FOR SALE

LAND EAST OF FUTURE LAKEWOOD ELEMENTARY

46TH AVENUE SE & MCKENZIE DRIVE I MANDAN, ND

LOT SIZE

1.82 ACRES

PRICE:

$1,993,306.00

HIGHLIGHTS:

- Lakewood Elementary School Groundbreaking—September 2021, with a Proposed Completion of Fall 2023
- High Traffic Corner!
- Minutes from North/Central & South Bismarck
- Direct access to Mandan
- Directly west of Sanford/YMCA Family Wellness
- Easy access to I94!

MATHEW REICHERT

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in

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.

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PROPERTY DETAILS

Address:	TBA
PID#:	65-5393725
Legal:	West Bay Estates 2nd Replat Lots 3-5 Block 1 Lot: 5 Block: 1, (Less Aud Lot A of Lot 5)
Zoning:	CB—Business Commercial
Lot Size:	1.82 Acres (willing to subdivide)
2021 Taxes:	$8,216.89
Specials:	$139.77 Installment; $78.99 Balance
City Limits:	Inside
Water:	City Water in 46th Ave
Sewer:	City Sewer in 46th Ave
Electric:	MDU
Gas:	MDU
Access Roads:	Access on 46th Ave via Bismarck Expy & McKenzie Dr. Access to Memorial Hwy via 46th Ave.

LOCATED NEAR:

LAKEWOOD ELEMENTARY SCHOOL—Fall 2023
Future First Community Credit Union
Bayside Arco
YMCA/Sanford Family Wellness Center
Raging Rivers Waterpark | Moritz Sport & Marine
Classic Rock Coffee | Dickey's BBQ | Grand Junction Grilled Subs
The Paddle Trap | Kroll's Diner
Lakewood Spectrum Office Building
Minutes from North/Central & South Bismarck
Direct Access to Mandan
Mandan's Retail Memorial Highway

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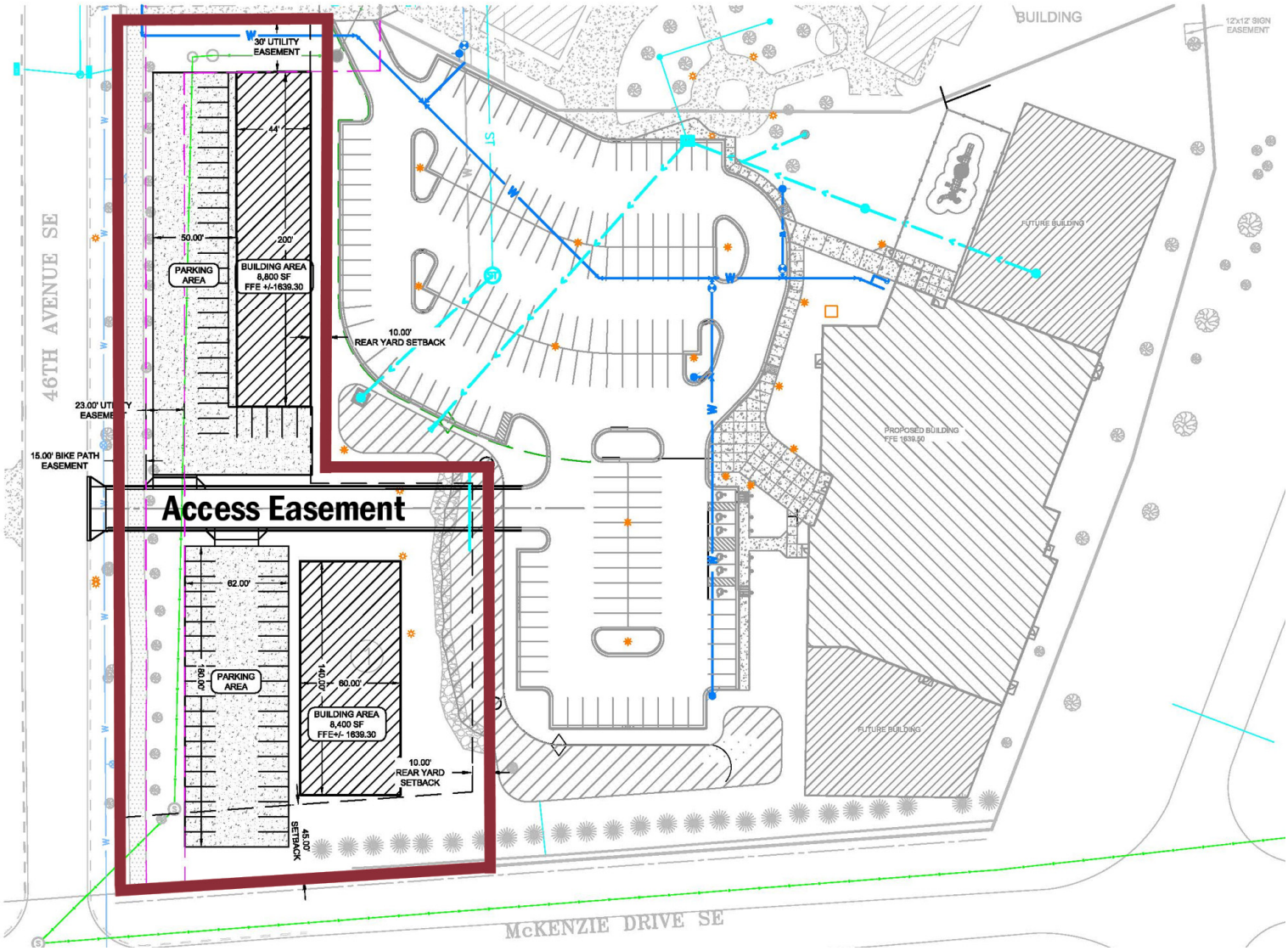
CONCEPTUAL LAND USE EXHIBIT



