



HIGHLIGHTS

- Highway 83 Corridor
- High Visibility
- 11,110 ADT (Average Daily Travel)
- Ideal for Restaurants, Hotels, or Retail
- Lot development with future paved access and utilities stubbed
- Property includes a shared stormwater pond

SPACE AVAILABLE

Block 5, Lot 1 - 266,671 SF (6.12 AC)

Proposed Lot Splits:

Lot 1A - 72,910 SF (1.67 AC) - \$14 PSF

Lot 1B - 150,022 SF (3.44 AC) - \$13.50 PSF

Lot 1C - 43,739 SF (1.00 AC) - **SOLD**

FOR SALE

6303 Ridgeland Drive | BISMARCK, ND

» RENDERING



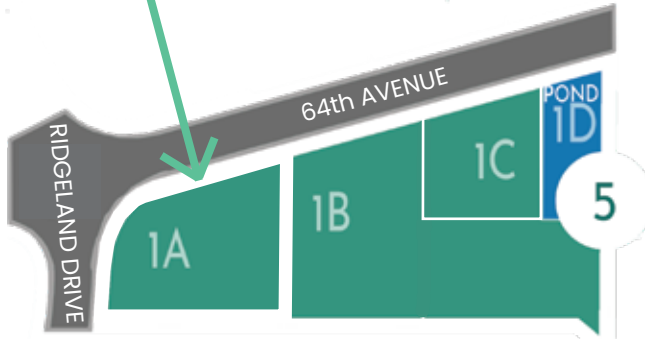
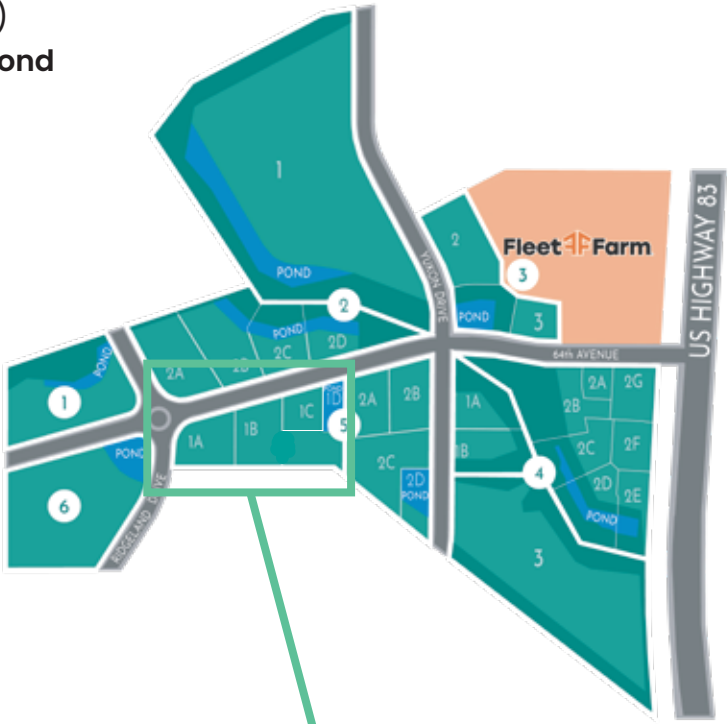
FOR SALE

6303 Ridgeland Drive | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 5, LOT 1A

PARCEL NUMBER 2288-005-001
PROPERTY ADDRESS 6303 Ridgeland Drive
PRICE \$14 PSF | \$1,020,740.00
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 72,910 SF (1.67 AC)
This property includes a shared stormwater pond



