



HIGHLIGHTS

- Situated in a rapidly expanding area of North Bismarck, this property is in close proximity to residential developments, schools & shopping.
- Located directly West of Bismarck Motor Company, near Costco, and St. Mary's Central High School
- Easy access to Highway 83 & Washington Street via 57th Avenue
- Water & Sewer to the property

SPACE AVAILABLE

190,378.98 SF | 4.37 ACRES

PRICE

\$15.00 for whole parcel

WILLING TO SUBDIVIDE

FOR SALE

DAYBREAK ADDITION

802 57TH AVE N | BISMARCK, ND

» OVERHEAD AERIAL



JESSICA KNUTSON
Commercial Realtor, CCIM

✉ jessica@knutsonteam.com
☎ 701-712-8100

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DAYBREAK ADDITION

802 57TH AVE N | BISMARCK, ND

» PROPERTY DETAILS

PID #: 2180-002-001

Legal: DAYBREAK ADDITION Block: 2 LOT 1

Zoning: CG - Commercial

Lot Size: 190,379

2023 Taxes: \$18,154.77

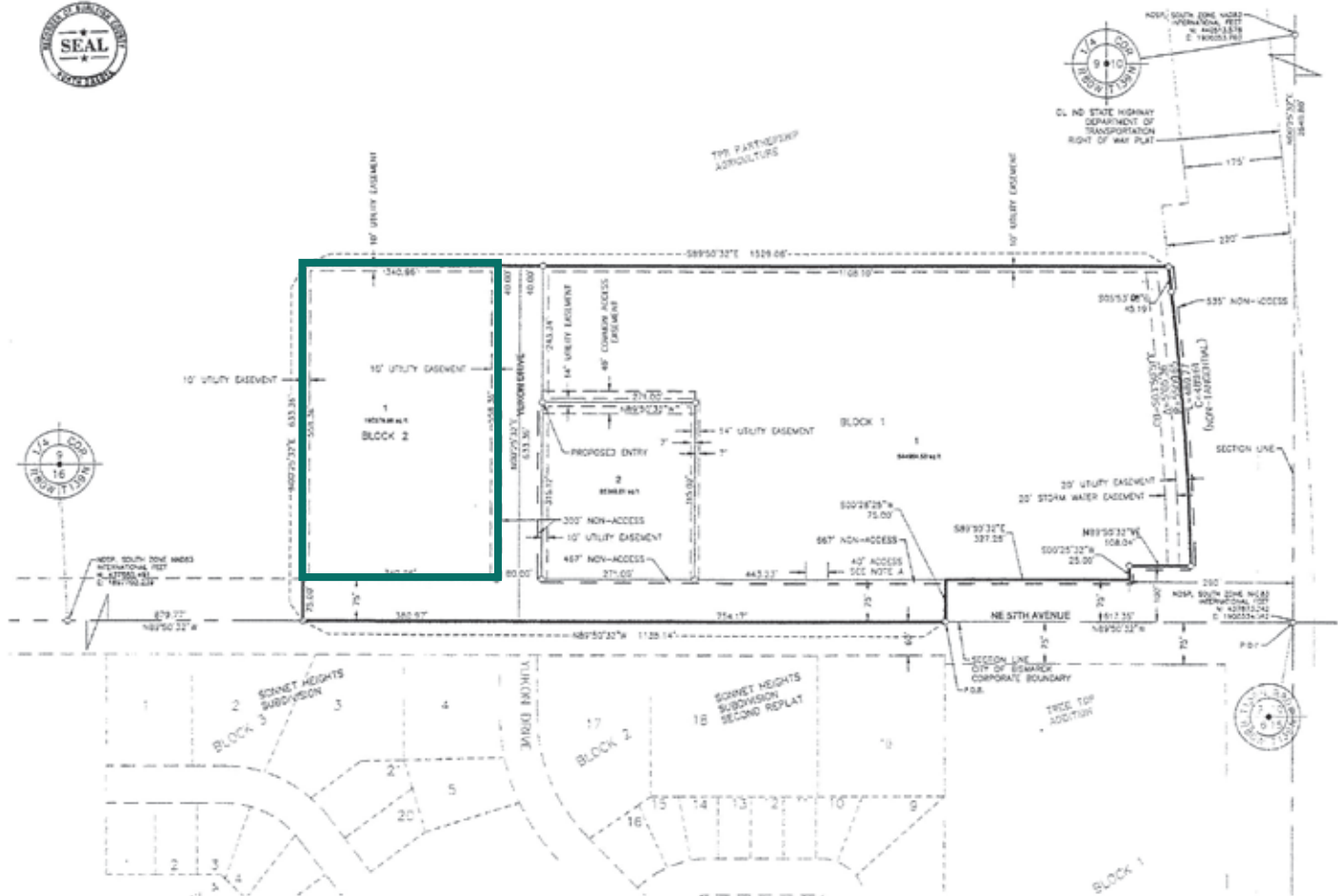
Special Assessments: \$6,025.56 Installment; \$29,020.69 Remaining

