

FOR SALE - MANDAN LOT



825 MISSOURI DRIVE NE, MANDAN

PROPERTY DESCRIPTION

This 110,156 SF property boasts prime PUD - Planned Unit Development zoning, offering versatility for various development projects. With a convenient 6" or 8" water main on the driveway and easy access to I-94, this location is perfect for an office, bank, residential, or multi-family use. High visibility, with 26,590 vehicles passing daily on I-94, and proximity to the Missouri River, make this property an ideal canvas for your next venture. Don't miss the chance to make this strategically positioned property your own. Offered at \$12 PSF with 2023 taxes at \$3,552.09 and specials balance at \$3,773.64.

PROPERTY HIGHLIGHTS

- 110,156 SF
- 6" or 8" Water Main on Driveway
- Near I-94 with Easy Access
- Near the Missouri River
- High Visibility with 26,590 Vehicles Per Day on I-94
- Perfect for the Office, Bank, Residential, or Multi-Family Use

OFFERING SUMMARY

Sale Price:	\$12 PSF = \$1,321,872
Lot Size:	110,156 SF
Zoned:	PUD
PID:	002-65-6134400
2023 Taxes:	\$3,552.09
Specials Balance:	\$3,773.64
Special Installments:	\$1,483.19

NEARBY BUSINESSES

Burger King	Dakota Mini Storage
Chevrolet of Mandan	Send-It 24/7 Cornhole
Culver's	Taco Johns
Dairy Queen	Turbo Car Wash



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All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

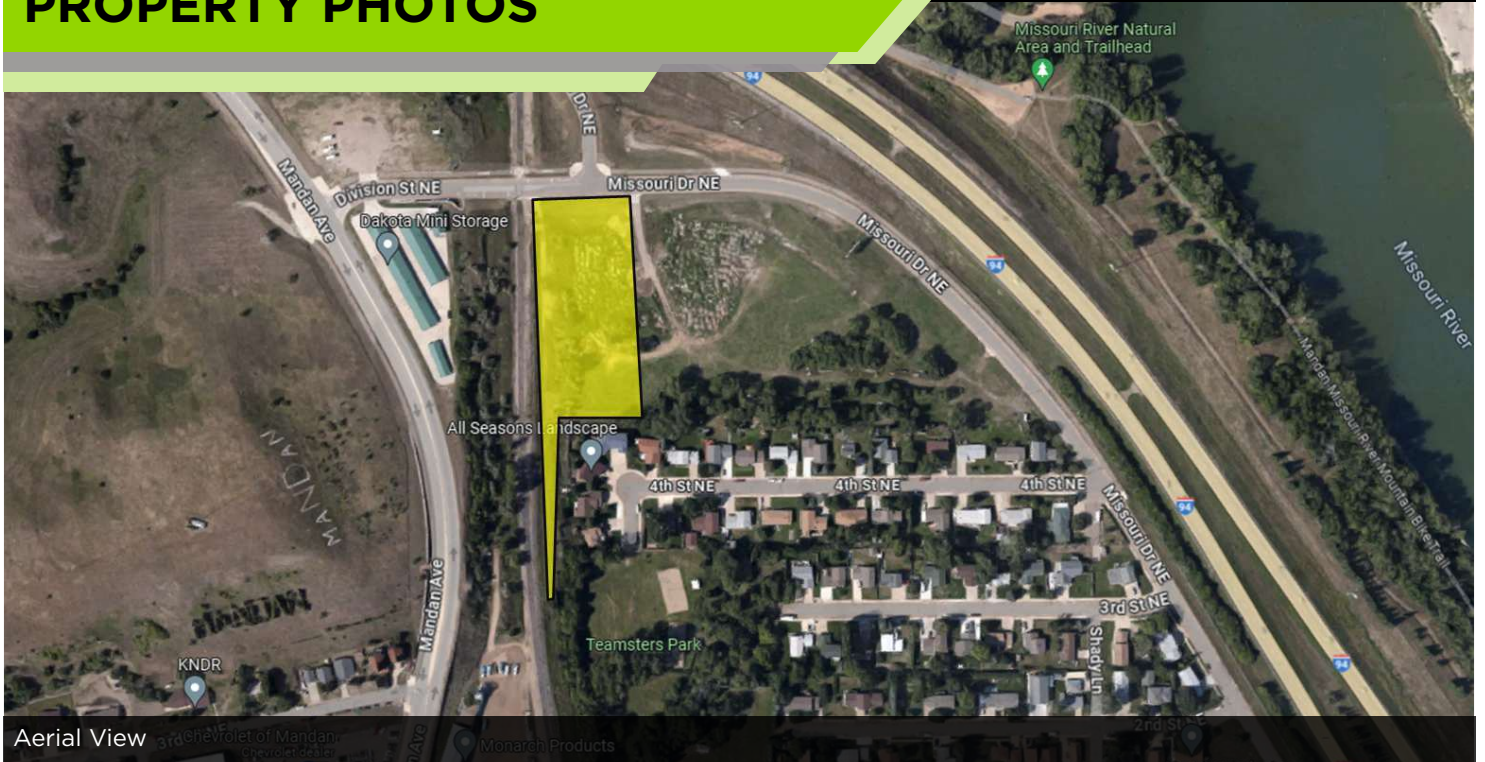
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Bismarck, ND 58501