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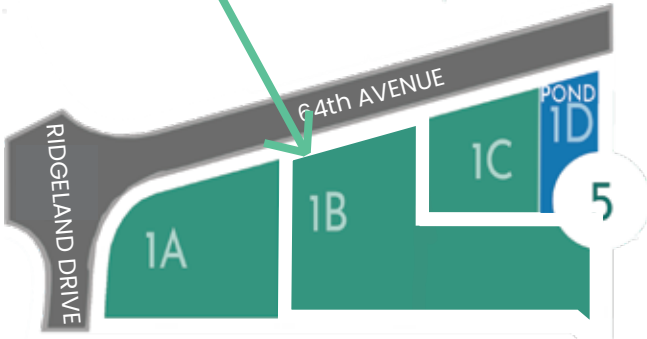
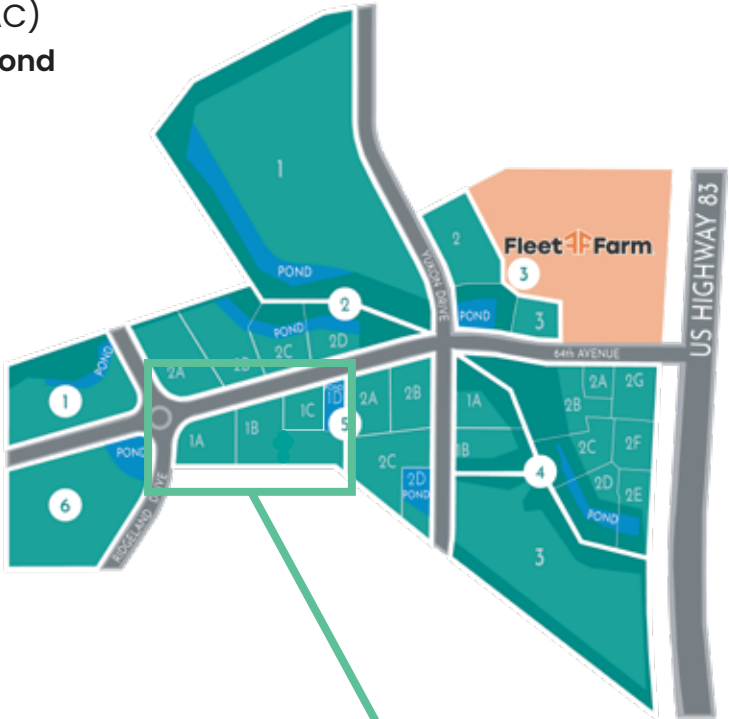
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6303 Ridgeland Drive | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 5, LOT 1B

PARCEL NUMBER 2288-005-001
PROPERTY ADDRESS 6303 Ridgeland Drive
PRICE \$13.50 PSF | \$2,025,297.00
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 150,022 SF (3.44 AC)
This property includes a shared stormwater pond



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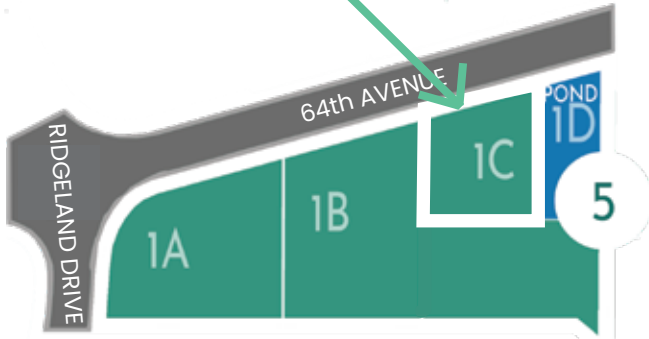
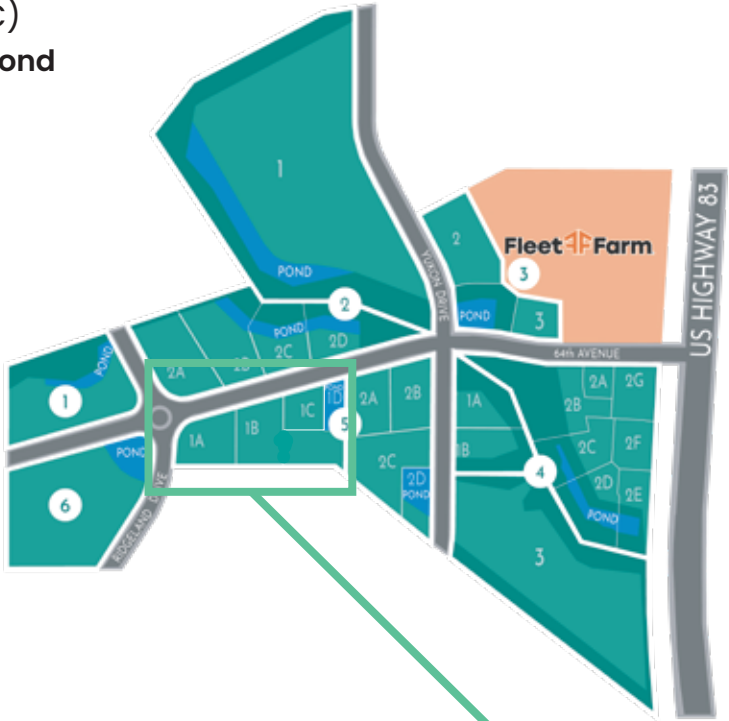
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6303 Ridgeland Drive | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 5, LOT 1C

