

Prime Development Parcel

2710 W Interstate Ave & 1207 Country West Rd.

\$9.75 psf (4.48 ac & 4.18 ac)



Bill Daniel, CCIM, Broker
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Pinehurst Square

Area Businesses:

- MDU Resources Corporate Campus
- Touchmark
- Pinehurst Square:
 - Lowe's
 - Kohl's
 - Starbucks
 - Best Buy
 - Old Navy
 - TJ Maxx
 - PetsMart
- Texas Roadhouse
- Johnny Carino's
- Gate City Bank
- Capital Credit Union
- Cracker Barrel
- Eckroth Music
- McDonalds
- Taco John's



MDU Resources



Touchmark



Potential Uses:

- Corporate Office / Business Campus
- Medical Facility / Campus
- Professional Office Development
- High End Condo Development
- Government Office Campus
- Financial Center
- Education Campus

Property Info:

- Central Location with easy access and visibility
- Great Corporate neighbors with meticulously maintained buildings and grounds
- Convenient to shopping and restaurants
- Located near I-94 and off Century Av
- Great access off Century Ave / Interstate Av and Country West Rd

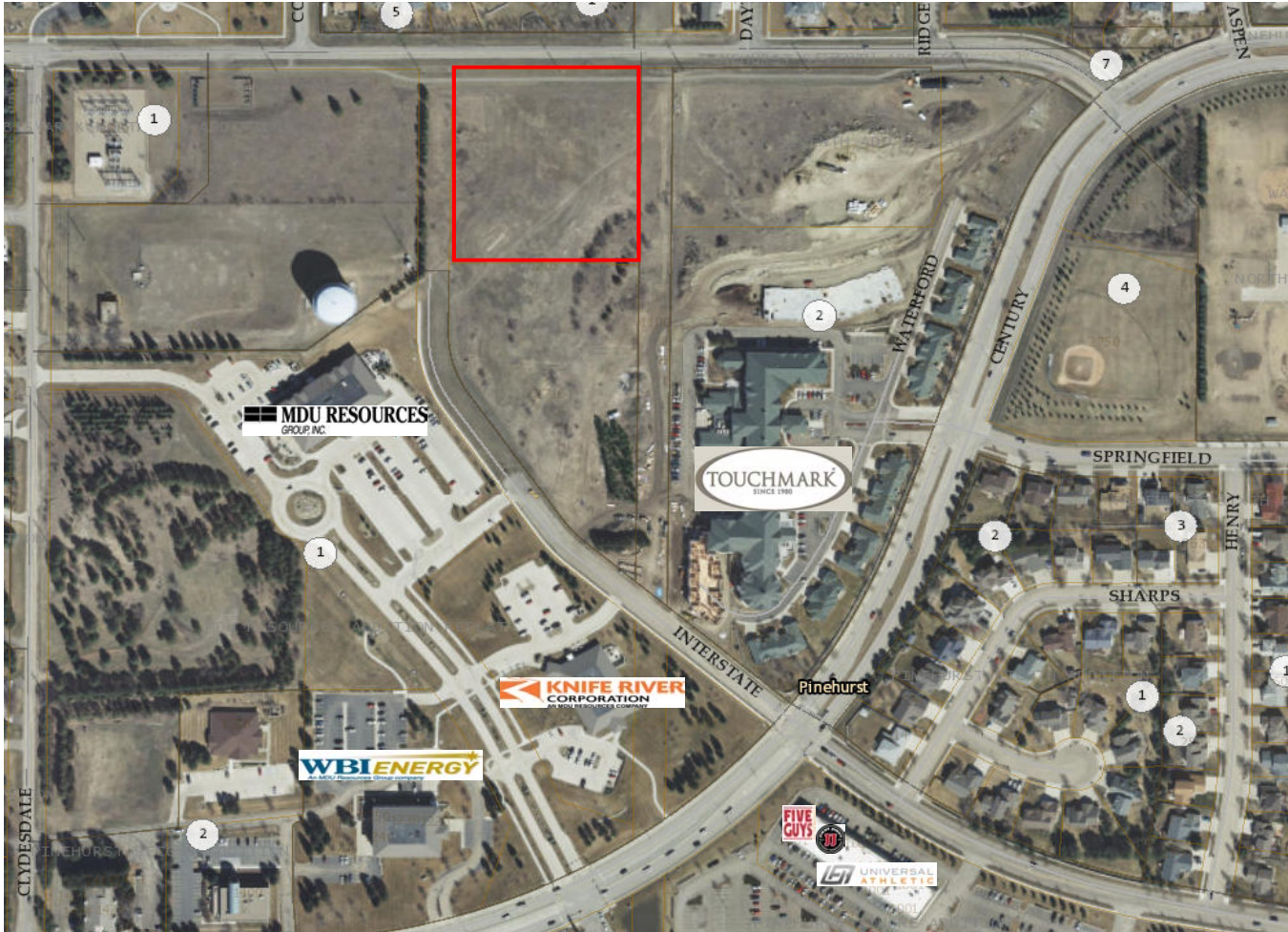


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Prime Development Parcel

1207 County West Road, Lot A
\$9.75 psf / 195,173 sf = 4.48 ac



**Price: \$9.75 psf /
\$1,902,936**

- Lot Size: 4.48 Acres / 195,173 sf
- Legal Description: City Lands 139-80 Block: 28 Auditor's Lot A of NW 1/4
- Taxes: \$127.20
- Special Assessment: None

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.



