

Prime Interstate Exit Commercial Parcel

2502 Centennial Rd. Bismarck, ND

\$1,293,345 / Approx. 1.98



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

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

DanielCompanies.com

Prime Commercial Land

Last I-94 Parcel Available in Bismarck

- **Parcel ID: 0160-026-700**
- **Legal Description: Lot 1 Block 1 Schwan's Commercial Addition**
- **Great access from I-94, Centennial Rd, Century Ave & Trenton Dr.**
- **Water & Sewer is available at lot line**
- **40' sanitary easement along the south property border**
- **40' storm water easement along the west property border with 3 manhole access points**

- \$15 psf - \$1,293,345
- Lot Size: Approx. 1.98 Ac - 86,223 sf
- 282.43' wide (North Side)
664.74' (West Side)
- Zoning: CG
- Taxes: \$5,762.58 (2018)
- Approx. Specials (2018)
 - Balance: \$73,531.69
 - Installment: \$8,289.77
- Visibility & Easy Access from I-94 & Centennial Road
- High Traffic Count Area
- Great Signage Opportunity

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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Prime Commercial Land On I-94

Last I-94 Corner

LAST I-94 INTERCHANGE CORNER AVAILABLE IN BISMARCK FAST GROWING NORTHEAST BISMARCK

- I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime location is the first Interchange in east Bismarck. Connects to Bismarck Expressway, Centennial Rd and Century Ave beltways.
- This area's growth was enhanced by the newly completed 4-lane east-west Century Avenue thoroughfare project that now intersects with Centennial Road just north of Exit 161 / I-94 Interchange.
- A new retail center, Sunrise Town Centre, is now open at the NE quadrant of East Century Avenue & Centennial Road, spurring the continued growth of this area. Bismarck's dominant grocer, Dan's Supermarket, Gate City Bank, BNC Bank, a 24,000 sf Williquors liquor store, Sunrise Professional Center, and Caribou Coffee/Einstein Bagels.
- This general area is experiencing a tremendous amount of residential growth. Sunrise Elementary is already at capacity after building a new addition to the school.
- the new Legacy High School and adjacent sports complex, opened in 2015 just west of Centennial Road on 64 acres which will bring more traffic and families to this NE area of Bismarck.

Area Businesses:

- Exxon
- Cedric Theel Toyota
- Sunrise Town Center
 - Dan's Supermarket
 - Williquors
 - Gate City Bank
 - BNC Bank
 - Caribou Coffee/Einstein Bagel
- Exxon
- Sunrise Professional Center
 - Burger King
- Cenex
- StaMart
- Johnson Trailer Sales
- Butler Equipment
- National Guard
- United Rent All
- McDonalds



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ABOUT BISMARCK - MANDAN

The Bismarck MSA's 2015 Census population estimate is 120,325 up to from 117,441 as recorded by the 2013 Census.

Bismarck-Mandan, capital of North Dakota features the outstanding quality of life to a vibrant business community, our recent national accolades confirm that this is a great place to live, work, and play.

#1 Least Stressful Small City in the United States - Sperlings

#1 Most Secure Place to live - Farmers Insurance

#2 Best small place for businesses and careers - Forbes

#2 A safe and trusting community - Harvard University professor to measure social trust

#4 Best Small Places for Business and Careers - Forbes

#4 Income Growth - Forbes

#6 Best Place to Live - Outdoor Life Magazine

#16 Best Small Metro in Which to do business - Inc. Magazine

The continued growth and development means no lack of opportunity. From nationally known shopping establishments to locally owned firms, there are tremendous opportunities for everyone.

Regional Medical Facilities include Sanford Health and CHI St. Alexius Medical Center.

Hands-on state and local government systems that are easily accessible.

Elementary and secondary educational system that consistently produces test scores well above the national average, a high graduation rate and a 93-96% average daily attendance rate.

University of Mary and Bismarck State College offer higher education opportunities to attain one - two - and four year degrees, as well as master's degrees and workforce training.

Potential Uses:

- Hotel
- Restaurant / Fast Food / Bar
- Office Complex
- Retail Uses
- Medical Facility
- Bank / Drug Store
- Liquor Store