PARCEL NUMBER 2288-005-001
PROPERTY ADDRESS 6303 Ridgeland Drive
PRICE **SOLD**
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 43,739 SF (1.00 AC)
This property includes a shared stormwater pond



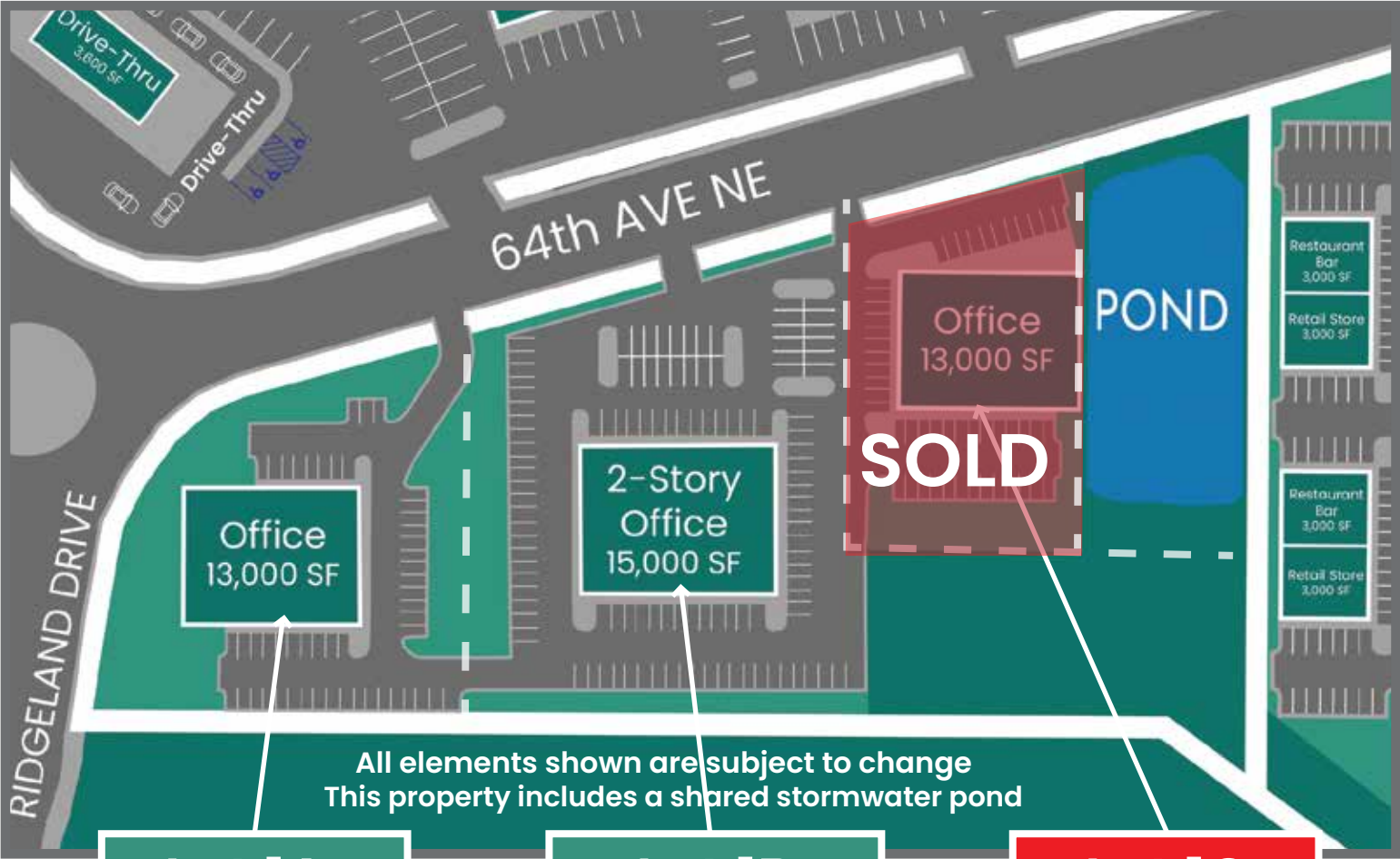
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» POTENTIAL PROPOSED SITE PLAN



