



FOR SALE

NORTH BISMARCK DEVELOPMENT LAND

SKYLINE BOULEVARD / UPTOWN LANE | BISMARCK, ND



LOT SIZE:
22.2 ACRES (Willing to Subdivide)

PRICE:
\$11.00 PSF (If 22.2 AC Parcel Is Sold Together)
Call For Pricing on Individual Lots!

HIGHLIGHTS:

- All Lots Zoned CG—Commercial
- City Water / City Sewer
- Located along 43rd Ave near Walmart, Costco, new Culver's, Buffalo Wings & Rings, Charras & Tequila, Wingate by Wyndham, Once Upon A Child, Dunn Brothers Coffee and Anytime Fitness

LOT 1A	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
1.34	2.58	2.43	2.46	1.39	2.31	2.30	2.31	2.53	2.55
ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES	ACRES

MICHAEL ILSE

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Commercial REALTOR®

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424 South 3rd Street, Suite 2
Bismarck, ND 58504

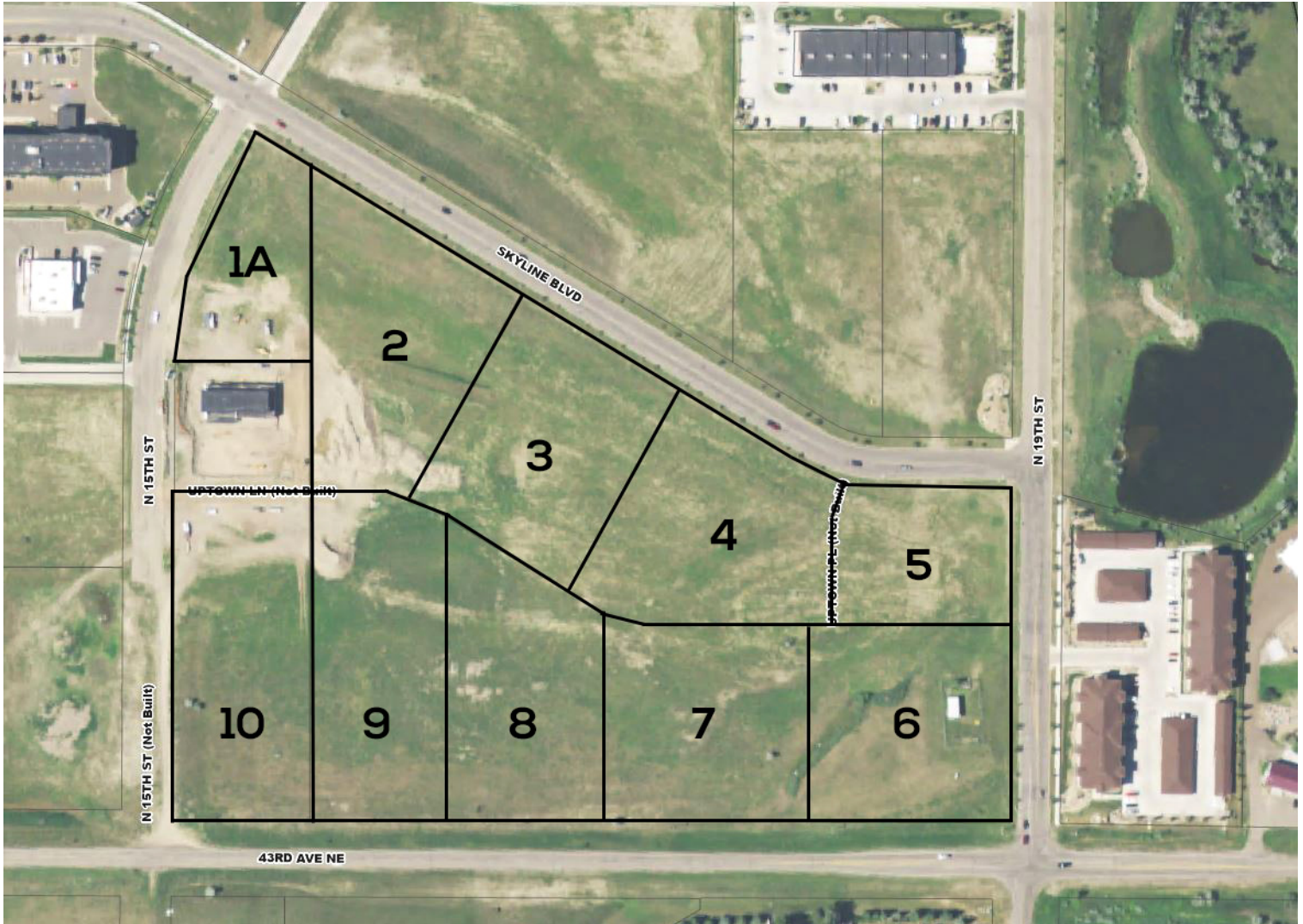
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AVAILABLE LOTS