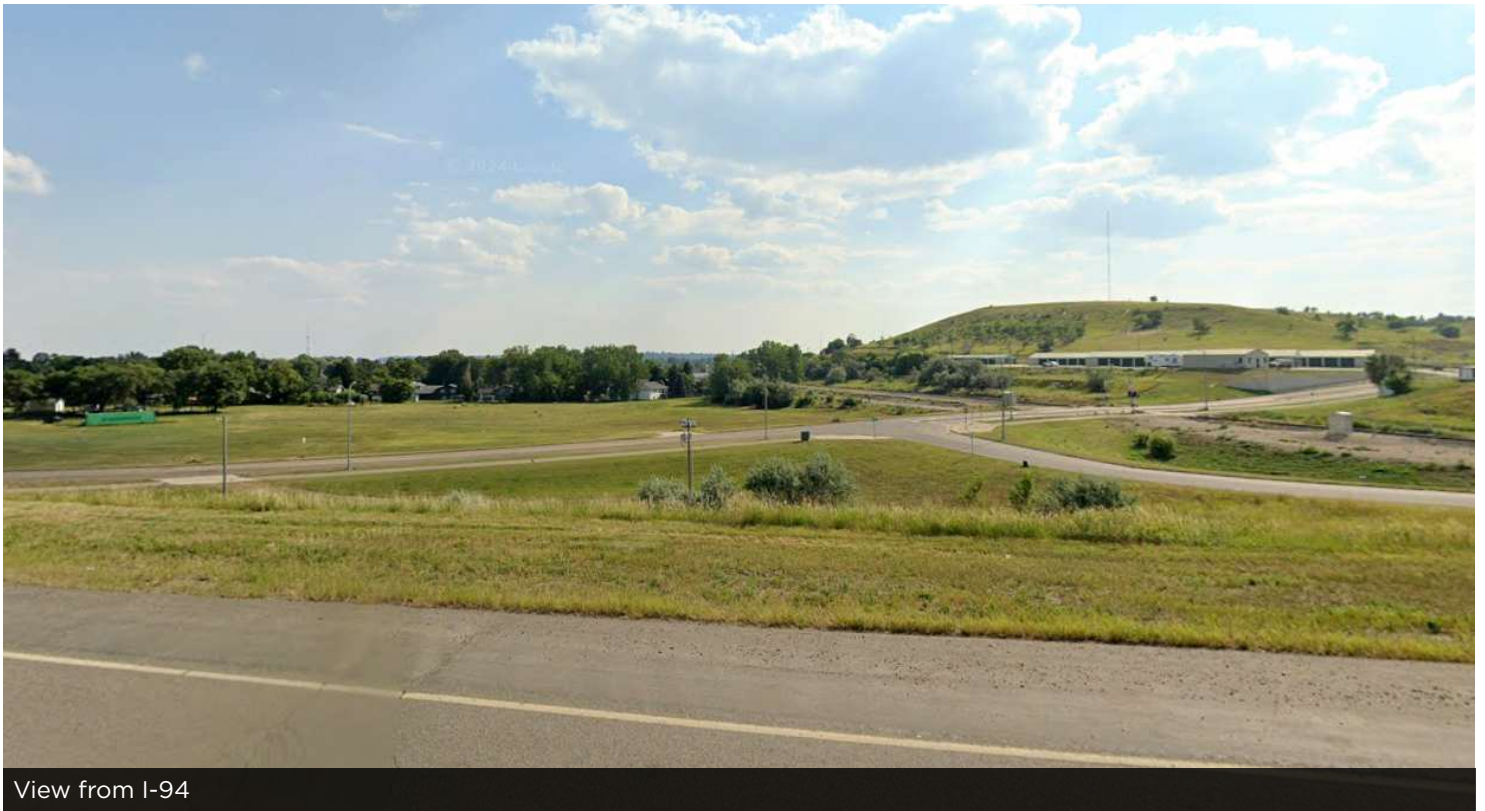
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PROPERTY PHOTOS



