographics - Over 73,000 people live within a five-mile radius
- High Visibility Location - 38,045 Average VPD
- Proximity to Major Retailers - Less than a mile from Costco, Walmart, Fleet Farm, Tractor Supply, Ross Dress for Less, Sierra, Homegoods, Ulta, Panda Express, IHOP, Culvers, Ace Hardware, Wingate by Wyndham, Candlewood Suites, Pancheros, Verizon, AT&T, and T-Mobile
- Surrounded by Community Anchors - Close to schools, retail centers, and neighborhood amenities driving consistent daily traffic

PROPERTY SUMMARY

FREDDYS FROZEN CUSTARD
5511 TREE TOP LANE, BISMARCK ND

- Freddy's Frozen Custard and Steakburgers is located in North Bismarck and is in close proximity to a wide variety of shopping, schools, and hotels, entertainment, and professional services.
- This property has exceptional exposure along Highway 83 with high vehicle traffic, and full North/South lighted access to Highway 83, and West access to high density/high growth North Bismarck neighborhoods.
- This site boasts a wide variety of retail neighbors. Costco, Walmart, Furniture Row, Bismarck Motor Company, Les Swab Tires, Homegoods, Sierra, Michaels, Dicks, Ross, Ulta Beauty, and more.
- Highway 83 is a principal arterial roadway through the city with average traffic counts of 38,045.

PROPERTY NAME: Freddy's Frozen Custard & Steakburgers
LOCATION: 5511 Tree Top Lane, Bismarck ND
PID#: 1502-001-051
LEGAL DESCRIPTION: TREE TOP 2ND BLOCK 1 LOT 3 LESS N42'
ZONING: CG - Commercial
YEAR BUILT: 2025
BUILDING SIZE: 2,852 SF
LOT SIZE: 38,640 SF (0.89 Acres)

FLOORS: Slab on Grade
2025 TAXES: \$6,470.38
SPECIAL ASSESSMENTS: \$1,575.81 Installment; \$6,759.59 Remaining Balance
TENANCY: Single Tenant
RESTROOMS: Men's & Women's Restrooms
SPRINKLER SYSTEM: Exposed Wet
PARKING: Parking Lot with Drive Thru



FREDDY'S FROZEN CUSTARD
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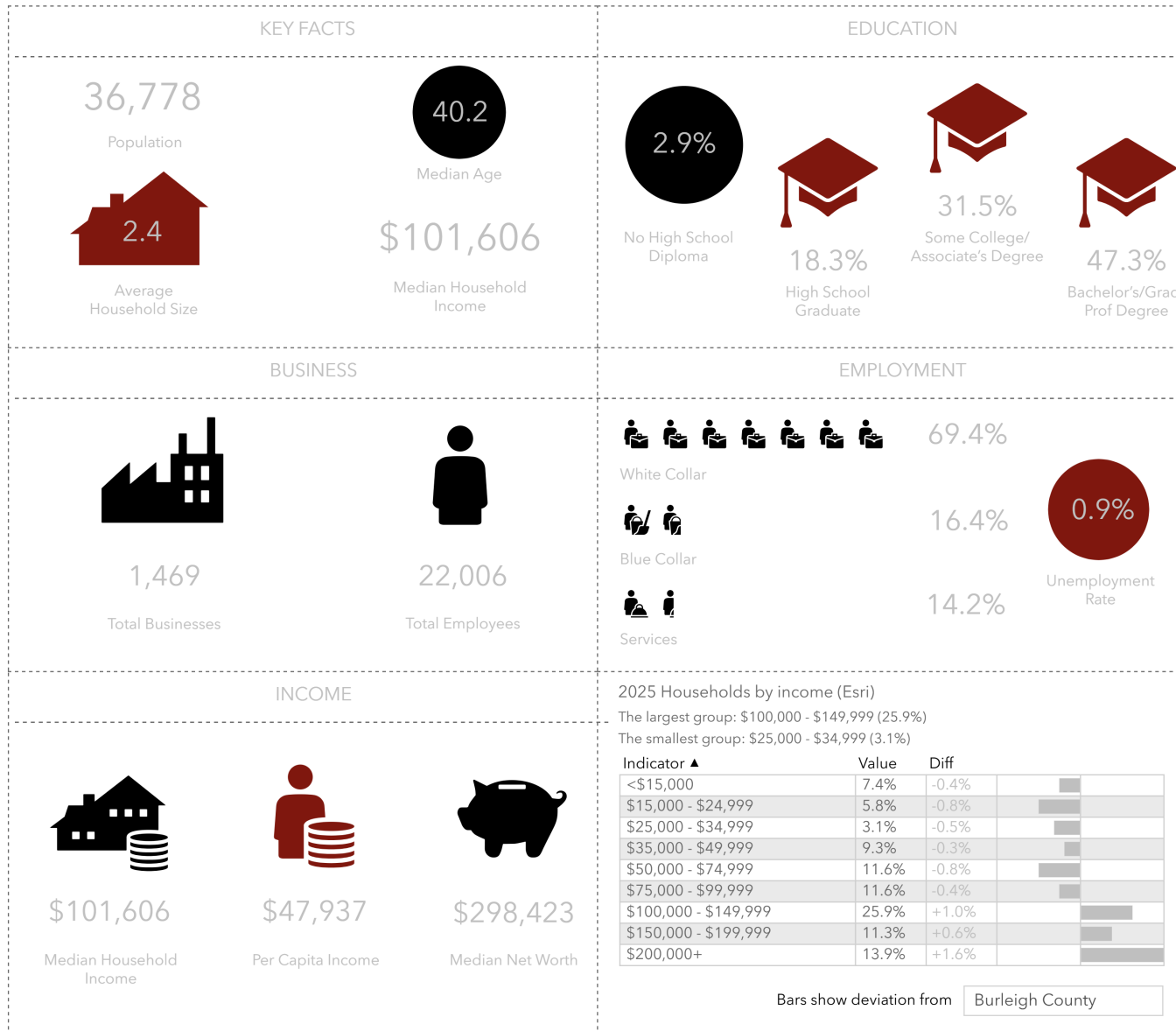