Lot 1A
72,190 SF
\$14 PSF

Lot 1B
150,022 SF
\$13.5 PSF

Lot 1C
43,739 SF
SOLD

All lot sizes and square footages are estimates and may vary based on final building placement and site plan layout

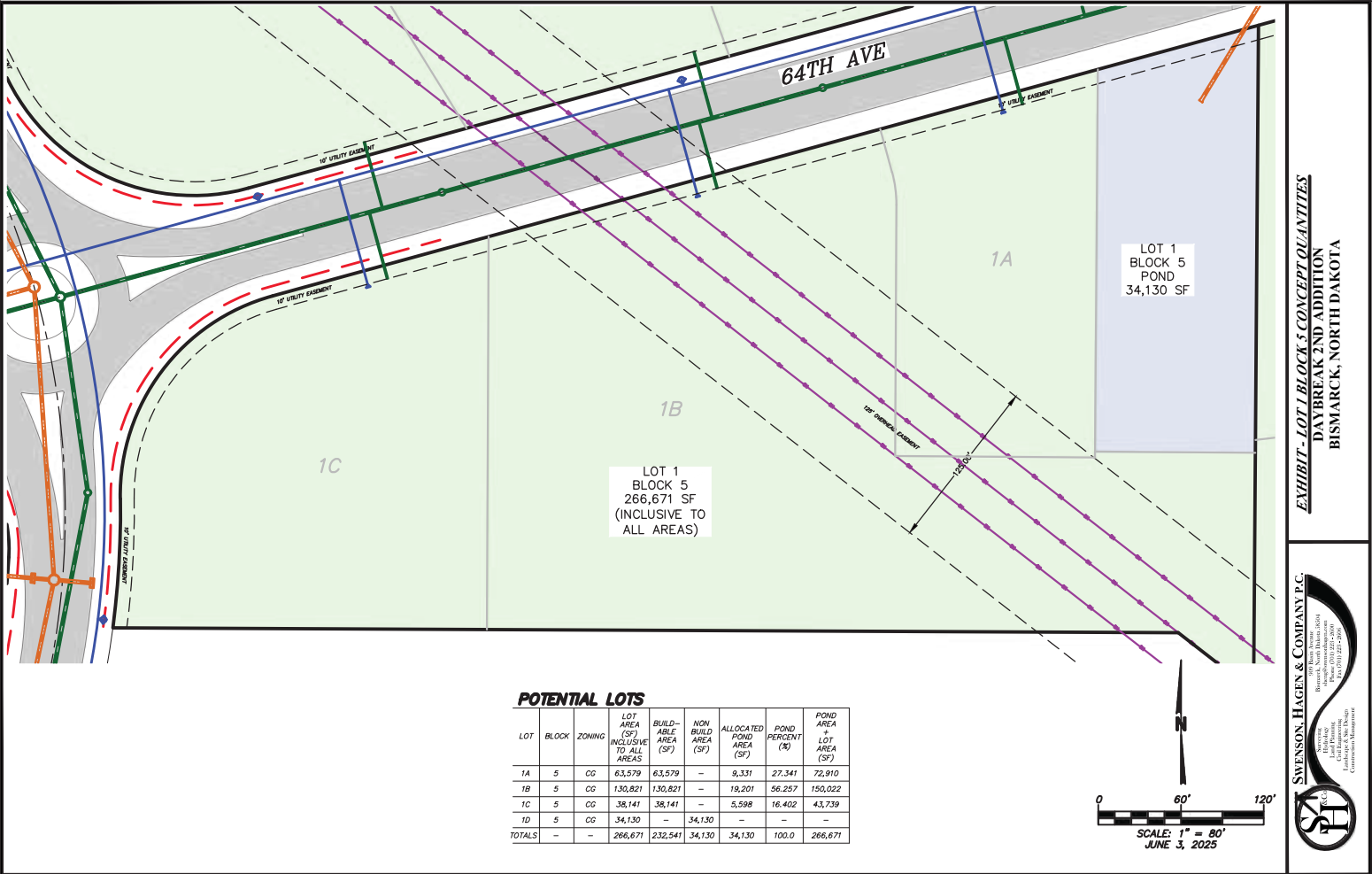
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» PLAT MAP



