

LAND FOR SALE

1300 71ST AVENUE NE | BISMARCK, ND



PROPERTY OWNED BY



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MIXED-USED / COMMERCIAL
DEVELOPMENT





PROPERTY OVERVIEW

Introducing an exceptional commercial property at the NE corner intersection on Highway 83 and 71st Avenue, boasting high traffic counts and unparalleled visibility. This prime location presents an exciting opportunity for businesses looking to establish a strong presence in a thriving area. With its strategic placement and ample space for development, this property is poised to become a hub for future commercial development. Agent is related to Seller.

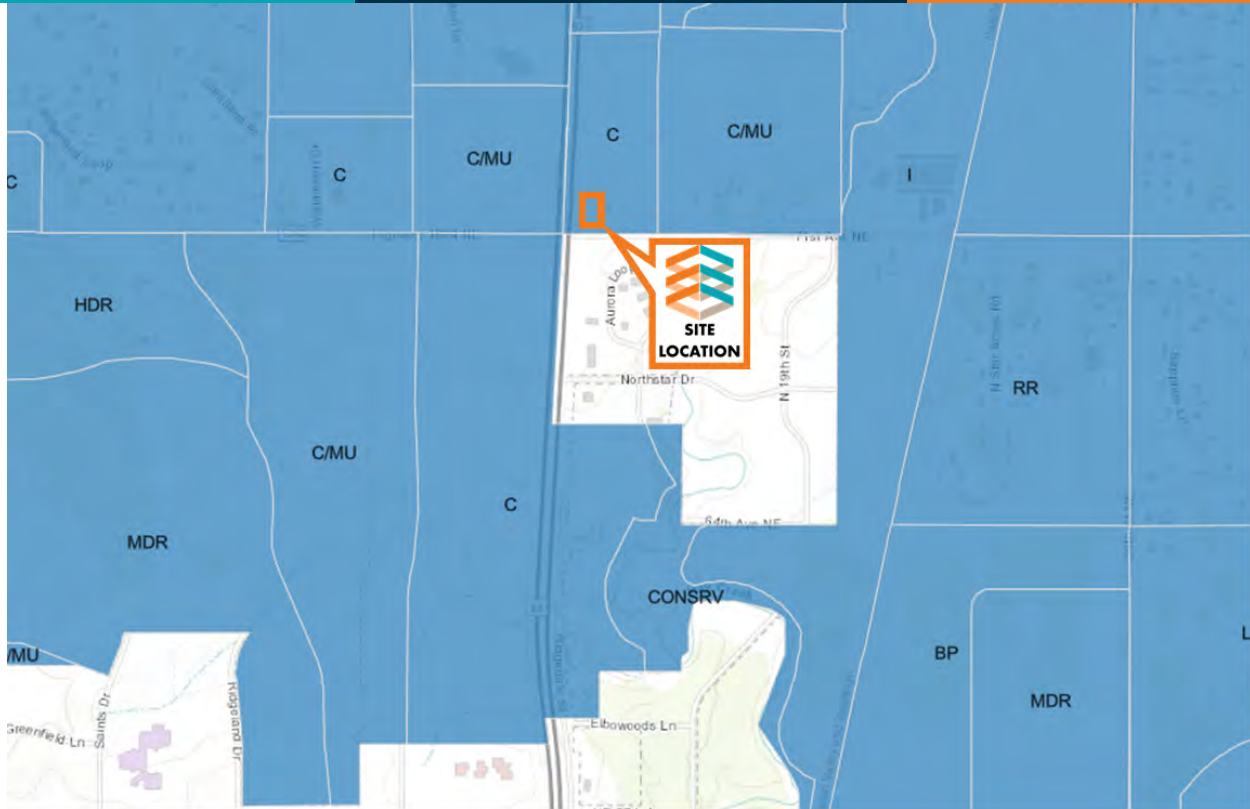
PROPERTY HIGHLIGHTS

- Lot Dimensions: 290.4' x 150'
- Lighted intersection on 71st Ave and Hwy 83
- Proposed commercial zoning
- Along proposed 71st Ave Beltway
- Corner lot with high visibility
- Highway 83 corridor
- High traffic counts
- Recorded access easement document #423899
- Taxes (2023)\$1,858.96

