



## PRICE IMPROVEMENT

### LOT SIZE:

19,255 SF (0.44 Acres)

### PRICE:

\$115,000.00



### Mike Ilse

Broker | Partner  
Commercial Realtor®

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### HIGHLIGHTS:

- Commercial Land in a growing part of North Bismarck
- High Traffic Counts
- In close proximity to large name retailers such as Fleet Farm, Costco, Dicks Sporting Goods, HomeGoods, Sierra, Ross Dress for Less, and more!

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

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## PROPERTY DETAILS

**PID#:** 1580-026-035

**LEGAL DESCRIPTION:** SONNET HEIGHTS SUBDIVISION Block: 26 LOT 8 & W 35' VAC OTTAWA ST ADJ

**LOT SIZE:** 19,255 SF (0.44 Acres)

**ZONING:** CG - Commercial

**2024 TAXES:** \$1,688.75

**SPECIAL ASSESSMENTS:** \$841.52 Installment; \$3,522.10 Remaining Balance



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# TRAFFIC COUNTS 2022



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## DEMOGRAPHIC & INCOME PROFILE

	3 MILES	5 MILES	10 MILES
2023 POPULATION	35,974	71,922	123,736
2028 POPULATION	37,114	74,492	128,110
2023 HOUSEHOLDS	14,904	30,304	51,352
2028 HOUSEHOLDS	16,250	33,677	56,833
2023 AVERAGE HOUSEHOLD INCOME	\$77,607	\$67,549	\$71,868
2028 AVERAGE HOUSEHOLD INCOME	<i>Not Available</i>	<i>Not Available</i>	<i>Not Available</i>
2023 AVERAGE HOME VALUE	\$322,963	\$291,841	\$285,769
2028 AVERAGE HOME VALUE	\$333,172	\$303,264	\$298,066
2023 MEDIAN AGE	40.4	39.6	39.4
BUSINESSES	1,354	3,941	5,555
EMPLOYEES	21,293	62,549	79,807

## IN THE AREA

### DINING | HOSPITALITY



### SHOPPING | RETAIL



### OFFICE | BANKING | MEDICAL



### COMMUNITY | RECREATION



## 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             | <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> Ale Works   | <b>13</b> Dick's Sporting Goods                | <b>20</b> Sažon                                     |
| <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> Buffalo Wings & Rings                     |
| <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                          |

# LOCATION MAP



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