



## 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
- Shared water retention

## SPACE AVAILABLE

Lot 2 - 114,940 SF (2.64 AC)  
 Lot 3 - 45,228 SF (1.04 AC)

## PRICE

Lot 2 - \$24 PSF  
 Lot 3 - \$29 PSF



» RENDERING

» REALISTIC



# FOR SALE

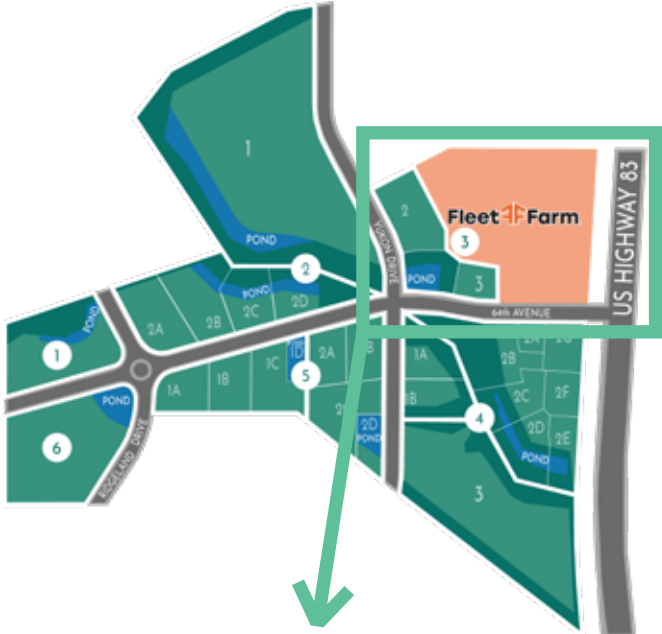
FLEET FARM OUTLOTS | BISMARCK, ND

## » PROPERTY DETAILS

### LOT 2 – 6503 YUKON DRIVE

**PARCEL NUMBER** 2288-003-050  
**ADDITION NAME** Daybreak 2nd Addition  
 LOT 2 BLOCK 3

**PRICE** \$24 PSF  
**2023 TAXES** \$6,591.06  
**ZONING CODE** CG  
**ZONING DESCRIPTION** Commercial



**JESSICA KNUTSON**  
 Commercial Realtor, CCIM

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 ☎ 701-712-8100

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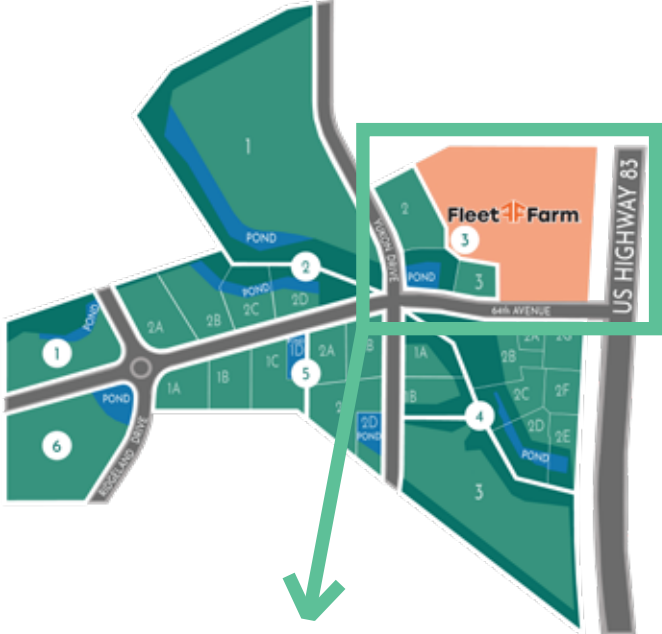
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## » PROPERTY DETAILS

### LOT 3 - 1005 64TH AVE NE

**PARCEL NUMBER** 2288-003-100  
**ADDITION NAME** Daybreak 2nd Addition  
 LOT 3 BLOCK 3

**PRICE** \$29 PSF  
**2023 TAXES** \$3,691.88  
**ZONING CODE** CG  
**ZONING DESCRIPTION** Commercial



Conceptual Rendering

For illustrative purposes only. Final site layout and building design will vary based on end user.

