

## HIGHLIGHTS

Located near Horizon Middle School, Liberty Elementary School & Saint Mary's Central High School

Excellent Visibility in a High Traffic Area

Easy access to / from N Washington St via Medora Avenue

## PRICE

\$18.00 PSF

## SPACE AVAILABLE

2 acres | 87,120 square feet

- Unzoned Potential: Commercial (CA), Commercial (CG), and Office/Retail/Multi-Family (RT)

# FOR SALE

BOULDER RIDGE 7TH FIRST REPLAT  
BLOCK 1, LOT 1 | BISMARCK, ND

## » PROPERTY DETAILS

**PID:** 31-139-80-1C-01-010

**Legal:** Boulder Ridge 7th First Replat Block 1, Lot 1

**Space Available:** 2 acres | 87,120 square feet

**Unzoned Potential:** Commercial (CA), Commercial (CG), and Office/Retail/Multi-Family (RT)

## LOCATED NEAR

Horizon Market

Horizon Middle School

Liberty Elementary School

Boulder Ridge Development

Eagle Crest Development

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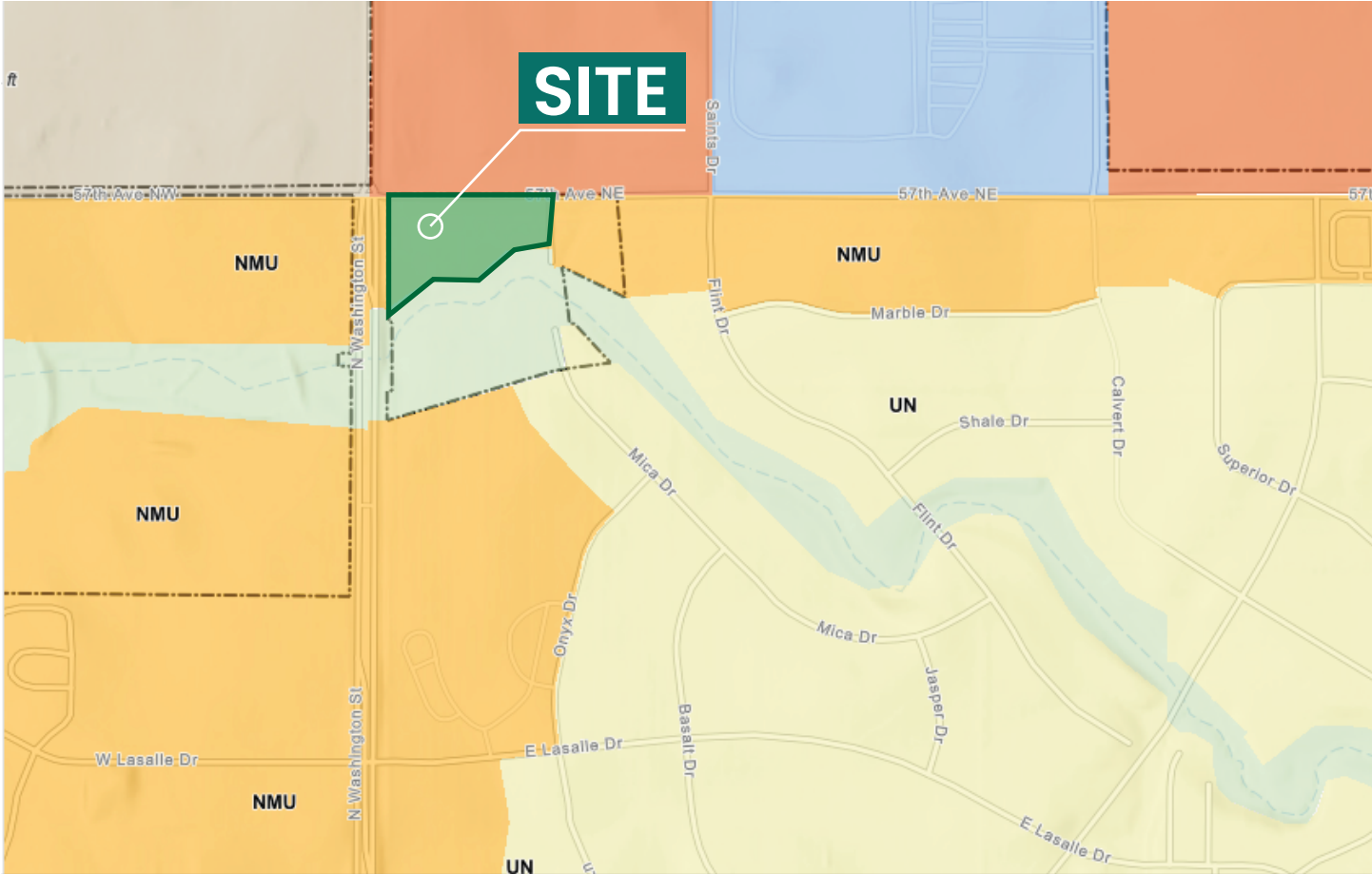
## » FUTURE LAND USE

