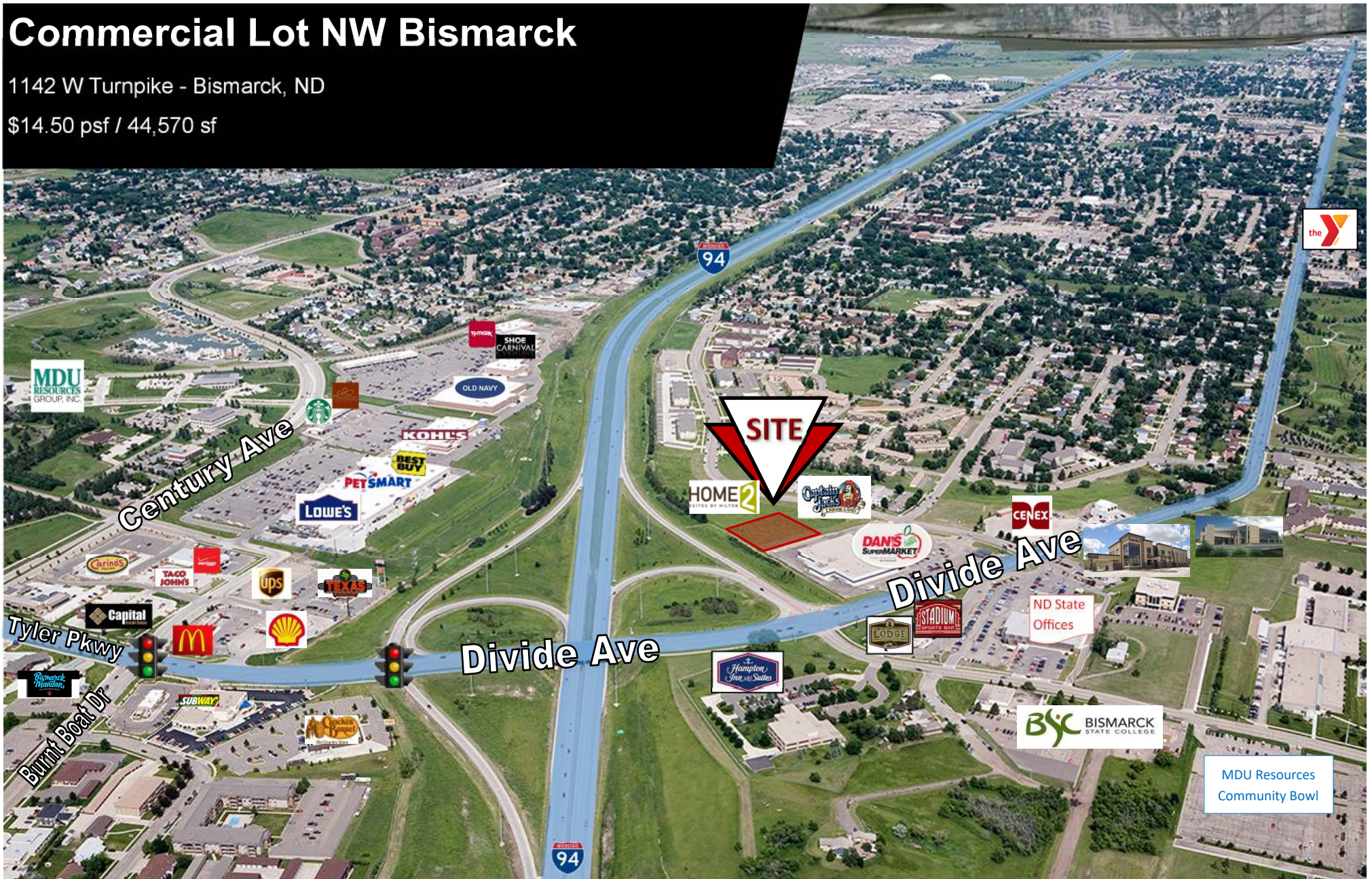


Commercial Lot NW Bismarck

1142 W Turnpike - Bismarck, ND

\$14.50 psf / 44,570 sf



DANIEL COMPANIES
The Leader in Commercial Real Estate

Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

Executive Summary for Sale

Asking Price:	\$14.50 psf / \$646,265
Parcel ID:	0820-001-040
Address:	1142 W Turnpike Ave - Bismarck, ND 58503
Legal Description:	Lot 5A of Lot 5, Block 1, Prarie Hills 4th Addition
Lot Size:	44,570 sf / 1.02 Acres
Zoning:	CG Commercial
Taxes 2018:	\$3,349.17
Specials:	
Balance -	\$8,835.33
Installment -	\$3,293.59

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.

Property Highlights

One of the few lots remaining

For further details of lot feel free to contact Civil Engineer for the Captain Jack's project, Toman Engineering