810406
Debbie Rosner



DAYBREAK ADDITION

AUDITORS LOT A OF THE SOUTH-EAST QUARTER OF SECTION 9, TOWNSHIP 139 NORTH, RANGE 80 WEST OF THE FIFTH PRINCIPAL MERIDIAN, BURLEIGH COUNTY, NORTH DAKOTA.

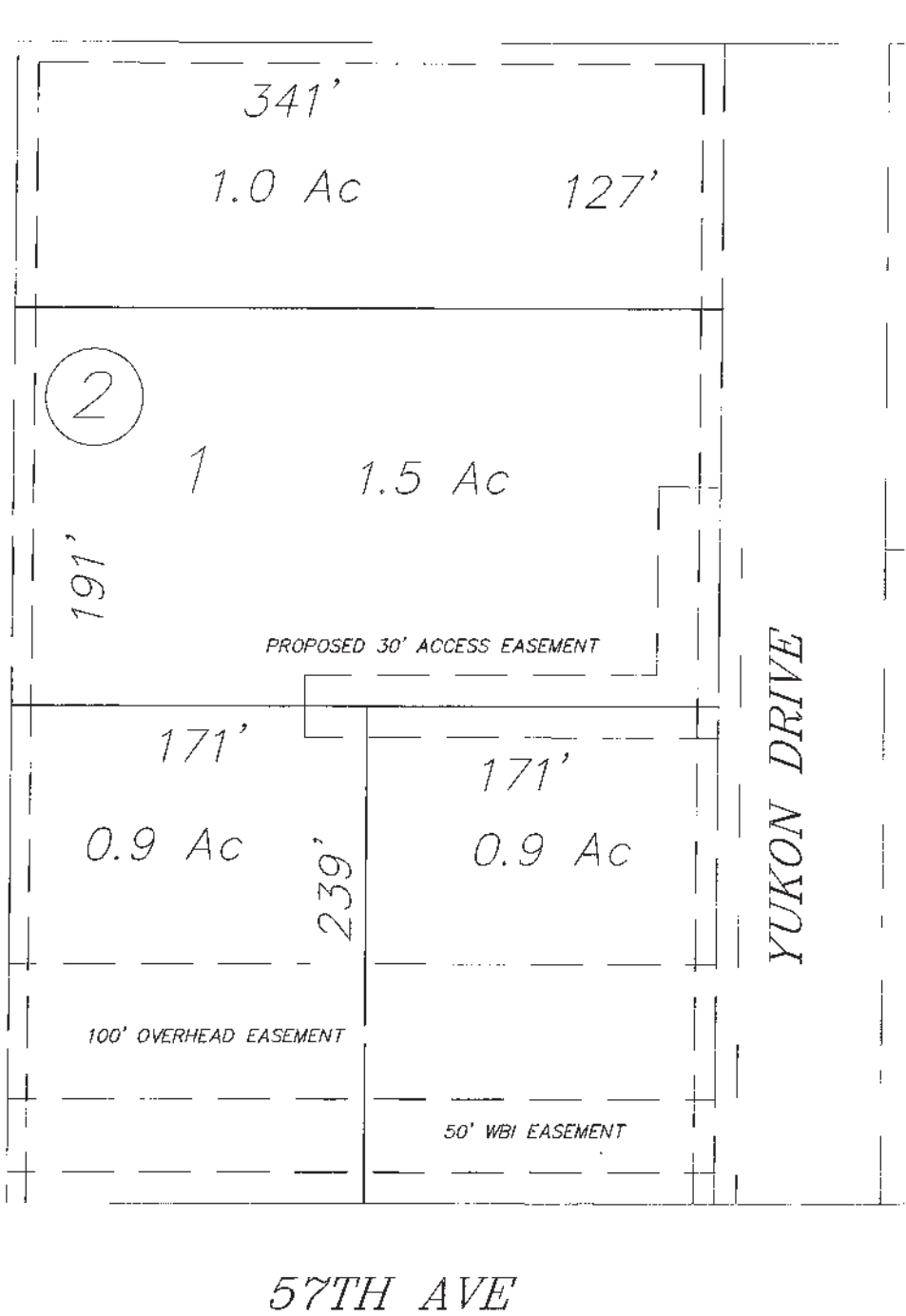


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» PROPOSED PROPERTY LAYOUT 1