LOT 1A	LOT 2	LOT 3	LOT 4	LOT 5	LOT 6	LOT 7	LOT 8	LOT 9	LOT 10
1.34 ACRES	2.58 ACRES	2.43 ACRES	2.46 ACRES	1.39 ACRES	2.31 ACRES	2.30 ACRES	2.31 ACRES	2.53 ACRES	2.55 ACRES

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SKYLINE BOULEVARD / UPTOWN LANE | BISMARCK, ND

LOT 1A | 4415 N 15TH ST / 1511 SKYLINE BLVD

PID#: 1466-001-002
Legal: Lot 1A OF LOT 1, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 1.34 Acres (58,191 SF)
2020 Taxes: \$3,240.56
Specials: \$1,684.62 Installment; \$7,692.71 Balance

LOT 2 | 1609 SKYLINE BLVD

PID#: 1466-001-050
Legal: Lot 2, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.58 Acres (112,315 SF)
2020 Taxes: \$4,963.71
Specials: \$3,555.62 Installment; \$15,771.57 Balance

LOT 3 | 1619 SKYLINE BLVD

PID#: 1466-001-100
Legal: Lot 3, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.43 Acres (105,740 SF)
2020 Taxes: \$4,023.14
Specials: \$3,209.28 Installment; \$15,126.28 Balance

LOT 4 | 1701 SKYLINE BLVD

PID#: 1466-001-150
Legal: Lot 4, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.46 Acres (107,073 SF)
2020 Taxes: \$4,058.66
Specials: \$3,251.27 Installment; \$15,329.08 Balance

LOT 5 | 1711 SKYLINE BLVD

PID#: 1466-001-200
Legal: Lot 5, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 1.39 Acres (60,548 SF)
2020 Taxes: \$2,040.35
Specials: \$2,073.95 Installment; \$9,068.13 Balance



FOR SALE

SKYLINE BOULEVARD / UPTOWN LANE | BISMARCK, ND

LOT 6 | 1713 UPTOWN LANE

PID#: 1466-001-250
Legal: Lot 6, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.31 Acres (100,662 SF)
2020 Taxes: \$4,416.27
Specials: \$3,350.70 Installment; \$14,739.12 Balance

LOT 7 | 1703 UPTOWN LANE

PID#: 1466-001-300
Legal: Lot 7, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.30 Acres (100,399 SF)
2020 Taxes: \$4,407.70
Specials: \$3,350.42 Installment; \$14,761.32 Balance

LOT 8 | 1621 UPTOWN LANE

PID#: 1466-001-350
Legal: Lot 8, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.31 Acres (100,727 SF)
2020 Taxes: \$4,417.49
Specials: \$3,278.60 Installment; \$14,174.54 Balance

LOT 9 | 1611 UPTOWN LANE

PID#: 1466-001-400
Legal: Lot 9, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.53 Acres (110,061 SF)
2020 Taxes: \$4,232.56
Specials: \$3,558.84 Installment; \$14,968.09 Balance

LOT 10 | 1601 UPTOWN LANE

PID#: 1466-001-450
Legal: Lot 10, Block 1, Meadowlark Commercial 8th Addn
Lot Size: 2.55 Acres (110,975 SF)
2020 Taxes: \$4,258.28
Specials: \$3,583.88 Installment; \$15,077.49 Balance

| IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



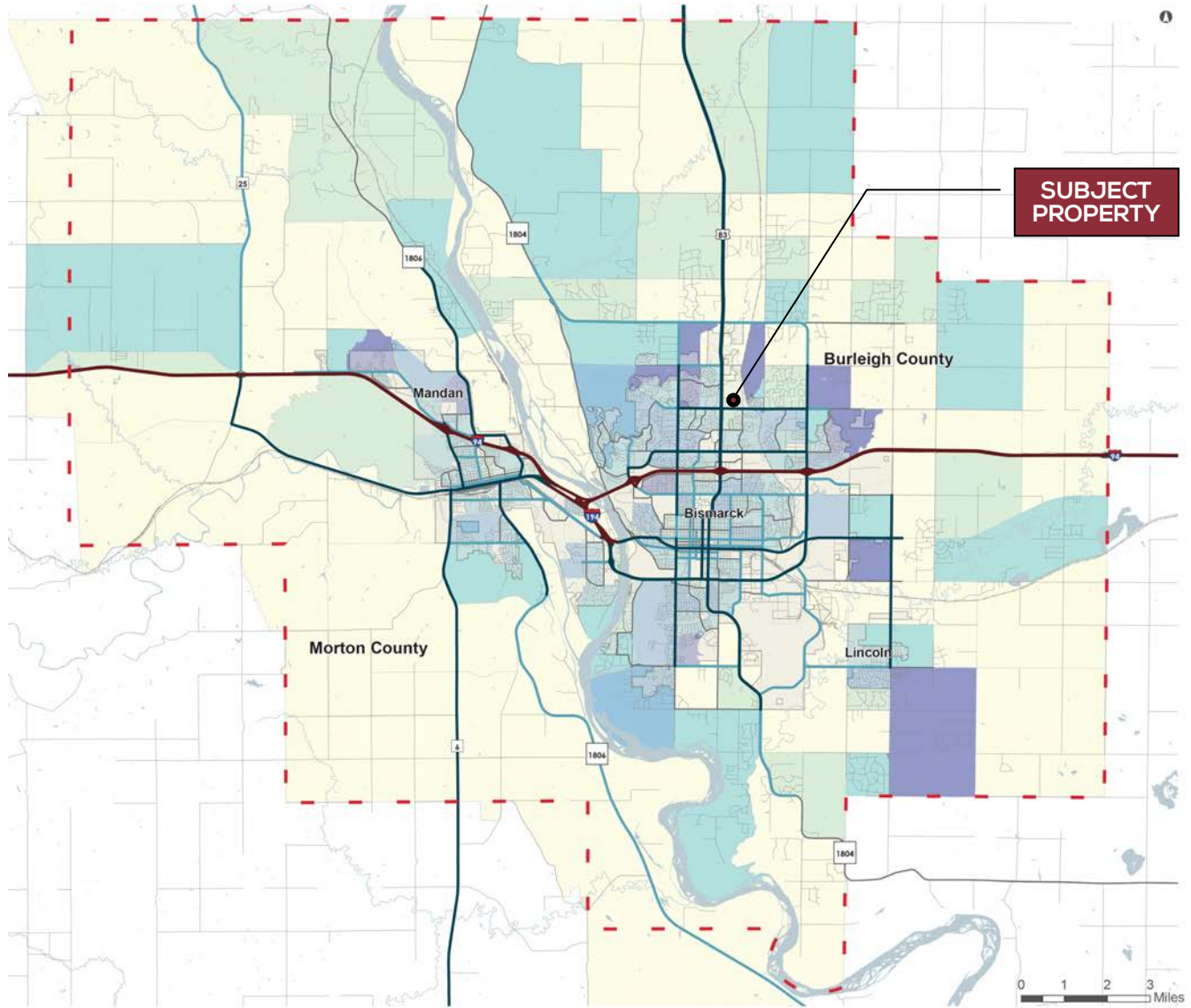
OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