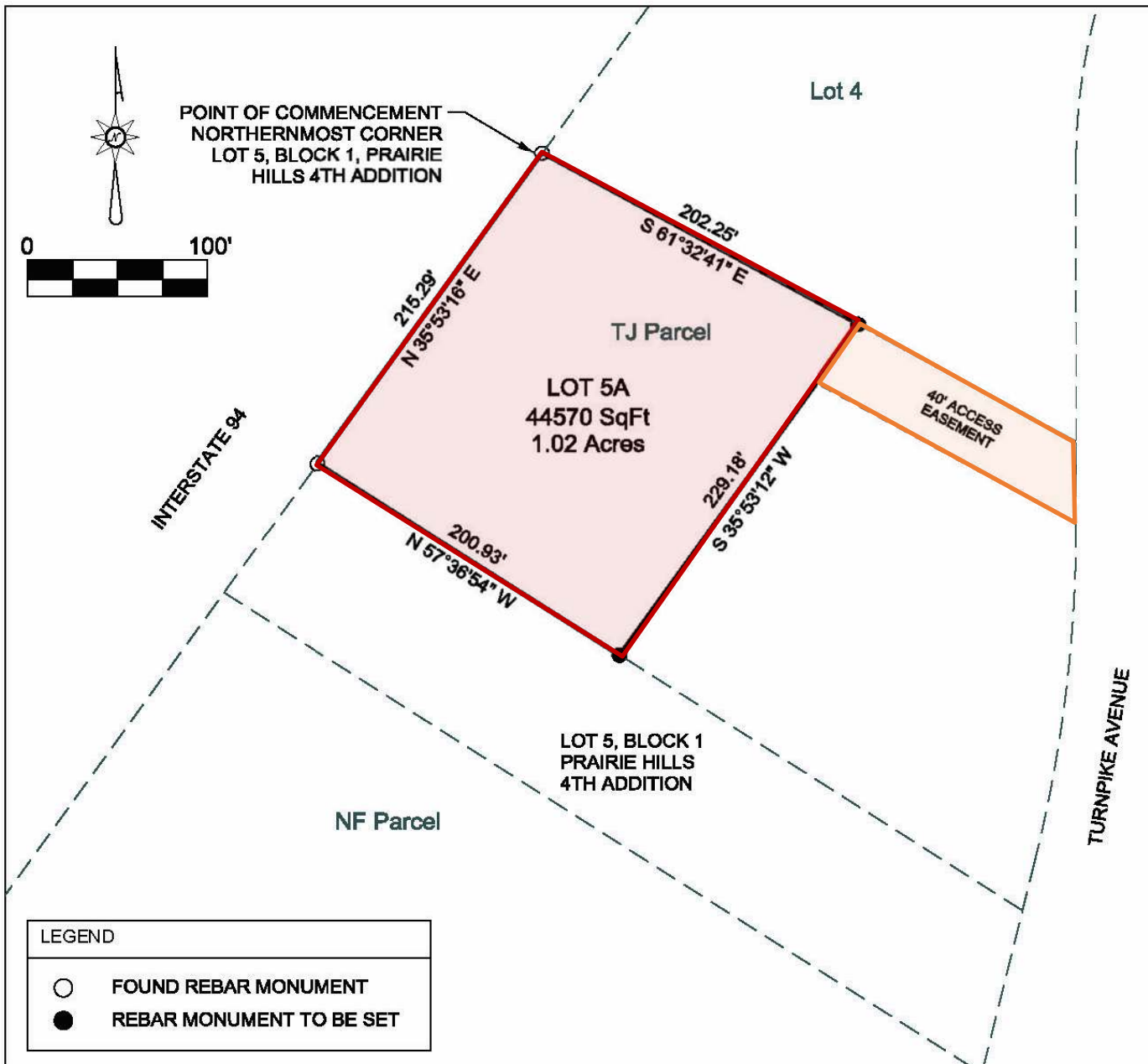
Utilities to property line



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

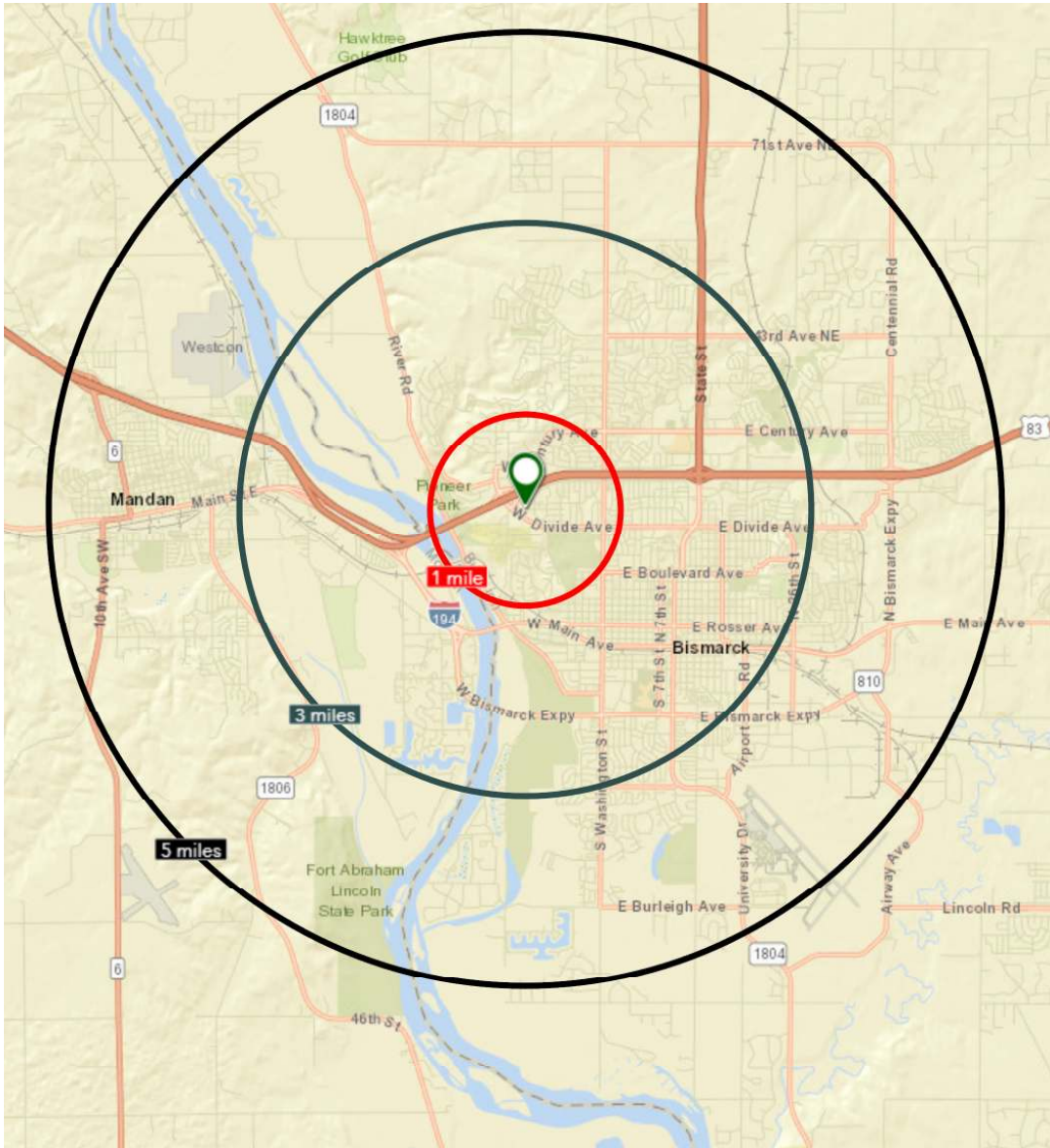
DanielCompanies.com



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

1, 3, 5 Demographics



1142 W Turnpike Ave Bismarck, ND	0 - 1 Miles	0 - 3 Miles	0 - 5 Miles
Population:			
2018 Population:	8,037	60,360	100,708
2023 Population:	8,755	66,510	112,073
Median Age:	36.9	39.6	38.9
Households:			
2018 Total Households:	3,561	27,471	43,894
2023 Total Households:	3,907	30,436	49,110
Average Household Size:	2.18	2.15	2.23
Average Household Income:	\$83,943	\$78,206	\$80,409