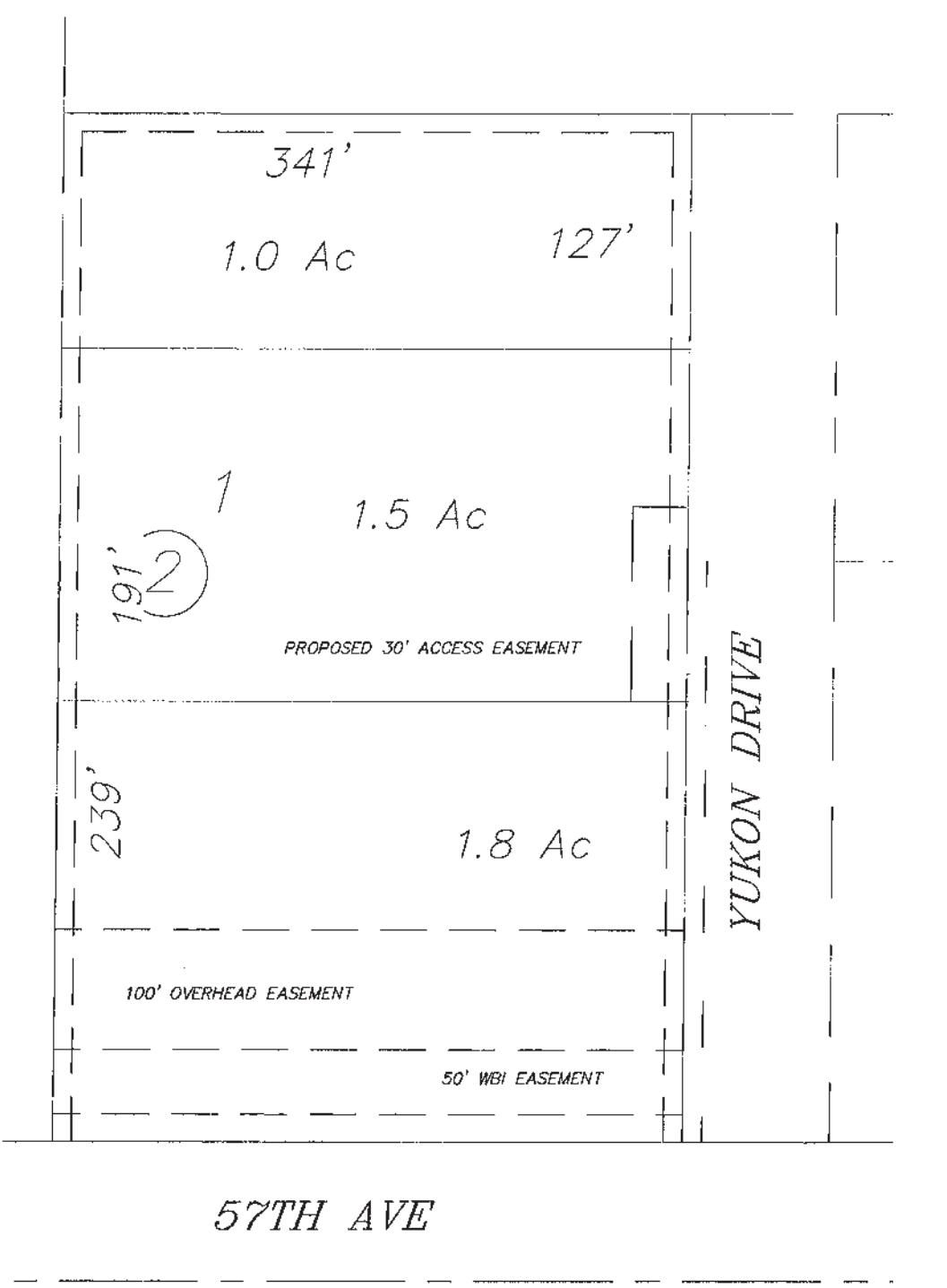


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» PROPOSED PROPERTY LAYOUT 2



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» NEIGHBORHOOD AERIAL



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» PLAT MAP



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» DEMOGRAPHIC & INCOME PROFILE

	3 MILE	5 MILE	10 MILE
2024 POPULATION	26,447	66,412	123,076
2029 POPULATION	27,427	68,953	127,734
2024 HOUSEHOLDS	11,301	29,929	54,612
2029 HOUSEHOLDS	11,664	30,942	56,604
2024 AVG HH INCOME	\$127,755	\$111,917	\$110,449
2029 AVG HH INCOME	\$145,629	\$127,567	\$125,937
2024 AVERAGE HOME VALUE	\$415,634	\$373,538	\$367,593
2029 AVERAGE HOME VALUE	\$425,362	\$385,193	\$381,575
2024 MEDIAN AGE	40.4	39.2	38.2
BUSINESSES	1,067	3,742	6,076
EMPLOYEES	17,616	58,093	84,013

