

# Commercial Lots off Memorial Highway

1104 & 1108 32nd Ave SE - Mandan, ND

Lots starting at \$13.50 to \$15.00 psf



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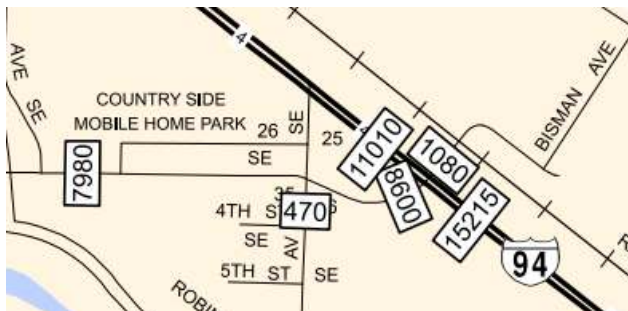
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## Executive Summary for Sale

<b>Parcel ID:</b>	65-6435740	65-6135760
<b>Address:</b>	1104 32nd Ave SE - Mandan, ND	1108 32nd Ave SE - Mandan, ND
<b>Legal Description:</b>	Lot 1, Block 1, Midway 15th Addition	Lot 2, Block 1, Midway 15th Addition
<b>Sale Price:</b>	\$986,634.00	\$383,103.00
<b>Lot Size:</b>	65,775.60 sf / 1.51 Acres	28,378 sf / .65 Acres
<b>Zoning:</b>	CC - Central Business District	CC - Central Business District
<b>Taxes 2018:</b>	\$1,609.82	\$688.22
<b>Specials:</b>		
<b>Balance -</b>	\$13,558.11	\$8,572.34
<b>Installment -</b>	\$4,596.08	\$2,905.93

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. Buyer to verify taxes and specials as land was replatted.

