



# FOR SALE

## NORTH BISMARCK DEVELOPMENT LOTS

1703 BROOKSIDE LN / 5302 N 19TH ST | BISMARCK, ND



### LOT SIZE:

4.15 ACRES | 180,980 SF

### PRICE:

\$14.50 PSF

### HIGHLIGHTS:

- Willing to Subdivide!
- Access to Hwy 83 via Brookside Ln, 19th St & LaSalle Dr
- Utilities stubbed
- Located just Southeast of Costco, North of major Hay Creek Shops retailers such as Dick's Sporting Goods, Bed Bath & Beyond, etc. and across from Furniture Row & Tractor Supply

### MICHAEL ILSE

Broker Associate | Partner  
Commercial REALTOR®

701.223.2450

mike@aspengrouprealestate.com

in



424 South 3rd Street, Suite 2  
Bismarck, ND 58504  
www.aspengrouprealestate.com

f @ in

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.



# FOR SALE

1703 BROOKSIDE LN / 5302 N 19TH ST | BISMARCK, ND

---

## | PROPERTY DETAILS

### 1703 BROOKSIDE LANE | BISMARCK

Parcel ID: 1459-002-001

Legal: Lot 1, Block 2, Meadowlark Commercial 7th Addn

2021 Taxes: \$2,458.80

Specials: \$1,014.52 Installment; \$7,136.98 Balance

Lot Size: 101,956 SF | 2.34 Acres

Zoning: CG—Commercial

### 5302 NORTH 19TH STREET | BISMARCK

Parcel ID: 1459-002-100

Legal: Lot 2, Block 2, Meadowlark Commercial 7th Addn

2021 Taxes: \$2,180.52

Specials: \$786.34 Installment; \$5,531.72 Balance

Lot Size: 79,024 SF | 1.81 Acres

Zoning: CG—Commercial

---

**MICHAEL ILSE**

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

MIKE@ASPENGROUPPREALESTATE.COM



WWW.ASPENGROUPPREALESTATE.COM



# FOR SALE

## 1703 BROOKSIDE LN / 5302 N 19TH ST | BISMARCK, ND

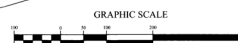
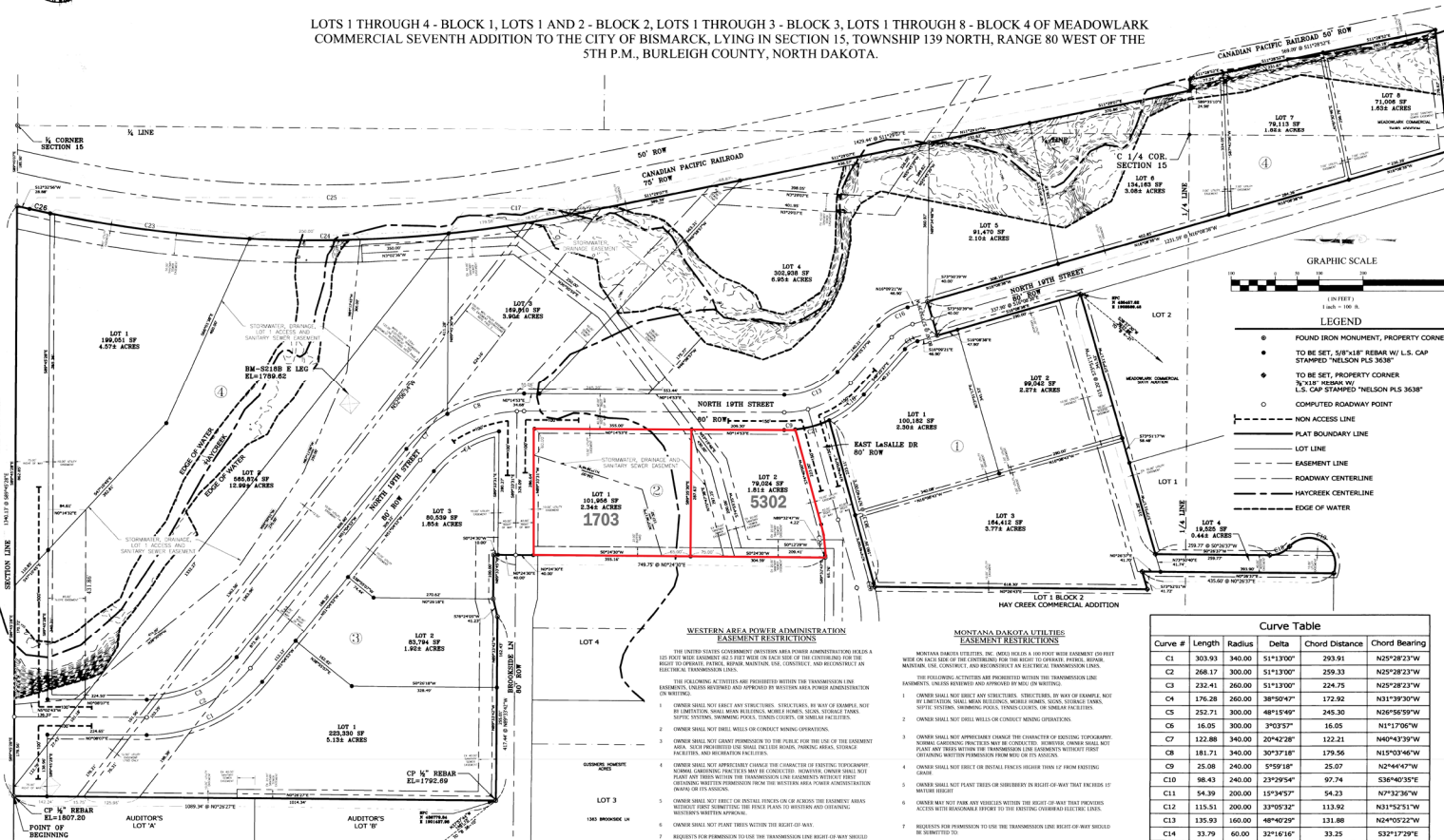
### PLAT MAP

