

INVESTMENT PACKET

NORTH DAKOTA DUPLEX

GLADSTONE, NORTH DAKOTA – DEVELOPMENT OVERVIEW



PROSPERA



North Dakota Duplex

ND Duplex	Unit 1	Unit 2	Additional Lots	Total
Price	\$135,000	\$135,000	\$25,000	\$295,000
Total Square Feet	1,700	1,700	29,706	33,106
Total Parcels	1	1	3	5
Total Bedrooms	4	4	None	8
Total Bathrooms	3	3	None	6
Garage-Type	2-Car Garage	2-Car Garage	None	2-Car Garage

Project Overview

The North Dakota Duplex is a 2-unit property, complemented by three additional lots, providing a total of 8 bedrooms and 6 bathrooms across five parcels. Located at 1013 Main St, Gladstone, ND 58630, this duplex is ideally positioned to offer easy access to local amenities and community services, making it a convenient choice for residents.

Priced at \$295,000 Prospera is offering an opportunity to acquire the duplex along with three additional lots.

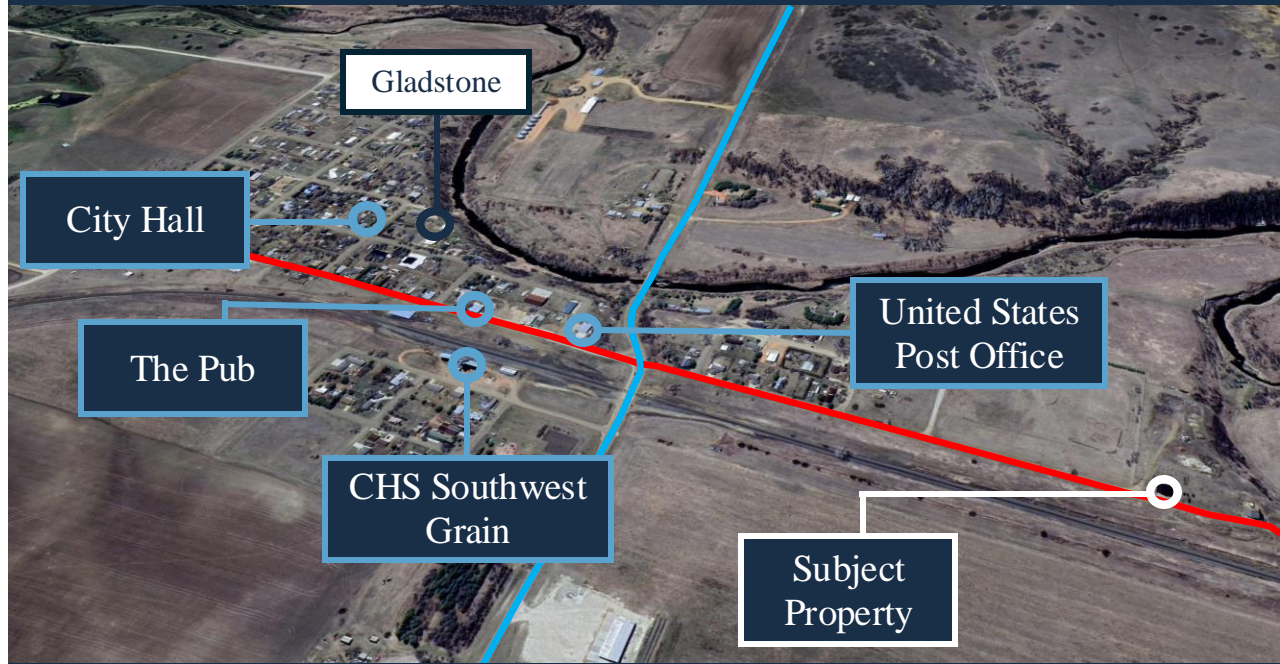
Gladstone, ND, is a great place to live, combining the tranquility of small-town life with the conveniences of nearby amenities. Home to a close-knit community of around 300 residents, Gladstone offers a friendly and welcoming atmosphere, where neighbors form lasting connections and actively participate in local events and initiatives.

