

# LAND FOR SALE

720 & 810 S WASHINGTON ST | BISMARCK, ND





## PROPERTY OVERVIEW

Prime development land in South Bismarck behind Taco Bell, near Dan's Supermarket. Concept renderings shown for possible individual developments. Owner would consider build-to-suit options as well.

## PROPERTY HIGHLIGHTS

- High Traffic
- Great Visibility & Signage Opportunity
- Subdivision subject to city approval
- Final plat & lots to be recorded prior to closing
- **810 S Washington Total Taxes (2024) : \$1,867.29**
- Total Specials: Installments- \$1,538.48 / Balance- \$9,113.15
- **720 S Washington Total Taxes (2024) : \$1,136.33**
- Total Specials: Installments- \$936.62 / Balance- \$5,548.03

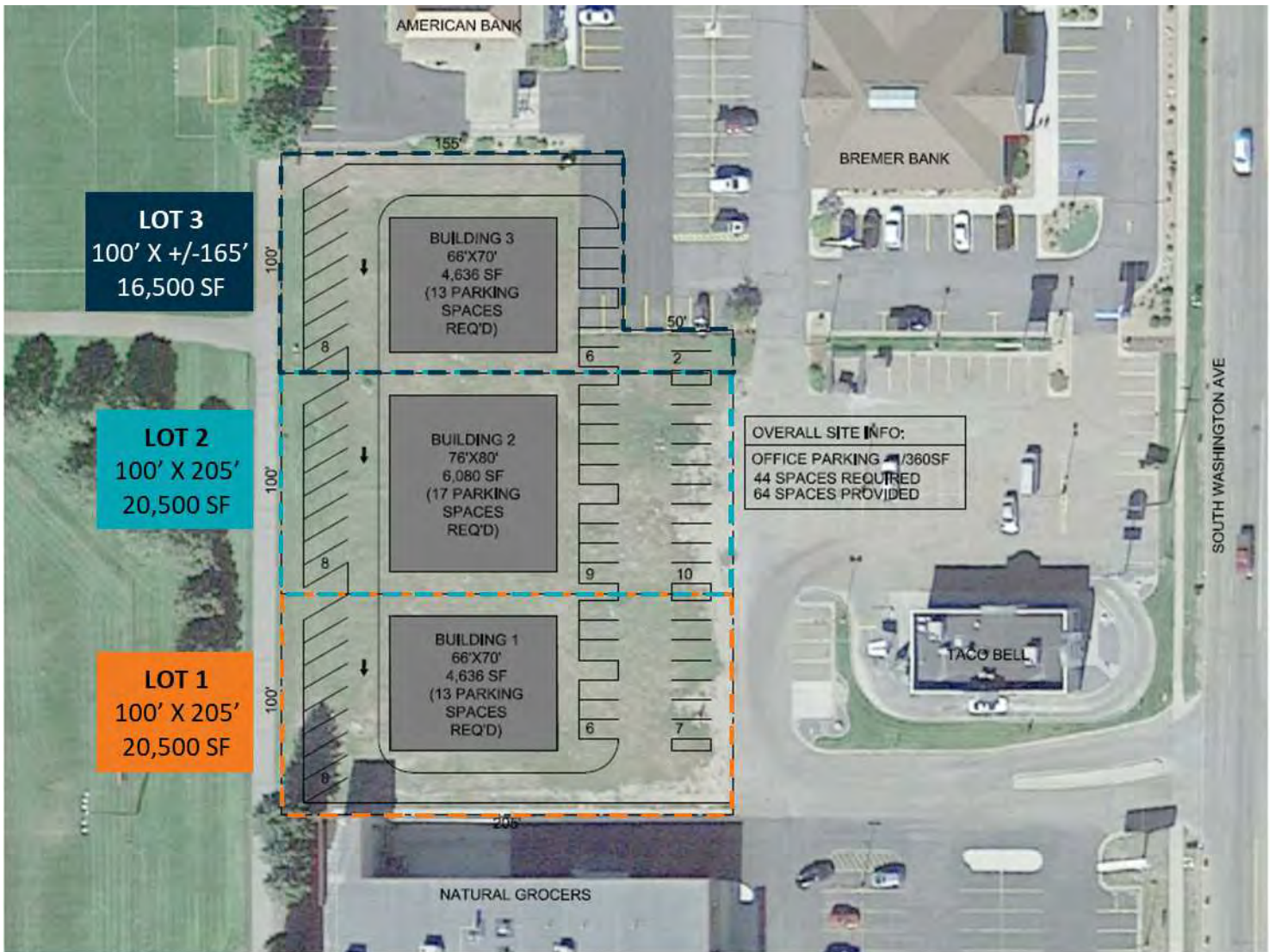
## OFFERING SUMMARY

Sale Price:	\$12 - \$13
Lot Size:	16,500 - 57,500 SF
Zoning:	CG
810 S Washington PID #:	1285-001-085
720 S Washington PID #:	1285-001-075