Aerial View



View from I-94



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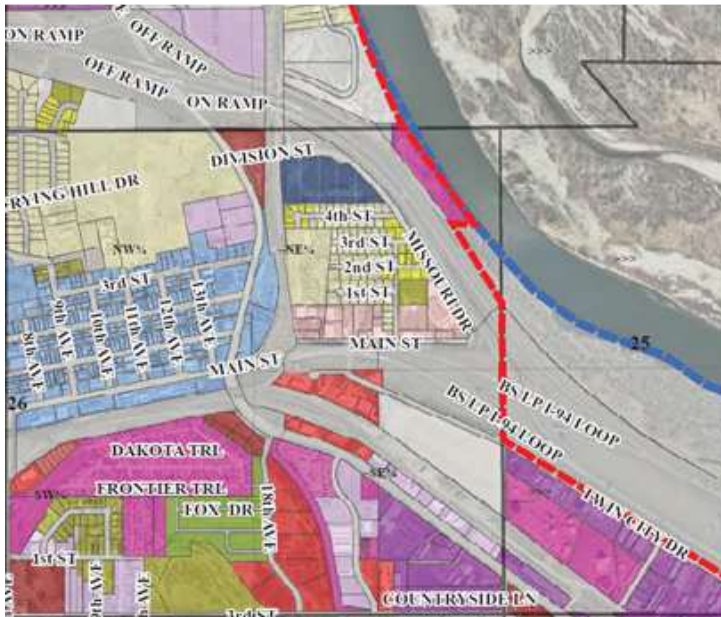
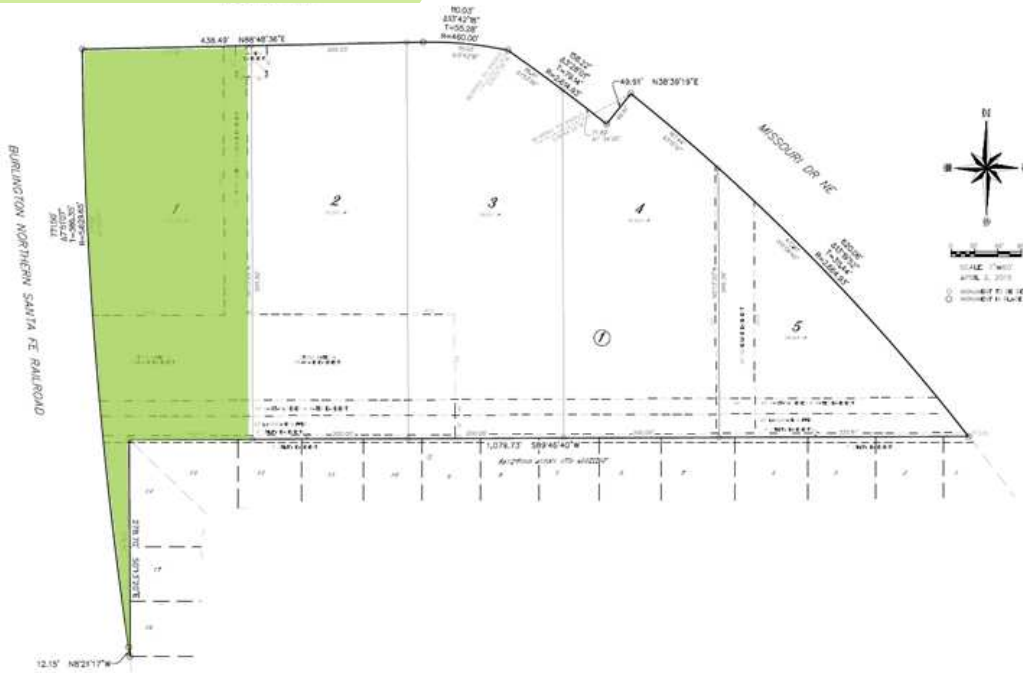
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PARCEL & ZONING MAPS