Situated just 15 minutes from Dickinson, residents enjoy easy access to a broader array of services, shopping, dining, and entertainment, making it an ideal location for those who appreciate both quiet living and urban conveniences.

The town is surrounded by beautiful natural landscapes, providing ample opportunities for outdoor activities such as hiking, fishing, and exploring local parks. Residents can take advantage of the stunning scenery for recreational pursuits or simply enjoy a peaceful day in nature.

Gladstone also features community events and gatherings that promote a strong sense of belonging and enhance the quality of life. These events foster relationships among residents and create a vibrant community spirit.

North Dakota Duplex Area Overview



North Dakota Duplex Boundary Lines





Dickinson

BOOT BARN
O'Reilly AUTO PARTS **HARBOR FREIGHT**
MAC'S **SUBWAY**
PAPA MURPHY'S
TAKE 'N BAKE PIZZA



Lehigh

Kentucky Fried Chicken
Holiday **Hardee's**
KOLLING **FAMILY DOLLAR**
GENERAL CONTRACTORS
Exxon Mobil **CONOCO**
SUBWAY **clover**

MENARDS
Dedicated to Service & Quality
DOLLAR GENERAL
TRACTOR SUPPLY CO **BUFFALO WILD WINGS** **Pizza Hut**
Hawthorn **WELLS FARGO**
EXTENDED STAY BY WYNDHAM

Subject Property



Gladstone

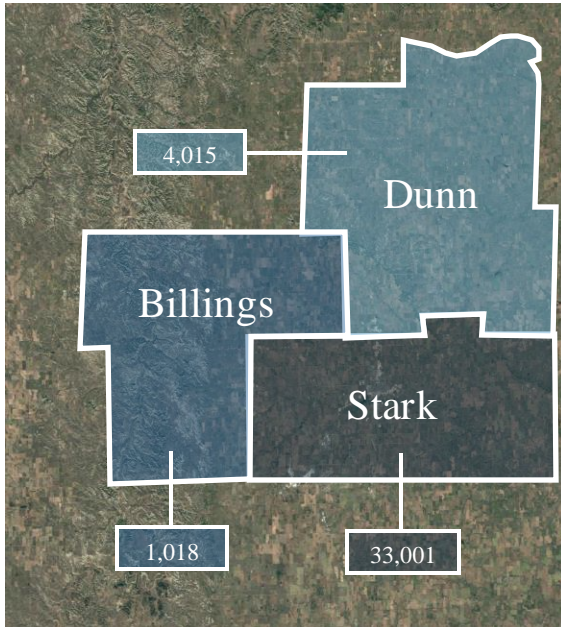
Southwest Grain
ST. MARY PARISH
City of Gladstone

North Dakota Area (Stark County, Billings County, & Dunn County)

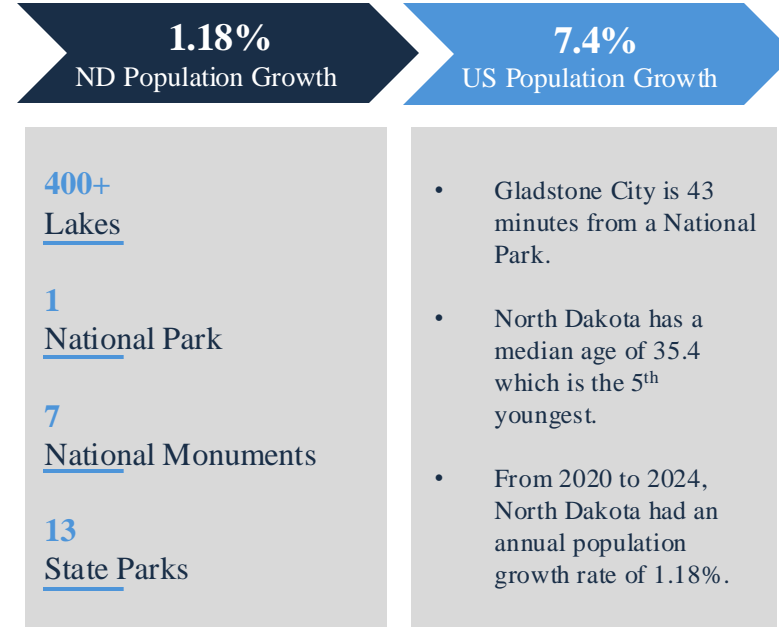
North Dakota is the 19th largest state, but with a population of less than 780,000, it is the 4th least populous and 4th most sparsely populated. The state capital is Bismarck, while the most populous city is Fargo, which accounts for nearly a fifth of the state's population; both cities are among the fastest-growing in the U.S., although half of all residents live in rural areas.