### Legend

#### Future Land Use Plan

- Urban Neighborhood (UN)
- Neighborhood Mixed Use (NMU)
- Community Mixed Use (CMU)
- Industrial Mixed Use (IMU)
- Institutional (INS)

Map courtesy of Future Land Use Plan



Future Land Use Plan of Together 2045 Bismarck's Comprehensive Plan. \*subject to change based on amendments to the Future Land Use Plan.

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## » OVERHEAD AERIAL



**JESSICA KNUTSON**  
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## » NEIGHBORHOOD AERIAL



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## » DEMOGRAPHIC & INCOME PROFILE

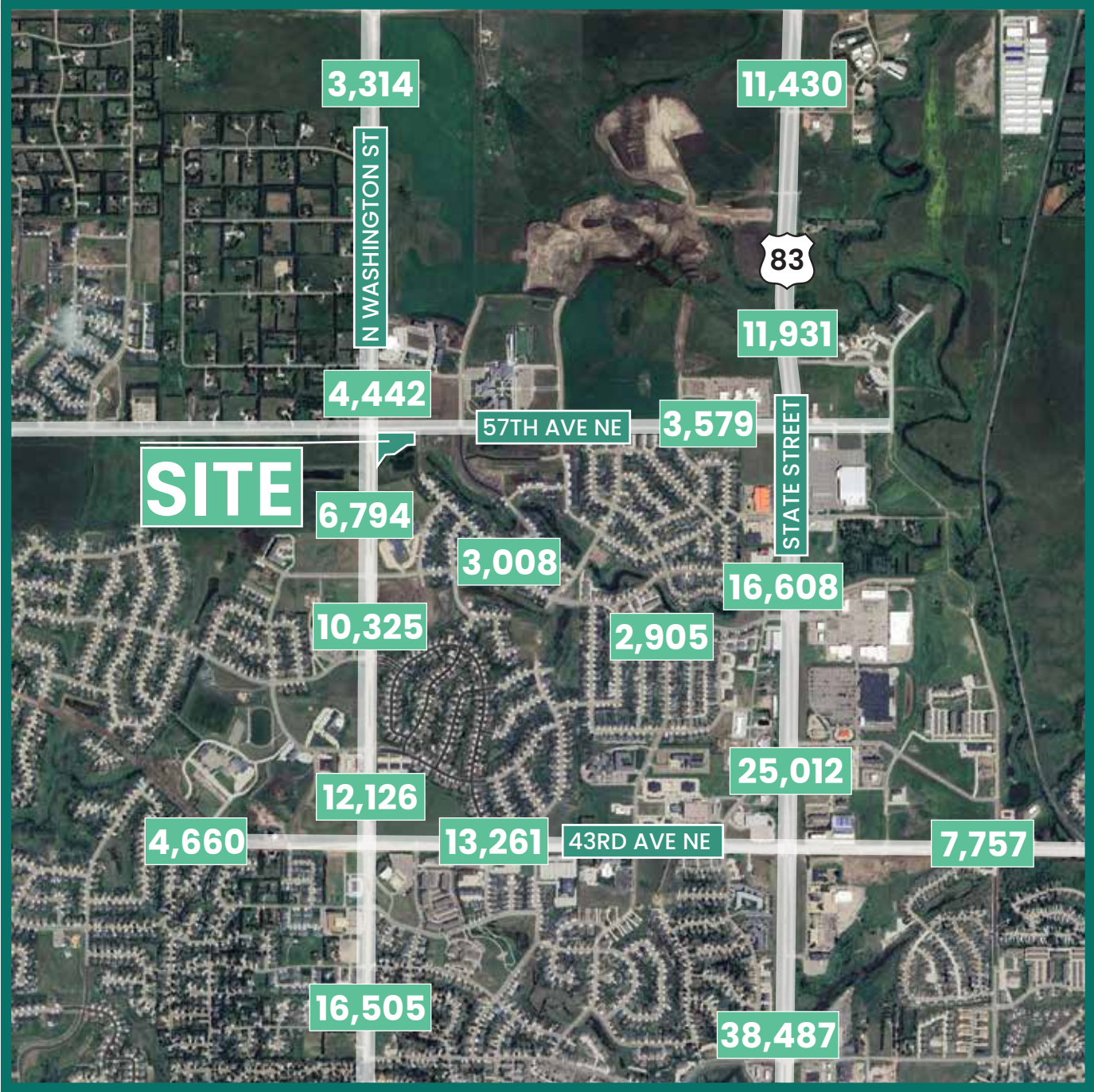
	3 MILE	5 MILE	10 MILE
2024 POPULATION	26,447	66,412	123,076
2029 POPULATION	27,427	68,953	127,734
2024 HOUSEHOLDS	11,301	29,929	54,612
2029 HOUSEHOLDS	11,664	30,942	56,604
2024 AVG HH INCOME	\$127,755	\$111,917	\$110,449
2029 AVG HH INCOME	\$145,629	\$127,567	\$125,937
2024 AVERAGE HOME VALUE	\$415,634	\$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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## » 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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## » 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