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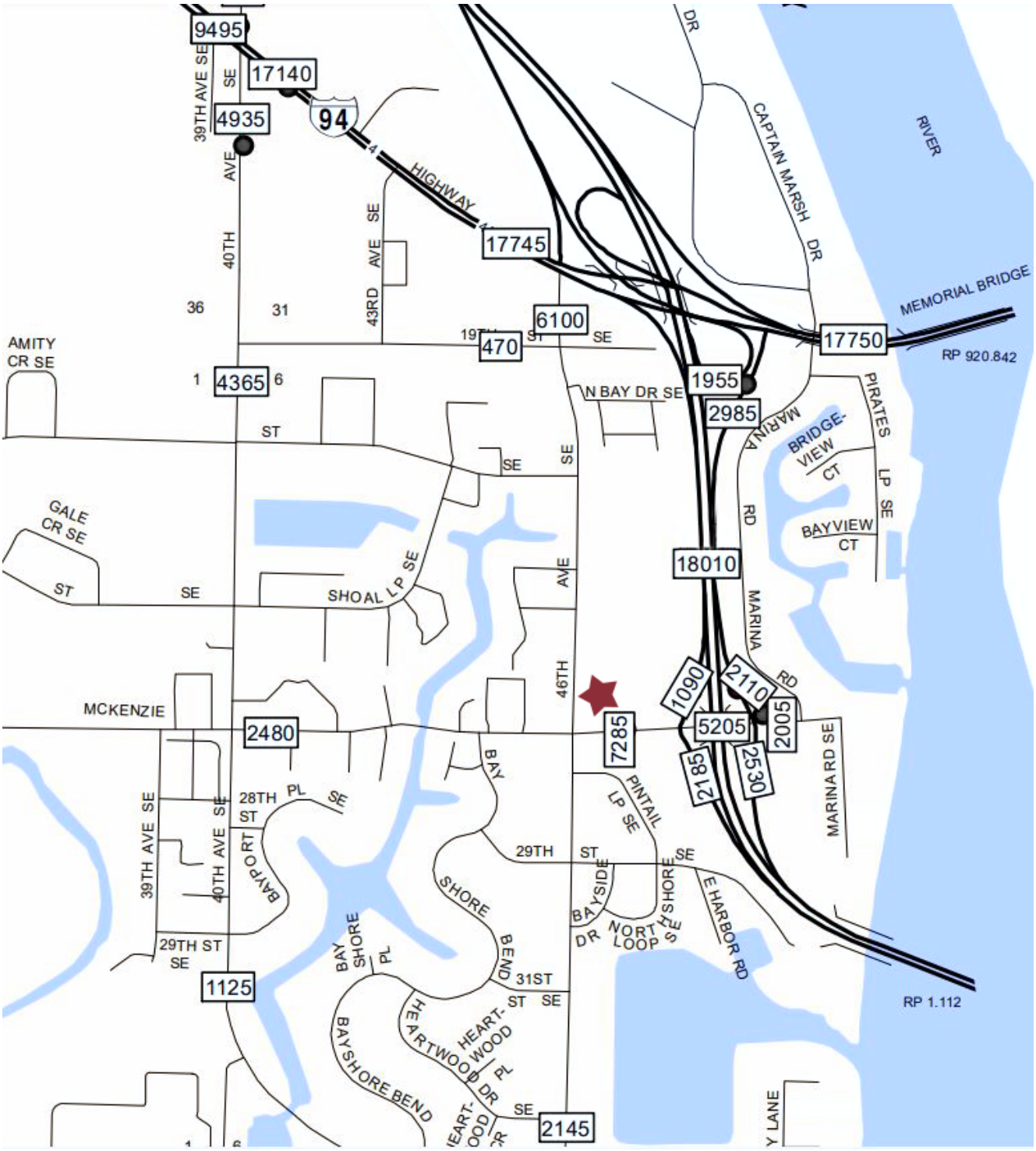
TRAFFIC COUNTS