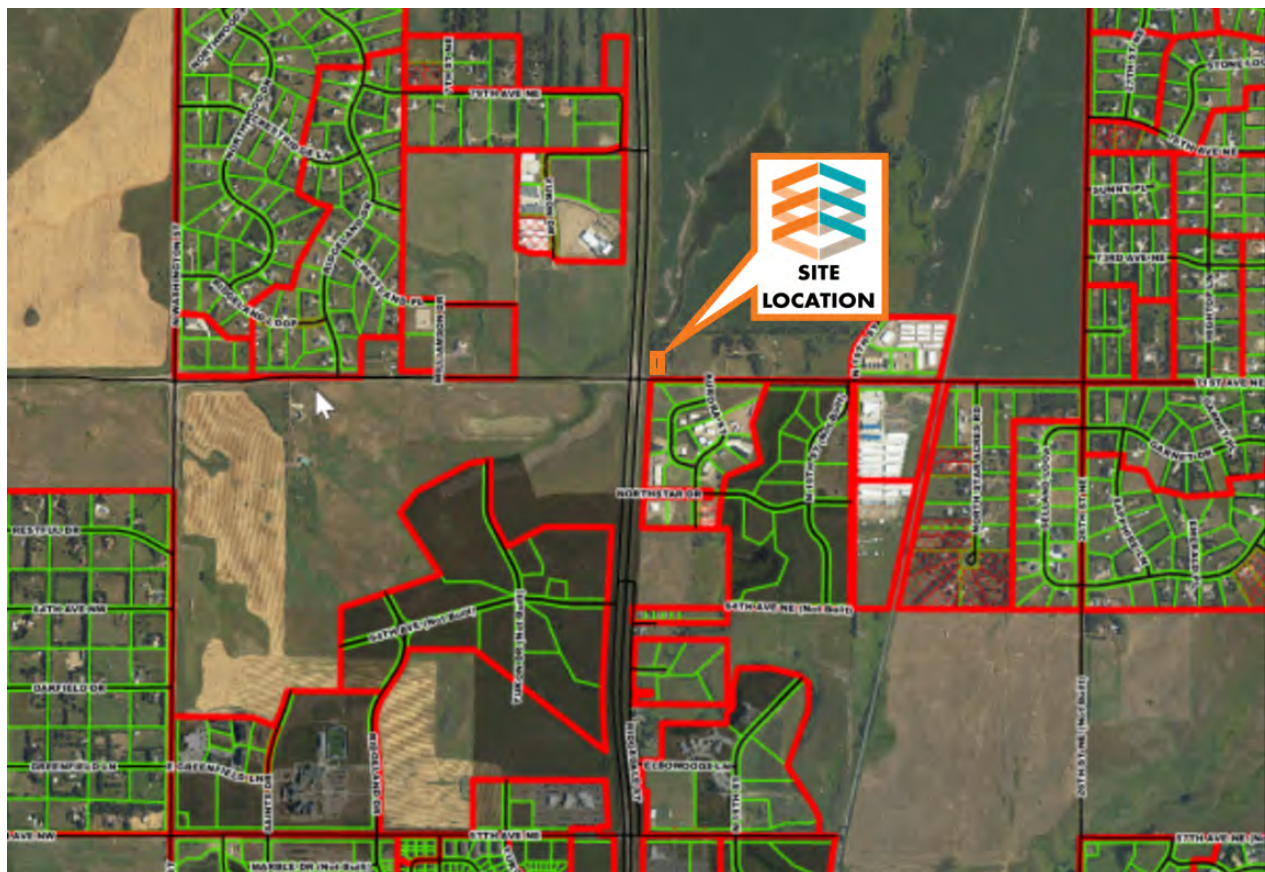
OFFERING SUMMARY

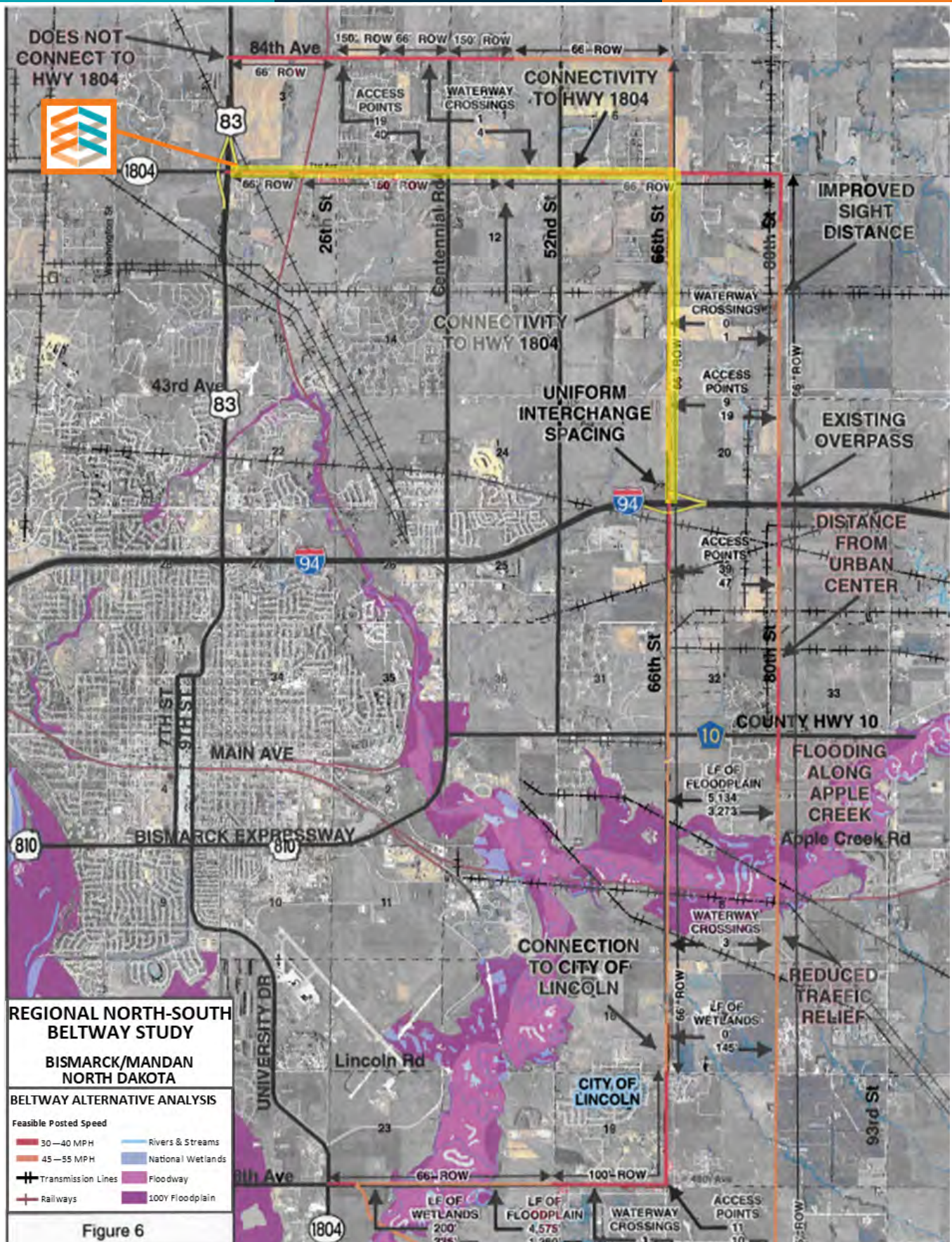
Sale Price:	\$832,200
Lot Size:	43,800 SF
Zoning:	Agricultural
PID#:	31-139-80-00-03-610