#### MEADOWLARK COMMERCIAL SEVENTH ADDITION

A REPLAT OF A PORTION OF AUDITOR'S LOT 'C', LOTS 1 AND 2, BLOCK 3, AND LOT 4, BLOCK 6, OF MEADOWLARK COMMERCIAL THIRD ADDITION AND LaSALLE AVENUE AND 15TH STREET NORTH RIGHTS OF WAY, MEADOWLARK 6TH ADDITION IN SECTION 15, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA,

TO BE HEREAFTER KNOWN AS:

LOTS 1 THROUGH 4 - BLOCK 1, LOTS 1 AND 2 - BLOCK 2, LOTS 1 THROUGH 3 - BLOCK 3, LOTS 1 THROUGH 8 - BLOCK 4 OF MEADOWLARK COMMERCIAL SEVENTH ADDITION TO THE CITY OF BISMARCK, LYING IN SECTION 15, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE 5TH P.M., BURLEIGH COUNTY, NORTH DAKOTA.



- LEGEND**
- FOUND IRON MONUMENT, PROPERTY CORNER
  - TO BE SET, 5/8" I.P. REBAR W/ L.S. CAP STAMPED NELSON PLS 3638
  - TO BE SET, PROPERTY CORNER
  - 5/8" I.P. REBAR W/ L.S. CAP STAMPED NELSON PLS 3638
  - COMPUTED ROADWAY POINT
  - - - NON ACCESS LINE
  - - - PLAT BOUNDARY LINE
  - - - LOT LINE
  - - - EASEMENT LINE
  - - - ROADWAY CENTERLINE
  - - - HAYCREEK CENTERLINE
  - - - EDGE OF WATER

**WESTERN AREA POWER ADMINISTRATION EASEMENT RESTRICTIONS**

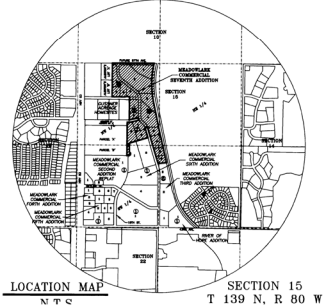
THE UNITED STATES GOVERNMENT (WESTERN AREA POWER ADMINISTRATION) HEREBY GRANTS TO THE CITY OF BISMARCK THE RIGHT TO USE IN EACH SIDE OF THE CORRIDOR FOR THE RIGHT TO OPERATE, MAINTAIN, REPAIR, MODIFY, USE, CONDUCT, AND MAINTAIN AN ELECTRICAL TRANSMISSION LINE.

THE FOLLOWING ACTIVITIES ARE PROHIBITED WITHIN THE TRANSMISSION LINE CORRIDOR, UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION (WAPAD):

- OWNER SHALL NOT ERECT ANY STRUCTURES, STRUCTURES, OR WAY OF EXPOSURE NOT BE EXISTING, SHALL BE EXISTING, SHALL BE CONSTRUCTED, SHALL BE MAINTAINED, SHALL BE REPAIRED, SHALL BE MODIFIED, SHALL BE USED, SHALL BE USED AS A STORAGE FACILITY, AND RESTORATION FACILITIES.
- OWNER SHALL NOT INSTALL WELLS OR CONDUCT MINING OPERATIONS.
- OWNER SHALL NOT GRANT PERMISSION TO THE PUBLIC FOR THE USE OF THE CORRIDOR AREA, UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION.
- OWNER SHALL NOT APPLICABLY CHANGE THE CHARACTER OF EXISTING, TOPOGRAPHY, NORMAL GRADING, FACILITY THAT MAY BE CONSIDERED. HOWEVER, OWNER SHALL NOT PLANT ANY TREES WITHIN THE TRANSMISSION LINE CORRIDOR UNLESS REVIEWED AND APPROVED BY WESTERN AREA POWER ADMINISTRATION (WAPAD) ON ITS OWNERS.
- OWNER SHALL NOT PLANT TREES OR SHRUBS IN RIGHT OF WAY THAT PREVIOUS ACCESS WITH REASONABLE EFFORT TO THE EXISTING CORRIDOR ELECTRICAL LINES.
- REQUIRE FOR PERMISSION TO USE THE TRANSMISSION LINE RIGHT OF WAY SHOULD BE SUBMITTED TO:

**Curve Table**

Curve #	Length	Radius	Delta	Chord Distance	Chord Bearing
C1	303.93	340.00	51°13'00"	293.91	N25°28'23"W
C2	268.17	300.00	51°13'00"	259.33	N25°28'23"W
C3	232.41	260.00	51°13'00"	224.75	N25°28'23"W
C4	176.28	200.00	38°50'47"	172.92	N13°39'30"W
C5	252.71	300.00	48°15'49"	245.30	N26°56'59"W
C6	165.05	300.00	37°03'57"	165.05	N11°17'09"W
C7	122.88	340.00	20°42'28"	122.21	N40°43'39"W
C8	181.71	340.00	30°37'18"	179.56	N15°03'46"W
C9	25.08	240.00	5°59'18"	25.07	N2°44'49"W
C10	98.43	240.00	23°29'54"	97.74	S38°40'35"E
C11	54.39	200.00	15°34'57"	54.35	N77°32'38"W
C12	115.51	200.00	33°03'32"	113.92	N21°52'13"W
C13	135.93	160.00	48°40'28"	131.88	N24°02'22"W
C14	33.79	60.00	32°16'16"	33.25	S32°17'29"W
C15	56.32	100.00	32°16'16"	55.58	N32°17'29"W
C16	78.85	140.00	32°16'16"	77.81	N32°17'29"W
C17	280.65	293.79	5°28'11"	280.55	S8°45'11"E
C18	50.46	60.00	18°11'23"	48.99	S23°39'04"E
C19	165.10	60.00	157°39'39"	117.73	S31°05'04"W
C20	8.44	340.00	1°25'21"	8.44	N79°25'21"E
C21	80.37	240.00	19°11'17"	80.00	N15°20'10"W
C22	71.64	260.00	15°47'17"	71.42	N82°33'41"E
C23	454.65	293.79	8°51'40"	454.20	S71°11'06"W
C24	450.01	293.79	8°46'14"	449.56	S13°31'51"E
C25	1233.16	293.79	24°02'02"	1224.13	S0°31'50"W
C26	47.85	293.79	0°55'57"	47.84	S12°05'01"W



**VERTICAL DATUM**  
THE CITY OF BISMARCK VERTICAL CONTROL NETWORK, NGVD29

**TOTAL ACRES WITHIN:**  
66.06 Acres

**ACREAGE OF LOTS:**  
58.87 Acres

**ACREAGE OF STREETS:**  
7.19 Acres

**ACREAGE WITHIN NE 1/4 SECTION 15:**  
61.03 Acres

**ACREAGE WITHIN NE 1/4 SECTION 15:**  
0.564 Acres

**ACREAGE WITHIN SE 1/4 SECTION 15:**  
2.45 Acres

**ACREAGE WITHIN SW 1/4 SECTION 15:**  
2.021 Acres

**BASIS OF BEARINGS & HORIZONTAL DATUM**  
BEARINGS SHOWN ARE TRUE BEARINGS BASED ON THE NORTH DAKOTA STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH ZONE, REFERENCED FROM THE CITY OF BISMARCK GPS CONTROL MONUMENTS 'B 4-21' AND 'B 39-29'.

**OWNERS:**  
MIS Properties, LLC & Inverness Holdings, Inc. Lots 6, 7, 8 & 9 - Block 4  
Skliver Properties, LLC Lots 1, 2, 3, 4 & 5 - Block 1  
Wreck Associates, Inc. Lots 1 & 2 - Block 2  
United Liability Company Lots 1, 2, 3, 4, 5 - Block 3  
Lots 1, 2, 3, 4, 5 - Block 4

**SURVEYOR:**  
Brent C. Tolson, P.E., PLS  
Wreck Associates, Inc.  
301 1st Street NE, Suite 202  
Bismarck, ND 58505

BURLEIGH COUNTY RECORDER

SURVEYOR'S SEAL



DATE February 12, 2015



# MICHAEL ILSE

Broker Associate | Partner | Commercial REALTOR®

## 701.223.2450

MIKE@ASPENGROUPPREALESTATE.COM



WWW.ASPENGROUPPREALESTATE.COM



# FOR SALE

1703 BROOKSIDE LN / 5302 N 19TH ST | BISMARCK, ND

## NORTH BISMARCK



### MICHAEL ILSE

Broker Associate | Partner | Commercial REALTOR®

701.223.2450

MIKE@ASPENGROUPREALESTATE.COM

Connect With Us!



Serving North Dakota's Commercial Real Estate Needs Since 1999.