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46TH AVENUE SE & MCKENZIE DRIVE I MANDAN, ND

LAKEWOOD ELEMENTARY SCHOOL SITE

LAKEWOOD ELEMENTARY SCHOOL
MANDAN, ND

PRELIMINARY SITE PLAN

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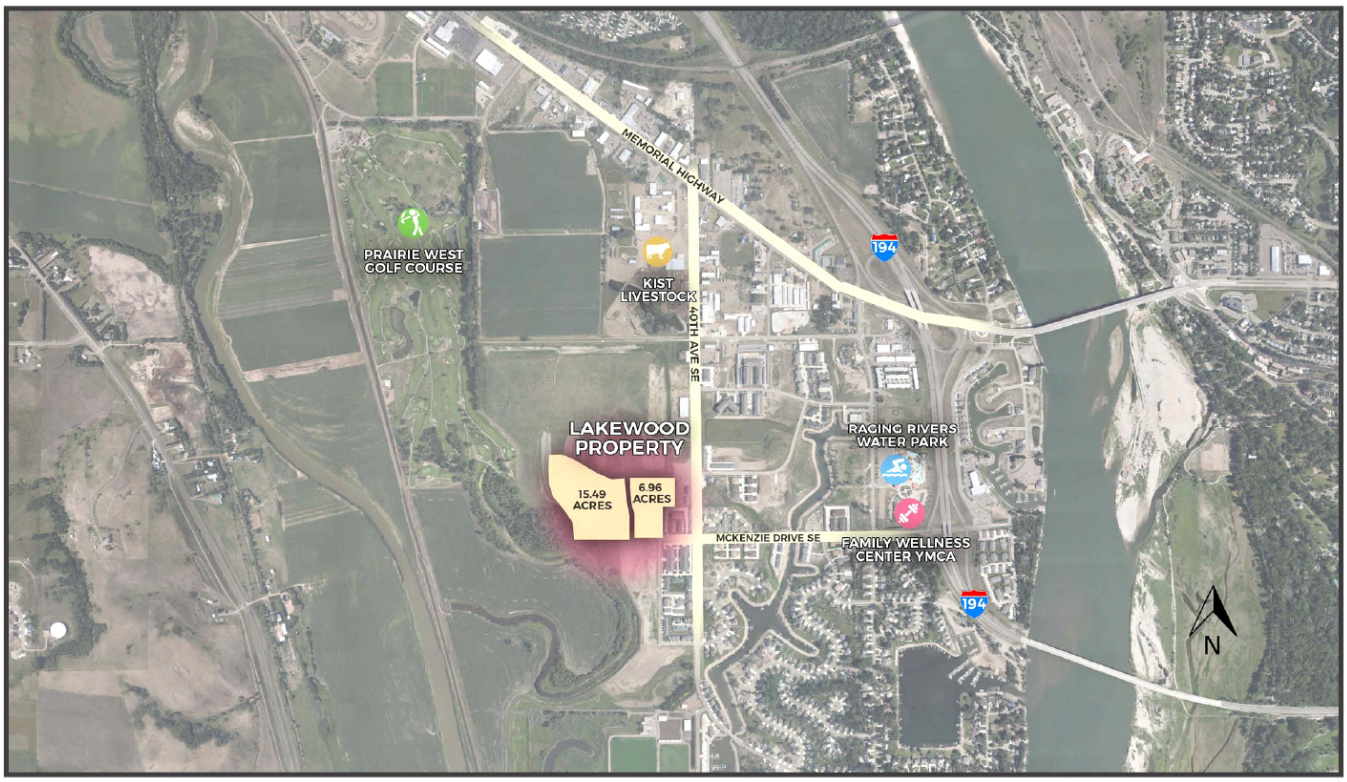