It is bordered to the north by the Canadian provinces of Saskatchewan and Manitoba, and to the east by Minnesota, to the south by South Dakota, and to the west by Montana. North Dakota is located within the Great Plains region.

North Dakota Area Counties Population, 2024



Population Growth Rate Comparison to U.S



North Dakota Economy

\$73,959
Median Income

\$232,500
Median Property Value

35.4
Median Age

10.8%
Poverty Rate

776,874
North Dakota Population

8.55%
Income Increase

Gladstone Economy

34.3
Median Age

\$80,625
Median Income

\$200,900
Median Property Value

15.6%
Poverty Rate

271
Gladstone Population

5.8%
Unemployment Rate

Source: <https://datausa.io/profile/geo/gladstone-nd>





Renderings

APPLICABLE CODES

2009 International Residential Code
2011 National Electrical Code & North Dakota State Wiring Standards
2009 Uniform Plumbing Code
2009 International Mechanical Code



DESIGN LOADS

Ground Snow Load: 30 PSF
Basic Wind Speed: 90 MPH / Exposure B
Seismic Design Category: A
Roof Loads (Live / Dead): 20 PSF / 20 PSF
Floor Live Load: 40 PSF

NOTE:

1. Offsite factory work to only include framed wall panels and siding install ONLY.
2. All floor & roof framing to be completed by onsite contractors and subject to AHJ Approval.
3. All electrical, plumbing, mechanical to be provided by onsite contractors and subject to AHJ Approval.

GLADSTONE - DUPLEX

GLADSTONE NORTH DAKOTA

GENERAL NOTES:

1. All manufacturers' specifications shall be met when their materials are used.
2. Contractor shall compare all dimensions and conditions of drawings at the site. All omissions or conflicts between the various elements of the working drawings or specifications shall be brought to the attention of the designer or engineer before proceeding.
3. It shall be the responsibility of the general contractor to coordinate with all trades on any and all items that are to be integrated into the structural system that are not indicated on these drawings.
4. All details, sections and notes shown on the drawings are intended to be typical and shall apply to similar situations elsewhere unless noted or shown otherwise.
5. Contractor must field verify all existing conditions to match details shown on drawings. Contractor shall be responsible for safety and protection in and around the job site.
6. All Nailing and fastening to conform to Table R602.3(1) Fastener schedule for Structural Members of the 2009 IRC Building Code. See SHEET 25 for schedule.
7. PORCH AND GARAGE ARE BUILT ON SITE BY OTHERS AND ARE SUBJECT TO APPROVAL AND INSPECTION BY LOCAL AHJ.

Drawing Index

1. Cover
2. Foundation
3. Main Floor Plan
4. Floor 2 Floor Plan
5. Front Elevation
6. Right Elevation
7. Left Elevation
8. Rear Elevation
9. Main Floor Framing
10. Upper Floor Framing
11. Roof Framing
12. Wall Section
13. Nailing & Fastening Schedule.