FORECASTED HOUSEHOLD GROWTH



Forecasted Growth in Households 2015-2045

Metropolitan Planning Organization Boundary

Boundary

Roadway by Functional Classification

- Interstate
- Principal Arterial
- Minor Arterial
- Collector

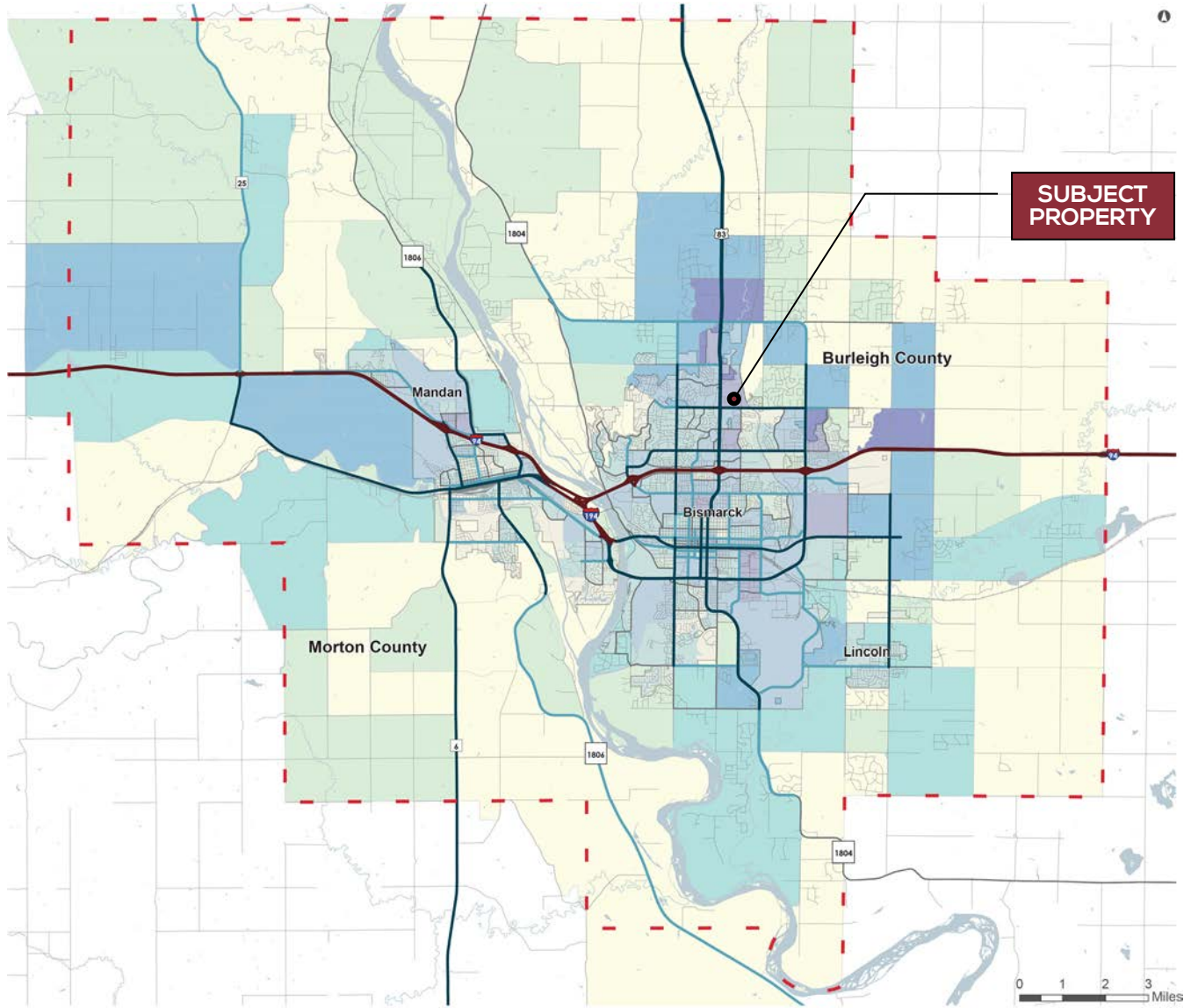
2045 TAZ Data

Additional Households

- 0 - 100
- 101 - 200
- 201 - 500
- 501 - 1000
- 1001 - 1564



FORECASTED JOB GROWTH



**Forecasted Growth
in Jobs
2015-2045**






Metropolitan Planning Organization Boundary

 Boundary

Roadway by Functional Classification

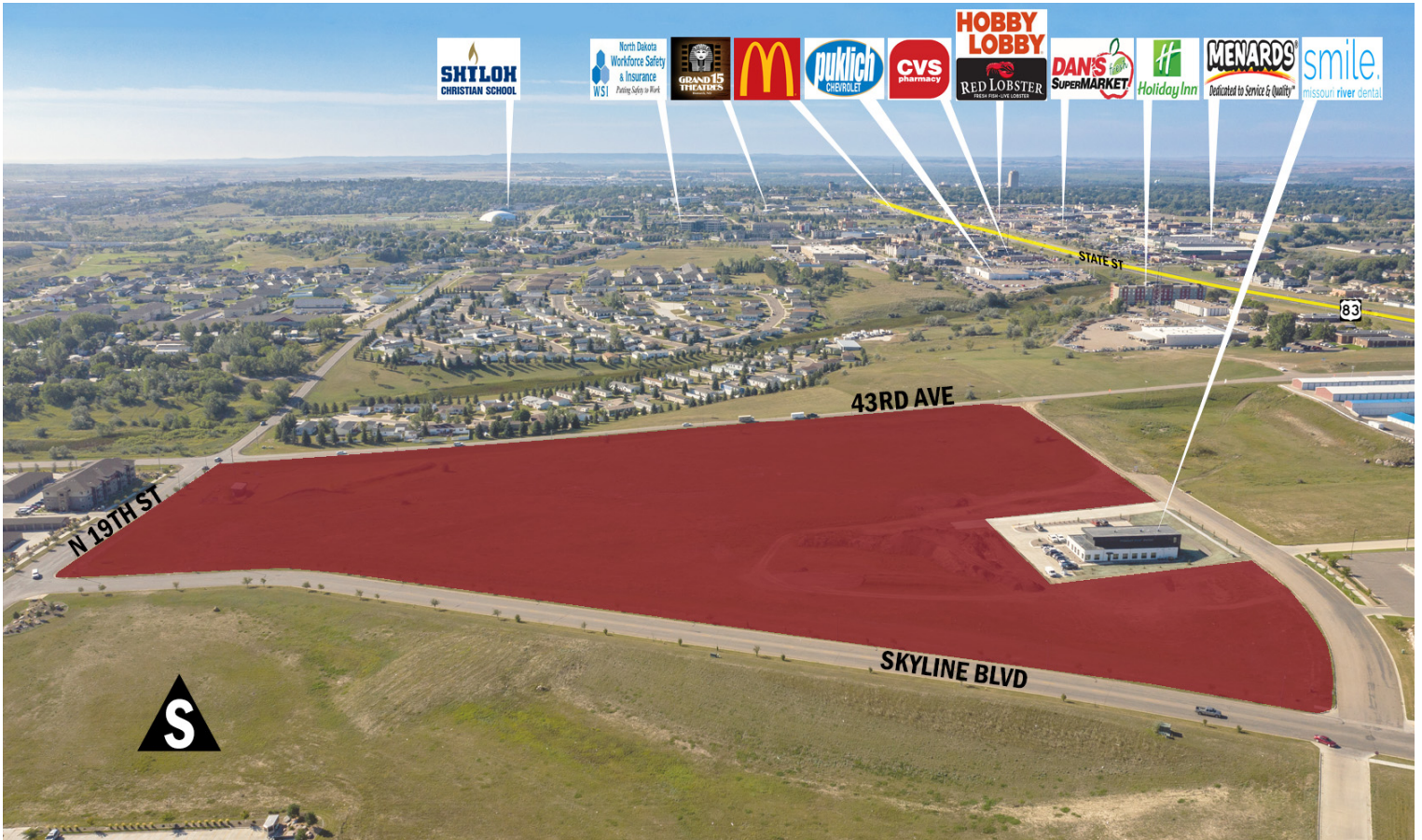
-  Interstate
-  Principal Arterial
-  Minor Arterial
-  Collector

2045 TAZ Data

- Additional Jobs**
-  0 - 10
 -  11 - 50
 -  51 - 250
 -  251 - 1500
 -  1501 +



AERIAL—LOOKING SOUTH



