



LOT SIZE

2.86 ACRES
124,551 SF

PRICE

\$13.50 PSF

HIGHLIGHTS

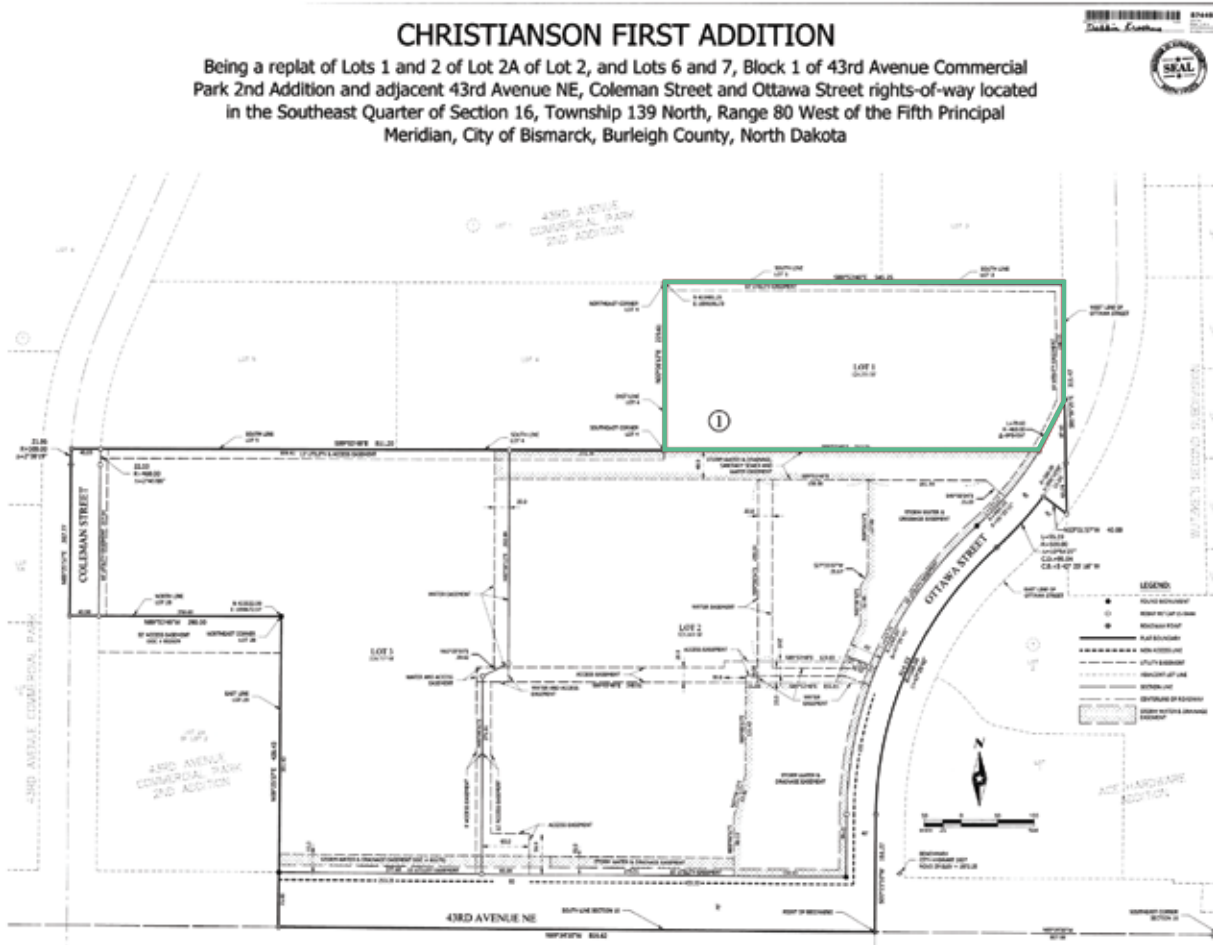
- Zoning: CG - Commercial
- Located just North of 43rd Ave off Hwy 83
- Near Cashwise Foods, Ace Hardware, CHI Urgent Care, North Walmart, Candlewood Suites, Best Western, Hay Creek Shops, Dunn Brothers Coffee, Culver's & more!