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Timber Hawk Homes
1175 South Broadway Blvd
Minot, ND 58701

TIMBERHAWKHOMES.COM

DRAWN BY
C. Jausi
PROFESSIONAL
Cover Sheet

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NOTES:

ATTIC SHALL HAVE VENTILATION PER IRC (NOT LESS THEN 1/300 OF THE AREA, HALF SHALL BE LOCATED IN THE UPPER 3' OF THE ATTIC. VENTS SHALL BE PROTECTED AGAINST RAIN AND SNOW AND BE SCREENED WITH 1/4" MESH.

30 YEAR ASPHALT SHINGLES OVER 15# FELT OVER 7/16" SHEATHING OVER ENGINEERED TRUSSES.

STEP FLASHING PER IRC.

ICE AND WATER SHIELD SHALL BE INSTALLED ON ROOF EDGES AT A MINIMUM OF 24" ON THE INSIDE OF THE WARM SIDE AND ALL VALLEYS, CRICKETS AND DORMERS, ETC.

ALL WEATHER EXPOSED SURFACES SHALL HAVE A WEATHER RESISTIVE BARRIER TO PROTECT THE WALL. SIDING OR STUCCO TO BE INSTALLED PER MFG SPECS.

ALL WINDOWS SHALL CONFORM TO THE FOLLOWING, ENERGY STAR FOR NORTHERN CLIMATE ZONE CRITERIA:

A U-FACTOR OF 3.0 OR LESS (ANY SHGC IS ALLOWED) -OR- A U-FACTOR OF 0.31 AND AN SHGC OF 0.35 OR MORE -OR- A U-FACTOR OF 0.32 AND SHGC OF 0.40 OR MORE.

FRONT ELEVATION

SCALE: 1/4" = 1'



