



## HIGHLIGHTS

- **High Demand:** Situated in North Bismarck, a high-demand industrial hub.
- **Thriving Business Environment:** Adjacent to existing businesses, enhancing visibility and opportunity.
- **Ideal for Distribution:** Proximity to major roads ensures seamless logistics.
- **Long-term Growth:** Positioned for expansion and future business development.

## SPACE AVAILABLE

2.41 Acres / 104,980 SF

## PRICE

\$9.00 PSF

## FUTURE USE

Light manufacturing, distribution, warehousing, or flex/business park

## BUILT-TO-SUIT AVAILABLE!

# FOR SALE

PRIME INDUSTRIAL FLEX LAND  
2045 71<sup>st</sup> AVE NE (PORTION) | BISMARCK, ND

## » PROPERTY DETAILS

<b>Land Size:</b>	2.41 Acres / 104,890 SF
<b>Price:</b>	\$9.00 PSF
<b>Future Land Use:</b>	Industrial Flex
<b>Address:</b>	2045 71st Ave NE (Portion)
<b>Parcel Number:</b>	31-139-80-8A-01-010
<b>Proximity to Hwy:</b>	0.5 Miles to Highway 83

## » KEY FEATURES

### Flexible Land Use Potential

- With Industrial Flex zoning, the site offers versatile options for development, including light manufacturing, distribution, warehousing, or business park applications.

### Growing North Bismarck

- Positioned in one of Bismarck's fastest-growing areas, with ongoing infrastructure improvements and business expansion fueling demand.

### Build-Ready Pad Site

- This site includes a shared stormwater pond, shared access, and a built-in landscape buffer along the east side. The lot is development-ready with essential infrastructure in place.

### Strategic Accessibility

- Just 0.5 miles from Highway 83, offering easy access to major roadways and freight routes.
- Conveniently located off 71st Ave NE in the heart of Bismarck's thriving north industrial corridor.

### Active Business Hub

- Surrounded by activated businesses, creating a bustling environment ideal for industrial, flex, or commercial development.
- High visibility and increasing business activity ensure a prime location for growth and investment.