## Traffic Count



- 15,215 Vehicles Per Day on Memorial Hwy

### 2018 POPULATION



1 MILE	3 MILE	5 MILE
1,764	39,152	90,348

### AVERAGE HH INCOME



1 MILE	3 MILE	5 MILE
\$80,918	\$80,094	\$79,143

### MEDIAN AGE



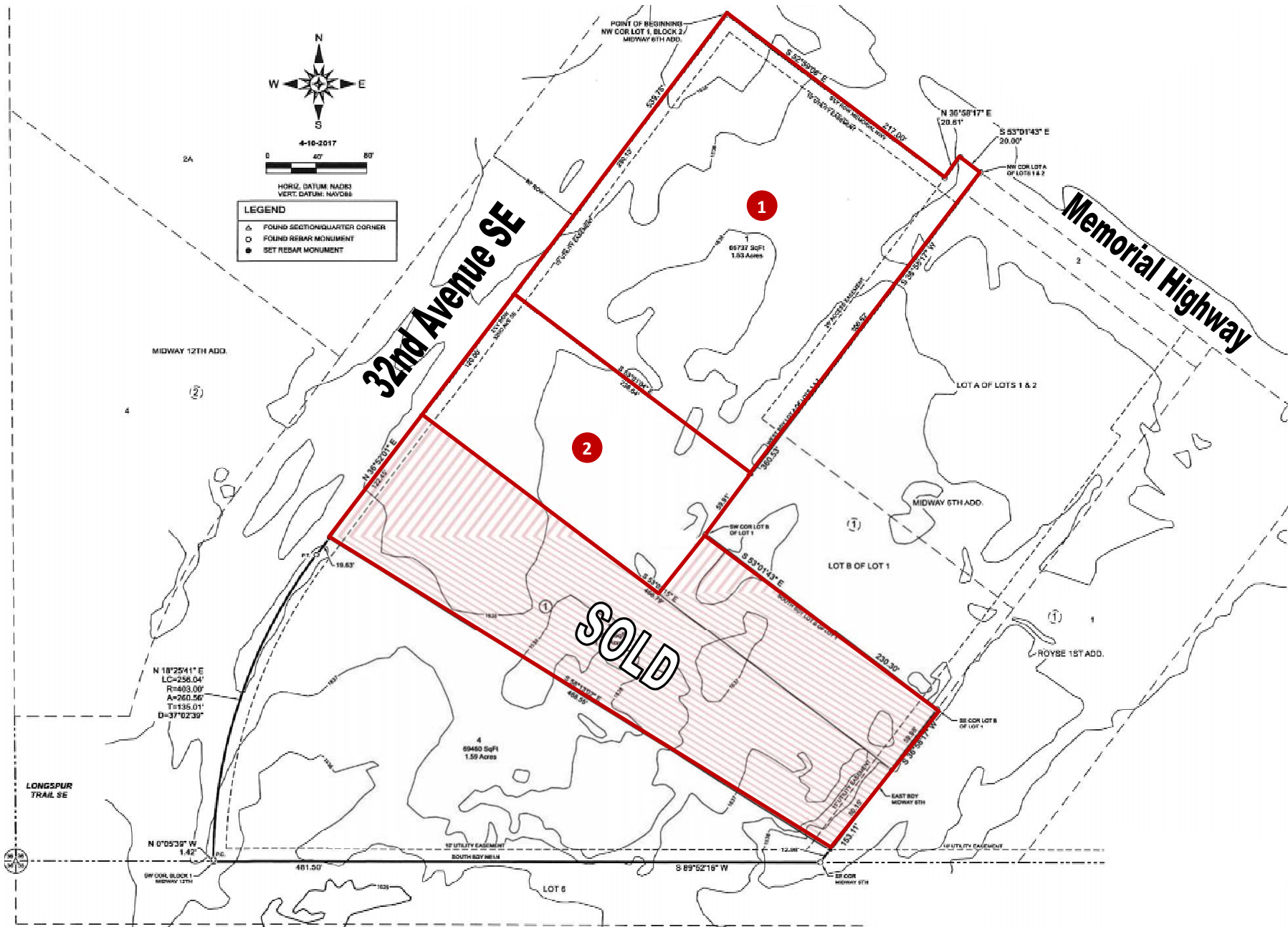
1 MILE	3 MILE	5 MILE
35.4	39.2	39.4



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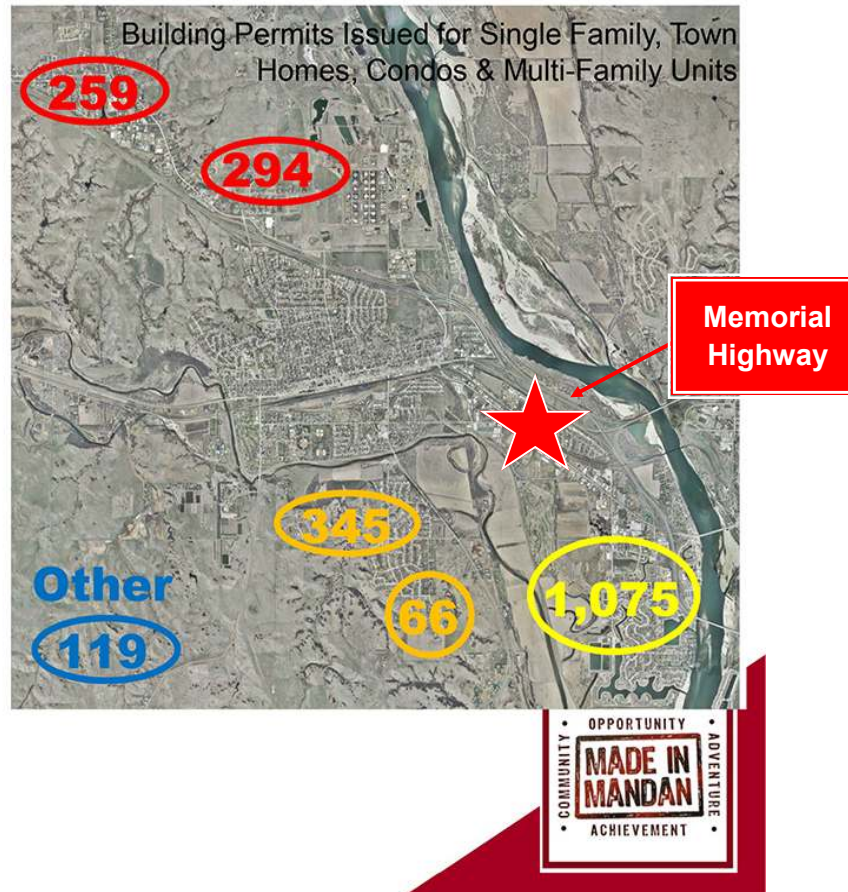
# Mandan Residential Growth



## RESIDENTIAL GROWTH 2012-2016

2,157 units total

- North – 26%
  - Meadows
  - Meadow Ridge
  - Missouri Valley
- Southwest/South Central – 19%
  - Keidel's South Heart Terrace
  - Heart Ridge
  - Macedonia Hills
  - Lincoln Ridge
  - Plainview Heights
- Southeast – 50%
  - Lakewood
  - Bridgeview
  - Southbay
  - West Bay Estates
- Other – 6%



## Join other businesses on Memorial Hwy – Mandan

- ◆ Bill Barth Ford-Mercury-Kia
- ◆ Bobcat of Mandan
- ◆ Dakota Community Bank
- ◆ Heart River Animal Hospital
- ◆ Keller Hearth 'n Home Products
- ◆ Kroll's Diner
- ◆ Midway Lanes, Inc.
- ◆ Nodak Mutual Insurance
- ◆ Open Road Honda
- ◆ Red Carpet Carwash
- ◆ Roughrider Harley-Davidson
- ◆ Runnings Fleet & Farm
- ◆ Schwans Pontiac - GMC
- ◆ Twin City Implement Inc.
- ◆ Raging Rivers Water Park
- ◆ Bis-Man Tractors & Equipment, Inc.
- ◆ Kist Livestock Auction
- ◆ Riverwood RV & Auto Sales
- ◆ Prairie West Golf Course



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# DANIEL COMPANIES

The Leader in Commercial Real Estate



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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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