

**FOR SALE**



**Water Park Loop Lots, Mandan**

**Development Land**

- **Lot Sizes:** 3,084 - 29,361 SF
- **Total Acreage:** 2.98 Acres
- **Sale Price:** \$18 PSF
- **Zoned:** ETZ (Extra-Territorial Zone)

**Highlights:**

- (19) Lot Parcels Available
- Private Streets
- Shovel Ready Lots
- Located across the street from Raging Rivers Waterpark
- 1,000 Roof Tops Within 1 Mile Radius



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**RISE PROPERTY BROKERS**

1010 E Central Avenue  
Bismarck, ND 58501

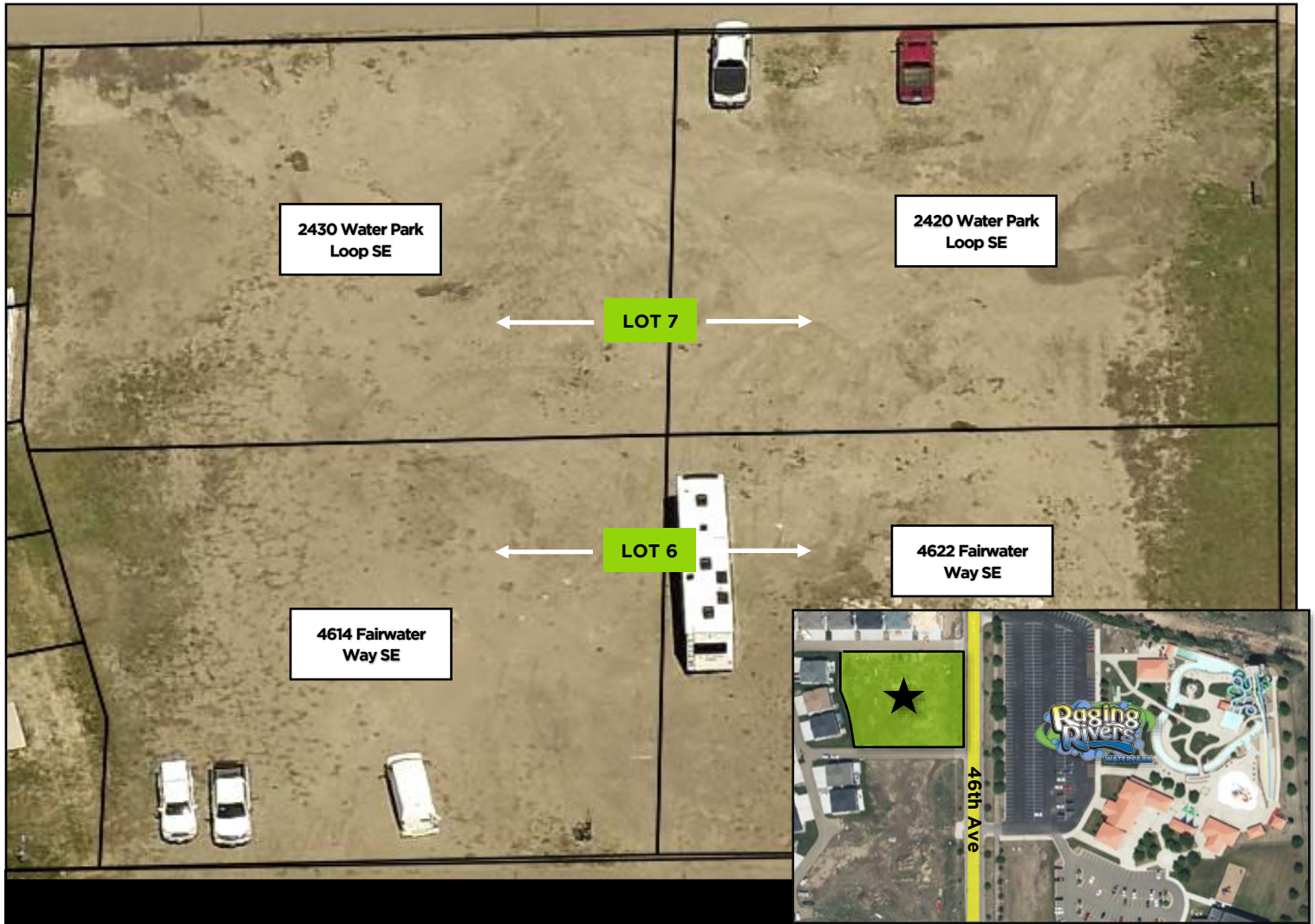
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POWERED BY **CREXi**