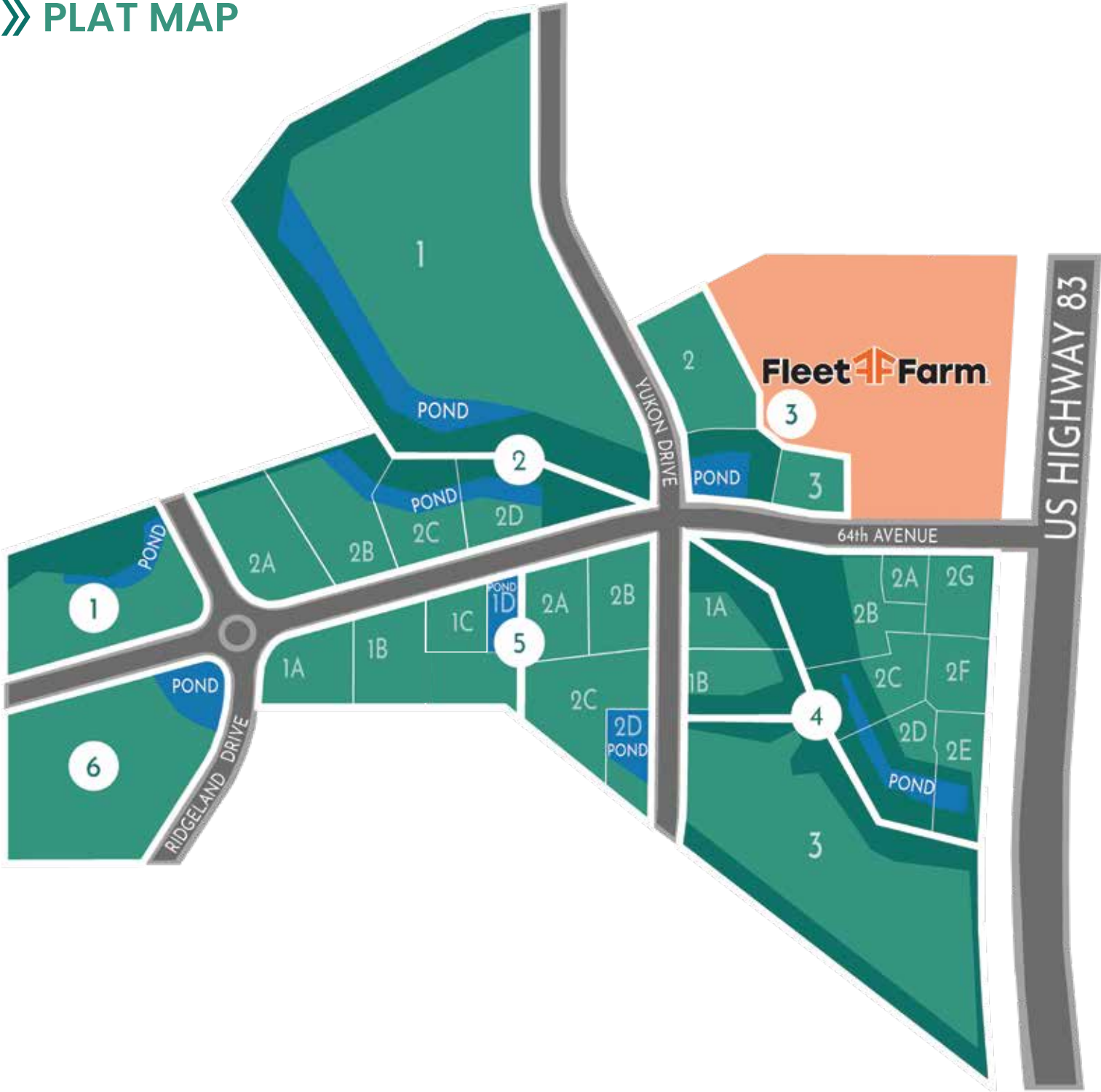
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» PLAT MAP