FOR SALE

DEVELOPMENT LAND NE OF CASHWISE
4500 OTTAWA STREET | BISMARCK, ND

» PROPERTY DETAILS

PID#	2290-001-001
Legal	Christianson First Addition Block: 1 Lot 1
Lot Size	2.86 ACRES 124,551 SF
2023 Taxes	\$8,176.53
Zoning	CG - Commercial
Special Assessments	\$1,432.32 Installment; \$2,301.57 Remaining



FOR SALE

DEVELOPMENT LAND NE OF CASHWISE
4500 OTTAWA STREET | BISMARCK, ND

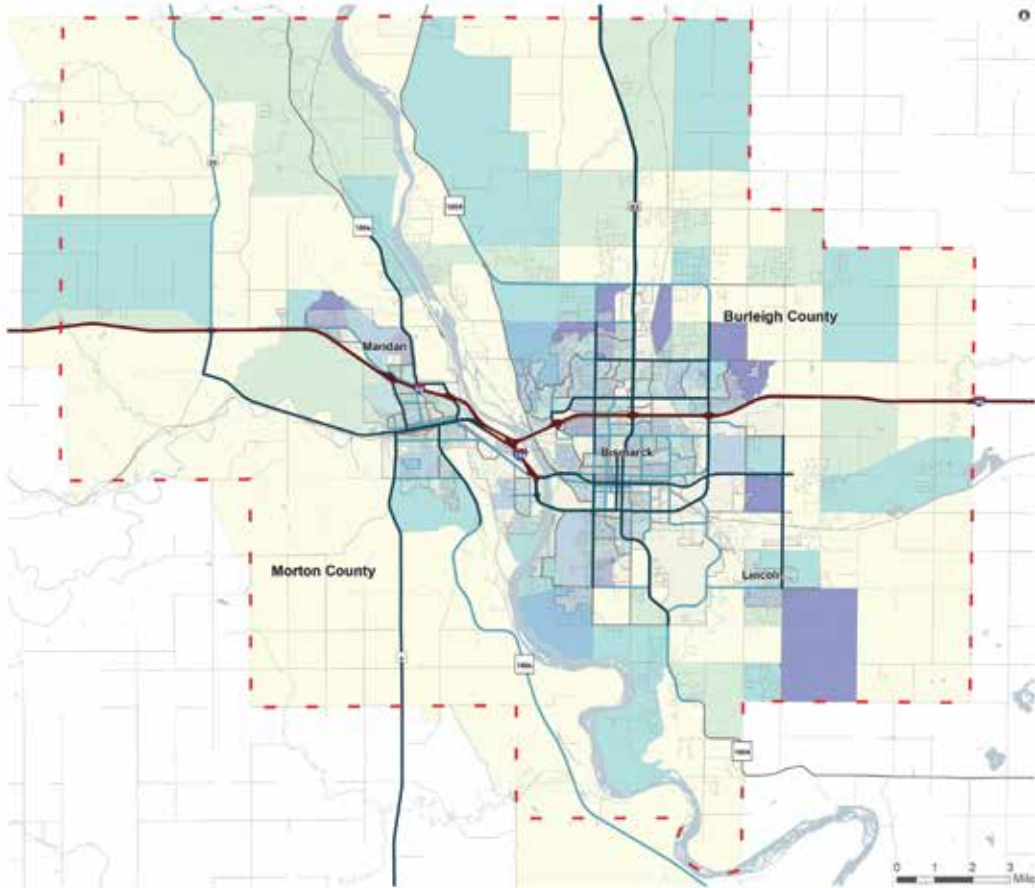
» DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	7,980	49,835	82,801
2028 POPULATION	8,209	51,471	85,941
2023 HOUSEHOLDS	3,277	21,013	35,144
2028 HOUSEHOLDS	3,367	21,657	36,473
2023 AVG HOUSEHOLD INCOME	\$78,606	\$73,731	\$67,689
2028 AVG HOUSEHOLD INCOME	\$87,326	\$82,714	\$76,544
2023 AVG HOME VALUE	\$330,494	\$298,750	\$289,230
2028 AVG HOME VALUE	\$340,810	\$311,331	\$300,841
2023 MEDIAN AGE	39.8	40.2	39.8
BUSINESSES	364	1,899	4,611
EMPLOYEES	6,378	31,153	69,945

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» FORECASTED HOUSEHOLD GROWTH



