LOTS FOR SALE

YORKTOWN DR / GREENSBORO DR | BISMARCK, ND

CRA COMMERCIAL REAL ESTATE ADVISORS™

216 N 2ND ST SUITE 100 | BISMARCK, ND 58501

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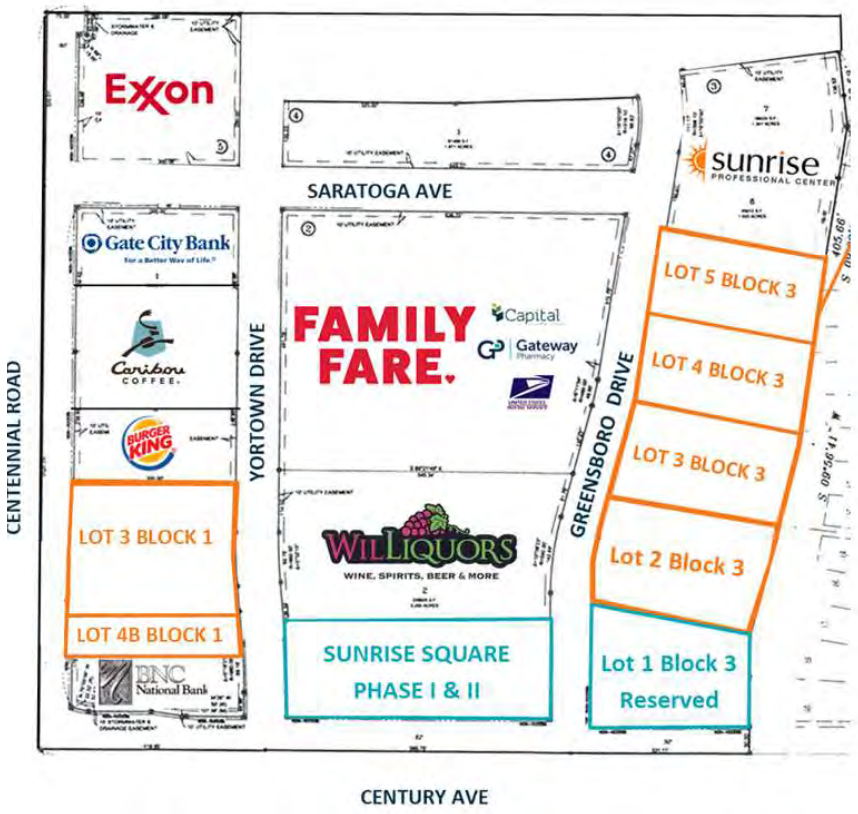
SUNRISE TOWN CENTRE LOTS



PROPERTY DESCRIPTION

Commercial development land available in the East Bismarck growth area north of Exit 161. Anchors to this development include a national grocery store, a large local liquor store, professional services, restaurants, and banks along with a gas station-store.

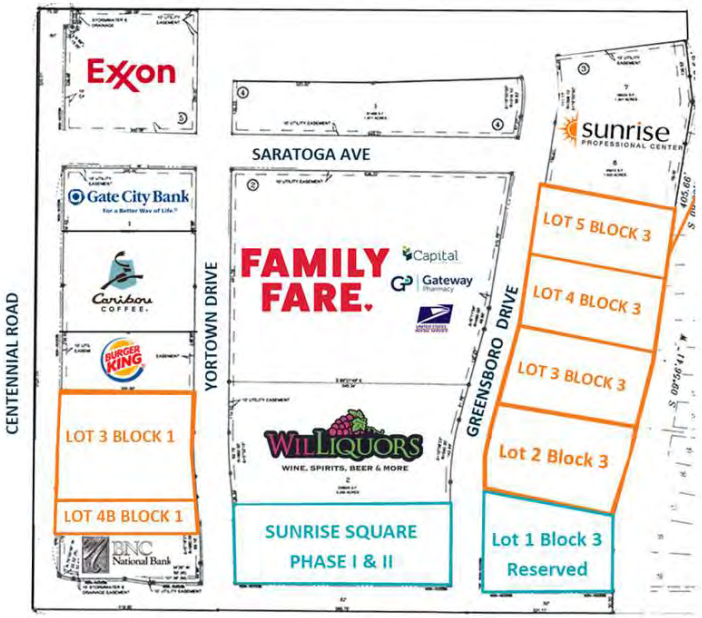
PROPERTY HIGHLIGHTS

- Family Fare Supermarket Anchored Retail
- Phase I: 40 Acres
- Mixed-Use Retail Center
- Rapidly Developing Commercial Hub and Residential Growth Area
- Strong demographics
- Excellent traffic counts
- Close proximity to Legacy High School & Sunrise Elementary School

