

Prime Development Parcel

2710 W Interstate Ave & 1207 Country West Rd.

\$9.75 psf (4.48 acres & 4.18 acres)



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Pinehurst Square

Area Businesses:

- MDU Resources Corporate Campus
- Touchmark
- Pinehurst Square:
 - Lowe's
 - Kohl's
 - Starbucks
 - Best Buy
 - Old Navy
 - TJ Maxx
 - PetsMart
- Texas Roadhouse
- Johnny Carino's
- Gate City Bank
- Capital Credit Union
- Cracker Barrel
- Eckroth Music
- McDonalds
- Taco John's



MDU Resources



Touchmark



Potential Uses:

- Corporate Office / Business Campus
- Medical Facility / Campus
- Professional Office Development
- High End Condo Development
- Government Office Campus
- Financial Center
- Education Campus

Property Info:

- Central Location with easy access and visibility
- Great Corporate neighbors with meticulously maintained buildings and grounds
- Convenient to shopping and restaurants
- Located near I-94 and off Century Av
- Great access off Century Ave / Interstate Av and Country West Rd



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Prime Development Parcel

1207 County West Road, Lot A
\$9.75 psf / 195,173 sf = 4.48 ac



**Price: \$9.75 psf /
\$1,902,936**

- Lot Size: 4.48 Acres / 195,173 sf
- Legal Description: City Lands 139-80 Block: 28 Auditor's Lot A of NW 1/4
- Taxes 2018: \$154.82
- Special Assessment: None

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.



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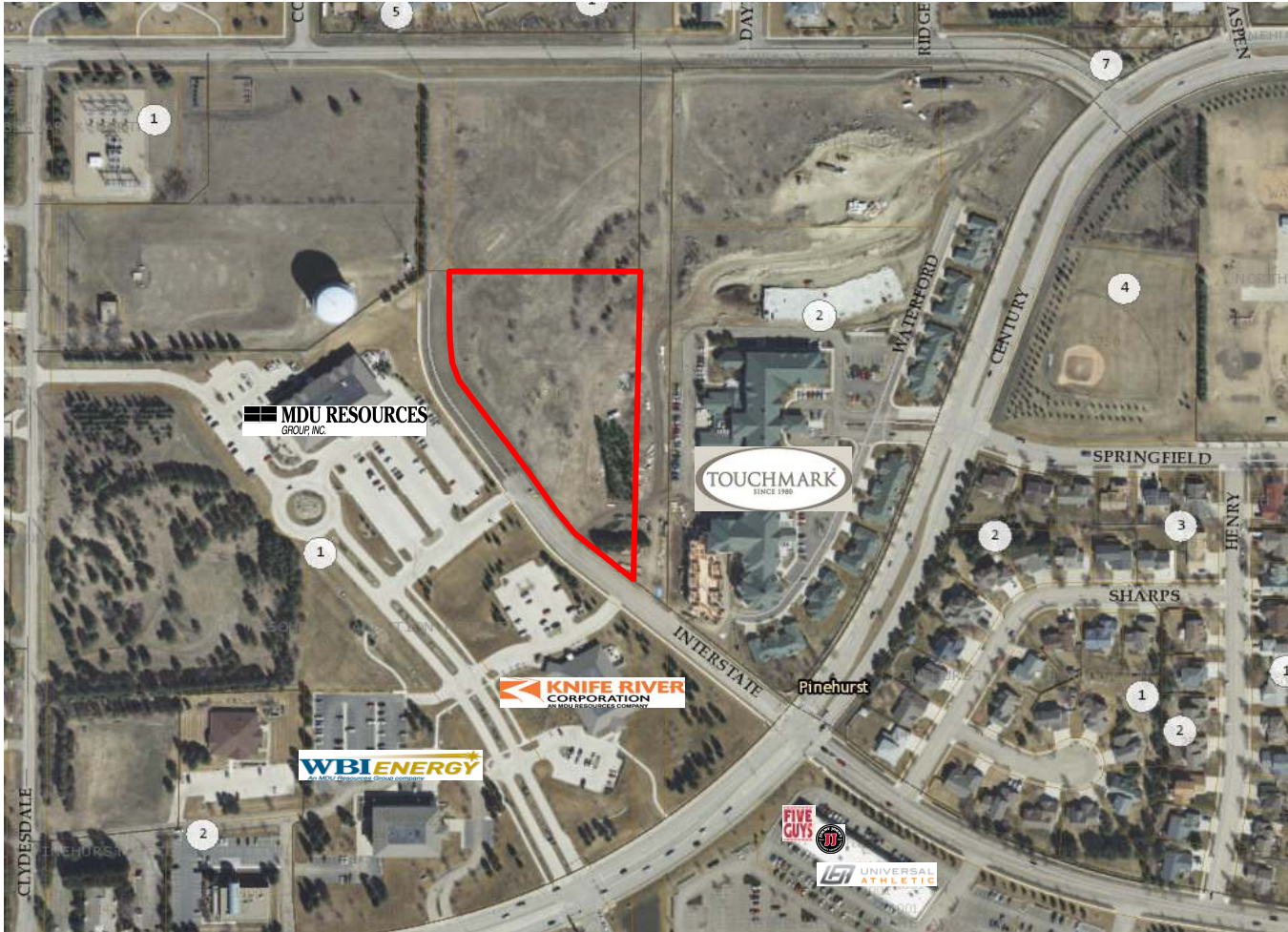
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Prime Development Parcel

2710 W Interstate Ave

\$9.75 psf / 182,115 = 4.18 ac



**Price: \$9.75 psf /
\$1,775,621**

- Lot Size: 4.14 Acres / 182,115 sf
- Legal Description: City Lands 139-80 Block: 29 Auditor's Lot C of NW 1/4 Section 2
- Taxes: \$175.31 (2018)
- Special Assessment: None

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INTERSTATE
94

T.J. Maxx
SHOE
CARNIVAL

OLD NAVY

PANCHEROS
Starbucks
KOHL'S

BEST BUY

PET SMART

LOWE'S

Carino's
ITALIAN

verizon

TACO JOHN'S

ups

TEXAS
SCORCHERS

Capital

McDonald's

Shell

Tyler Pkwy

EXIT 157

Divide Ave

Bismarck
Mantana's

SUBWAY

American
BANK CENTER

Cracker
Barrel

Burnt Boat Dr.

Hampton
Suit & Suits
Hilbert

STADIUM
LODGE

Captain
Jacks

DAN'S
SUPERMARKET

CENEX

proximal
Life Center

HORIZON
FINANCIAL BANK

ND State
Offices

BYS BISMARCK
STATE COLLEGE

Divide Ave

MDU RESOURCES
GROUP, INC.
COMMUNITY BOWL



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View looking NE



South View



View of Parcel to S



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South View



Southwest View



Northwest View



Southeast View



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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.