100,700+
People within 5 miles



38.9
Median Age within 5 miles



\$80,400+
Avg HH Income within 5 miles



Pinehurst Square

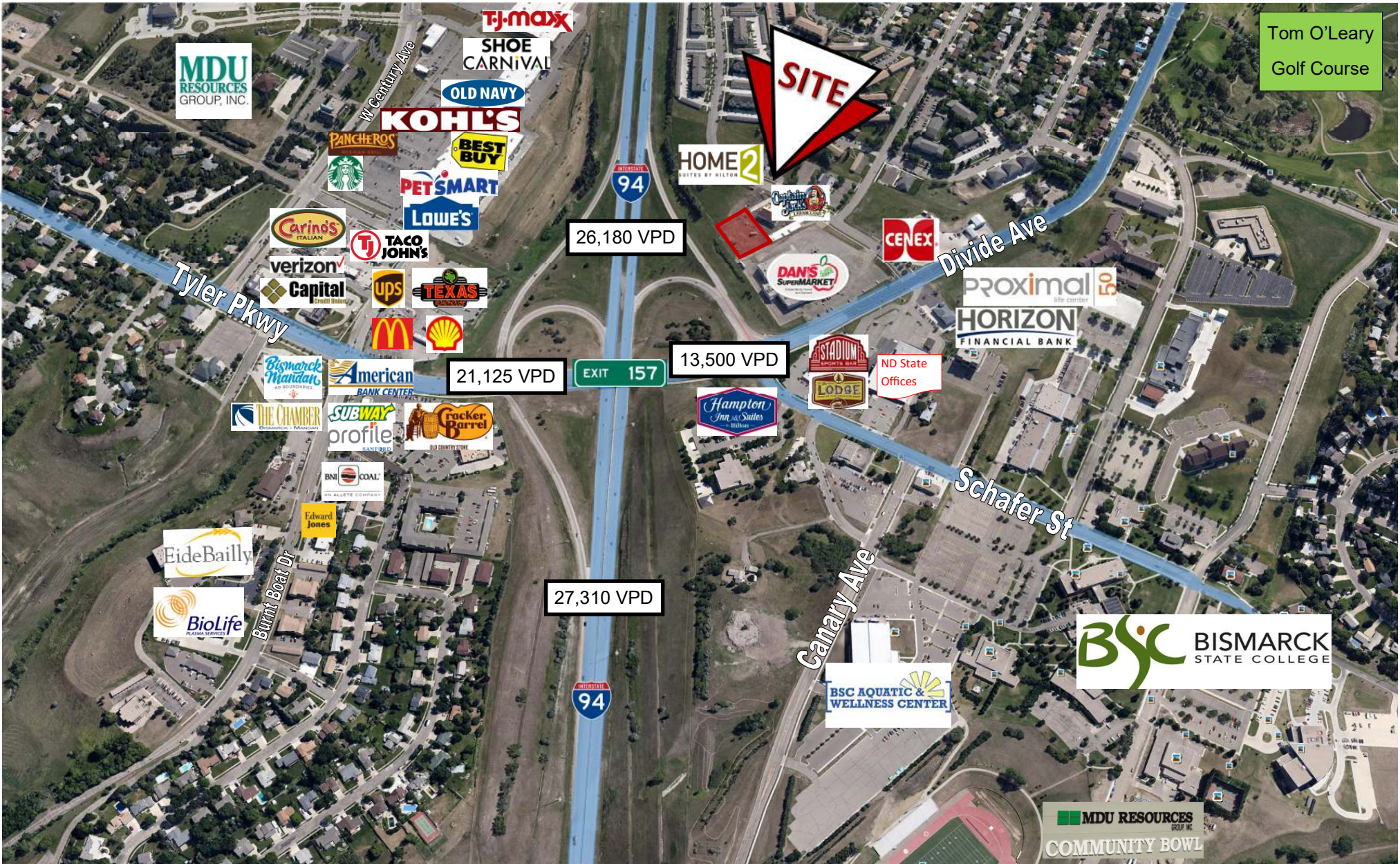
21,125 VPD

27,310 VPD

EXIT 157

13,500 VPD

26,180 VPD



Area Retailers & Businesses

American Bank Center

Best Buy

BioLife Plasma Services

Bismarck Mandan Convention and Visitors Bureau

Bismarck State College Campus

BNI Coal

BSC Aquatic & Wellness Center

Capital Credit Union

Captain Jack's Liquor

Carino's Italian Restaurant

Cenex

City Brew

Complete Nutrition

Cracker Barrel

Dollar Tree

Dress Barn

Eckroth Music

Edward Jones

Eide Bailly

Gate City Bank

Gateway Science Center

Hampton Inn & Suites

Home 2 Suites by Hilton

Horizon Financial Bank

Kobe's Japanese Restaurant

Kohl's

Lane Bryant

Lowe's

McDonalds

MDU Resources Campus (Fortune 500 Company)