# Parcel Information



Address:	Lot Size:	Sale Price:	Taxes (2022):	Specials Balance:	Specials Installments:
2430 Water Park Loop SE	14,584 SF	\$262,512	\$1,231.42	\$2,463.21	\$626.44
2420 Water Park Loop SE	14,172 SF	\$255,096	\$1,199.81	\$2,410.48	\$614.60
4614 Anchor Way SE	3,525 SF	\$63,450	\$431.07	\$1,116.21	\$266.55
4622 Fairwater Way SE	14,175 SF	\$255,150	\$1,202.69	\$2,409.90	\$614.49

\* Water & Sewer Stubbed Into These Lots



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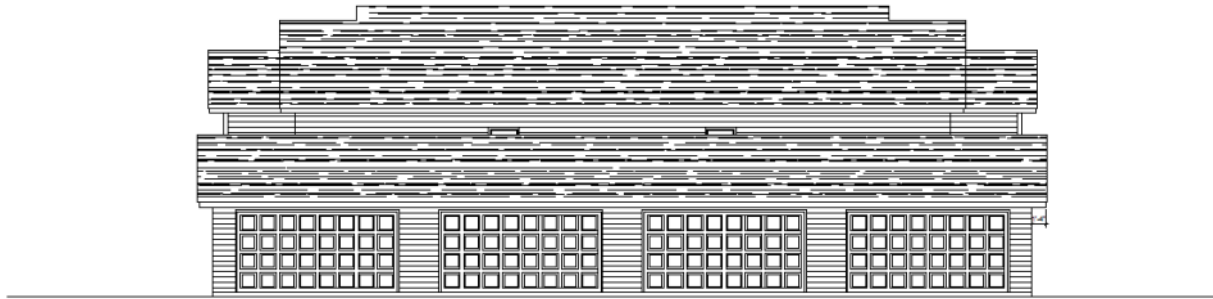
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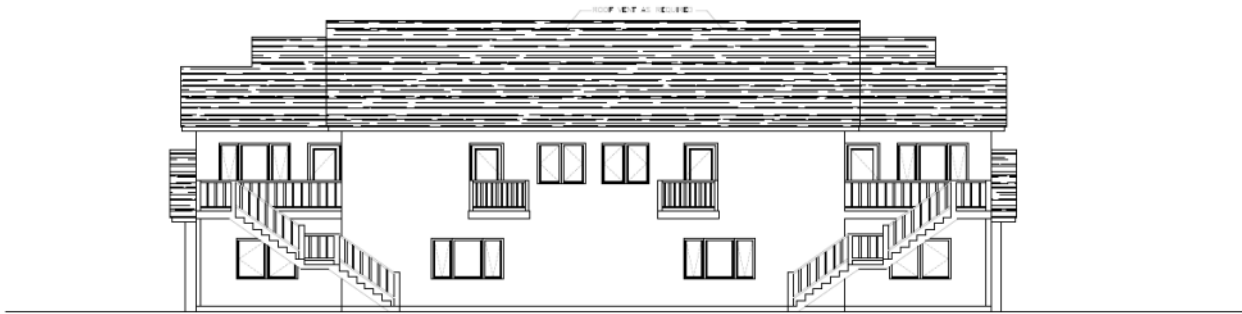
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# Lots 6 & 7 Rendering



Front Elevation



Back Elevation

## Potential Four-Plexes On These Lots

Address:	Lot Size:	Sale Price:
2430 Water Park Loop SE	14,584 SF	\$262,512
2420 Water Park Loop SE	14,172 SF	\$255,096
4614 Anchor Way SE	3,525 SF	\$63,450
4622 Fairwater Way SE	14,175 SF	\$255,150