	Mandan ETA
	City Limits
	Downtown Parking District
Zoning District	
	Agriculture - City of Mandan
	Agriculture - Morton County
	R7 - Residential Single Family
	R3.2 - Residential Single & Two Family
	RM - Residential Multi-family Dwellings
	Residential - County Residential Zoning
	MHS - Trailer Park
	RMH - Residential Mobile Home Subdivision
	RH - Residential Mobile Home Park
	LSMHS - Trailer Park Subdivision
	CA - Neighborhood Commercial
	CB - Business Commercial
	CC - Commercial/Light Industrial Transition
	DF - Downtown Fringe
	DC - Downtown Core
	MA - Heavy Commercial/Light Industrial
	MC - Heavy Commercial/Light Industrial Restricted
	MB - Heavy Commercial/Heavy Industrial
	MD - Heavy Commercial/Heavy Industrial Restricted
	Industrial - Morton County
	PUD - Planned Unit Development
	ROW - Right-of-Way



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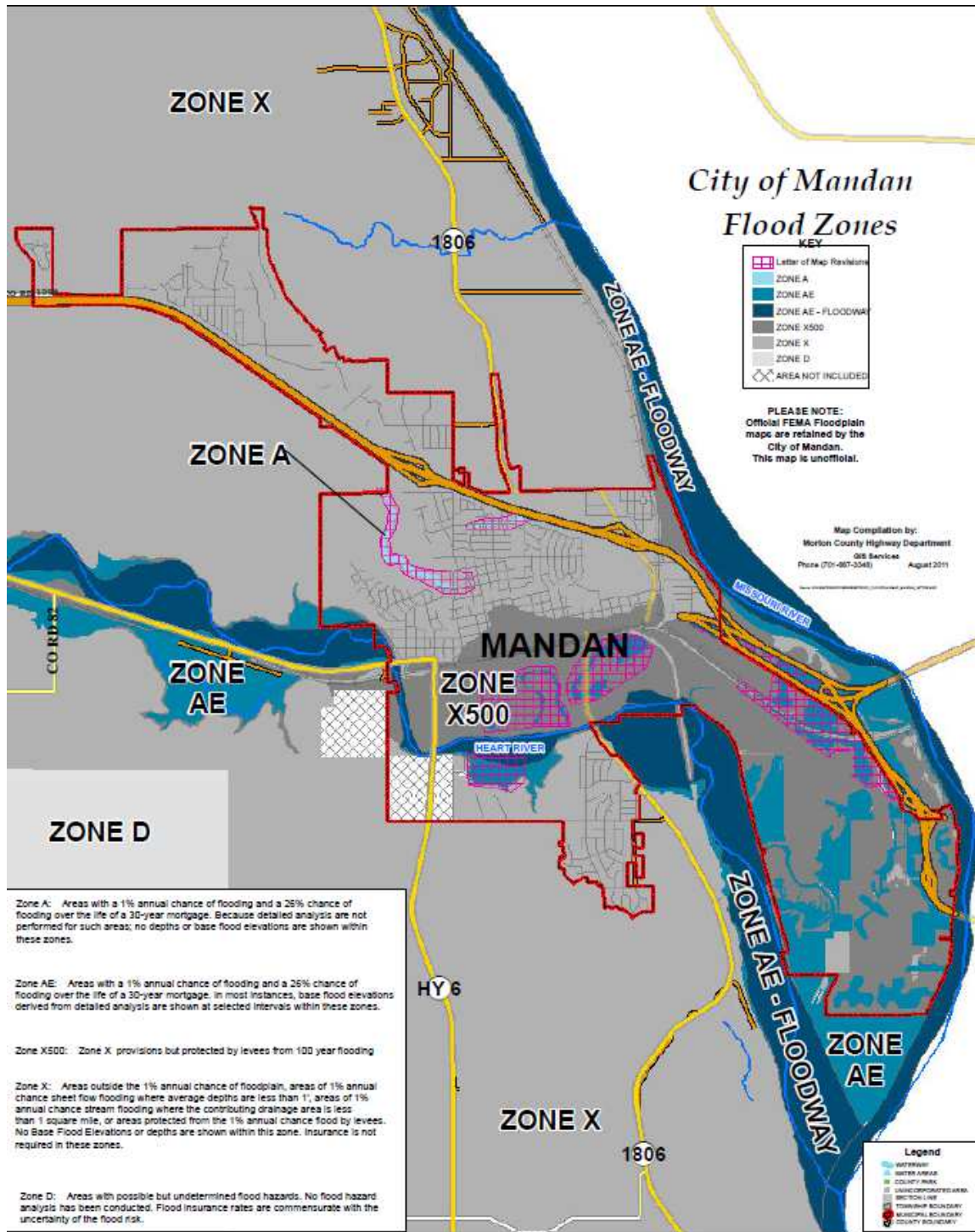
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FLOOD PLAIN MAP