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» NEIGHBORHOOD AERIAL



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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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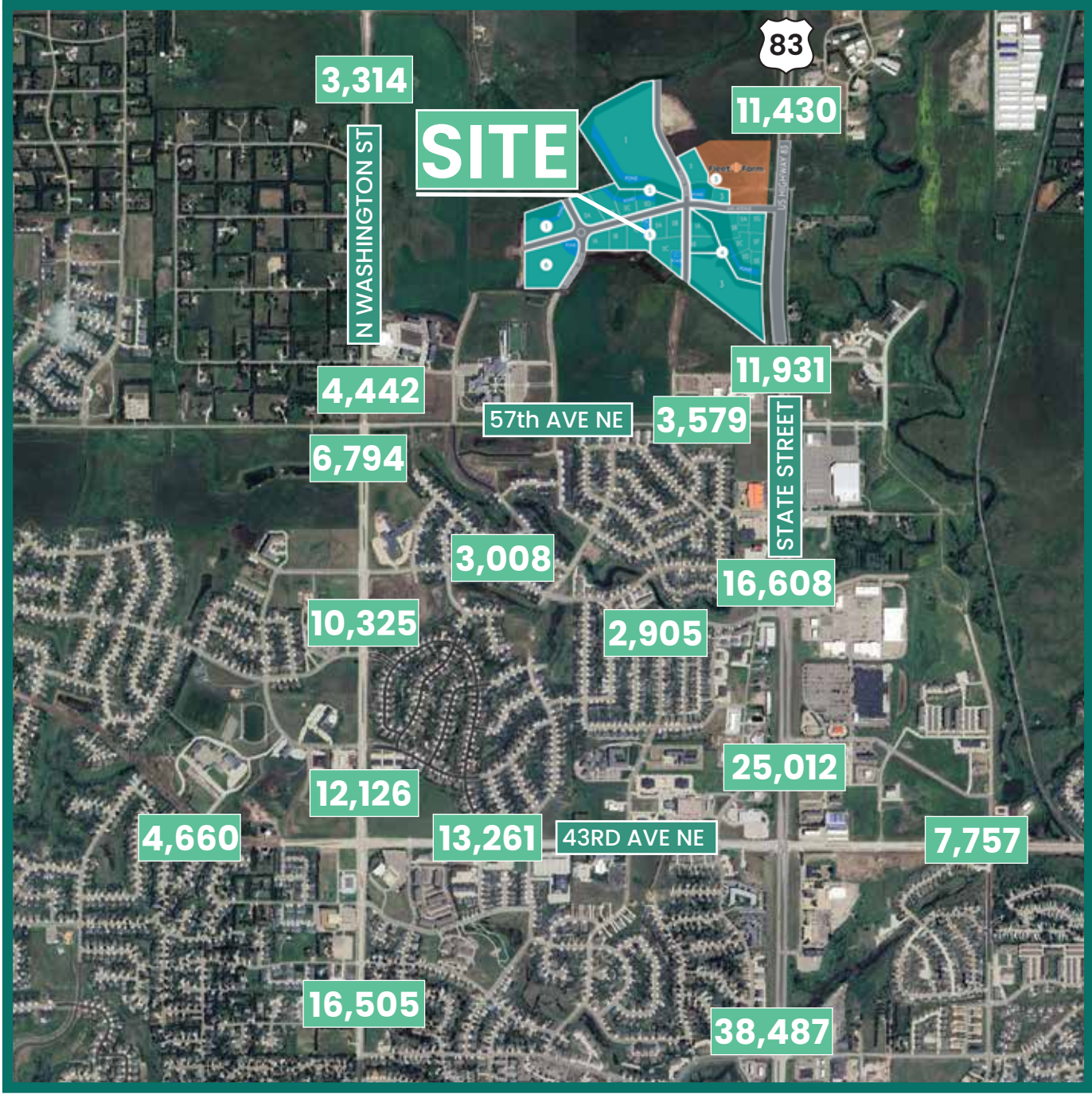
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» TRAFFIC COUNTS - 2025