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LEGACY
HIGH SCHOOL



E CENTURY AV



TRENTON DR



SITE

CENTENNIAL



Exit 161



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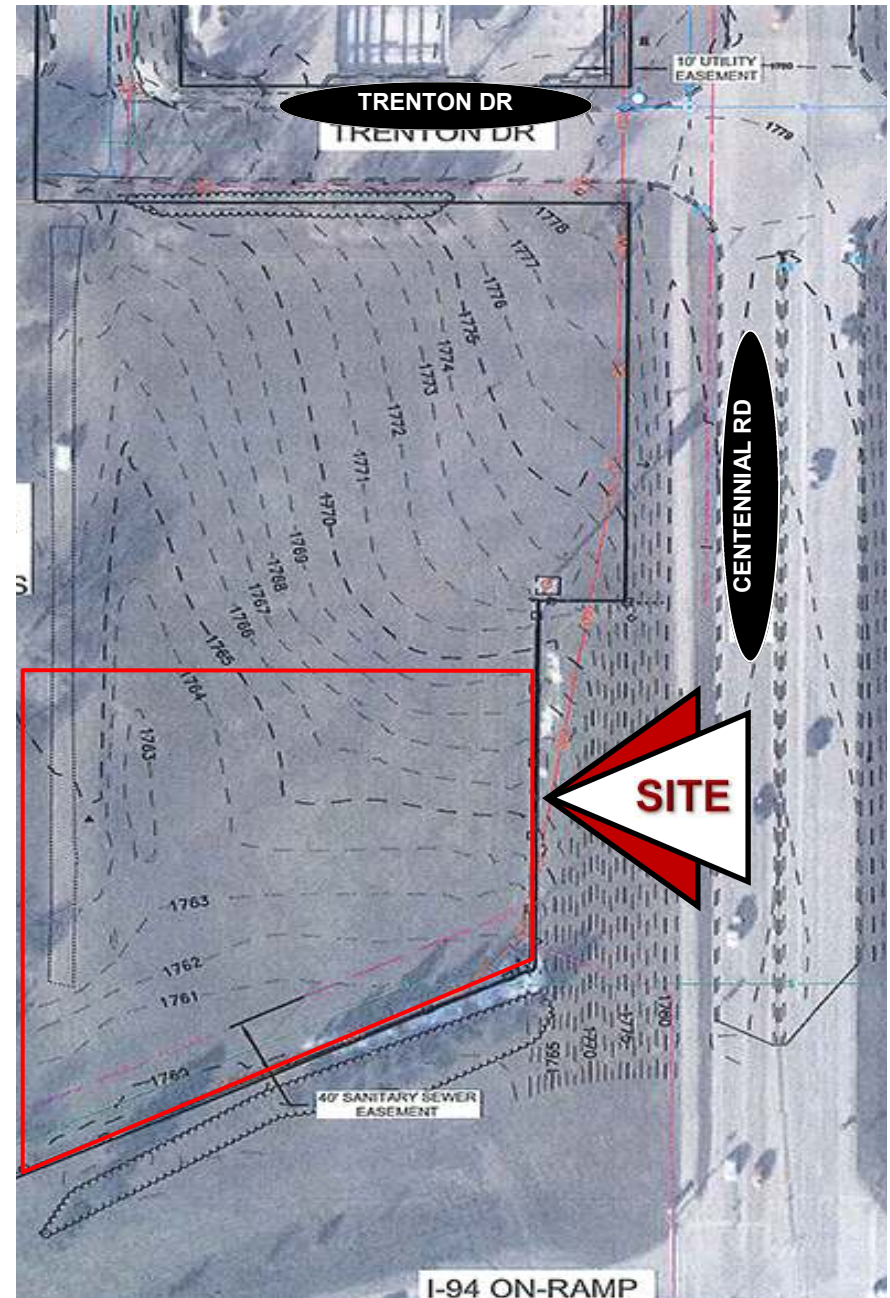
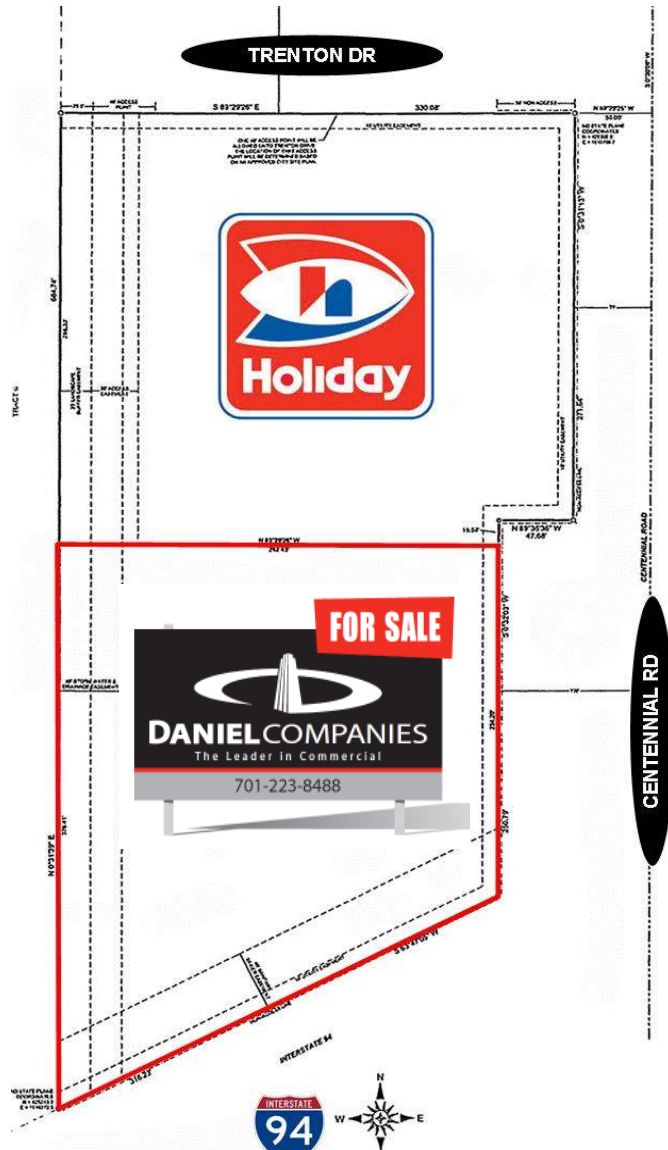
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Plat & Topographic Map



