



SMALL-MIDSIZE BUILDING DEVELOPMENT CONCEPT

GREENSBORO DR
BISMARCK, ND 58503

KYLE HOLWAGNER, CCIM, SIOR

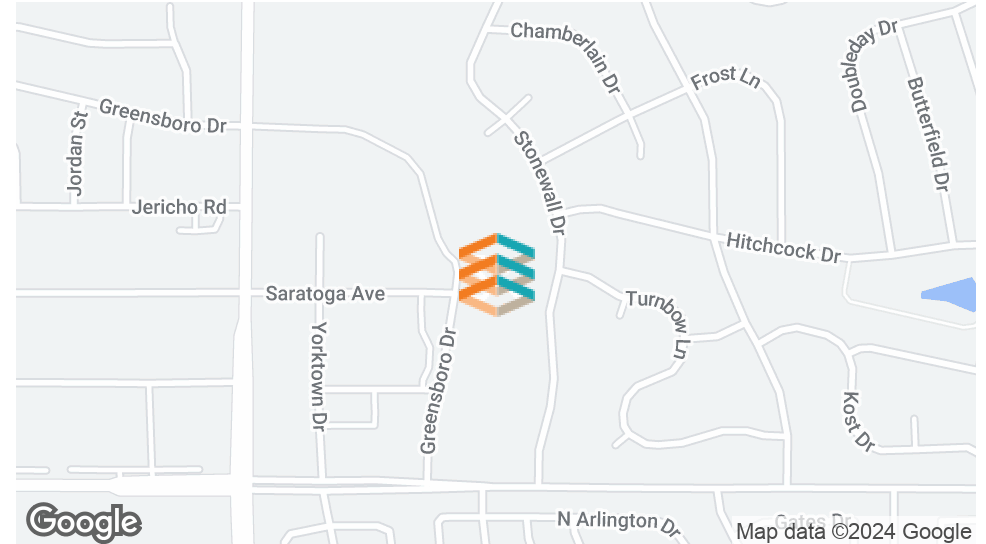
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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	TBD
Lot Size:	98,232 SF
Zoning:	CA
Market:	Bismarck
Submarket:	East Bismarck

PROPERTY OVERVIEW

Small lots to be individually owned with common parking, sewer and water to each lot. Lots ranging from 10,000 sf to 20,000 sf depending on the building sizes. Concept may blend 2,000 - 5,000 sf buildings. This development concept is part of a master planned retail/professional center located in east Bismarck growth area north of Exit 161. Anchors to this development include national grocery store, large local liquor store and several self-standing service, food and financials along with a convenience gas station. Easements, covenants and restrictions apply.

PROPERTY HIGHLIGHTS

- Dan's Supermarket Anchored Retail
- Phase I: 40 Acres
- Mixed-Use Retail Center
- Rapidly Developing Commercial Hub and Residential Growth Area
- Call for Pricing