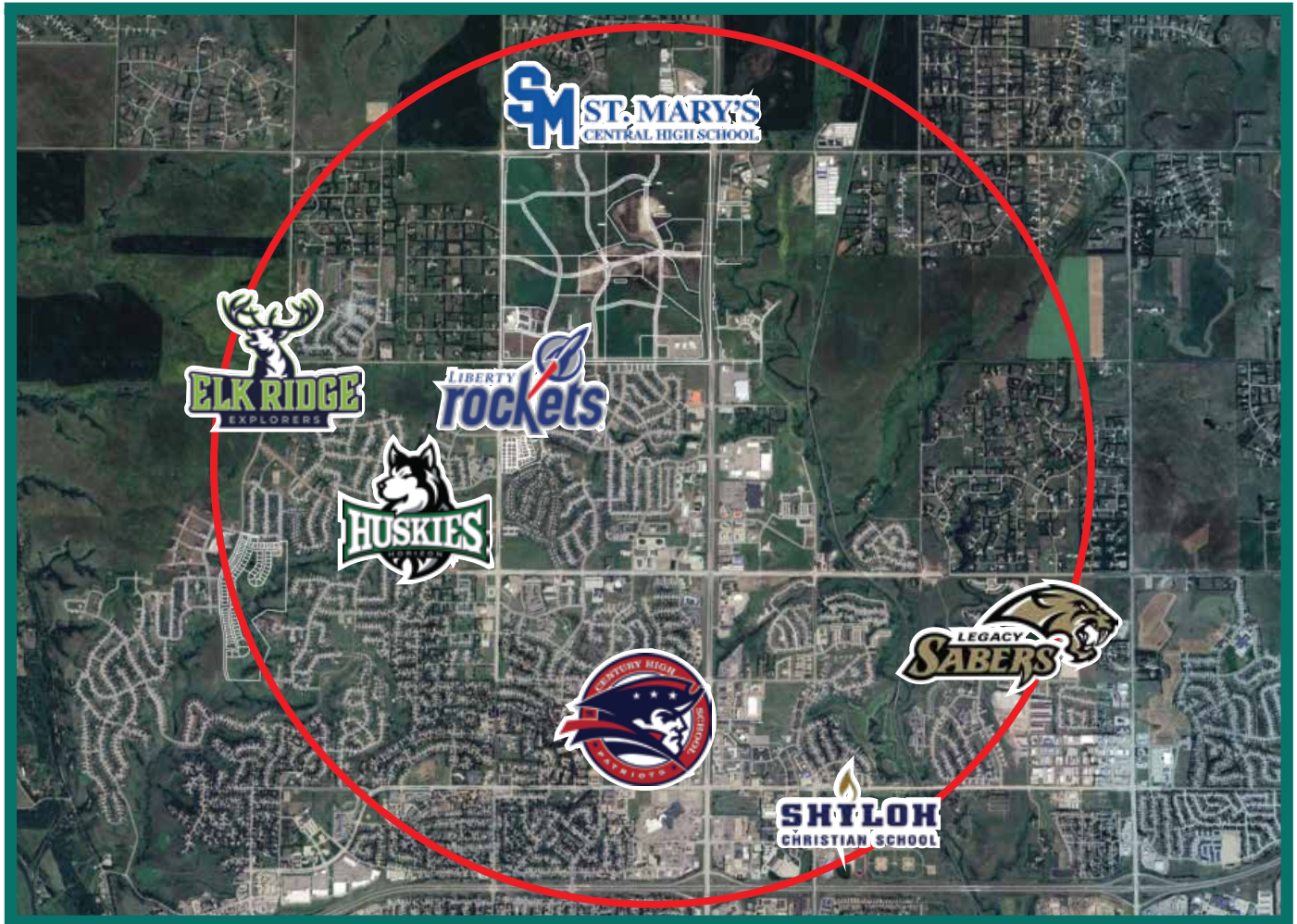
### WASHINGTON STREET COMMUNITY | RECREATION



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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.