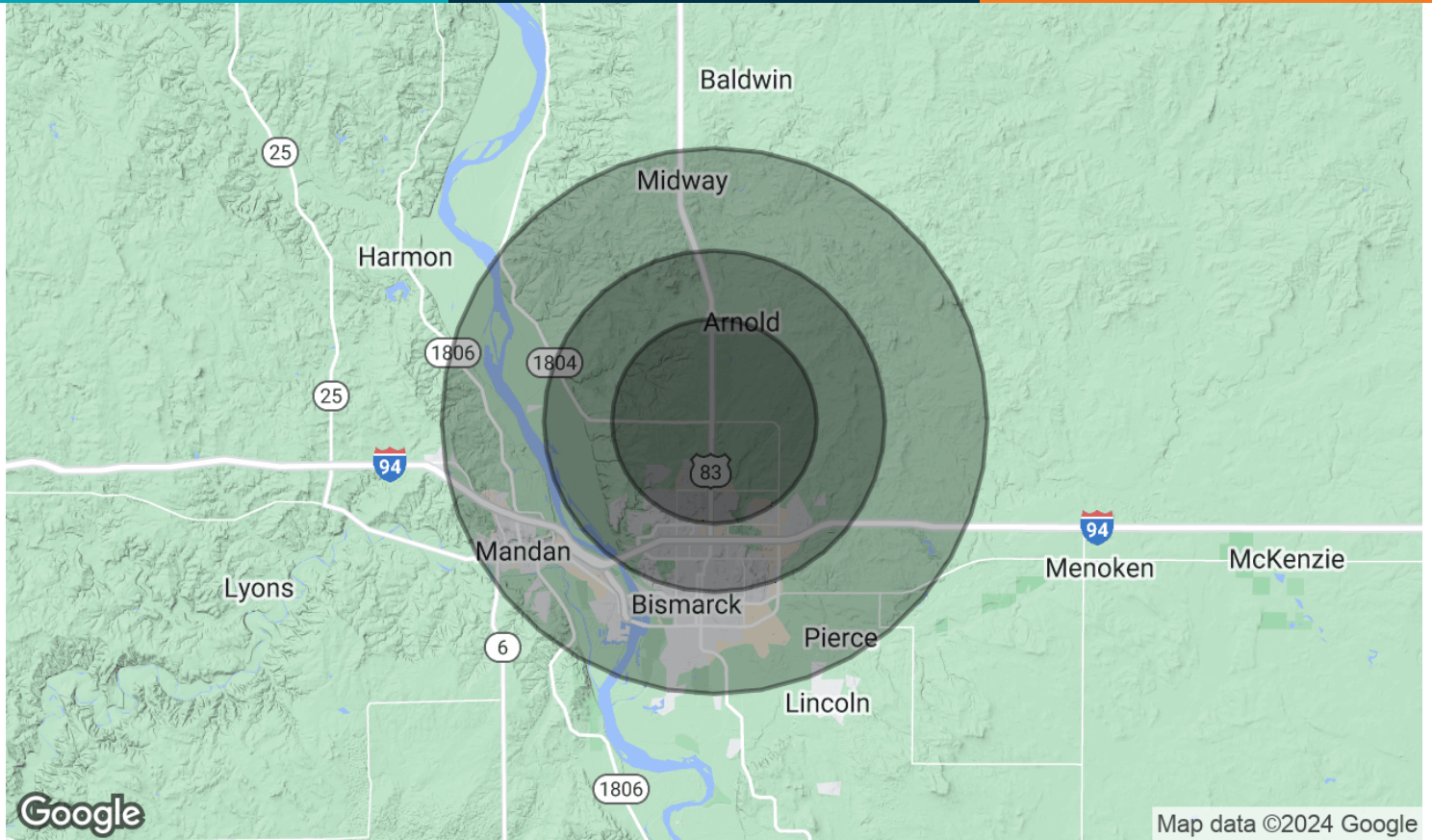




SITE LOCATION FUTURE LAND USE: COMMERCIAL







POPULATION	3 MILES	5 MILES	8 MILES
Total Population	16,285	55,237	94,878
Average Age	41.3	39.9	39.2
Average Age (Male)	38.5	37.9	37.6
Average Age (Female)	42.9	41.7	41.1

HOUSEHOLDS & INCOME	3 MILES	5 MILES	8 MILES
Total Households	7,277	25,380	44,566
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$101,584	\$89,159	\$82,959
Average House Value	\$332,123	\$270,940	\$247,464

* Demographic data derived from 2020 ACS - US Census



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