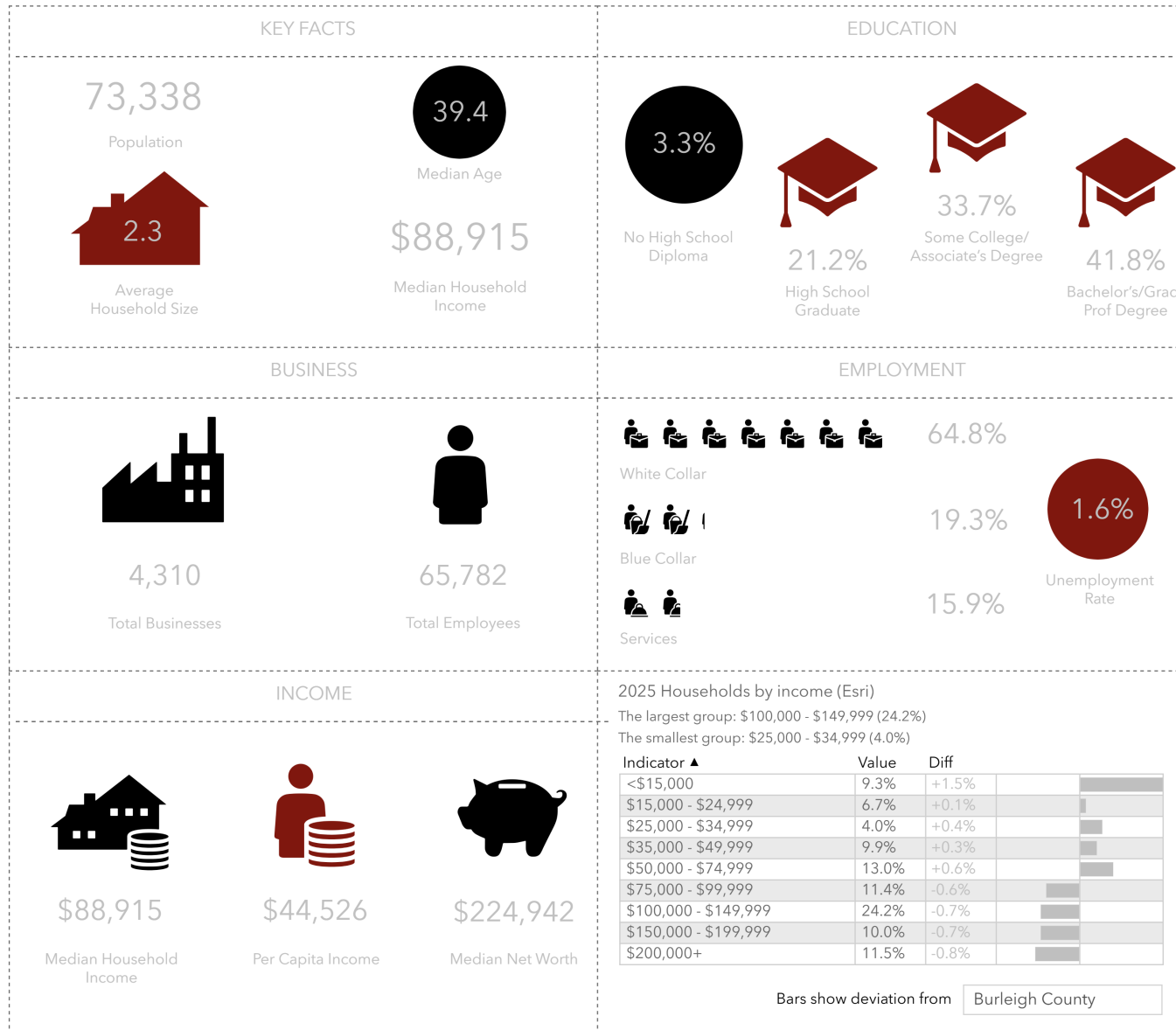
FREDDYS FROZEN CUSTARD
5511 TREE TOP LANE, BISMARCK ND