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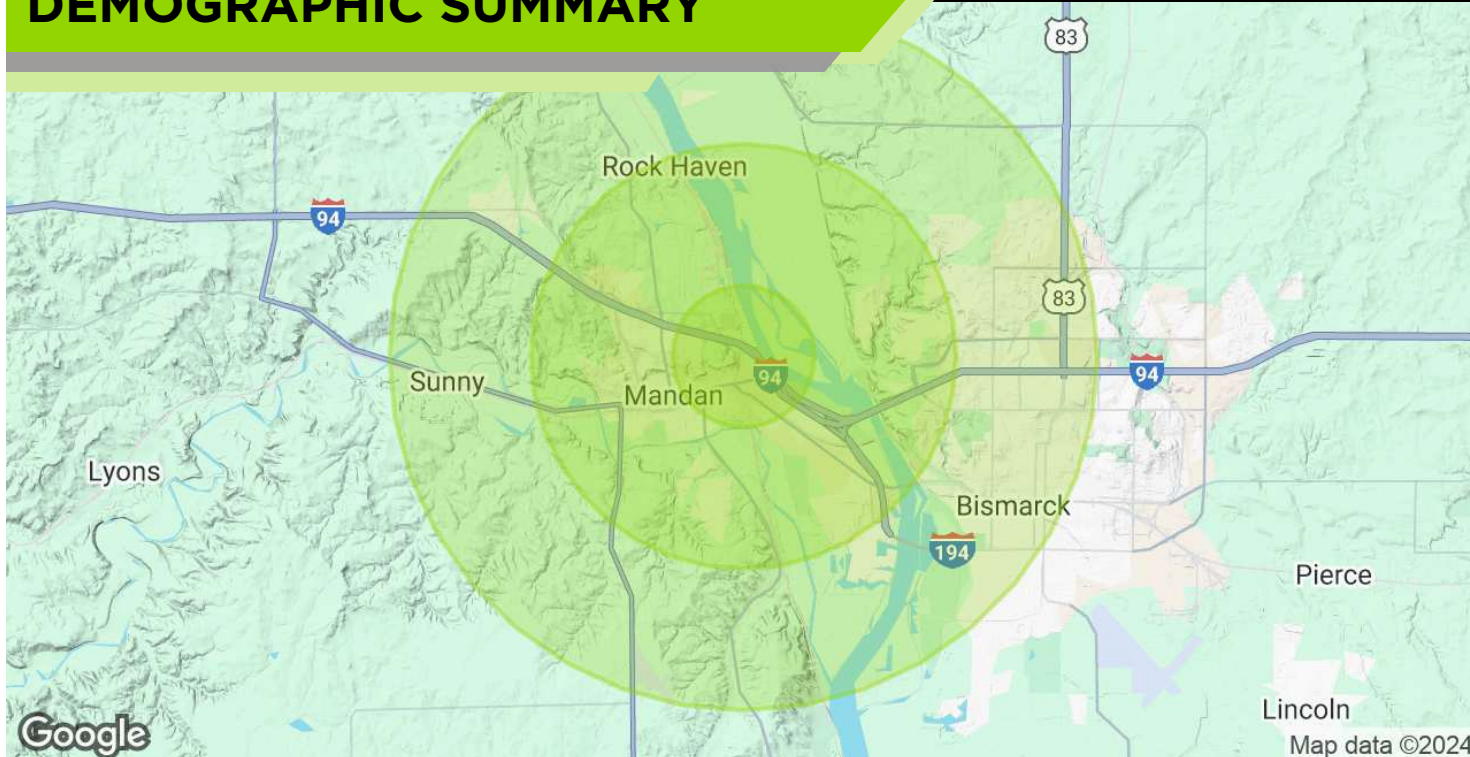
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,543	27,667	77,136
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,563	11,375	33,443
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$92,314	\$108,762	\$98,537
Average House Value	\$255,047	\$325,520	\$314,787

Demographics data derived from AlphaMap



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PROPERTY LOCATION



LOCATION OVERVIEW

NE Mandan

South of I-94 with Easy Access via Exit 153

26,590 Vehicles Per Day on I-94

Near the Missouri River



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