



CRA

COMMERCIAL
REAL ESTATE
ADVISORS™

FOR SALE



SUNRISE TOWN CENTRE LOTS

YORKTOWN DR / GREENSBORO DR
BISMARCK, ND 58503

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KRISTYN STECKLER, COMMERCIAL REALTOR®

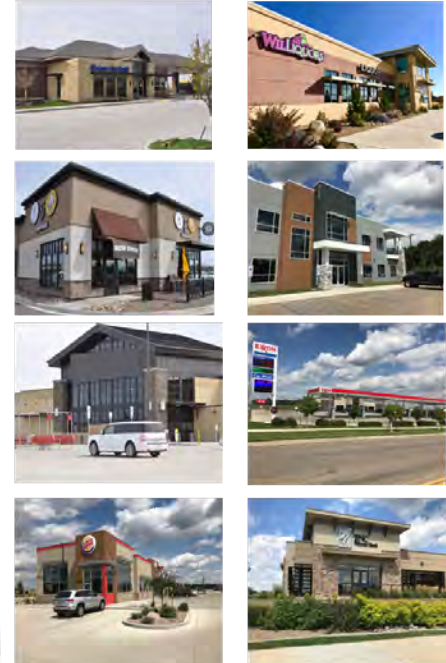
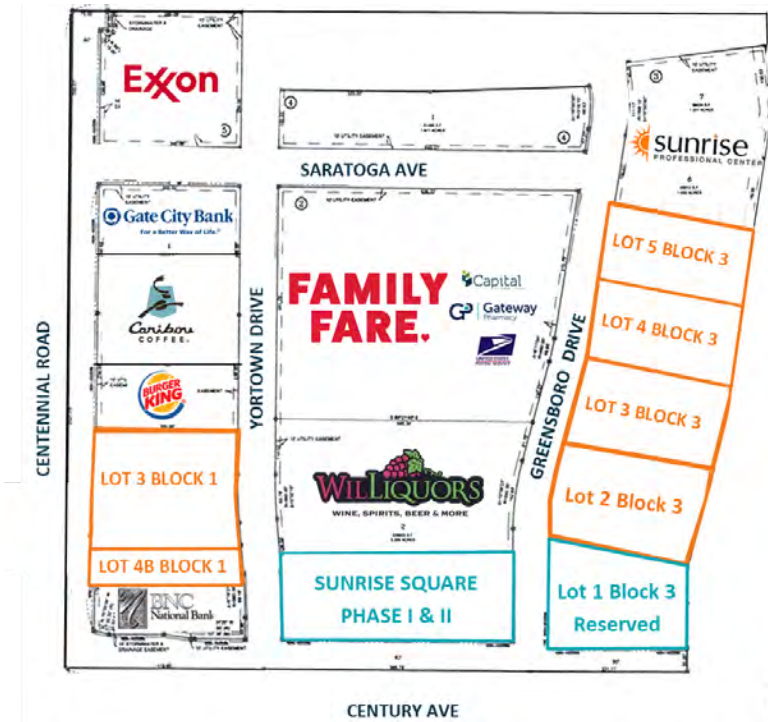
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PROPERTY OVERVIEW

Commercial development land available in the East Bismarck growth area north of Exit 161. Anchors to this development include a national grocery store, a large local liquor store, professional services, restaurants, and banks along with a gas station-store.

PROPERTY HIGHLIGHTS

- Family Fare Supermarket Anchored Retail
- Phase I: 40 Acres
- Mixed-Use Retail Center
- Rapidly Developing Commercial Hub and Residential Growth Area
- Strong demographics
- Excellent traffic counts
- Close proximity to Legacy High School & Sunrise Elementary School

OFFERING SUMMARY

Sale Price:	\$8.50 - \$20.00 / SF
Lot Size:	20,002 - 326,914 SF
Zoning:	CG / CA
Market:	Bismarck