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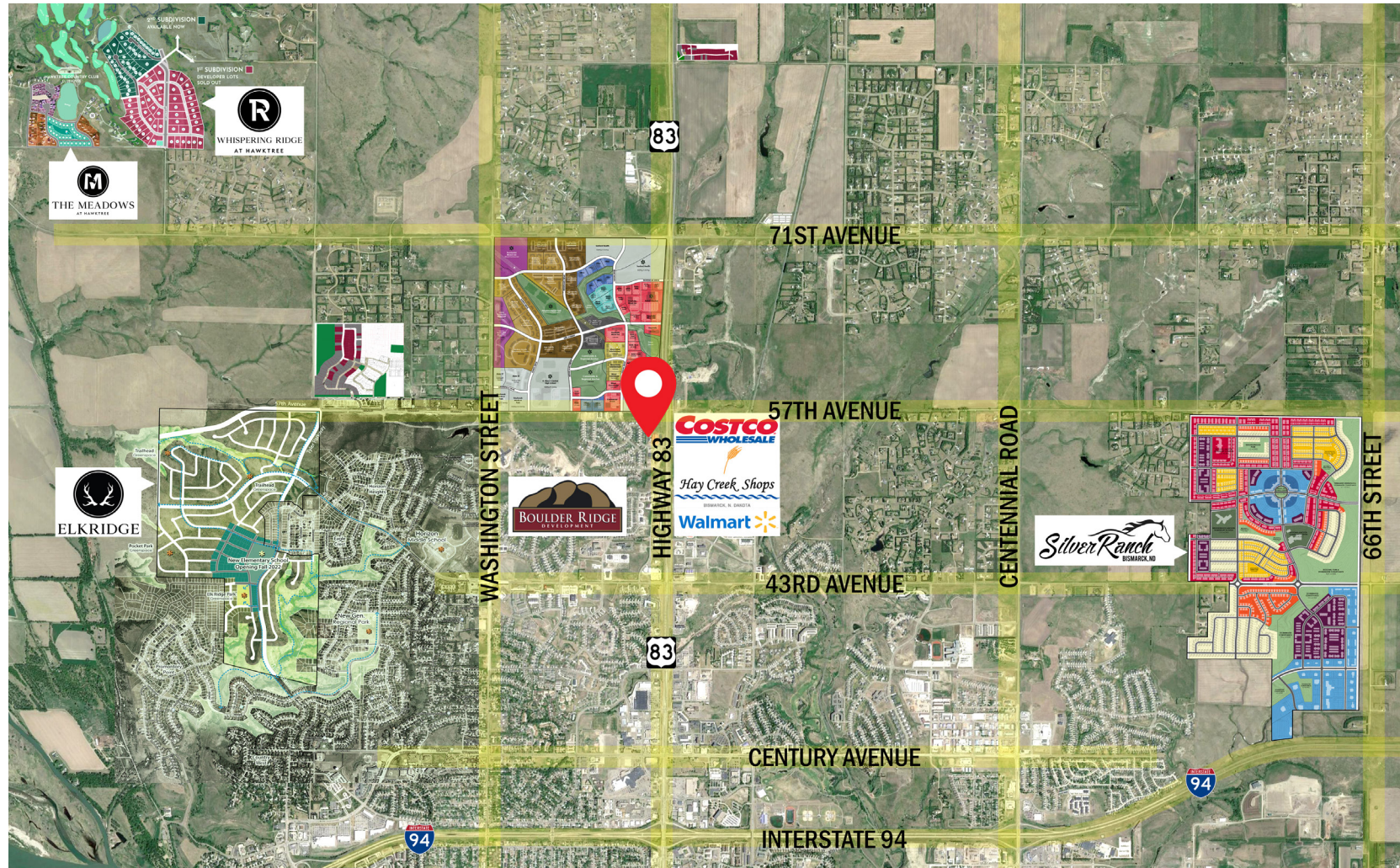
TRAFFIC COUNTS 2022