MDU Resources Community Bowl

Men's Warehouse

Old Navy

Orange Leaf

Pacific Sound & Video

Pancheros

Parkway Funeral Services

Pet Smart

Precision Eyes

Profile by Sanford

Proximal 50

Shell C-Store

Shoe Carnival

Stadium / Lodge Bar & Grill

Starbucks

Subway

Taco John's

Texas Roadhouse

The Bismarck / Mandan Chamber

TJ Maxx

Unysis

UPS Store

Verizon Wireless

Vue Community Credit Union

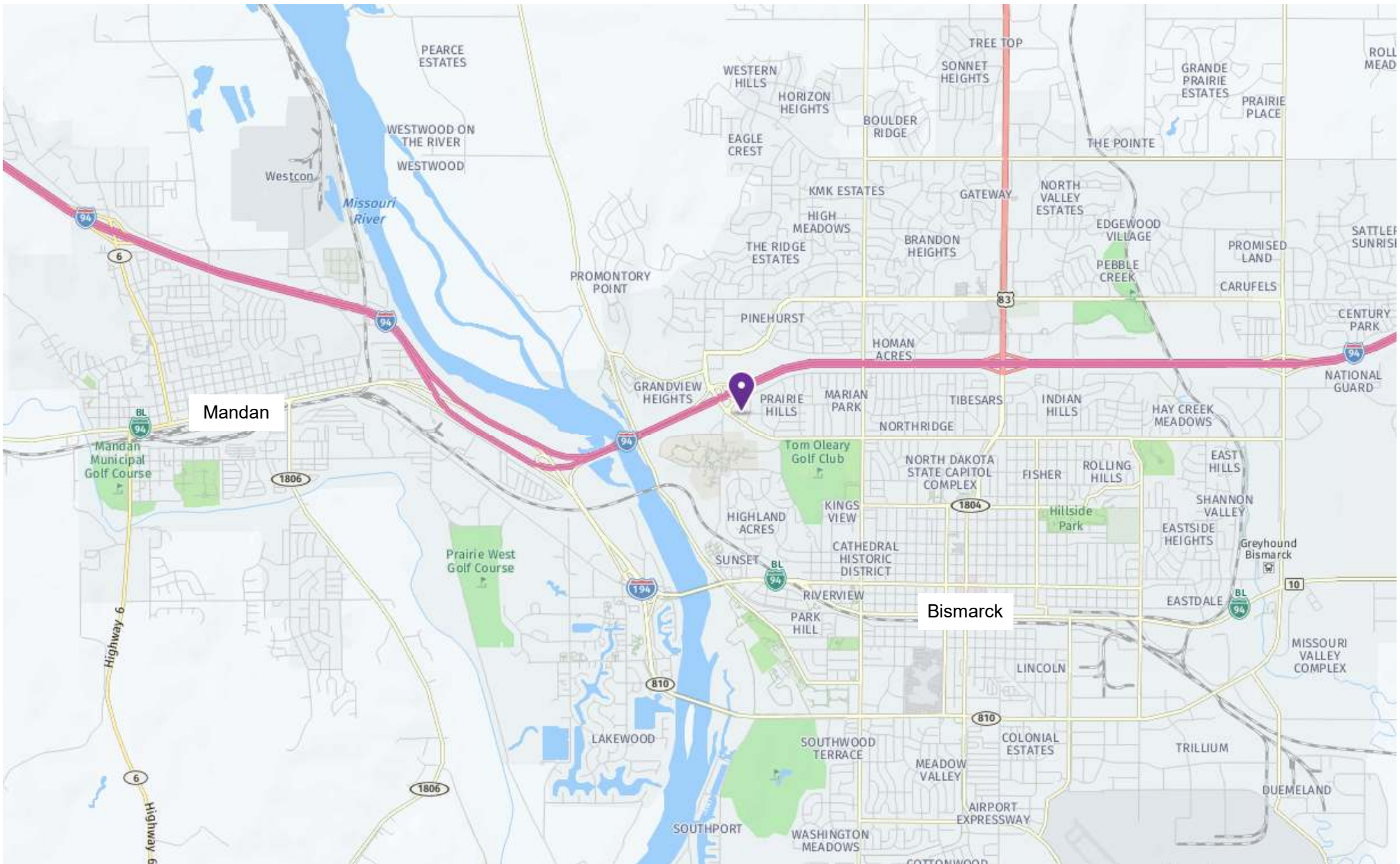
Warford Orthodontics



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com



Kyle Holwagner, CCIM, SIOR
701.400.5373
Kyle@DanielCompanies.com

Kristyn Steckler, Senior Client Coordinator
701.527.0138
Kristyn@DanielCompanies.com

DanielCompanies.com



DANIEL COMPANIES

The Leader in Commercial Real Estate



Bill Daniel
CCIM, Broker

701.220.2455
Bill@DanielCompanies.com



Kyle Holwagner
CCIM, SIOR

701.400.5373
Kyle@DanielCompanies.com



Taylor Daniel
Commercial REALTOR®

701.391.4262
Taylor@DanielCompanies.com

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.