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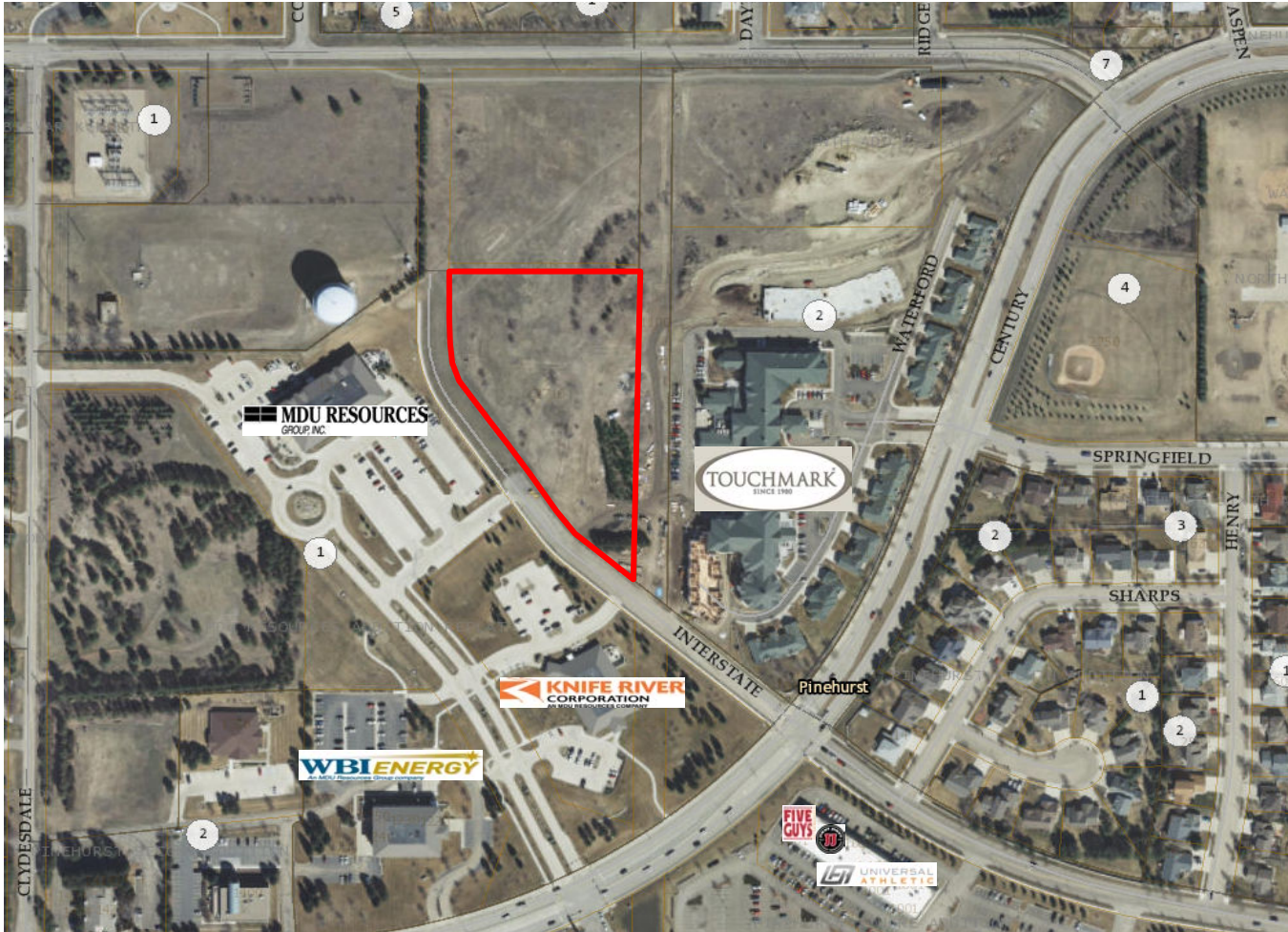
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Prime Development Parcel

2710 W Interstate Ave

\$9.75 psf / 182,115 = 4.18 ac



**Price: \$9.75 psf /
\$1,775,621**

- Lot Size: 4.14 Acres / 182,115 sf
- Legal Description: City Lands 139-80 Block: 29 Auditor's Lot C of NW 1/4 Section 2
- Taxes: \$5,766.69 (2017)
- Special Assessment: Installment: \$5,014.97 Balance: \$9,072.29

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View looking NE



South View



View of Parcel to S



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South View



Southwest View



Northwest View



Southeast View



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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.