

Great Development Opportunity

NW Corner I-94 / 66th St. 3238 66th St. NE

\$2,600,000 - Approx. 40 Acres



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Great Future Opportunity for Travel Center & Other Commercial Development

\$2,600,000

- Approx.: 40 Acres
- Proposed Zoning: Commercial
- Taxes: \$2,277.63 (2017)
- Great I-94 Exposure
- 66th Street is proposed to connect to I-94 to Lincoln

Legal Description

Part of the Southeast Quarter (SE1/4) of Section Nineteen (19), Township One Hundred Thirty-nine (139) North, Range Seventy-nine (79) West of the Fifth Principal Meridian, Burleigh County, North Dakota, described as follows:

The point of beginning is located on the East line of the Southeast Quarter (SE1/4) of Section Nineteen (19), Township One Hundred Thirty-nine (139) North, Range Seventy-nine (79) West of the fifth Principal meridian and 433 feet North of the Southeast corner thereof. From said point of beginning, the travelers bears North along said East line distance of 861 feet; thence bearing West a distance of 2023 feet; thence bearing South a distance of 883 feet; more or less, to the North Right - of Way line U.S. I-94; thence bearing Easterly along said North Right-of-Way line a distance of 2024 feet, more or less to the said point of beginning.

Potential Uses:

- Investment for future development
- Auto / Truck Travel Center
- Auto / RV / Heavy Equipment Dealership
- Truck / Car Wash / Service Center
- REIT Development Property
- Event Center / Hotel
- Restaurant / Fast Food
- Campground / Entertainment Park
- Tire / Repair Center
- Bank / Financial Uses
- Medical Center
- Offices / Corporate Headquarters
- Investment Property
- Athletic / Sports / Complex



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Proposed I-94 / 66th Street Interchange Fast Growing Northeast Bismarck

Proposed Commercial Zoning

Rare Opportunity to acquire the prime NW corner of this future proposed I-94 Interchange

- I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime location is east of Exit 161 and will be the first Interchange in east Bismarck.
- This 66th Street corridor is planned as a bypass route connecting to 71st Avenue taking traffic west to State Street / Hwy 83 N.
- This area's growth was enhanced by the newly completed 4-lane east-west Century Avenue thoroughfare project that now intersects with Centennial Road just north of Exit 161 / I-94 Interchange. Century Avenue will continue east and intersect with 66th Street north of this parcel.
- A new retail center, Sunrise Town Centre, is at the NE quadrant of East Century Avenue & Centennial Road. Spurring the continued growth of this area to the east. Bismarck's dominant grocer, Dan's Supermarket, Williquors, BNC National Bank, Caribou Coffee, Einstein Bros. Bagels, Gate City Bank, Exxon, Burger King as well as Sunrise Professional Center is in this new development.
- This general Area is experiencing a tremendous amount of residential growth. Sunrise Elementary is already at capacity after building a new addition to the school.
- A new Bismarck public high school, Legacy High School and Sports Complex is just west of Centennial Road on 64 acres which will also bring more traffic and families to this NE area of Bismarck.
- This new interchange will also provide direct access on 66th Street to and from Lincoln, a fast growing community just 5 miles south of I-94. The Bismarck Public Schools are just completing a new grade school in Lincoln which is located on 66th Street.



