

# LAND FOR SALE

16110, 16130, 16150 INDUSTRIAL PARK ROAD | MENOKEN, ND





## PROPERTY OVERVIEW

80 acre master-planned industrial park. Direct access to Exit 170 on Interstate 94. Phase I: 11.83 acres, lot sizes subject to change. Owner will consider build-to-suit. Located outside of Bismarck city limits within Burleigh county.

## PROPERTY HIGHLIGHTS

- Rural industrial park - 3 phase power
- (4) 3 acre sites
- Rural water to easement area
- Natural gas (to be further defined)
- Developer paid improvements: asphalt road, lots grade to drain utilities

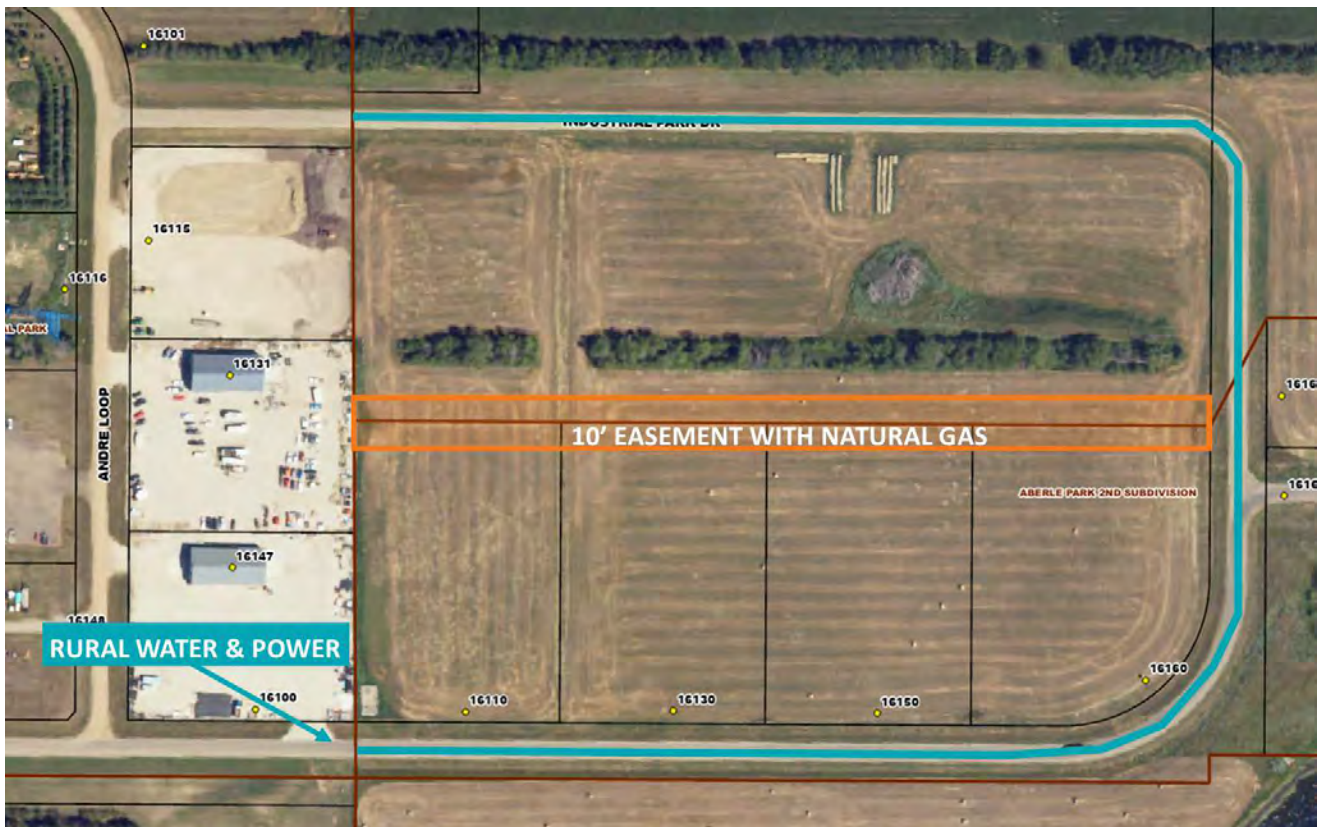
## OFFERING SUMMARY

Sale Price:	\$2.50 / SF
Average SF:	128,946 SF
Lot Sizes:	2.9 - 3.14 Acres
Zoning:	I - Industrial
Market:	Menoken