# OF LOTS 3 | TOTAL LOT SIZE 16,500 - 20,500 SF | TOTAL LOT PRICE \$12 - \$13 |

STATUS	LOT #	SIZE	PRICE	ZONING
Available	1	20,500 SF	\$12	CG
Available	2	20,500 SF	\$12	CG
Available	3	16,500 SF	\$13	CG



SITE PLAN - OPTION ONE  
1:300





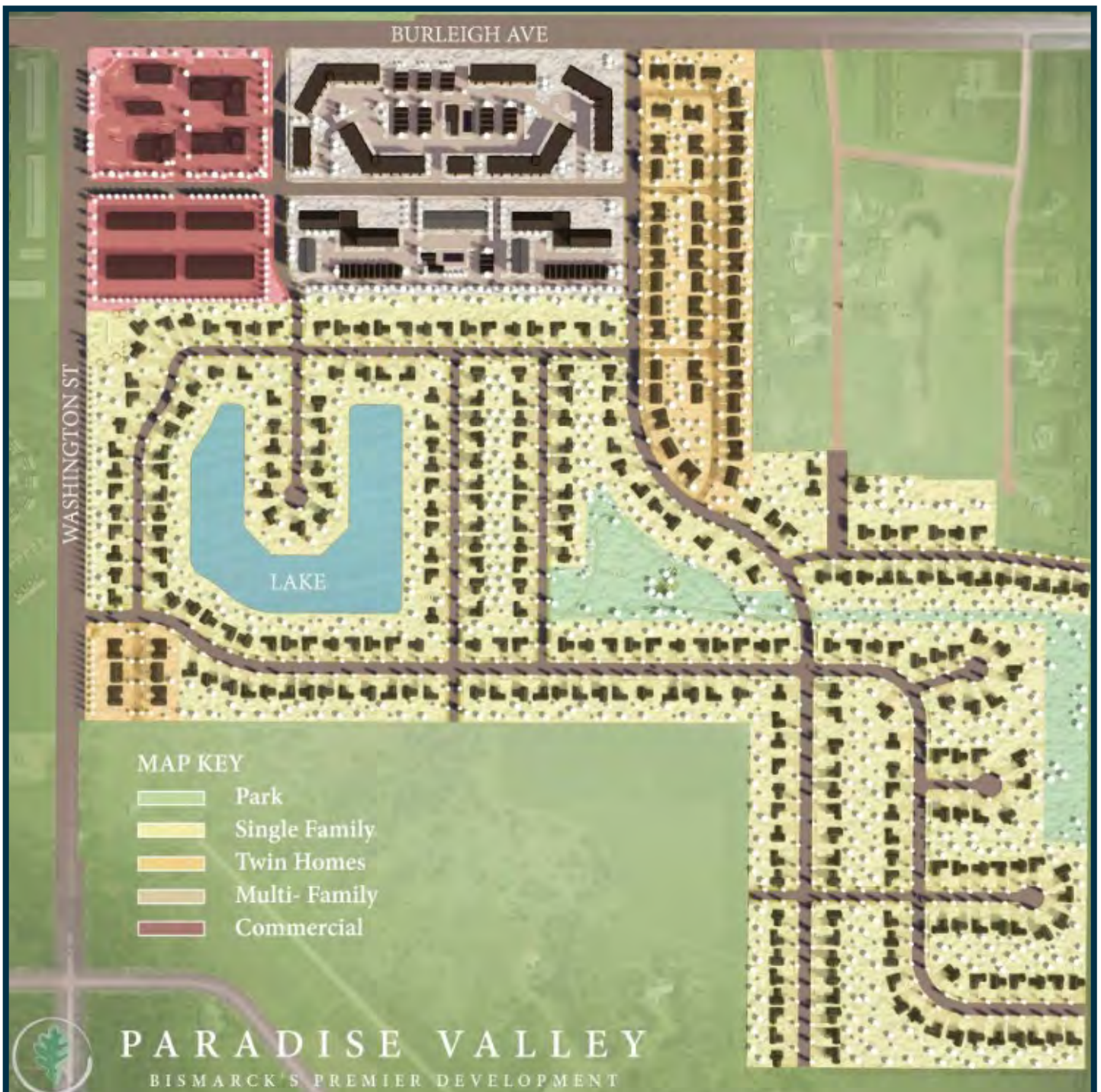
SITE PLAN - OPTION TWO  
11-2023







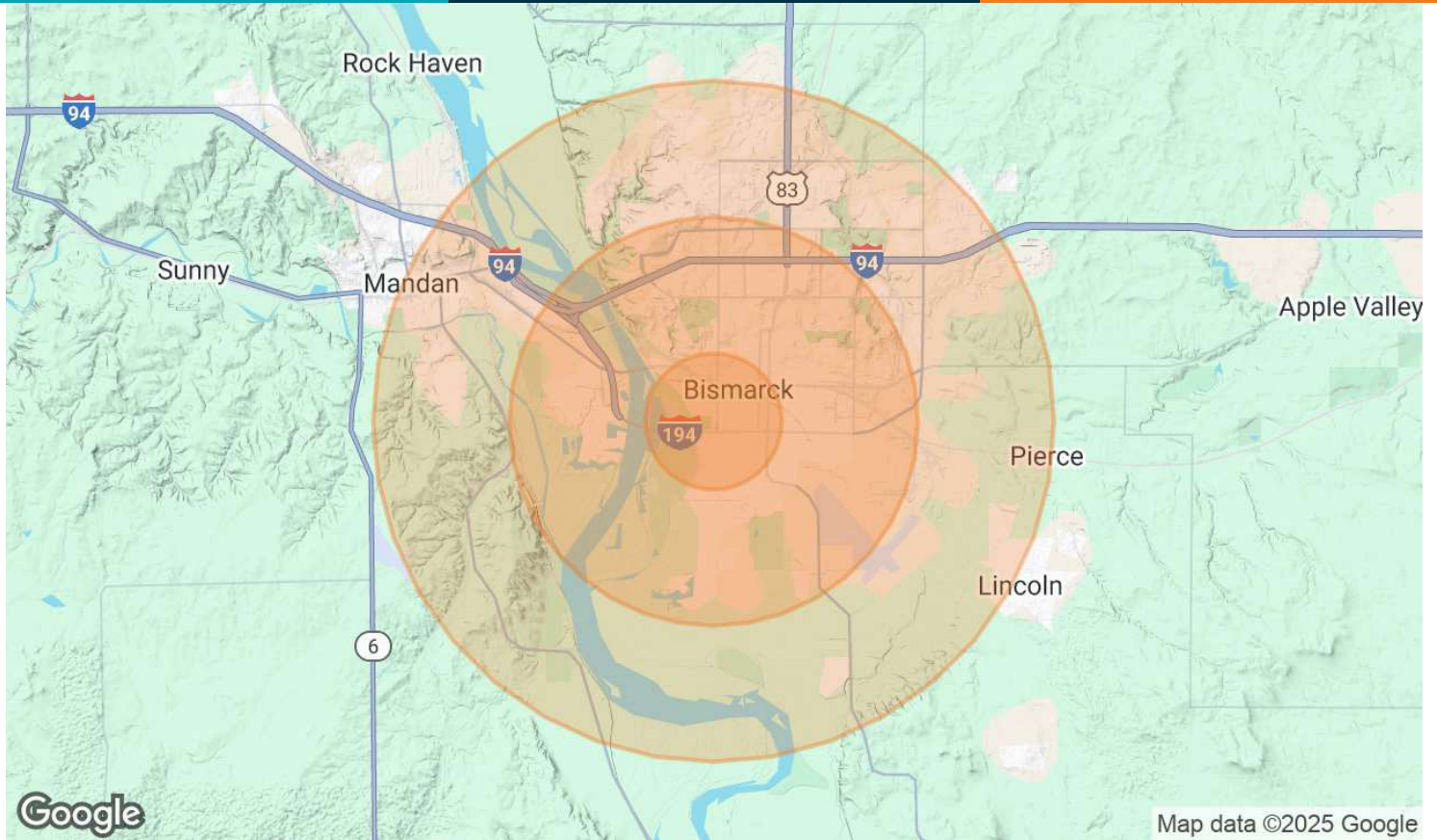
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# PARADISE VALLEY

The Paradise Valley subdivision is Bismarck's latest development with zoning for residential, recreational and business. This development offers the opportunity for single family homes, twin homes, and multi-family homes.

This development is located just 2.4 miles south of the subject location!



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,173	54,692	85,446
Average Age	38.4	38.3	38.2
Average Age (Male)	39.5	36.6	36.1
Average Age (Female)	37.0	40.2	41.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,701	24,963	37,686
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$59,607	\$57,668	\$62,550
Average House Value	\$160,864	\$139,899	\$147,028

2020 American Community Survey (ACS)



## KRISTYN STECKLER, COMMERCIAL REALTOR®

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