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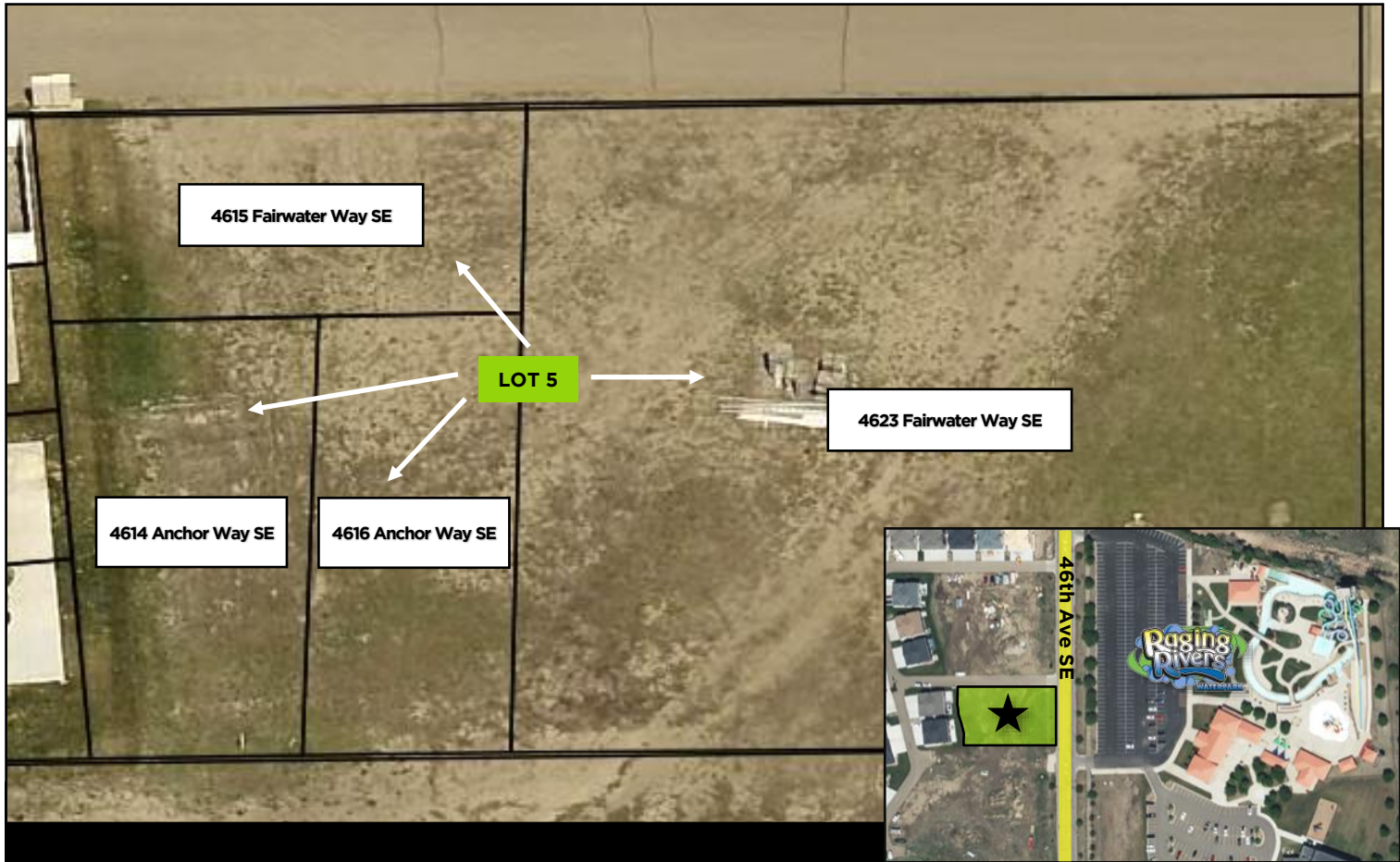
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# Parcel Information



Address:	Lot Size:	Sale Price:	Taxes (2022):	Specials Balance:	Specials Installments:
4615 Fairwater Way SE	4,189 SF	\$75,402	\$484.24	\$1,171.46	\$279.98
4623 Fairwater Way SE	20,376 SF	\$366,768	\$1,652.44	\$3,029.26	\$759.60
4614 Anchor Way SE	3,525 SF	\$63,450	\$431.07	\$1,116.21	\$266.55
4616 Anchor Way SE	3,084 SF	\$55,512	\$402.33	\$1,079.62	\$257.65



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# Lot 5 Renderings



**\* Artist Renderings**

## Mixed Use Concepts On These Combined Lots

Address:	Lot Size:	Sale Price:
4615 Fairwater Way SE	4,189 SF	\$75,402
4623 Fairwater Way SE	20,376 SF	\$366,768
4614 Anchor Way SE	3,525 SF	\$63,450
4616 Anchor Way SE	3,084 SF	\$55,512



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# Parcel Information



Address:	Lot Size:	Sale Price:	Taxes (2022):	Specials Balance:	Specials Installments:
4611 Anchor Way SE	7,403 SF	\$133,254	\$704.08	\$1,438.48	\$344.92
4613 Anchor Way SE	3,120 SF	\$56,160	\$408.08	\$1,082.46	\$258.34
4615 Anchor Way SE	3,120 SF	\$56,160	\$408.08	\$1,082.46	\$258.34
4617 Anchor Way SE	3,120 SF	\$56,160	\$408.08	\$1,082.46	\$258.34
4621 Anchor Way SE	29,361 SF	\$528,498	\$2,293.29	\$3,921.98	\$968.95
2518 Water Park Loop SE	7,545 SF	\$135,810	\$725.63	\$1,450.26	\$247.79
2520 Water Park Loop SE	3,649 SF	\$65,682	\$445.44	\$1,126.36	\$269.01
2522 Water Park Loop SE	3,640 SF	\$65,520	\$445.44	\$1,125.96	\$268.92
2524 Water Park Loop SE	3,632 SF	\$65,376	\$444	\$1,124.33	\$268.52
2526 Water Park Loop SE	3,623 SF	\$65,214	\$444	\$1,124.33	\$268.52
2528 Water Park Loop SE	3,614 SF	\$65,052	\$444	\$1,123.51	\$268.32