# OF LOTS 4 | TOTAL LOT SIZE 126,240 - 126,420 SF | TOTAL LOT PRICE \$2.5 - \$2.5 / SF |

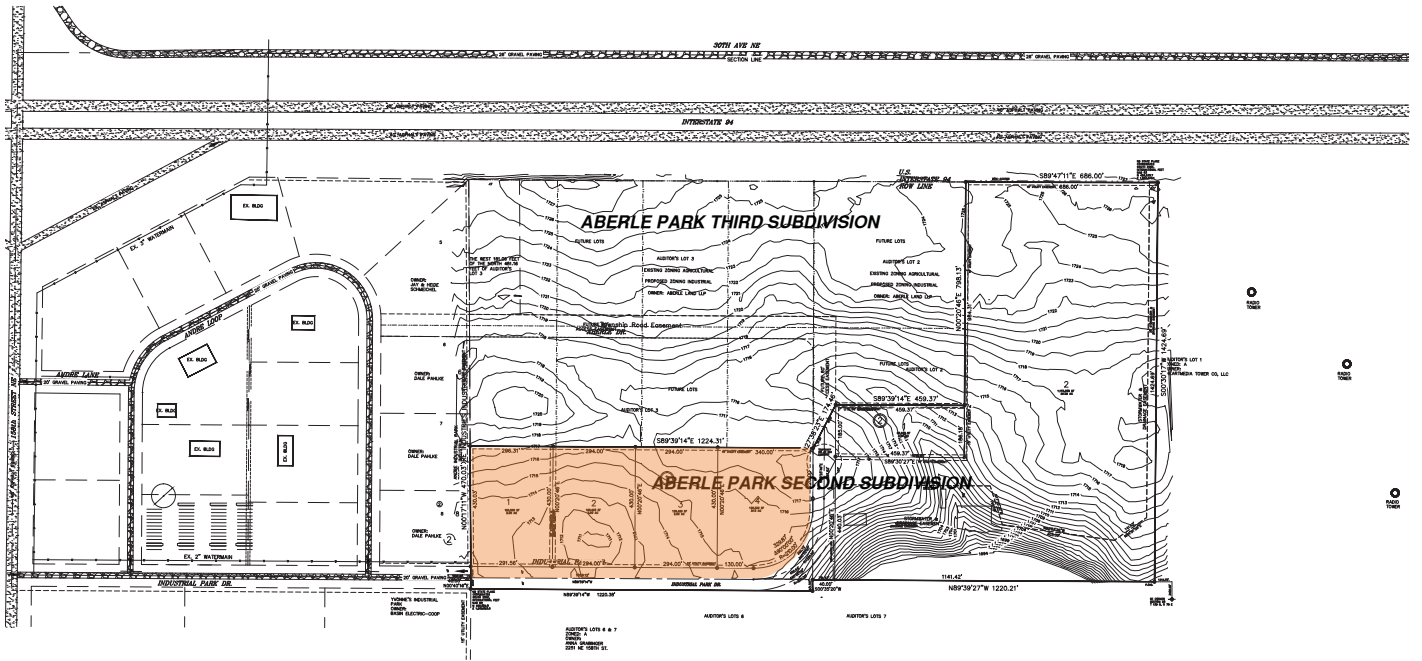
STATUS	LOT #	ADDRESS	APN	SIZE	PRICE	ZONING	DESCRIPTION
Available	1	16110 Industrial Park Rd	33-139-78-67-01-010	126,390 SF	\$2.50 / SF	I - Industrial	2.9 Acres 2024 Taxes: \$754.36
Available	2	16130 Industrial Park Rd	33-139-78-67-01-020	126,240 SF	\$2.50 / SF	I - Industrial	2.9 Acres 2024 Taxes: \$754.36
Available	3	16150 Industrial Park Rd	33-139-78-67-01-030	126,420 SF	\$2.50 / SF	I - Industrial	2.9 Acres 2024 Taxes: \$754.36
Pending	4	16160 Industrial Park Rd	33-139-78-67-01-040	136,736 SF	\$2.50 / SF	I - Industrial	3.13 Acres 2024 Taxes: \$816.72