OFFERING SUMMARY

Sale Price:	$8.50 - $20.00 / SF
Lot Size:	20,002 - 306,914 SF
Zoning:	CG / CA
Market	Bismarck

AVAILABLE LOTS



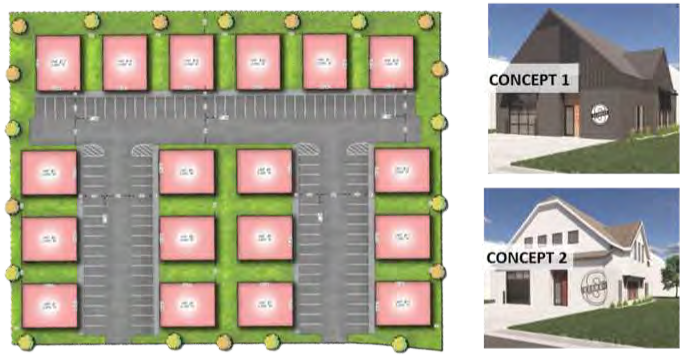
 # OF LOTS 6 | TOTAL LOT SIZE 20,002 - 306,914 SF | TOTAL LOT PRICE $8.50 - $20.00 / SF |

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
Available	3, Block 1	3024 Yorktown Dr	2135-001-100	Retail	71,643 SF	$20.00 / SF	CG	Taxes (2024): $6,263.32 Specials- Installments: $10,988.38 / Balance: $35,055.33
Available	4B, Block 1	3012 Yorktown Dr	2135-001-160	Retail	20,002 SF	$20.00 / SF	CG	Taxes (2024): $2,174.85 Specials- Installments: $3,054.94 / Balance: $9,743.69
Available	2, Block 3	3027 Greensboro Dr.	2135-003-050	Retail	63,439 SF	$10.00 / SF	CA	Taxes (2024): $2,684.47 Specials- Installments: $11,337.58 / Balance: $36,444.39
Available	3, Block 3	3105 Greensboro Dr	2135-003-100	Retail	53,598 SF	$10.00 / SF	CA	Taxes (2024): $2,438.67 Specials- Installments: $8,157.11 / Balance: $26,012.07
Available	4, Block 3	3129 Greensboro Dr	2135-003-150	Retail	52,048 SF	$8.50 / SF	CA	Taxes (2024): $2,398.77 Specials- Installments: $7,984.12 / Balance: $25,471.28
Available	5, Block 3	3207 Greensboro Dr	2135-003-200	Retail	46,184 SF	$10.00 / SF	CA	Taxes (2024): $2,252.07 Specials- Installments: $6,978.20 / Balance: $22,243.98

SITE OVERVIEW

AREA DEVELOPMENT

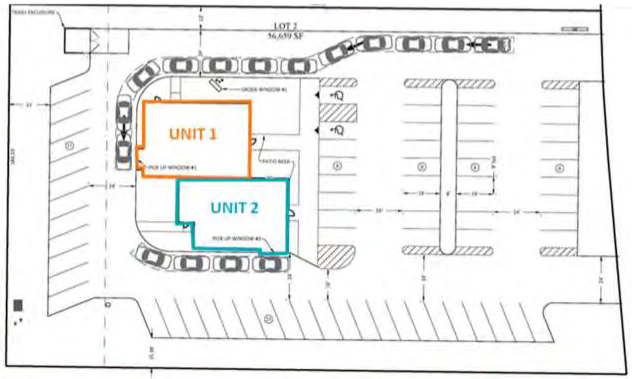
MASTER PLAN



GREENSBORO BUSINESS PARK DEVELOPMENT

SUNRISE SQUARE– PHASE I

SUNRISE SQUARE– PHASE II



BUILD-TO-SUIT DRIVE-THRU WITH PICK UP WINDOW

SURROUNDING NEIGHBORHOOD

Silver Ranch Development:

- 5 minute drive NE of Sunrise Town Centre
- Master-planned community covering more than 1,200 acres
- Includes many amenities such as walking paths, mixed-use commercial space, a community center and a new school
- Includes 2,800 single-family and Multifamily units, commercial plots, schools, as well as parks and trails.
- Expected tax revenue- about $1 billion (including $45 million in sales tax)

Surrounding Schools:

Sunrise Elementary School:

Enrollment (2022-2023): 490 Students
Grades: K-5

Silver Ranch Elementary School:

Enrollment: 535 Student Capacity
Grades: K-5

Legacy High School:

Enrollment (2022-2023): 1,418 Students
Grades: 9-12

DEMOGRAPHIC SUMMARY

3001 Yorktown Dr, Bismarck, North Dakota, 58503 2

Ring of 3 miles

KEY FACTS

36,346

Population

39.2

Median Age

15,437

Households

$56,129

Median Disposable Income

EDUCATION

5%

No High School Diploma

27%

High School Graduate

36%

Some College

31%

Bachelor's/Grad/Prof Degree

INCOME

$67,782

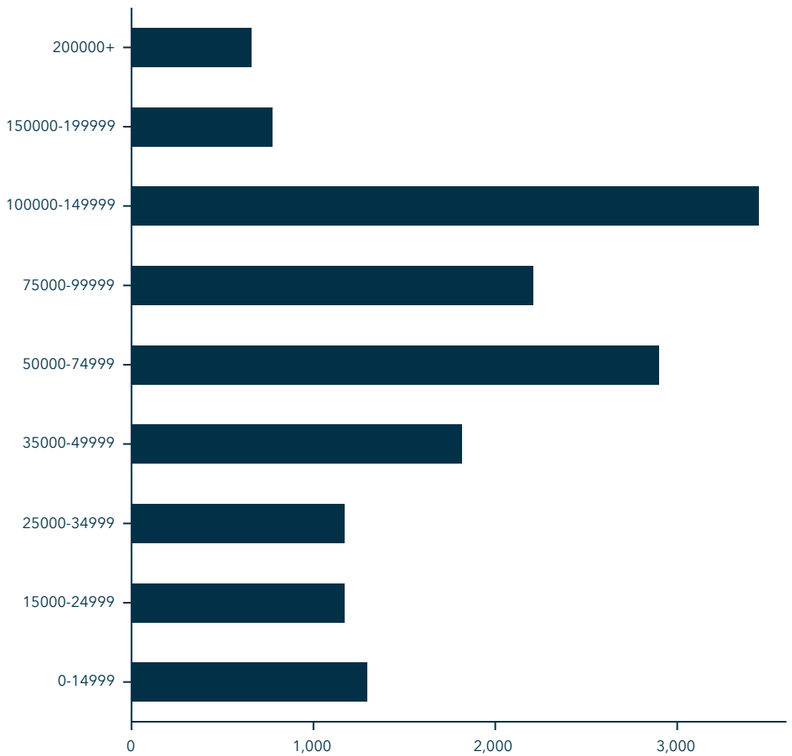
Median Household Income

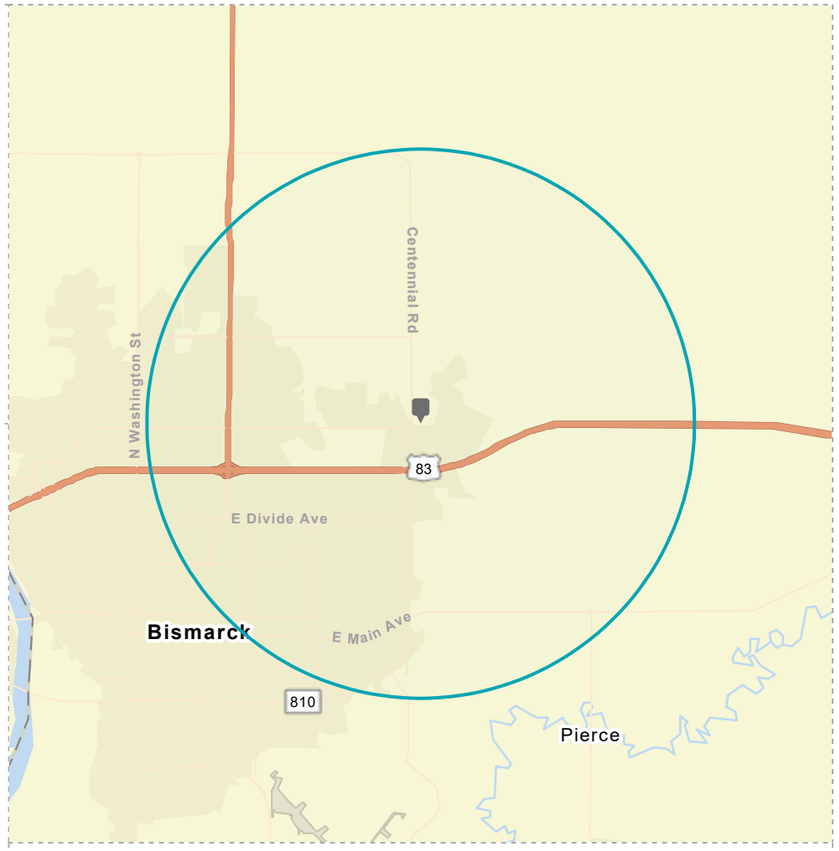
$36,790

Per Capita Income

$117,055

Median Net Worth





EMPLOYMENT

66%

White Collar

23%

Blue Collar

16%

Services

1.0%

Unemployment Rate

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BUILDING RELATIONSHIPS.
BUILDING THE COMMUNITY. ™

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