5/12
PITCH
ROOF

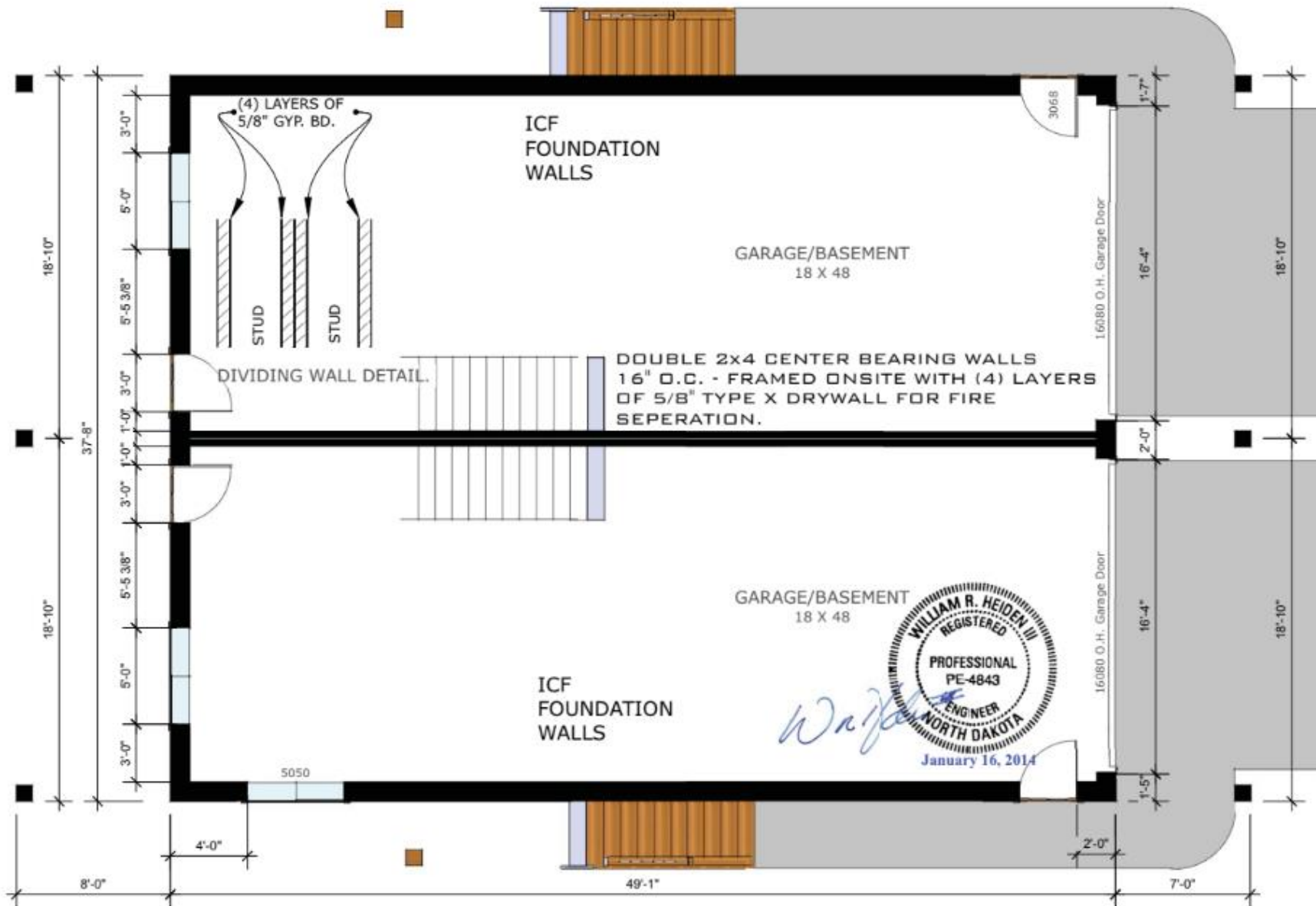


BASEMENT NOTES:

1. ENTIRE BASEMENT TO BE UNFINISHED.
2. ALL WINDOW WELLS TO BE A MIN. OF 9 SQ FT. ALL WINDOW WELLS DEEPER THAN 44" TO HAVE LADDERS.
3. ALL BASEMENT WINDOWS TO BE A MINIMUM OF 5.7 SQ FT OPENABLE AREA.
4. BASEMENT TO BE INSULATED WITH A MINIMUM R VALUE OF R-13 OR THE FLOOR TO A MINIMUM OF R-19. NO CRAFT PAPER TO BE USED IN UNFINISHED BASEMENT.
5. PORCH AND GARAGE ARE BUILT ON SITE BY OTHERS AND ARE SUBJECT TO APPROVAL AND INSPECTION BY LOCAL AHJ.
6. MINIMUM R-15 INSULATION REQUIRED ON BASEMENT WALLS TO BE INSULATED ON SITE BY LOCAL CONTRACTOR AND SUBJECT TO APPROVAL AND INSPECTION BY LOCAL AHJ.

GARAGE PLAN:

925 SQ FT
SCALE: 3/16" = 1'



FLOOR PLAN NOTES:

1 RED NUMBERS DENOTE EXTERIOR WALLS.

13 GREEN NUMBERS DENOTE INTERIOR WALLS.

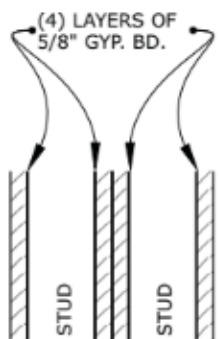
ALL WALL PANEL CONNECTIONS TO SHEETROCK USED AS A BASE FOR TILE SHALL BE WATER RESISTANT TO 70" ABOVE FLOOR.

ALL SHEETROCK ON THE CEILINGS SHALL BE 5/8" OR SAG RESISTANT.

ALL BEARING HEADERS (AND HEADERS OVER 5') NOT MARKED ARE TO BE (2) 2X10's. NON BEARING LESS THEN 5' HEADERS TO SINGLE 2X6 AND CRIPPLES.

ALL WALL FRAMING TO BE 2X6, 16" O.C.

ALL NAILING AND FASTENING TO CONFORM TO R.602.3(1) - FASTENING SCHEDULE FOR STRUCTURAL MEMBERS. 2009 IRC. SEE SHEET 12 FOR SCHEDULE.