# ABERLE PARK SECOND SUBDIVISION

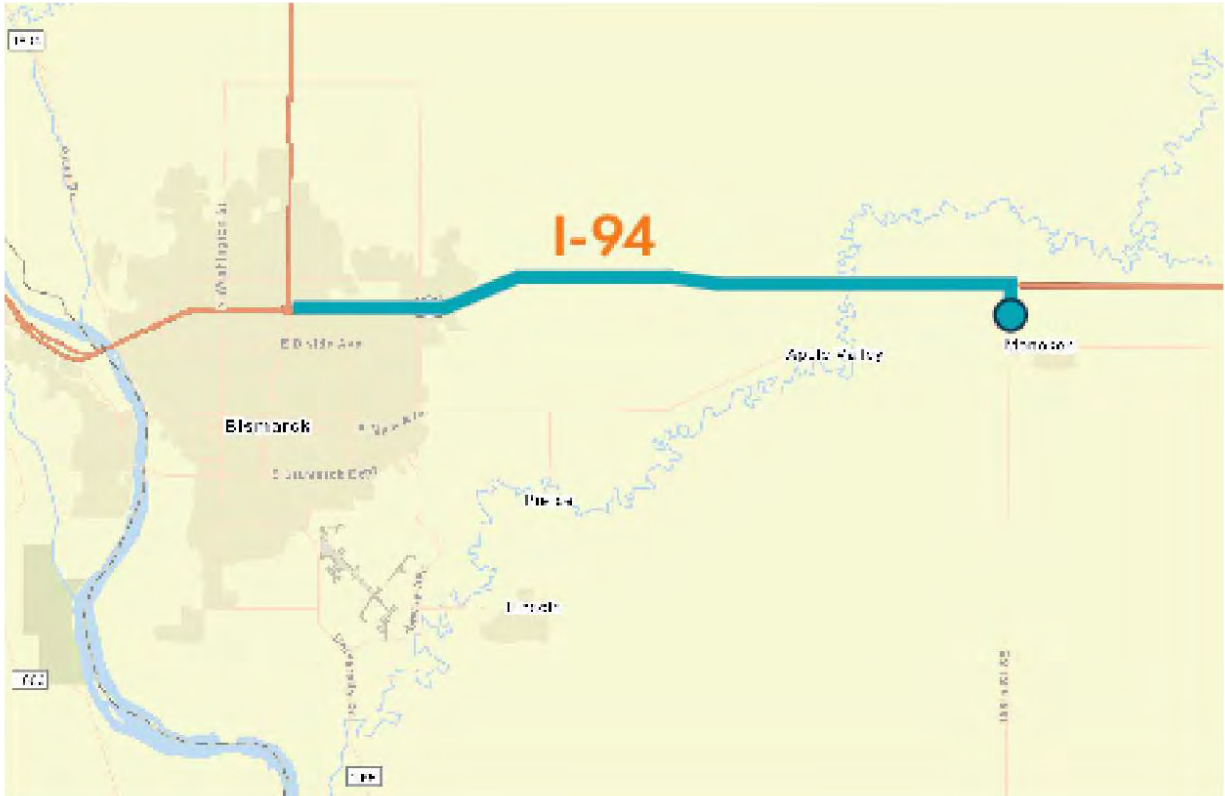
BEING AUDITOR'S LOTS 2 & 3 OF THE NORTH 1/2 OF SECTION 28, TOWNSHIP 139 NORTH, RANGE 78 WEST