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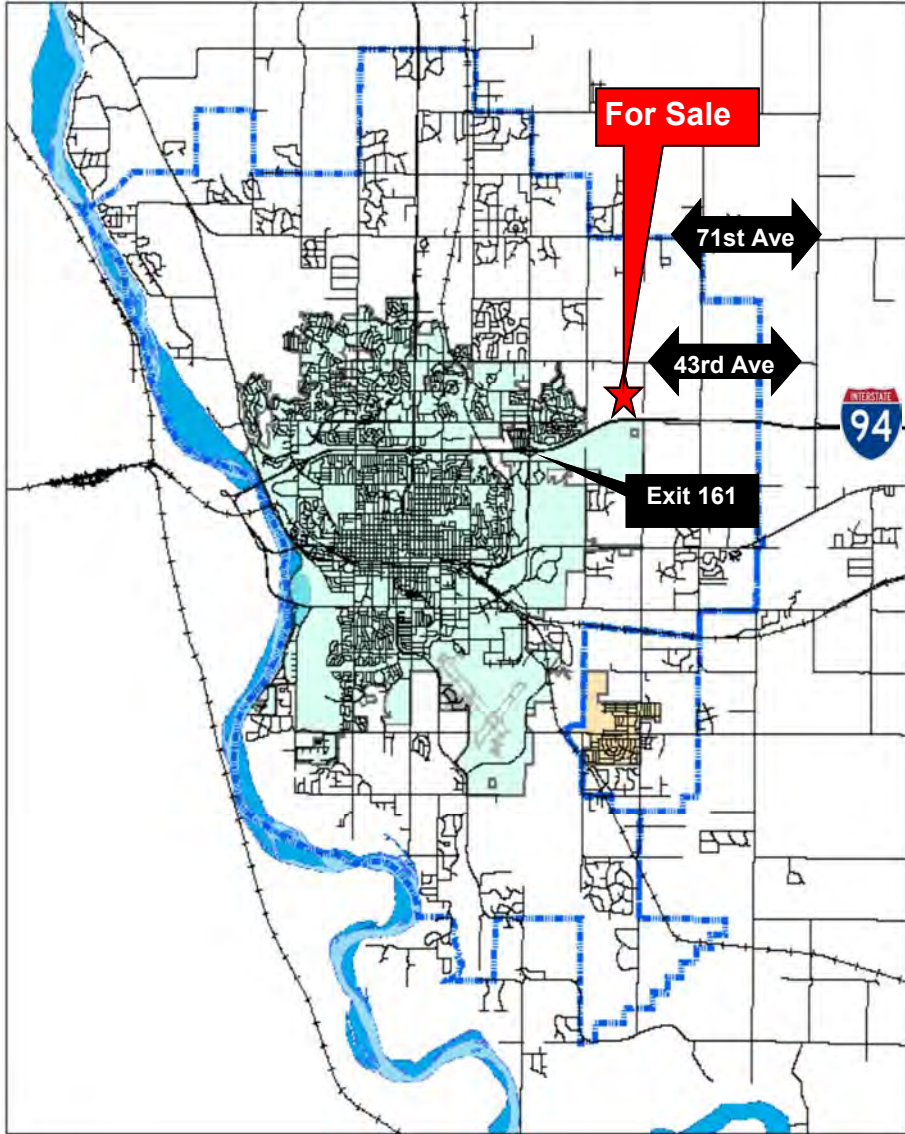


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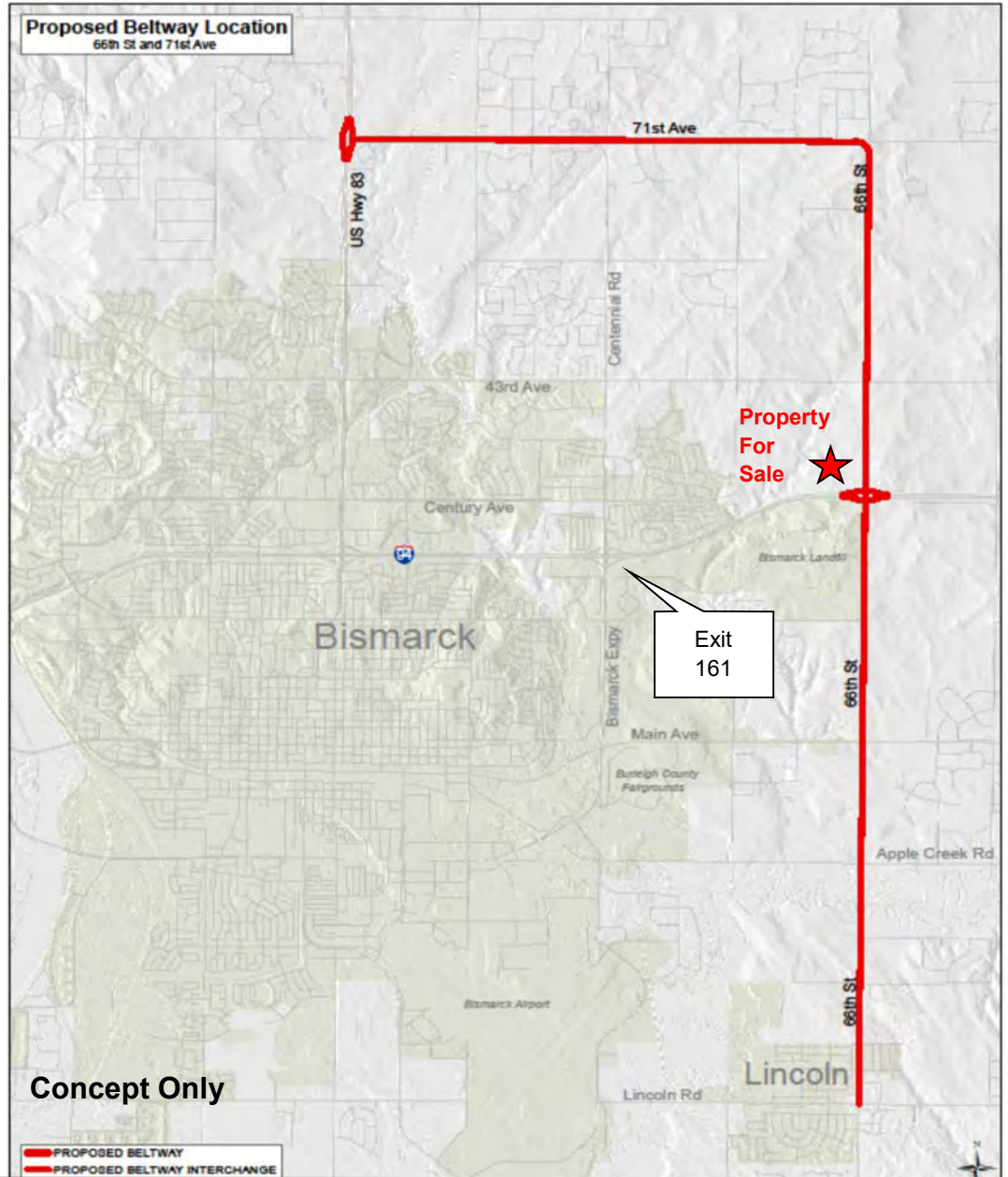
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ETA - Effective January 1, 2014



