

Prime Commercial Land on I-94

4225 Trenton Dr. - Bismarck, ND

\$2,320,000 / 2.97 ac



Elementary

LEGACY
HIGH SCHOOL

E CENTURY AV

TRENTON DR

Exit 161

BIS EXPY

SITE



DANIEL COMPANIES
The Leader in Commercial Real Estate

Bill Daniel, CCIM, Broker

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Prime Commercial Land

- 2.97 AC , 129,456 SF
- Price: \$2,320,000.00 / \$18.00 SF
- Parcel ID: 1054-001-200
Lot 5, Block 1, Centennial Park 4th Addn.
- Zoned: CG Conditional Commercial
- Taxes - Approx. \$7,000/yr.
- No Special Assessments

Potential Uses:

- Hotel-Motel
- Office Bank Group
- Health-Medical Group
- Education Group
- Religious Institution
- Child Care Center
- Multifamily Dwelling
- Group Dwelling
- Senior Housing



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NATIONAL GUARD

SITE

stamart
TRAVEL CENTERS

BISMARCK EXPY

Exit 161

Holiday

CENEX

INTERSTATE
94

INTERSTATE
94

Theed
TOYOTA

EXXON

my PLACE

CENTURY AVE

CENTURY AVE

CENTENNIAL RD

Sunrise Town CENTRE		
DAN'S SuperMARKET	Willy's	BNC National Bank
Gate City Bank	BURGER KING	sunrise PROFESSIONAL CENTRE


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Highlights:

- Rare opportunity to acquire the prime parcel near Exit 161 with I-94 visibility
- I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime location is the first interchange in east Bismarck. Connects to Bismarck Expressway, Centennial Rd and Century Ave beltways.
- This general area is experiencing a tremendous amount of residential growth. Sunrise Elementary is already at capacity after building new addition to the school.
- The new Legacy High School and adjacent sports complex, opened in 2015 just west of Centennial Road on 64 acres which brings more traffic and families to the rapidly growing NE area of Bismarck.

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

Area Businesses:

- Exxon
- Cedric Theel Toyota
- Sunrise Town Center
 - Dan's Supermarket
 - Williquors
 - Gate City Bank
 - BNC Bank
 - Caribou Coffee/Einstein Bagel
 - Exxon
 - Sunrise Professional Center
 - Burger King
- Cenex
- StaMart
- Johnson Trailer Sales
- Butler Equipment
- National Guard
- United Rent All
- McDonalds



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High Traffic Count Location



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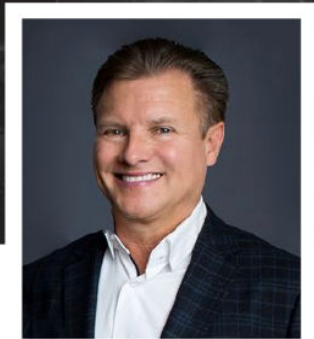
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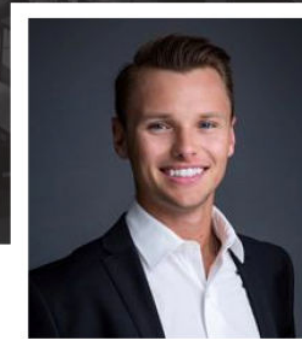
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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

Powerful Team. Powerful Process. Powerful Results.