

Professional Development Parcel

3015 Nebraska Dr. - Bismarck, ND

3.15 acres @ \$6.75 psf / \$926,444



Bill Daniel | President
CCIM, Broker
Bill@DanielCompanies.com

Taylor Daniel | Vice President
Commercial Realtor®
Taylor@DanielCompanies.com

DanielCompanies.com

Executive Summary for Sale

Address:	3015 Nebraska Dr. Bismarck, ND
Price:	\$6.75 psf / \$926,444
Lot Size:	137,251 sf / 3.15 acres
Zoning:	CA Light Commercial
Taxes 2019:	\$4,865.47
Specials:	\$13,178.08
Legal Description:	PEBBLE CREEK 8TH Block: 3 Lot 2 of Lot A of Lot 1 less that part taken for ST R/W
Parcel ID:	1239-003-001

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.



DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
6,276	59,328	92,823



AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
69,356	\$60,722	\$62,985



2019 POPULATION

1 MILES	3 MILES	5 MILES
6,218	47,966	80,647



EMPLOYEES

1 MILES	3 MILES	5 MILES
3,124	41,482	66,166

Potential Uses

- ◆ Office Headquarters
- ◆ Medical Campus
- ◆ Retail Centre
- ◆ Church
- ◆ Daycare Center
- ◆ Multi-Family Dwelling
- ◆ Senior Housing
- ◆ Sports / Fitness Facility
- ◆ Restaurant
- ◆ Engineering Firm
- ◆ Oil / Energy Company
- ◆ Bank / Financial



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Nebraska Dr.

9,920 VPD

Century Ave

Hamilton St.



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Century Ave

9,920 VPD

Nebraska Dr.

Pebble Creek Golf Course

Fore Seasons Center



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Northwest
Contracting Inc

FRONT STREET
MILLWORK & LUMBER INC



Hamilton St.

Century Ave

9,920 VPD

Nebraska Dr.



Logos for various businesses located north of 43rd Ave NE:

- BED BATH & BEYOND, CANDLEWICK, DOLLAR TREE, MATTRESS FIRM
- DICK'S SPORTING GOODS, GameStop, at&t, PANCHEROS
- DUNN BROTHERS COFFEE, GRAND JUNCTION, PIZZA HUNTS, ROSS DRESS FOR LESS, FAMILIAR
- Charger, Aspen Dental, CASH WISE, Michaels, Gordmans
- CHOICE BANK, Walmart, Kirklands, SKY ZONE, Starion BANK

Coulee Ridge Apartments

43rd Ave NE

Centennial Rd.

Logos for various businesses located between 43rd Ave NE and E Century Ave:

- CVS Health, DAN'S SUPERMARKET, Olive Garden, AmericInn
- Capital Jacks, RED LOBSTER, Holiday, Residence INN, Sushies
- SPACE ALIENS, COURTYARD BY MARRIOTT, BUFFALO WILD WINGS
- MENARDS, Holiday Inn, Kirkwood BANK & TRUST, Applebee's
- TACO BELL, Little Caesars, Papa Murphy's, Ruby Tuesday, POWER

SANFORD SPORTS COMPLEX

LEGACY HIGH SCHOOL



Logos for various businesses located east of Centennial Rd.:

- Caribou, Williquors, DAN'S SUPERMARKET
- Gate City Bank, BUNGER KING, BNC National Bank

E Century Ave.

Logos for various businesses located south of E Century Ave:

- MainStay Suites, KFC, McDonald's, HOBBY LOBBY, GRAND 22
- WELLS FARGO, LONGHORN STEAKHOUSE, kmart, arby's, AMC THEATRES

Logos for various businesses located east of E Century Ave:

- Exxon, CENEX, My PLACE, Holiday

Exit 161

Logos for various businesses located south of Exit 161:

- Stamart, McDonald's, RAMADA

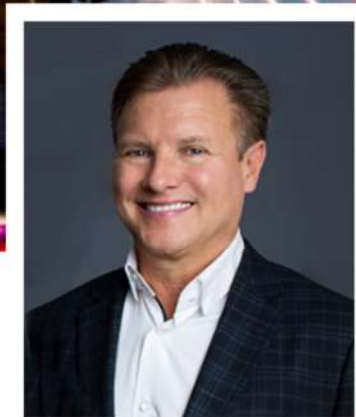


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**Bill Daniel, CCIM | President
Commercial Broker**

701.220.2455

Bill@DanielCompanies.com



**Taylor Daniel | Vice President
Commercial Realtor®**

701.391.4262

Taylor@DanielCompanies.com

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.