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HIGHWAY 83 NEIGHBORHOOD AERIAL



- | | | |
|-----------------------------------|---|---|
| 1 BISMARCK MOTOR CO. | 9 MATTRESS FIRM
SLEEP NUMBER
AT&T
STERLING OPTICAL
PANCHEROS | 15 WALMART |
| 2 FURNITURE ROW | 10 ROSS DRESS FOR LESS
MAURICES
FAMOUS FOOTWEAR | 16 AMERICA'S MATTRESS |
| 3 TRACTOR SUPPLY | 11 KIRKLAND'S
ERBERT & GERBERT'S
STAR NAILS | 17 STARION BANK |
| 4 ALE WORKS | 12 DOLLAR TREE
PIZZA RANCH | 18 CHOICE BANK |
| 5 TIRES PLUS | 13 DICK'S SPORTING GOODS | 19 ONCE UPON A CHILD
DUNN BROTHERS COFFEE |
| 6 SKYZONE | 14 BED BATH & BEYOND
MICHAEL'S CRAFTS
ULTA BEAUTY | 20 WINGATE BY WYNDHAM |
| 7 COSTCO | | 21 MACKENZIE RIVER PIZZA |
| 8 T-MOBILE
ASPEN DENTAL | | 22 CHARRAS & TEQUILA |
| | | 23 BUFFALO WINGS & RINGS |