BUILDING CONCEPT PHOTOS



GREENSBORO DR BISMARCK, ND 58503



POSSIBLE SITE PLAN - 2,000 SF BUILDINGS

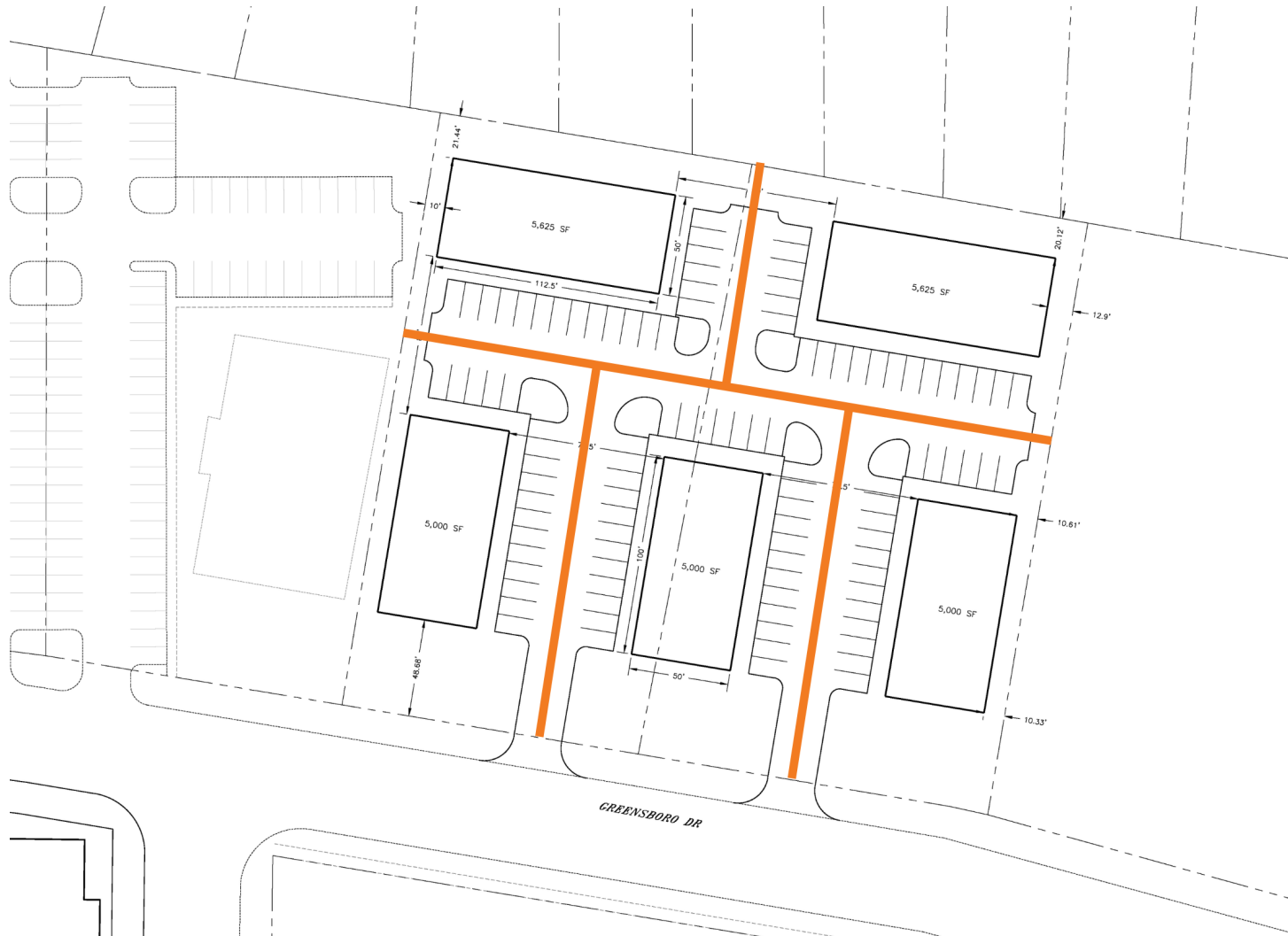


10 Lots available from approximately 10,000 sf with common areas included. Concept may blend 2,000 - 5,000 sf buildings. **Further defined in property overview**

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POSSIBLE SITE PLAN - 5,000 SF BUILDINGS



(Not to Scale)

5 Lots available from approximately 20,000 sf. with common areas included. Concept may blend 2,000 - 5,000 sf buildings. **Further defined in property overview. **