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# Lot 4 Renderings



**\* Artist Renderings**

## Mixed Use Concepts On These Combined Lots

Address:	Lot Size:	Sale Price:
4615 Anchor Way SE	3,120 SF	\$56,160
4617 Anchor Way SE	3,120 SF	\$56,160
4621 Anchor Way SE	29,361 SF	\$528,498
2526 Water Park Loop SE	3,623 SF	\$65,214
2528 Water Park Loop SE	3,614 SF	\$65,052



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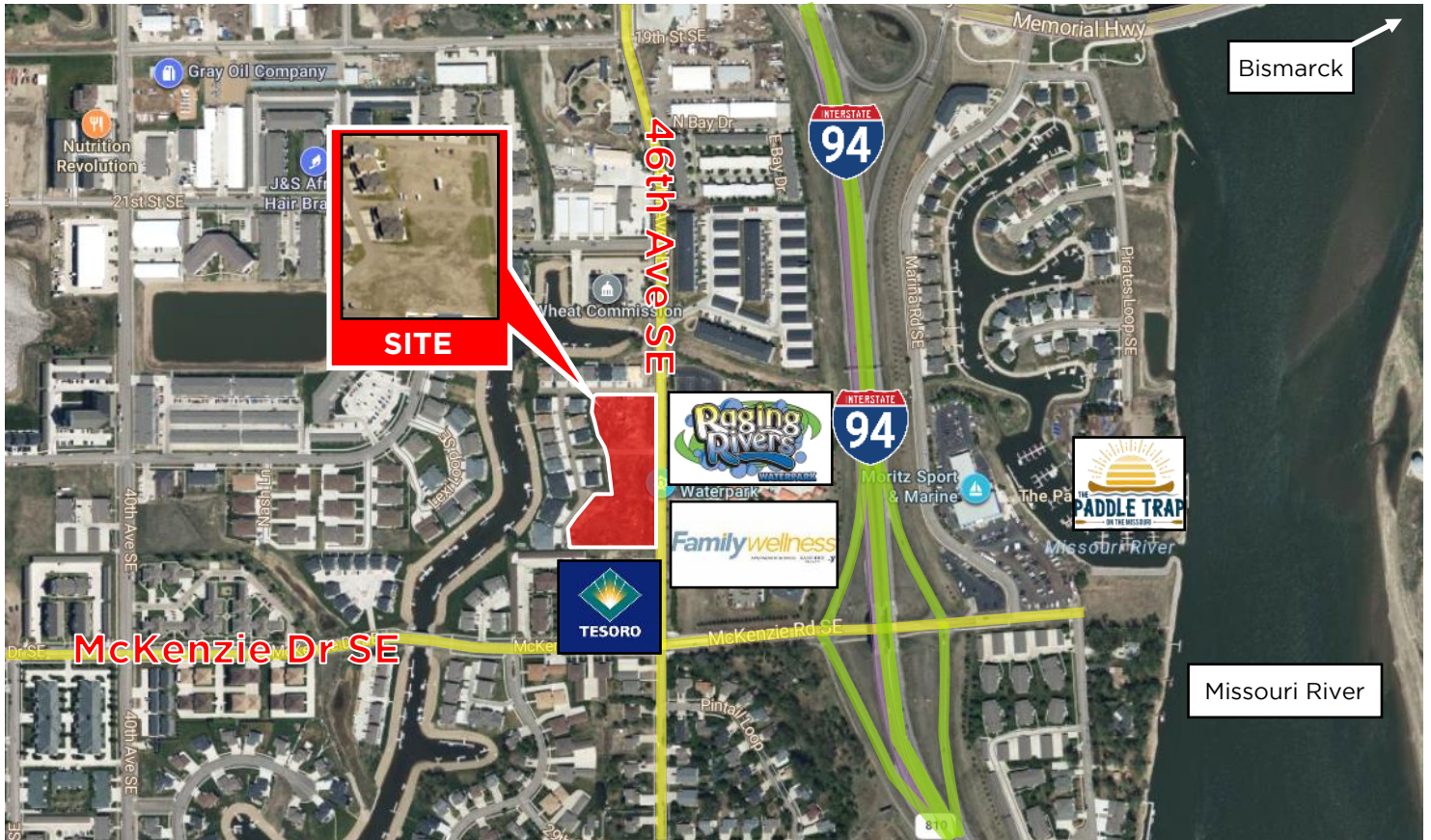
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# Property Location



## Location Details:

- SE Mandan
- Across the road from Raging Rivers
- Near the Missouri River
- Vehicles Per Day: 3,865 (46th Ave SE) & 3,350 (McKenzie Road SE)



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## We RISE Together!



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comprehensive commercial real estate needs.**