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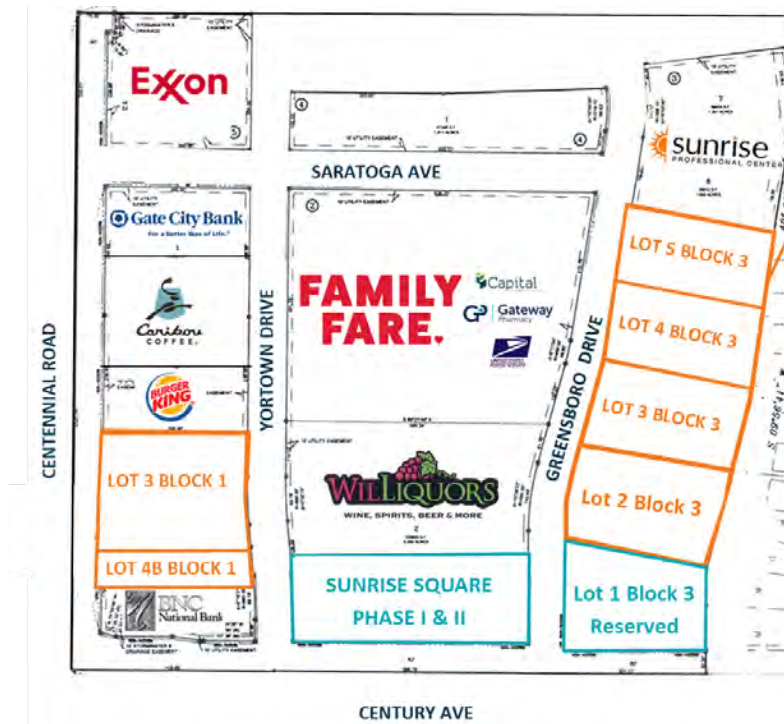
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OF LOTS 6 | TOTAL LOT SIZE 20,002 - 326,914 SF | TOTAL LOT PRICE \$8.5 - \$20.0 / SF |

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	3 Block 1	3024 Yorktown Dr	2135-001-100	Retail	71,643 SF	\$20.00 / SF	CG
Available	4B, Block 1	3012 Yorktown Dr	2135-001-160	Retail	20,002 SF	\$20.00 / SF	CG
Available	2, Block 3	3027 Greensboro Dr.	2135-003-050	Retail	83,439 SF	\$10.00 / SF	CA
Available	3, Block 3	3105 Greensboro Dr	2135-003-100	Retail	53,598 SF	\$10.00 / SF	CA
Available	4, Block 3	3129 Greensboro Dr	2135-003-150	Retail	52,048 SF	\$8.50 / SF	CA
Available	5, Block 3	3207 Greensboro Dr	2135-003-200	Retail	46,184 SF	\$10.00 / SF	CA