MANDAN ELEMENTARY SCHOOL
MANDAN, ND

PROPOSED PROJECT SITES

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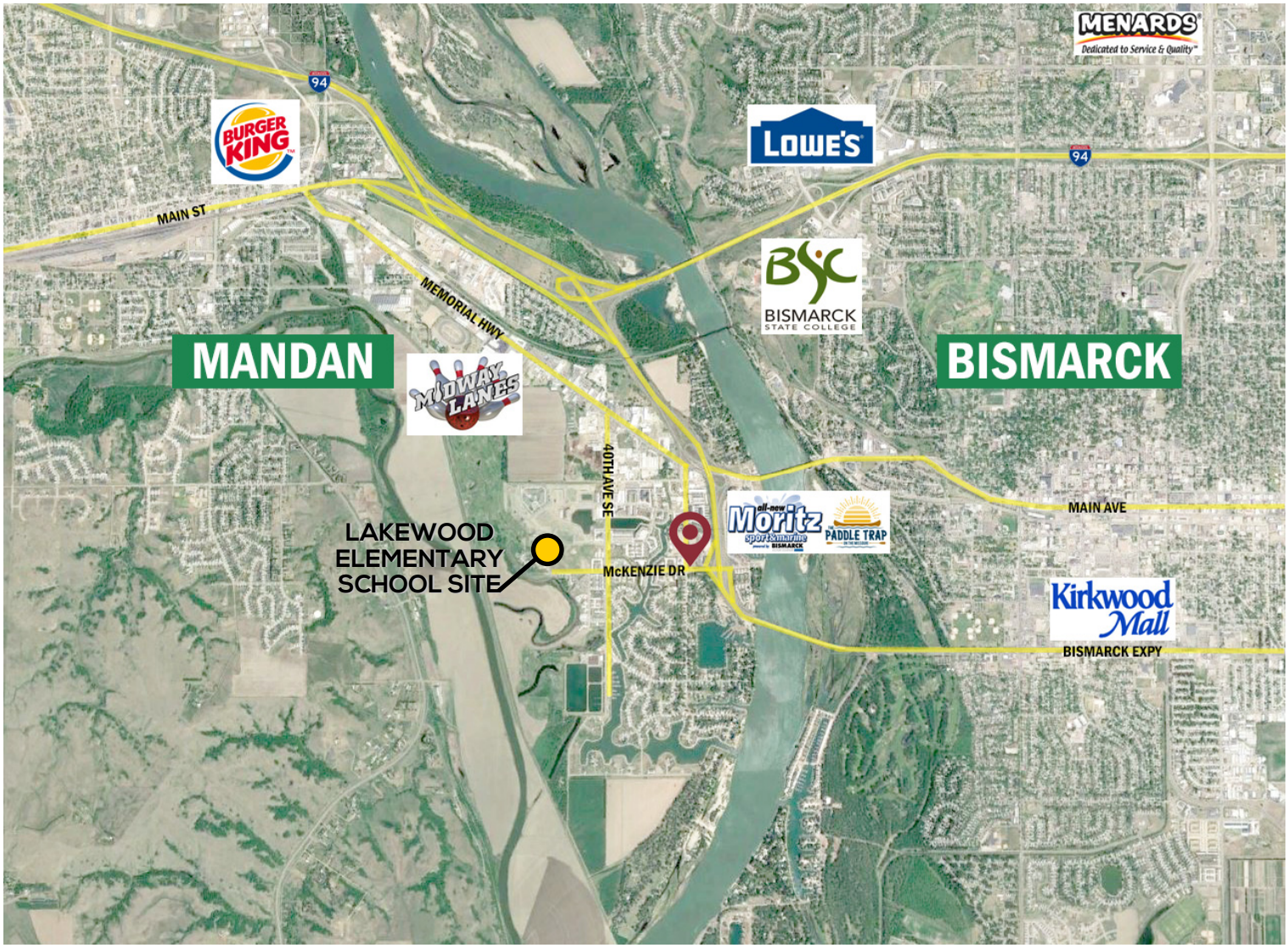
LOCATION MAP



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