BURLEIGH COUNTY, NORTH DAKOTA





## Proximity to Bismarck City Center 11.9 Miles / 13 Minute Drive



### Other Destinations

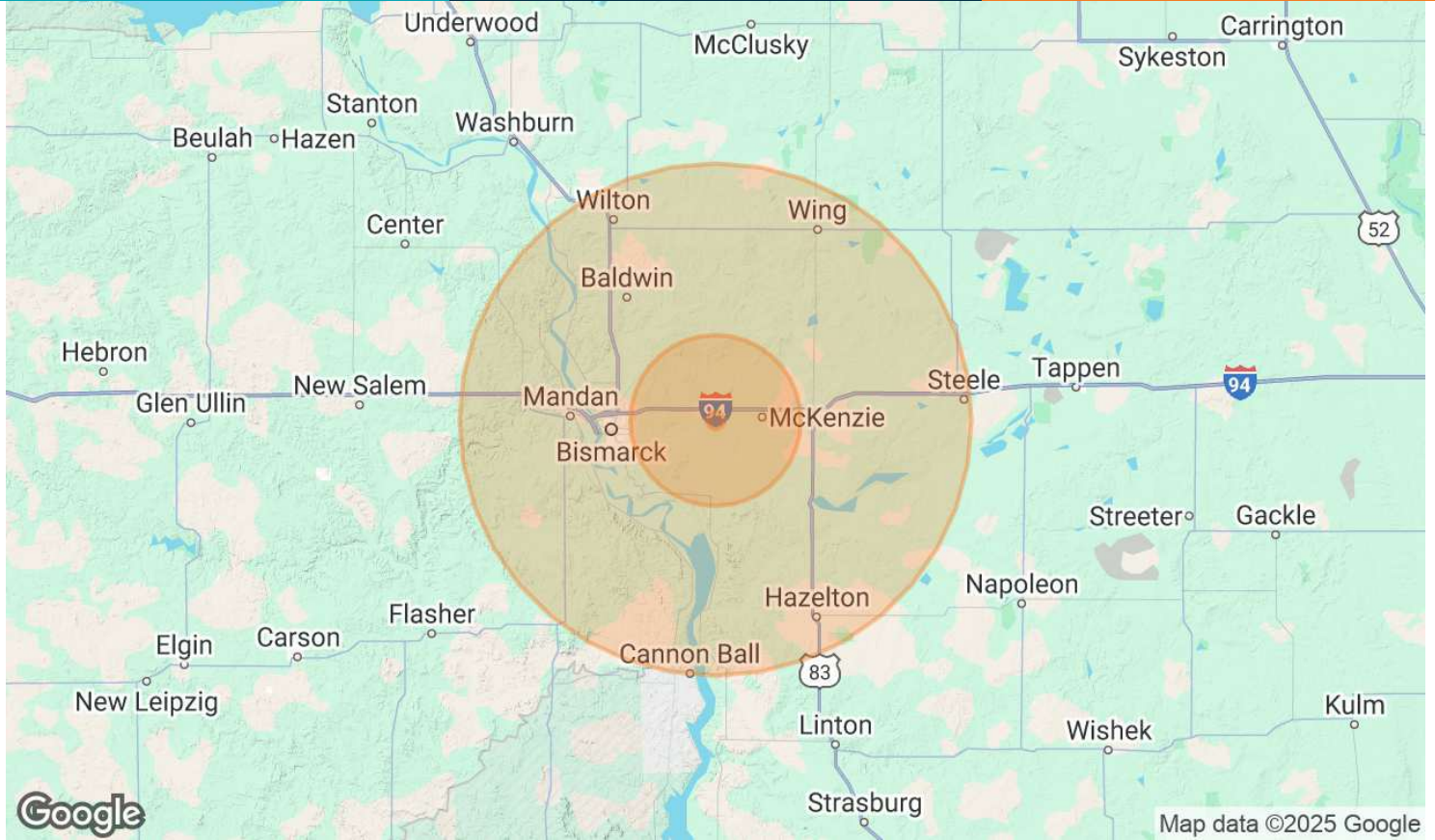
Jamestown: 89.2 Mi / 1.5 Hr

Fargo: 183 Mi / 2.75 Hr

Minneapolis-St. Paul, MN: 414 Mi / 6 Hr

Rapid City, SD: 312 Mi / 5 Hr

Sioux Falls, SD: 418 Mi / 6 Hr



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	9	1,805	143,665
Average Age	51.2	39.2	37.3
Average Age (Male)	50.8	39.3	35.8
Average Age (Female)	51.3	38.7	39.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	4	681	59,551
# of Persons per HH	2.3	2.7	2.4
Average HH Income	\$78,537	\$77,307	\$67,275
Average House Value		\$170,780	\$157,765

2020 American Community Survey (ACS)



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