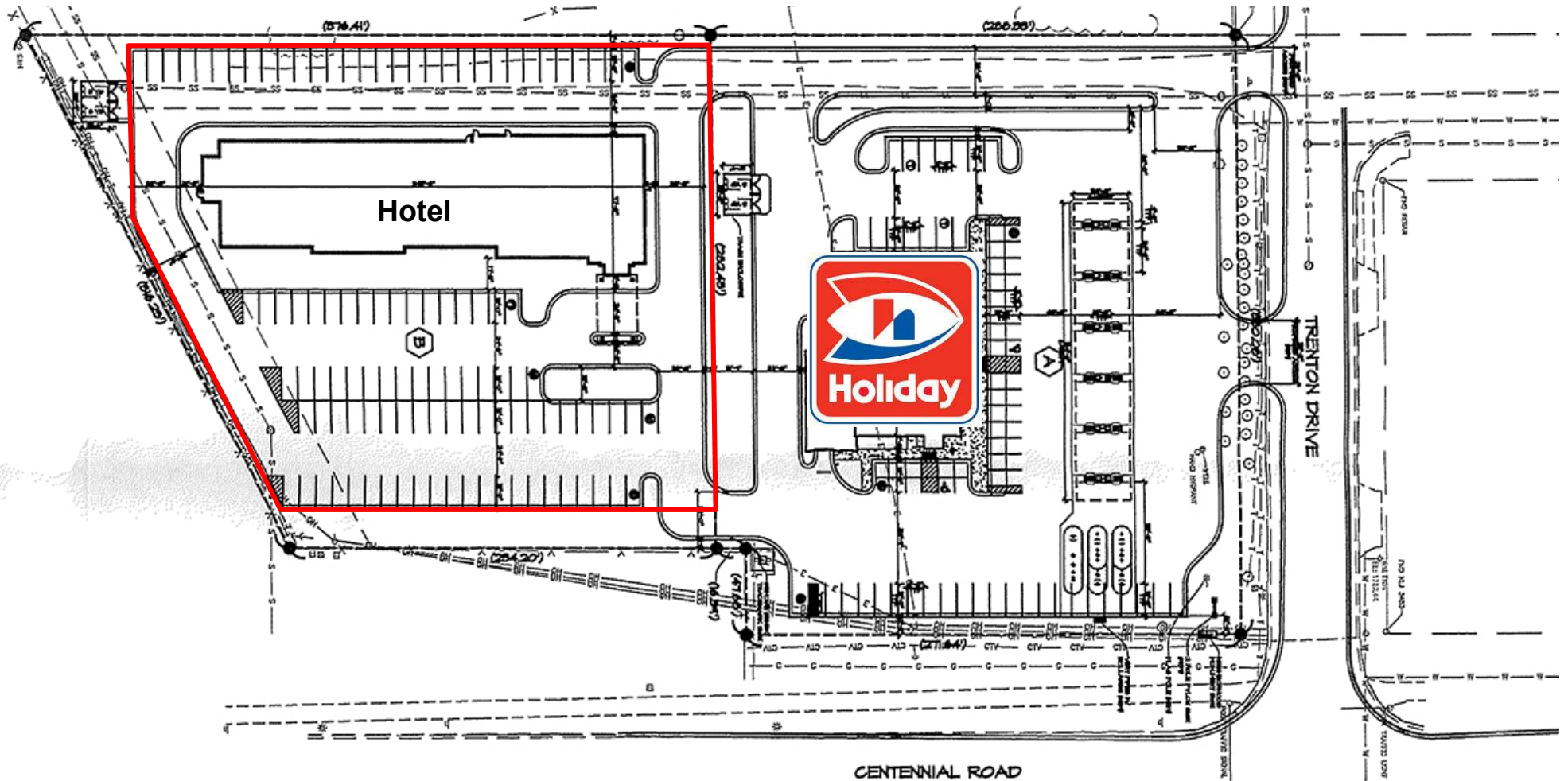
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Hotel Concept

Facing Centennial Rd. - East



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CENTURY AVE

7,345

CENTURY AVE

SITE

18,830

16,740

9,505

24,030



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The Leader in Commercial Real Estate



**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.