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5



LOCATION MAPS



GREENSBORO DR BISMARCK, ND 58503

WELCOME TO SUNRISE TOWN CENTRE



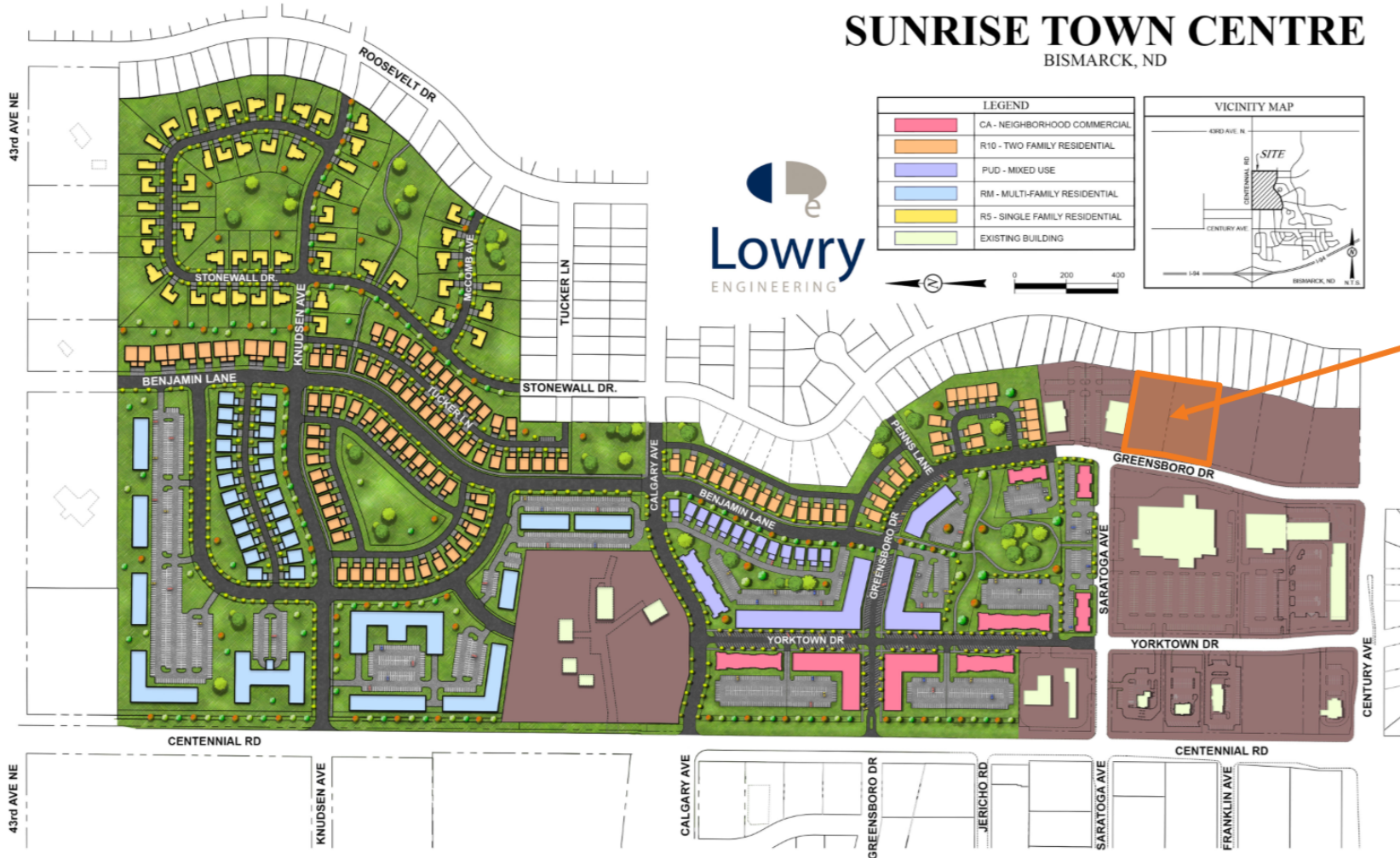
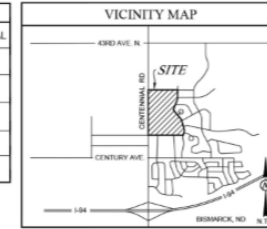


CONCEPT LAND USE PLAN

SUNRISE TOWN CENTRE BISMARCK, ND



LEGEND	
	CA - NEIGHBORHOOD COMMERCIAL
	R10 - TWO FAMILY RESIDENTIAL
	PUD - MIXED USE
	RM - MULTI-FAMILY RESIDENTIAL
	RS - SINGLE FAMILY RESIDENTIAL
	EXISTING BUILDING