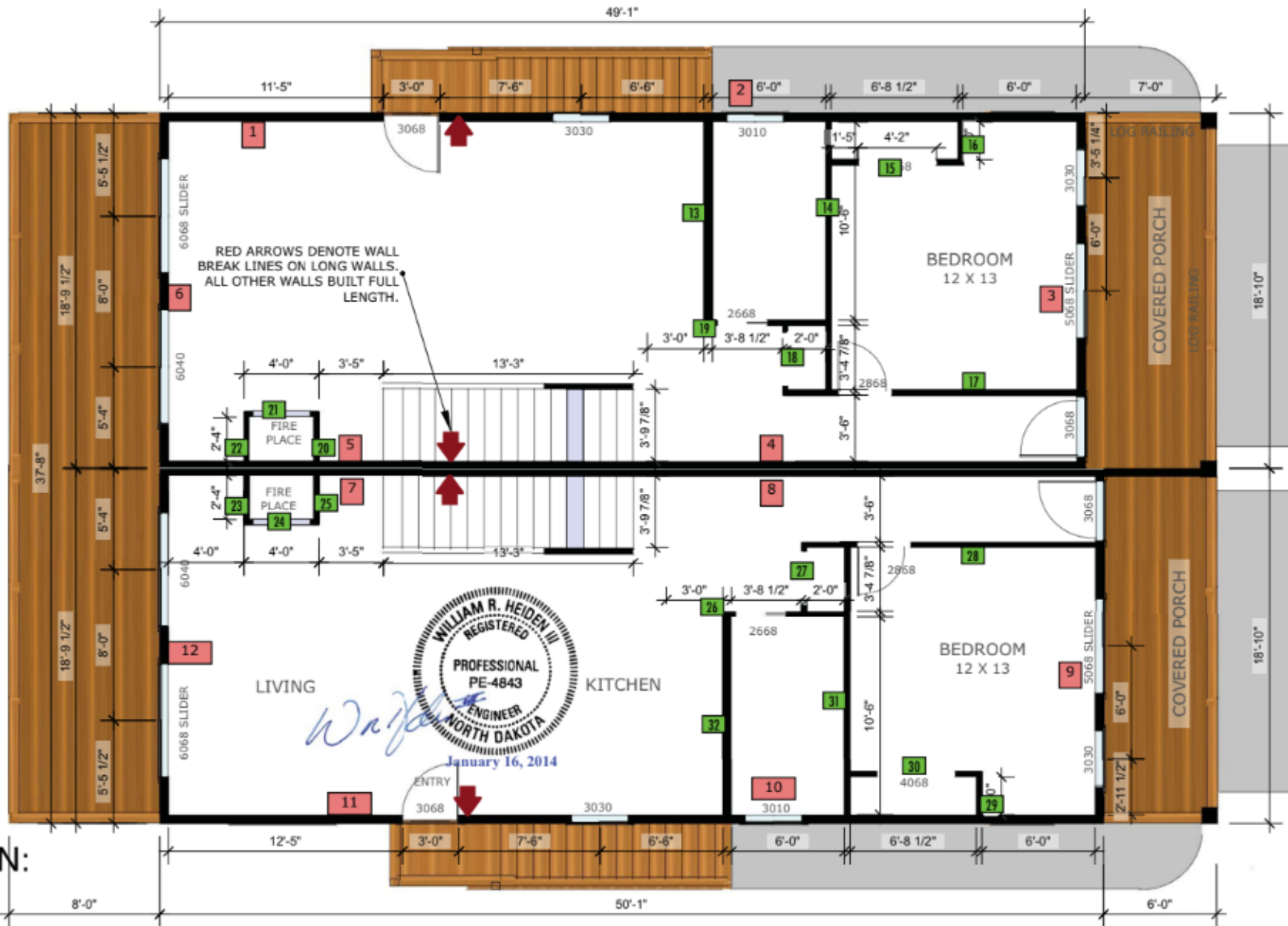


PARTY WALL DETAIL

MAIN FLOOR PLAN:

925 SQ FT

SCALE: 3/16" = 1'



Contact us for more information

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