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ABOUT THE AREA

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MASTER PLAN



OPTION 1



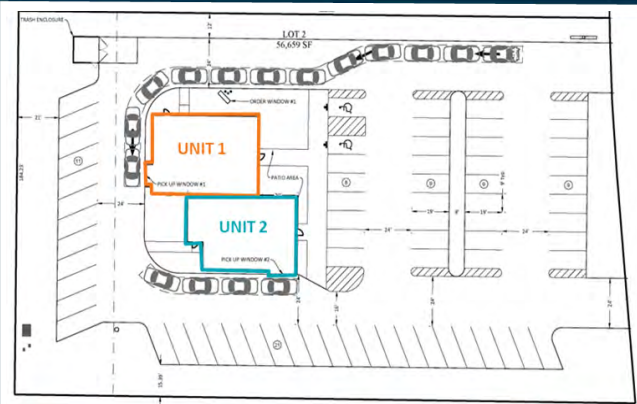
OPTION 2



OPTION 3



FUTURE BUSINESS PARK DEVELOPMENT



BUILD-TO-SUIT DRIVE-THRU WITH PICK UP WINDOW



SUNRISE SQUARE- PHASE I



SUNRISE SQUARE- PHASE II—COMING SOON



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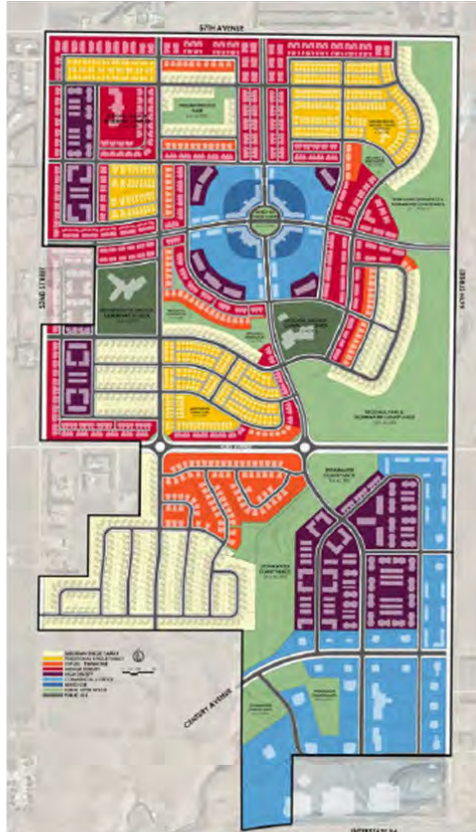
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Silver Ranch Development:

- 5 minute drive NE of Sunrise Town Centre
- Master-planned community covering more than 1,200 acres
- Includes many amenities such as walking paths, mixed-use commercial space, a community center and a new school
- Includes 2,800 single-family and Multifamily units, commercial plots, schools, as well as parks and trails.
- Expected tax revenue- about \$1 billion (including \$45 million in sales tax)

Surrounding Schools:

Sunrise Elementary School:

Enrollment (2022-2023): 490 Students

Grades: K-5

Silver Ranch Elementary School:

Enrollment: 535 Student Capacity

Grades: K-5

Legacy High School:

Enrollment (2022-2023): 1,418 Students

Grades: 9-12



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DEMOGRAPHIC SUMMARY

3001 Yorktown Dr, Bismarck, North Dakota, 58503 2

Ring of 3 miles

KEY FACTS

36,346

Population



15,437

Households

39.2

Median Age

\$56,129

Median Disposable Income

EDUCATION

5%

No High School Diploma



27%

High School Graduate



36%

Some College



31%

Bachelor's/Grad/Prof Degree

INCOME



\$67,782

Median Household Income



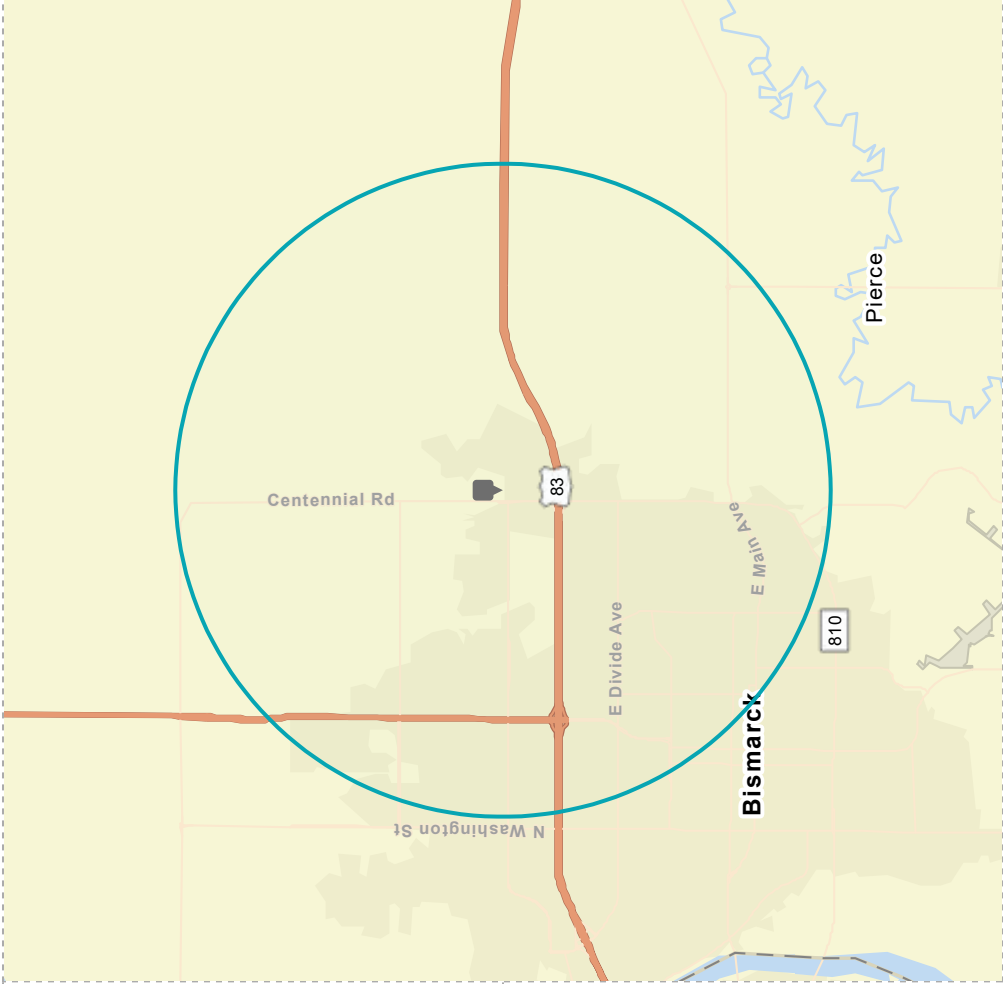
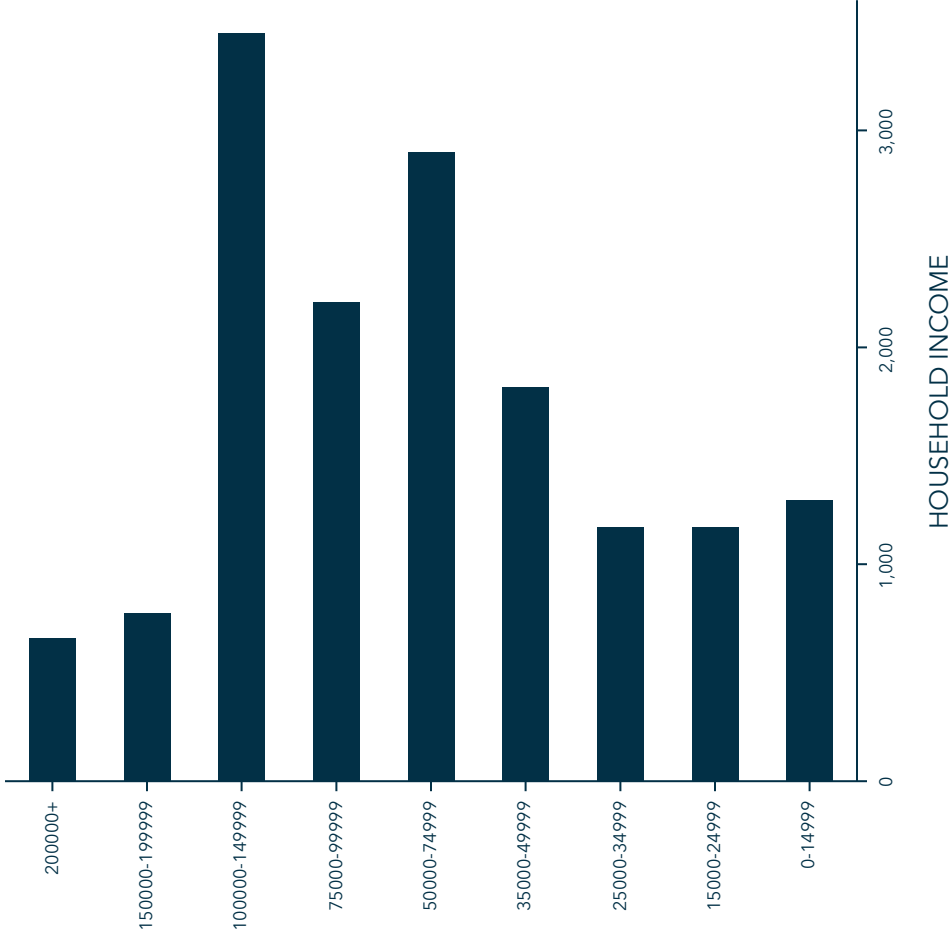
\$36,790

Per Capita Income



\$117,055

Median Net Worth



EMPLOYMENT



White Collar



Blue Collar



Services

66%

23%

16%

1.0%

Unemployment Rate

BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



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