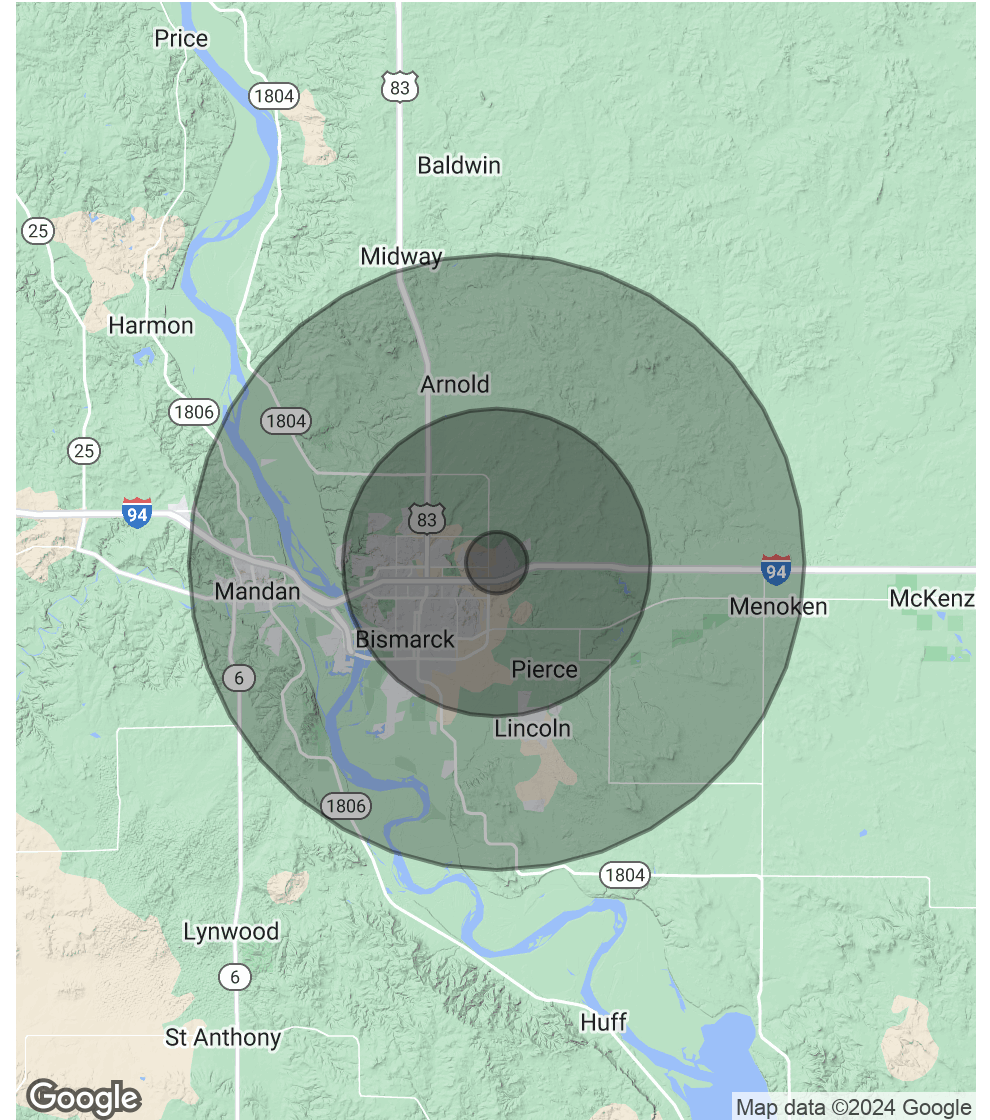
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	897	58,316	107,303
Average age	34.0	37.4	37.2
Average age (Male)	31.4	34.3	35.5
Average age (Female)	39.7	42.2	39.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	352	25,965	45,406
# of persons per HH	2.5	2.2	2.4
Average HH income	\$69,229	\$55,339	\$66,232
Average house value	\$176,114	\$141,441	\$158,942

* Demographic data derived from 2020 ACS - US Census



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