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HOUSING PROFILE 3 MILE RADIUS

FREDDYS FROZEN CUSTARD
5511 TREE TOP LANE, BISMARCK ND



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

IN THE AREA

FREDDYS FROZEN CUSTARD
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DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



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VISIT . . . BISMARCK





GOVERNMENT

The City of Bismarck's form of government is a five-member city commission, elected at-large, of which the president is also the Mayor of the city. The City Commission meets every second and fourth Tuesday of each month. Bismarck is the state capital and the center of state government in North Dakota.

STATISTICS

Bismarck is a growing city with an estimated population of 73,112 in 2018 and a Metropolitan Statistical Area (MSA) estimate of approximately 132,678 persons in 2018. From 2000 to 2010, the population of the city grew from 55,392 to 61,272 – an increase of approximately 10%. Population growth 2012 to 2013 was 3.53%.

The number of households in Bismarck rose from 16,424 in 1980 to 27,038 in 2008; of this, 36.7% is rented quarters. The number of households in 2013 increased to 29,388. The median value of owner-occupied housing units was \$163,900 in 2013.

The median age in Bismarck in 2008 was 36.5 years compared to 27.4 years in 1980. As of 2008, Bismarck has a workforce of 35,688. Employment statistics compiled by Job Service of North Dakota show 57,553 jobs available as of 2009 in the MSA. Of those jobs, 10,944 are in government, 9,460 are in health care and social assistance and 7,830 are in retail trade.

Bismarck's major economic strengths include agriculture, agri-business, energy, development, and health services. Bismarck's medical community is one of the premier medical communities in a multi-state area. This medical community currently employs over 4,000 persons providing state of the art health care services to residents of western North Dakota, northern South Dakota and eastern Montana. Two hospitals with 526 patient beds and 27 satellite clinics supplying services to residents in the four-state area with the finest patient care.

Bismarck Airport has five passenger airlines providing air service to seven direct destinations in the United States. In addition to passenger airlines, the airport has cargo operations with FedEx, UPS and other regional carriers. Bismarck Airport also has two Fixed Based Operators that offer pilot training, air-taxi and charter services. Several truck lines to provide local, intrastate service. One bus terminal, 2 US highways such as Highway 83 and Interstate 94 going from east to west, north to south. The city also has several parking ramps accommodating around 1,754 vehicles.

Our city consists of agriculture, printing, trucking, farm machinery manufacturing, machine shops, electric power, woodworking, concrete products, railroad, insurance, bakeries, bottlers, livestock auction markets, etc. We have several shopping malls with 280 stores; 19+ banks, loan and savings associations, and nine libraries with 638,037 volumes.

