

LAND FOR SALE

16110, 16130, 16150, 16160 INDUSTRIAL PARK ROAD | MENOKEN, ND





OFFERING SUMMARY

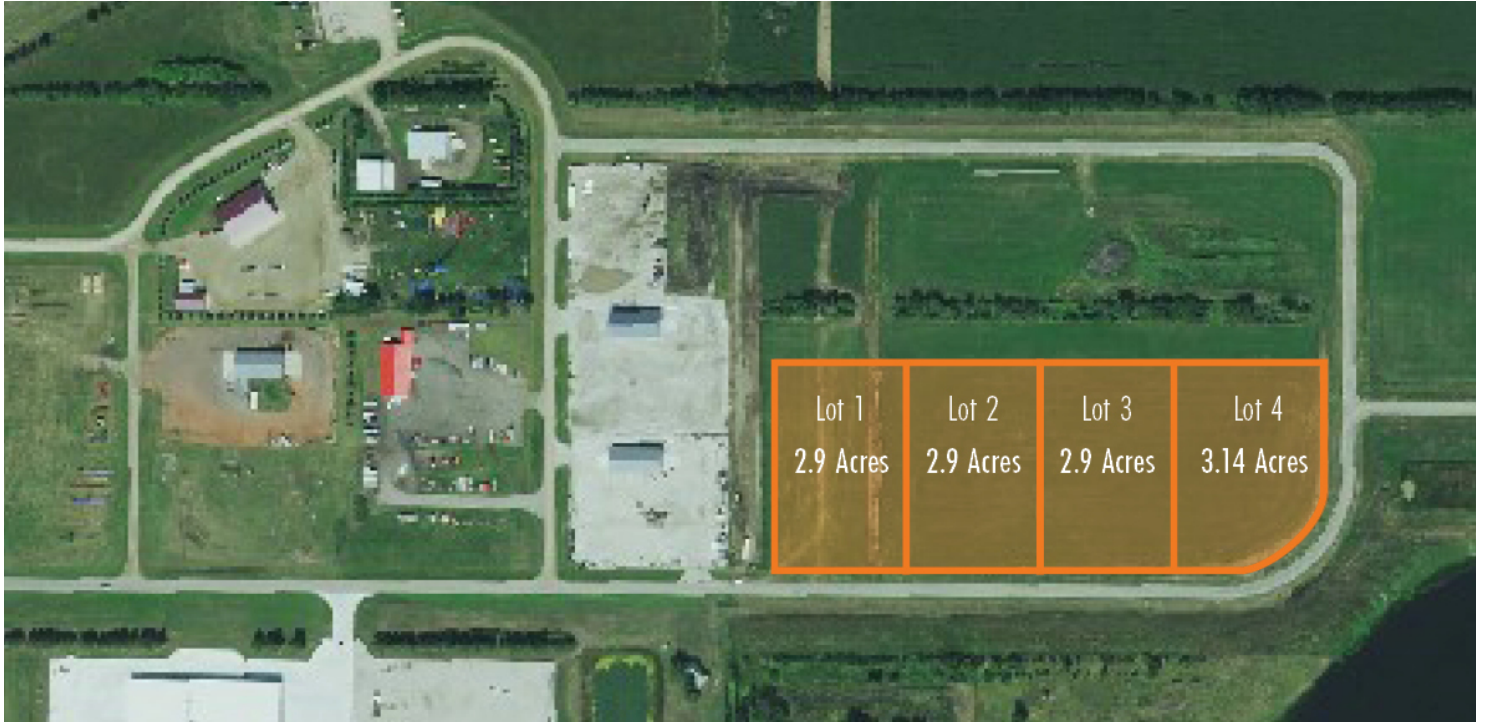
Sale Price:	\$2.50 / SF
Average SF:	128,992 SF
Lot Sizes:	2.9 or 3.13 Acres
Zoning:	I - Industrial

PROPERTY OVERVIEW

80 Acre master-planned industrial park. Direct access to Exit 170 on Interstate 94. Phase I: 11.83 acres, lot sizes subject to change. Owner will consider build-to-suit. Located outside of Bismarck city limits within Burleigh county.