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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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6303 Ridgeland Drive | 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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» CONCEPTUAL MASTER PLAN



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» CURRENT PLAN & FUTURE CONCEPT



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» IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



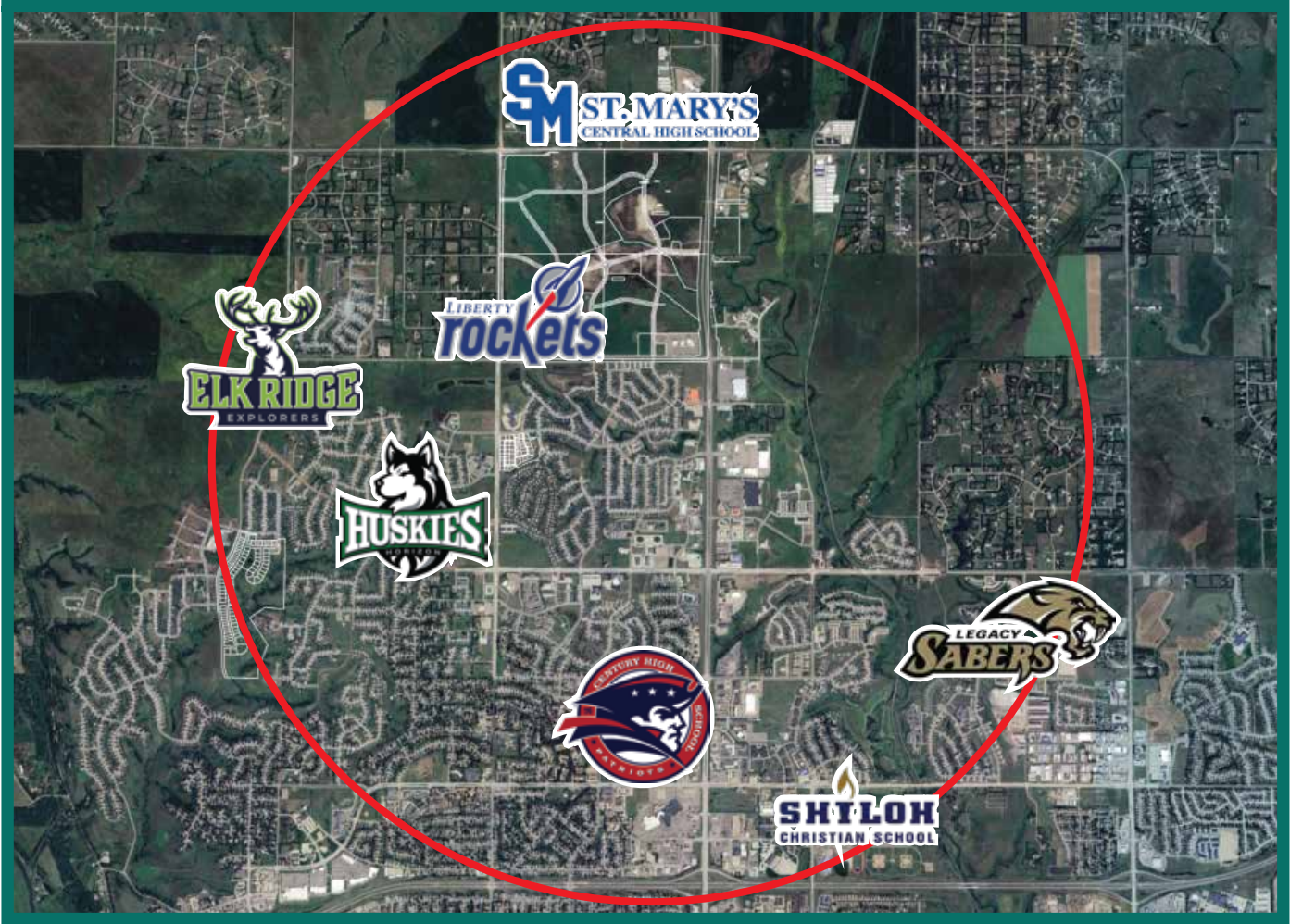
COMMUNITY | RECREATION



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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.