Farming and ranching in North Dakota varies from the Red River Valley's sugar beet and potato production to the western end of the state being primarily small grains which principally include hard red spring, amber durum and livestock production. North Dakota is the nation's top producer of amber durum (which is used for pasta production), honey production, flax production, and is one of the top two or three producers of hard red spring wheat in the nation.

Western North Dakota's energy production is a major economic generator for the state. Bismarck is the corporate headquarters for a majority of the major energy companies working in North Dakota. Bismarck is within 85 miles of twelve coal-fired electrical generating facilities producing over 4000 megawatts of electricity. In addition, Bismarck is the corporate headquarters for Dakota Gasification, the owners and operators of North America's only commercial lignite coal to synthetic natural gas production facility.

EDUCATION

School facilities in Bismarck include a four-year college, a four-year university, a junior college with a vocational technical center, 17 grade schools, 3 middle schools, 5 senior high schools, an alternative high school, a Career Academy and Technical Center, and an early childhood program, parochial grade schools, learning centers, special educational, two commercial colleges, school of medicine, beauty shops, dance studios, school for the handicapped. A non-denominational academy operated by the 7th Day Adventist Church, a Priory and a Conservatory of Music.

The colleges located in Bismarck are the University of Mary, Bismarck State College and United Tribes Technical College:

- University of Mary serves the needs of adult learners, providing bachelor, master, doctorate, and online degree programs.
- Bismarck State College, a comprehensive community college, is the fourth largest college in North Dakota. BSC offers a wide range of educational services through its threefold mission – to provide high quality education, workforce training, and enrichment programs reaching local and global communities.
- Located on a 105-acre campus, three miles south of Bismarck, is the United Tribes Technical College. UTTC is a close-knit educational community serving students from 75 different tribal nations and offers associate's degrees, bachelor's degrees, online degree and certificate programs. A grade school is located on the campus for the students' children.



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RECREATION

The North Dakota Heritage Center & State Museum, an enduring monument to North Dakota's past, has been constructed on the Capitol Grounds, including a main gallery with approximately 22,000 feet of exhibit space. It is much more than a museum; it houses collections of the historical society and is an educational center as well. The Heritage Center will be going through a major expansion soon.

Bismarck has approximately 50 parks administered by the Bismarck Park District, comprising 2000 acres of scenic and historic lands. Lighted baseball parks, 23 softball and baseball diamonds; soccer fields; 7 lighted tennis courts, with 17 additional concrete and 8 asphalt tennis courts; racquetball courts, outdoor hockey rinks, skating rinks, indoor ice arena, lighted horseshoe courts, horse club, gun club, 4 golf courses, indoor and outdoor archery ranges, rifle range and athletic field. Bismarck provides more than 30 miles of recreational trails to the public. The Missouri Valley Trail connects the people of Bismarck and Mandan to several historical, recreational, and cultural places along the Missouri River. The trail begins at the Bismarck-Mandan Convention and Visitors Bureau, proceeds along Pioneer and Sertoma parks, and concludes at Fort Abraham Lincoln State Park.

Dakota Zoo, one of the finest open-air zoos in the Midwest, features native, exotic and domestic animals. The zoo is located between Sertoma Park and the Missouri River.

Bismarck offers a lifestyle that is difficult to imagine for someone who has never been to our city. The city offers one of the lowest crime rates in the nation, an outstanding educational system from kindergarten through graduate college degrees in both public and private educational institutions; outstanding recreational activities; hunting and fishing activities which are literally only minutes away from your front door. Being located on the Missouri River and only forty miles south of Lake Sakakawea (which has over 1600 miles of shoreline), Bismarck offers some of the finest trophy fishing in the nation. Upland game and waterfowl hunting is among the finest anywhere.



LOCAL LINKS

FREDDYS FROZEN CUSTARD
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Bismarck, ND Official Website

BISMARCKND.GOV



Bismarck Mandan Chamber EDC

BISMARCKMANDAN.COM



Bismarck-Mandan CVB

NOBOUNDARIESND.COM

Bismarck Airport

BISMARCKAIRPORT.COM



Bismarck Parks & Rec

BISPARKS.ORG



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