Forecasted Growth in Households 2015-2045

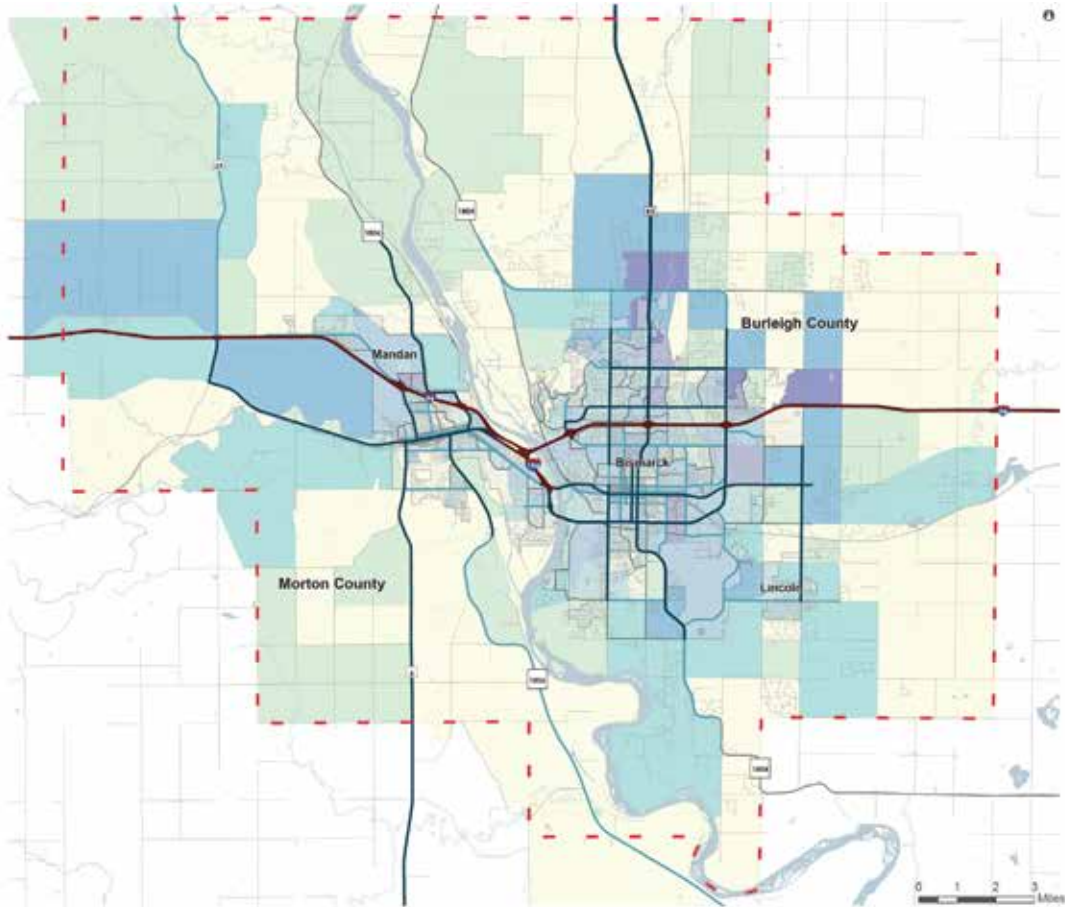
- Metropolitan Planning Organization Boundary
- Boundary
- Roadway by Functional Classification
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Collector
- 2045 TAZ Data
- Additional Households
 - 0 - 100
 - 101 - 200
 - 201 - 500
 - 501 - 1000
 - 1001 - 1564



FOR SALE

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» FORECASTED JOB GROWTH



**Forecasted Growth
in Jobs
2015-2045**

- Metropolitan Planning Organization Boundary
- Boundary
- Roadway by Functional Classification
 - Interstate
 - Principal Arterial
 - Minor Arterial
 - Collector
- 2045 TAZ Data
- Additional Jobs
 - 0 - 10
 - 11 - 50
 - 51 - 250
 - 251 - 1500
 - 1501 +



FOR SALE

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» TRAFFIC COUNTS - 2025



JESSICA KNUTSON
Commercial Realtor

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☎ 701-712-8100

FOR SALE

DEVELOPMENT LAND NE OF CASHWISSE
4500 OTTAWA STREET | 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

» IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



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» NEIGHBORHOOD AERIAL LOOKING WEST



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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.