Source: Esri Reports – 1019 64th Ave NE, Bismarck ND, April 2025

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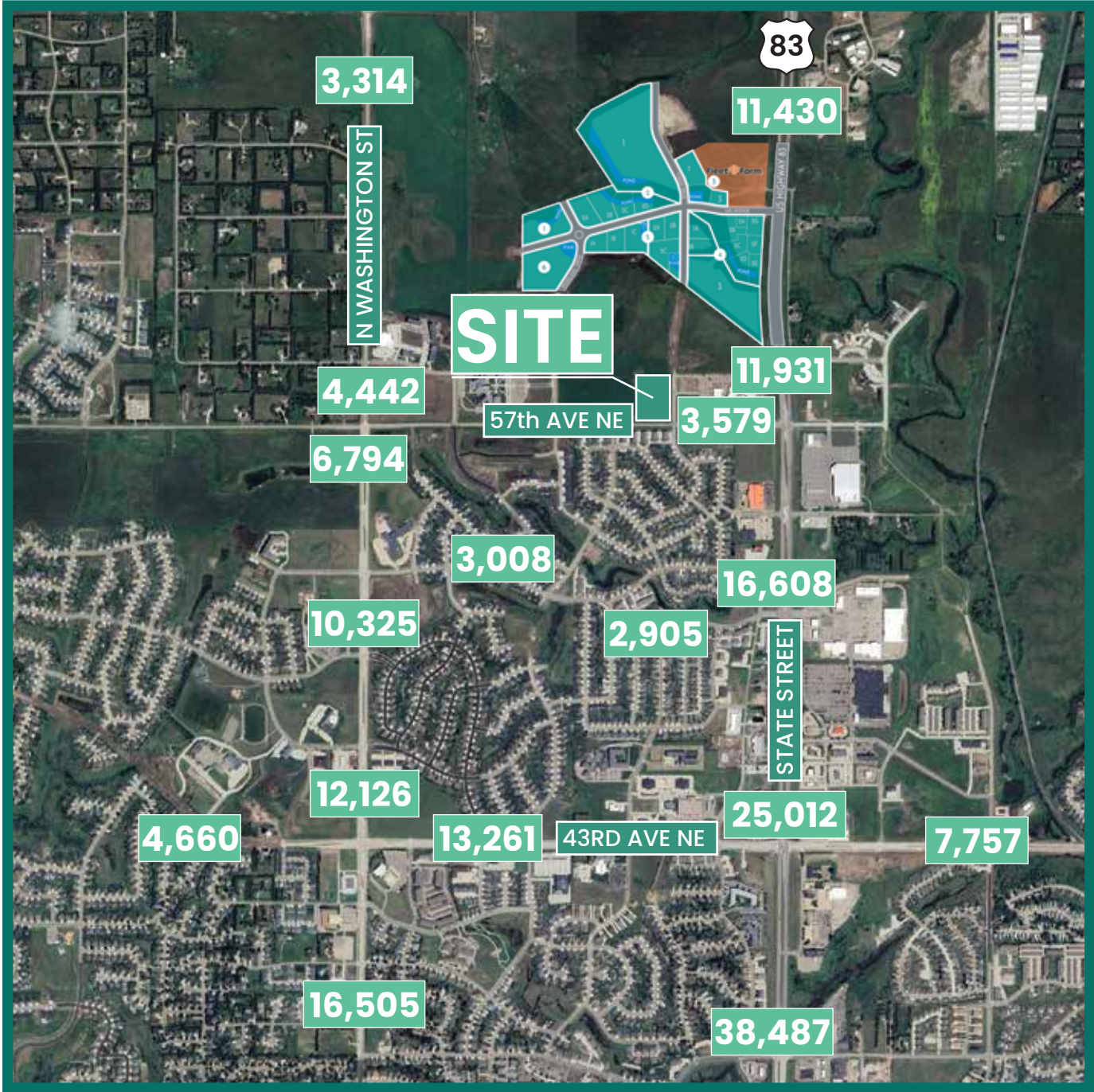
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» TRAFFIC COUNTS – 2025



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» RESIDENTIAL DEVELOPMENT



HOUSING PROFILE – 3 MILE RADIUS

OCCUPANCY	2024	2029
TOTAL HOUSING UNITS	11,301	11,664
OWNER	7,773	8,211
RENTER	2,874	2,763

UNITS BY VALUE	2024	2029
\$300,000 - \$399,999	2,655	2,511
\$400,000 - \$499,000	2,523	2,891
\$500,000 +	1,294	1,503

Source: Esri Reports – 1019 64th Ave NE, Bismarck ND, April 2025

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802 57TH AVE N | BISMARCK, ND

» RESIDENTIAL DEVELOPMENT CONTINUED

HOUSING PROFILE – 5 MILE RADIUS

OCCUPANCY	2024	2029
TOTAL HOUSING UNITS	29,929	30,942
OWNER	18,895	20,029
RENTER	8,943	8,713

UNITS BY VALUE	2024	2029
\$300,000 - \$399,999	6,043	5,991
\$400,000 - \$499,000	4,306	5,025
\$500,000 +	3,343	6,812

HOUSING PROFILE – 10 MILE RADIUS

OCCUPANCY	2024	2029
TOTAL HOUSING UNITS	54,612	56,604
OWNER	35,942	38,284
RENTER	15,070	14,546

UNITS BY VALUE	2024	2029
\$300,000 - \$399,999	9,690	9,631
\$400,000 - \$499,000	7,145	8,394
\$500,000 +	5,215	6,277

Source: Esri Reports – 1019 64th Ave NE, Bismarck ND, April 2025

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» IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION

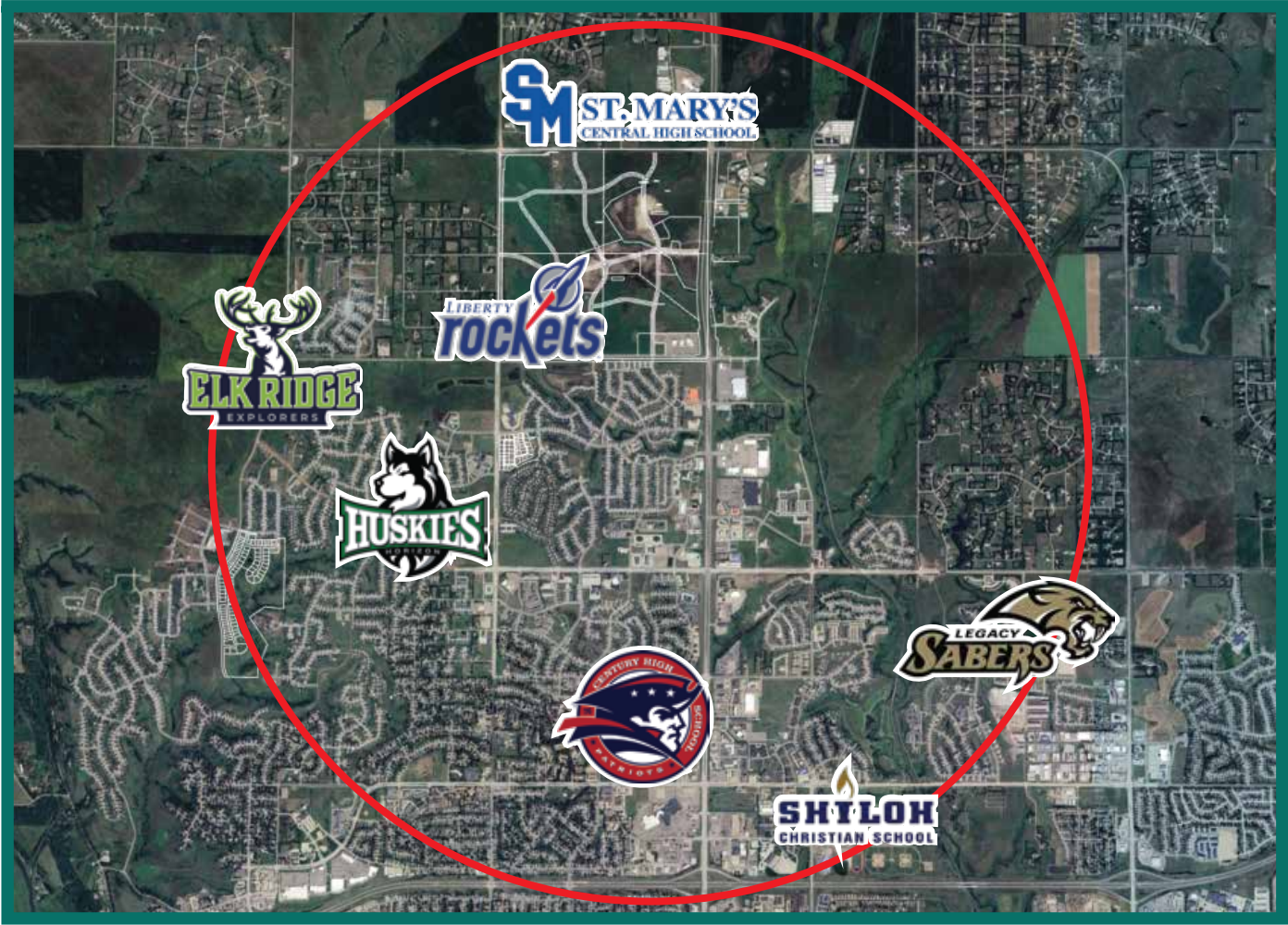


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» SCHOOL ENROLLMENT – 3 MILE RADIUS



4 HIGH SCHOOLS
2 MIDDLE SCHOOLS
3 GRADE SCHOOLS

2024-2025 STUDENT ENROLLMENT

CENTURY HIGH SCHOOL	1,401
LEGACY HIGH SCHOOL	1,411
ST. MARY'S HIGH SCHOOL	336
SHILOH CHRISTIAN SCHOOL	633
HORIZON MIDDLE SCHOOL	1,059
LIBERTY ELEMENTARY SCHOOL	492
ELK RIDGE ELEMENTARY SCHOOL	516

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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.