# FOR SALE

PRIME INDUSTRIAL FLEX LAND  
2045 71<sup>st</sup> AVE NE (PORTION) | BISMARCK, ND

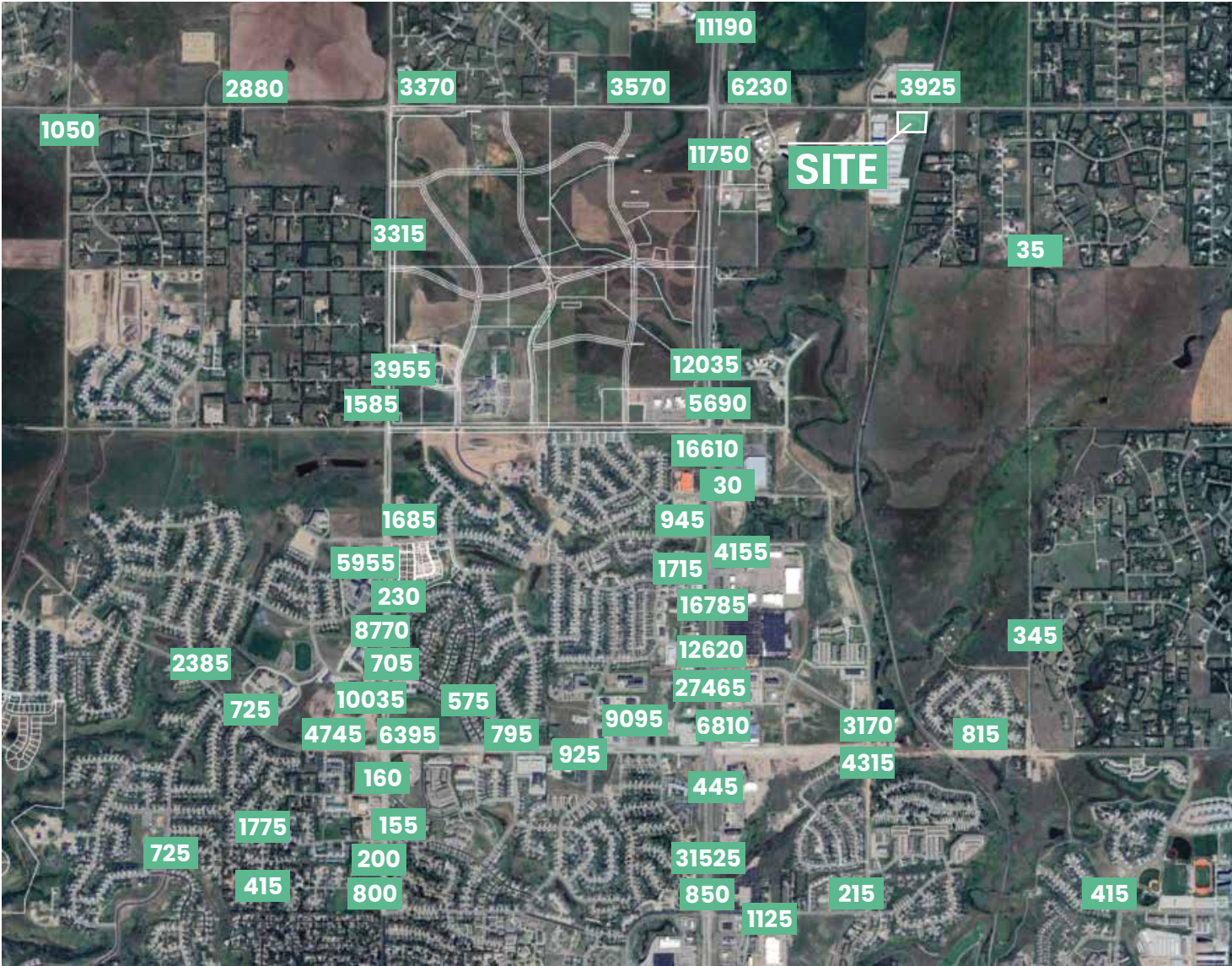
## » DEMOGRAPHIC & INCOME PROFILE

	3 MILE	5 MILE	10 MILE
2023 POPULATION	40,062	74,382	125,430
2028 POPULATION	41,329	77,035	129,830
2023 HOUSEHOLDS	16,663	31,625	51,510
2028 HOUSEHOLDS	17,147	32,715	53,393
2023 AVG HH INCOME	\$99,933	\$77,165	\$66,813
2028 AVG HH INCOME	\$86,480	\$75,816	\$80,228
2023 AVERAGE HOME VALUE	\$313,749	\$288,502	\$285,742
2028 AVERAGE HOME VALUE	\$324,413	\$299,607	\$298,023
2023 MEDIAN AGE	40.0	39.6	39.2
BUSINESSES	261	1,533	4,147
EMPLOYEES	4,284	25,397	64,914

# FOR SALE

PRIME INDUSTRIAL FLEX LAND  
2045 71<sup>st</sup> AVE NE (PORTION) | BISMARCK, ND

## » TRAFFIC COUNTS - 2023



**JESSICA KNUTSON**  
Commercial Realtor

✉ [jessica@knutsonteam.com](mailto:jessica@knutsonteam.com)  
☎ 701-712-8100

# FOR SALE

PRIME INDUSTRIAL FLEX LAND  
 2045 71<sup>st</sup> AVE NE (PORTION) | BISMARCK, ND

## » RESIDENTIAL DEVELOPMENT



### HOUSING PROFILE – 3 MILE RADIUS

OCCUPANCY	2023	2028
TOTAL HOUSING UNITS	17,716	18,211
OWNER	11,400	11,923
RENTER	5,347	5,310

UNITS BY VALUE	2023	2028
\$300,000 - \$399,999	3,684	4,061
\$400,000 - \$499,000	1,226	1,342
\$500,000 +	1,278	1,532

# FOR SALE

PRIME INDUSTRIAL FLEX LAND  
2045 71<sup>st</sup> AVE NE (PORTION) | BISMARCK, ND

## » IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



# FOR SALE

PRIME INDUSTRIAL FLEX LAND  
2045 71<sup>st</sup> AVE NE (PORTION) | BISMARCK, ND

## » NEIGHBORHOOD AERIAL



- |                                                                 |                                         |                                              |
|-----------------------------------------------------------------|-----------------------------------------|----------------------------------------------|
| 1 Bismarck Motor Company                                        | 10 Ross Dress for Less<br>Maurices      | 17 Starion Bank                              |
| 2 Furniture Row                                                 | 11 Kirkland's<br>Star Nails             | 18 Once Upon a Child<br>Dunn Brothers Coffee |
| 3 Tractor Supply                                                | 12 Dollor Tree<br>Pizza Ranch<br>X-Golf | 19 Wingate by Wyndham                        |
| 4 Optimum Therapies                                             | 13 Dick's Sporting Goods                | 20 Fogão Gaúcho                              |
| 5 Tires Plus                                                    | 14 Michael's<br>Ulta Beauty             | 21 Charras & Tequila                         |
| 6 Skyzone                                                       | 15 Walmart                              |                                              |
| 7 Costco                                                        | 16 America's Mattress<br>Gamestop       |                                              |
| 8 T-Mobile<br>Aspen Dental                                      |                                         |                                              |
| 9 Mattress Firm<br>Sleep Number<br>AT&T<br>Verizon<br>Pancheros |                                         |                                              |

**JESSICA KNUTSON**  
Commercial Realtor

✉ [jessica@knutsonteam.com](mailto:jessica@knutsonteam.com)  
☎ 701-712-8100

# FOR SALE

PRIME INDUSTRIAL FLEX LAND  
2045 71<sup>st</sup> AVE NE (PORTION) | BISMARCK, ND

## DISCLOSURE

This information has been obtained from sources we consider reliable; however, we do not provide any guarantees, express or implied, regarding its accuracy. All details regarding square footage, taxes, special assessments, income, and expenses are approximate. Buyers or tenants are advised to conduct their own independent investigations and base their decisions on those findings.