PROPERTY HIGHLIGHTS

- Rural industrial park - 3 phase power
- (4) 3 acre sites
- Rural water to easement area
- Natural gas (to be further defined)
- Developer paid improvements: asphalt road, lots grade to drain, utilities



OF LOTS 4 | TOTAL LOT SIZE 126,240 - 136,736 SF | TOTAL LOT PRICE \$2.5 - \$2.5 / SF | BEST USE -

STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING	DESCRIPTION
Available	1	16110 Industrial Park Rd	33-139-78-67-01-010	Industrial	126,390 SF	\$2.50 / SF	I - Industrial	2.9 Acres 2023 Taxes \$760.03
Available	2	16130 Industrial Park Rd	33-139-78-67-01-020	Industrial	126,240 SF	\$2.50 / SF	I - Industrial	2.9 Acres 2023 Taxes \$760.03
Available	3	16150 Industrial Park Rd	33-139-78-67-01-030	Industrial	126,420 SF	\$2.50 / SF	I - Industrial	2.9 Acres 2023 Taxes \$760.03
Available	4	16160 Industrial Park Rd	33-139-78-67-01-040	Industrial	136,736 SF	\$2.50 / SF	I - Industrial	3.13 Acres 2023 taxes \$822.86

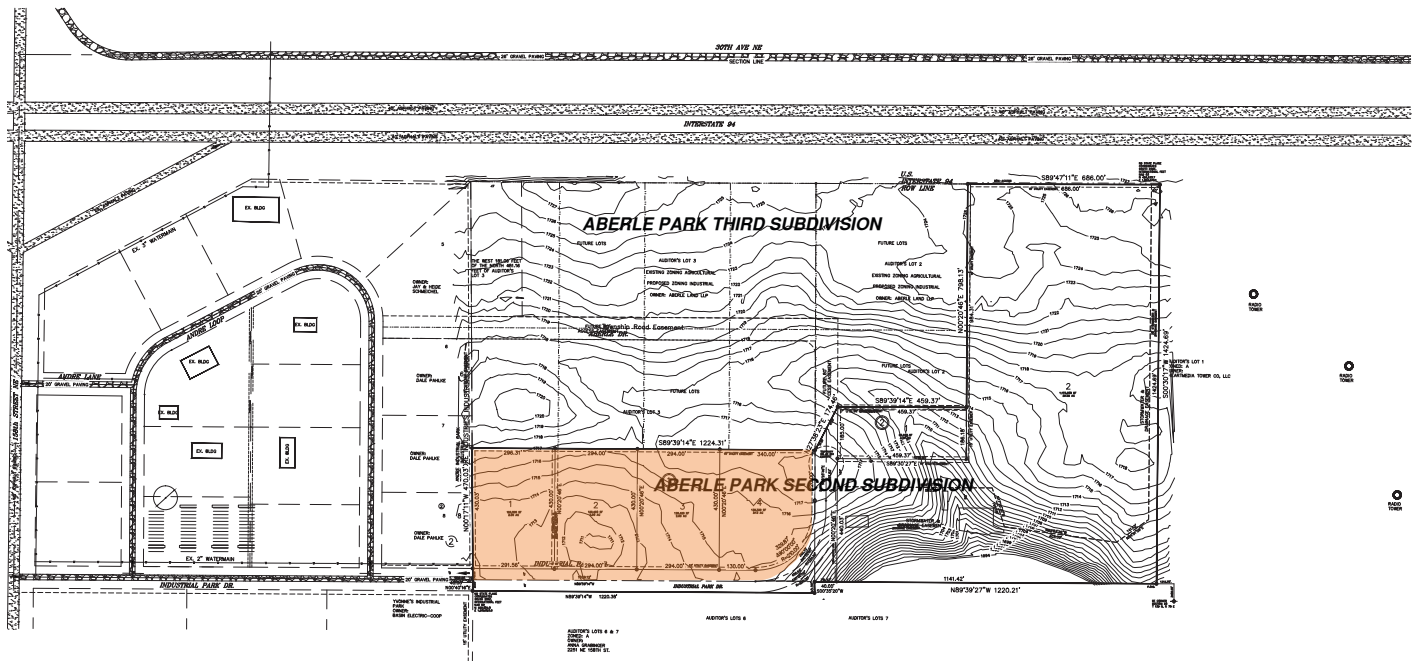




ABERLE PARK SECOND SUBDIVISION

BEING AUDITOR'S LOTS 2 & 3 OF THE NORTH 1/2 OF
SECTION 28, TOWNSHIP 139 NORTH, RANGE 78 WEST

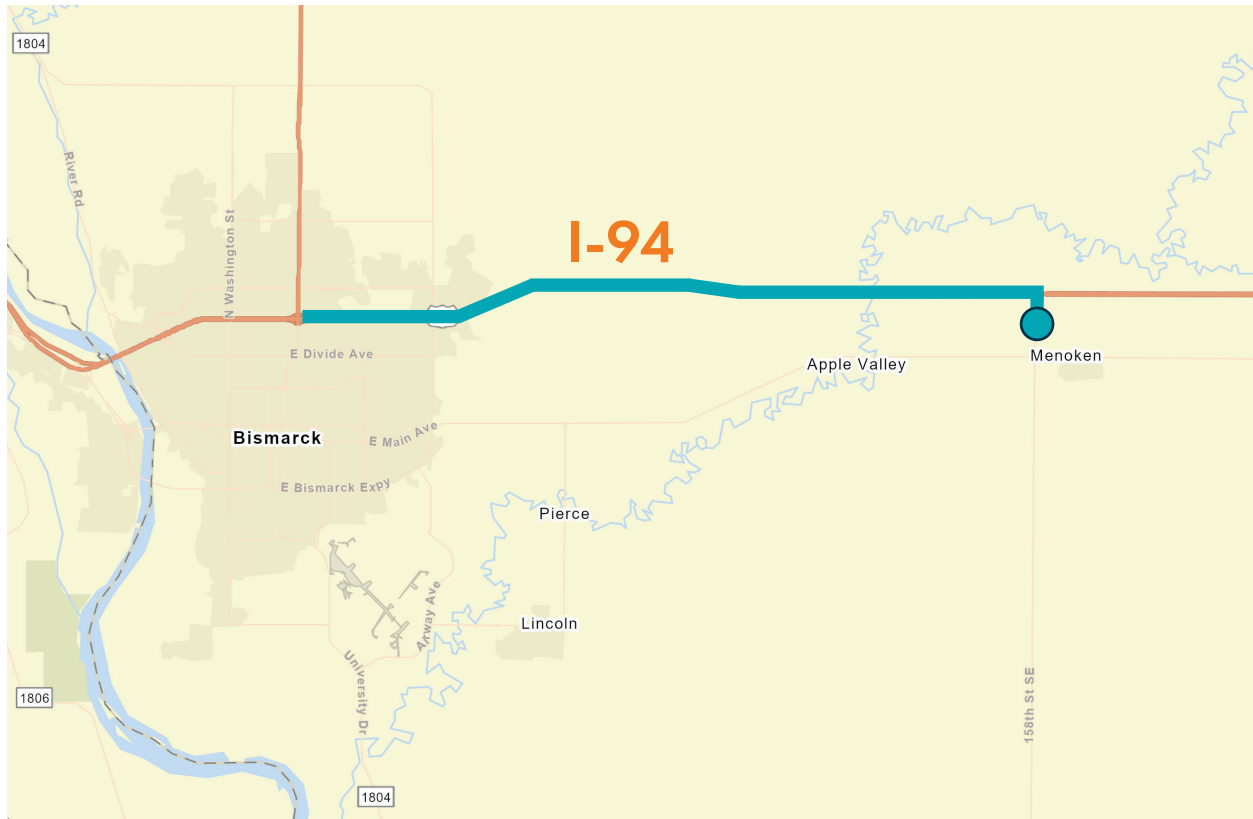
BURLEIGH COUNTY, NORTH DAKOTA





Proximity to Bismarck City Center

11.9 Miles / 13 Minute Drive



Other Destinations

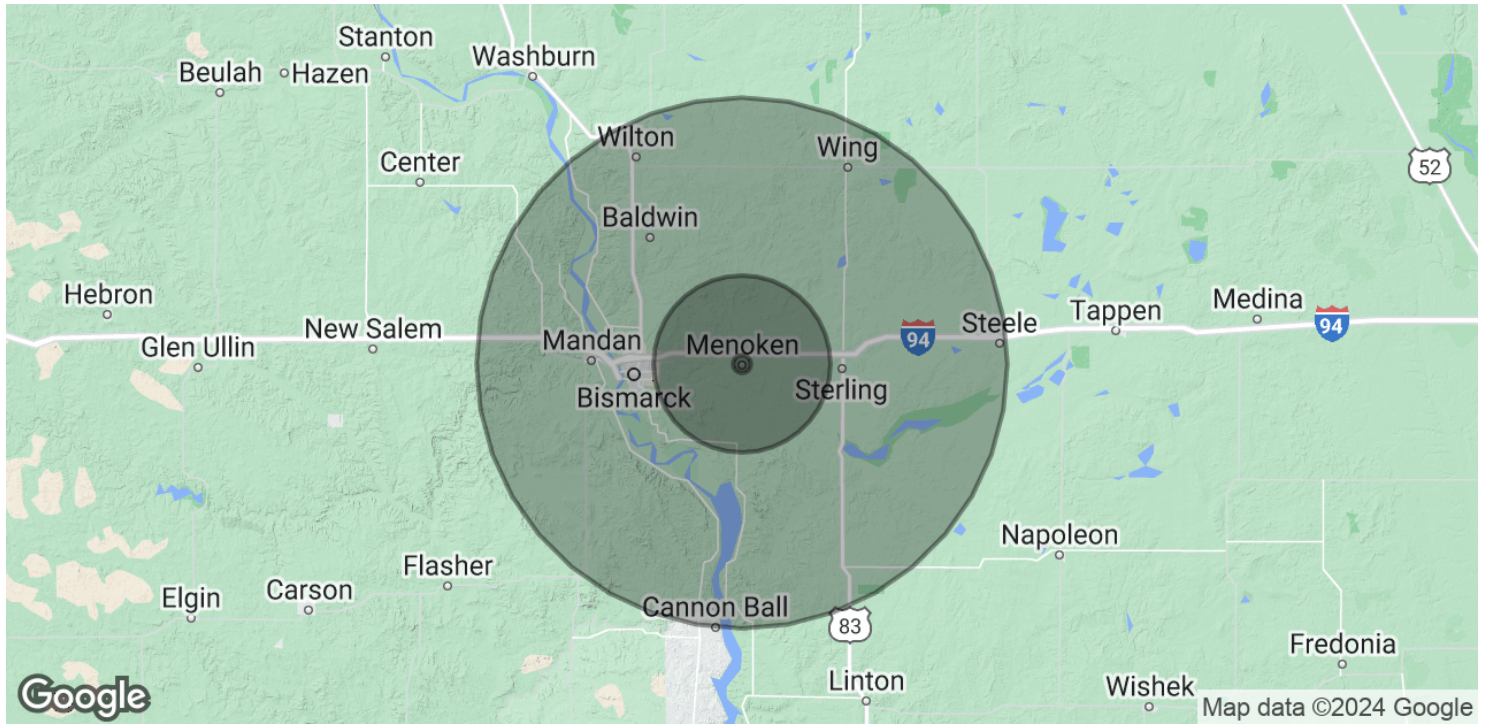
Jamestown: 89.2 Mi / 1.5 Hr

Fargo: 183 Mi / 2.75 Hr

Minneapolis-St. Paul, MN: 414 Mi / 6 Hr

Rapid City, SD: 312 Mi / 5 Hr

Sioux Falls, SD: 418 Mi / 6 Hr



POPULATION	1 MILE	10 MILES	30 MILES
Total Population	9	1,805	143,665
Average age	51.2	39.2	37.3
Average age (Male)	50.8	39.3	35.8
Average age (Female)	51.3	38.7	39.4
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	4	681	59,551
# of persons per HH	2.3	2.7	2.4
Average HH income	\$78,537	\$77,307	\$67,275
Average house value		\$170,780	\$157,765

* Demographic data derived from 2020 ACS - US Census

BUILDING RELATIONSHIPS. BUILDING THE COMMUNITY.™



**KYLE HOLWAGNER, CCIM,
SIOR**

Partner | Broker Associate

701.400.5373

kyle@thecragroup.com



**KRISTYN STECKLER,
COMMERCIAL REALTOR®**

Partner | Broker

701.527.0138

kristyn@thecragroup.com

STAY IN TOUCH



@THECRAGROUP



@THECRAGROUP



THE CRA GROUP

THECRAGROUP.com

THE CRA GROUP | 216 N 2ND ST | BISMARCK, ND 58501

Although information has been obtained from sources deemed reliable, neither Owner nor CRA makes any guarantees, warranties, or representations, express or implied, as to the completeness or accuracy as to the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. The Property may be withdrawn without notice. Neither Owner nor CRA accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. Photos, logos, and other images herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.