Proposed Beltway Location
66th St and 71st Ave



Concept Only

November 2013

This map is for representational use only and does not represent a survey. No liability is assumed as to the accuracy of the data delineated hereon.



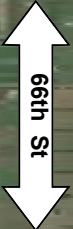
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FOR SALE



Bismarck

Lincoln



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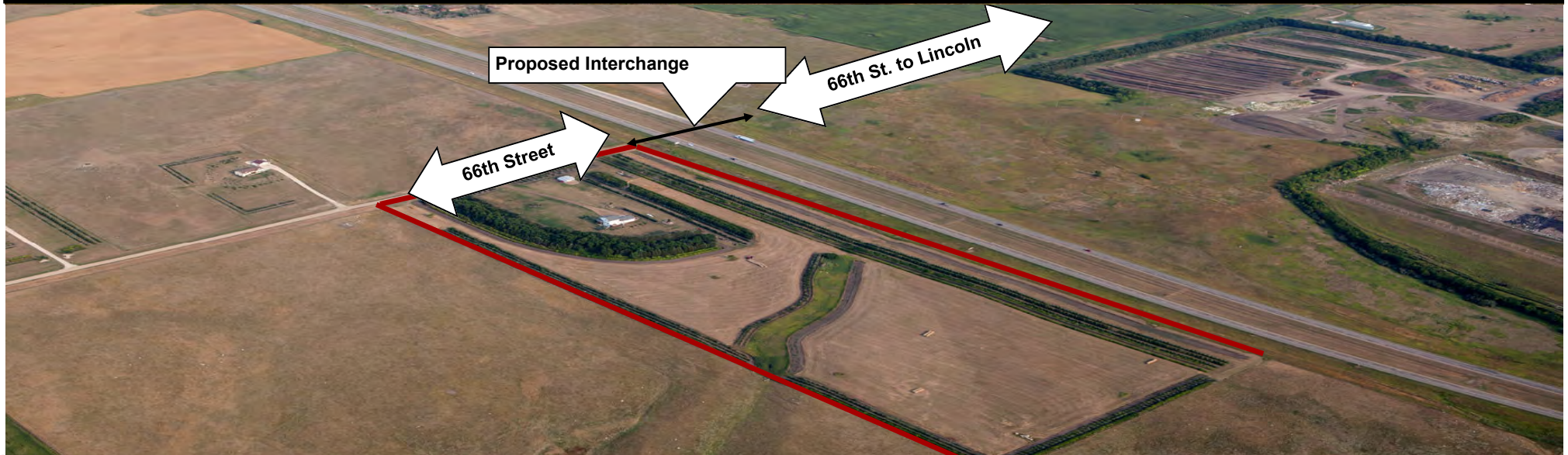


FOR SALE
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66th Street

Proposed Interchange



Proposed Interchange

66th St. to Lincoln

66th Street



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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.

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