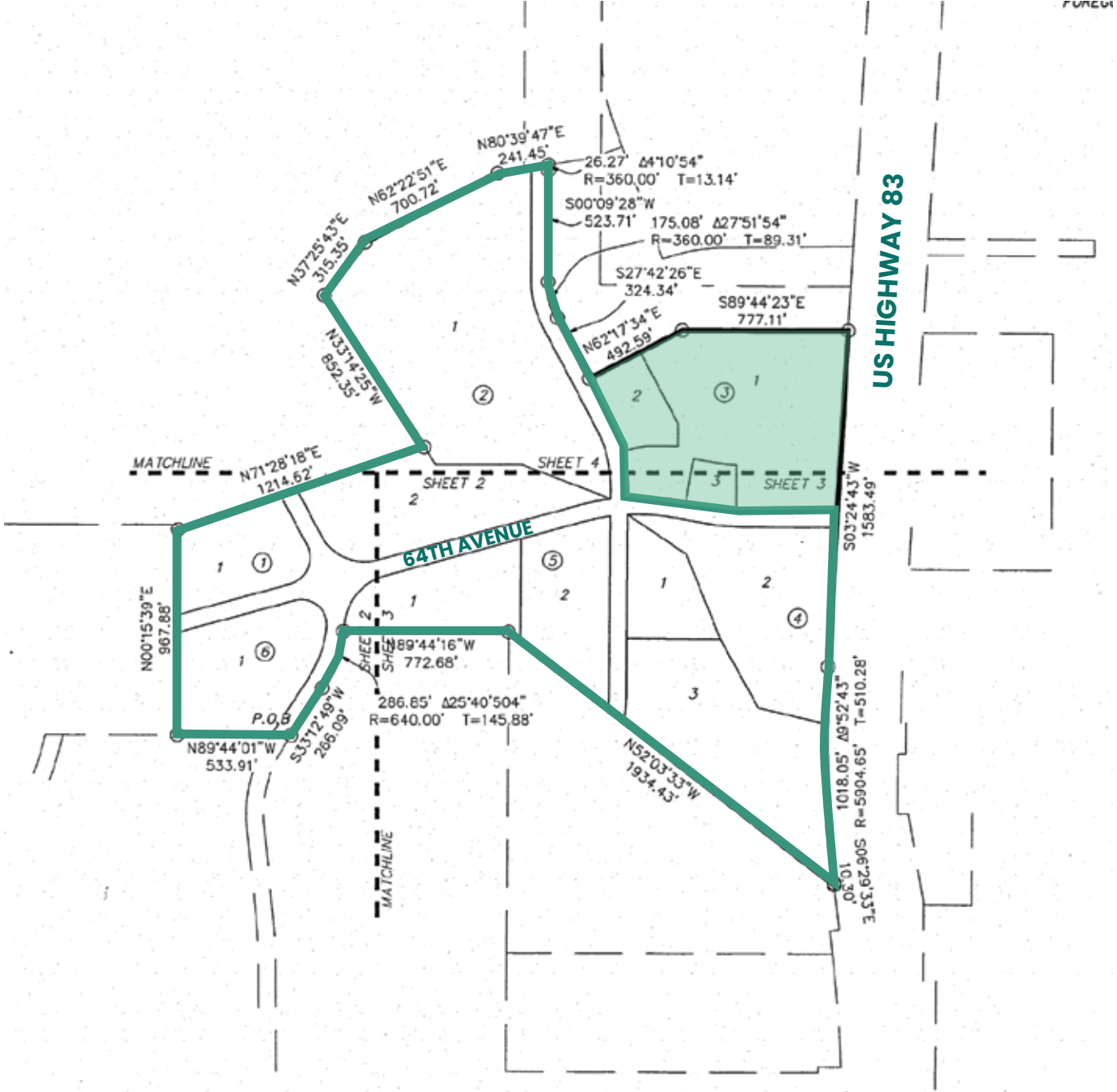
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## » PLAT MAP



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» FLEET FARM

# HIGH TRAFFIC SHOVEL READY SITES



**NEAR MAJOR RETAIL  
AVAILABLE NOW!**

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» FLEET FARM

## HIGH TRAFFIC SHOVEL READY SITES NEAR MAJOR RETAIL. AVAILABLE NOW!



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## » DEMOGRAPHIC & INCOME PROFILE

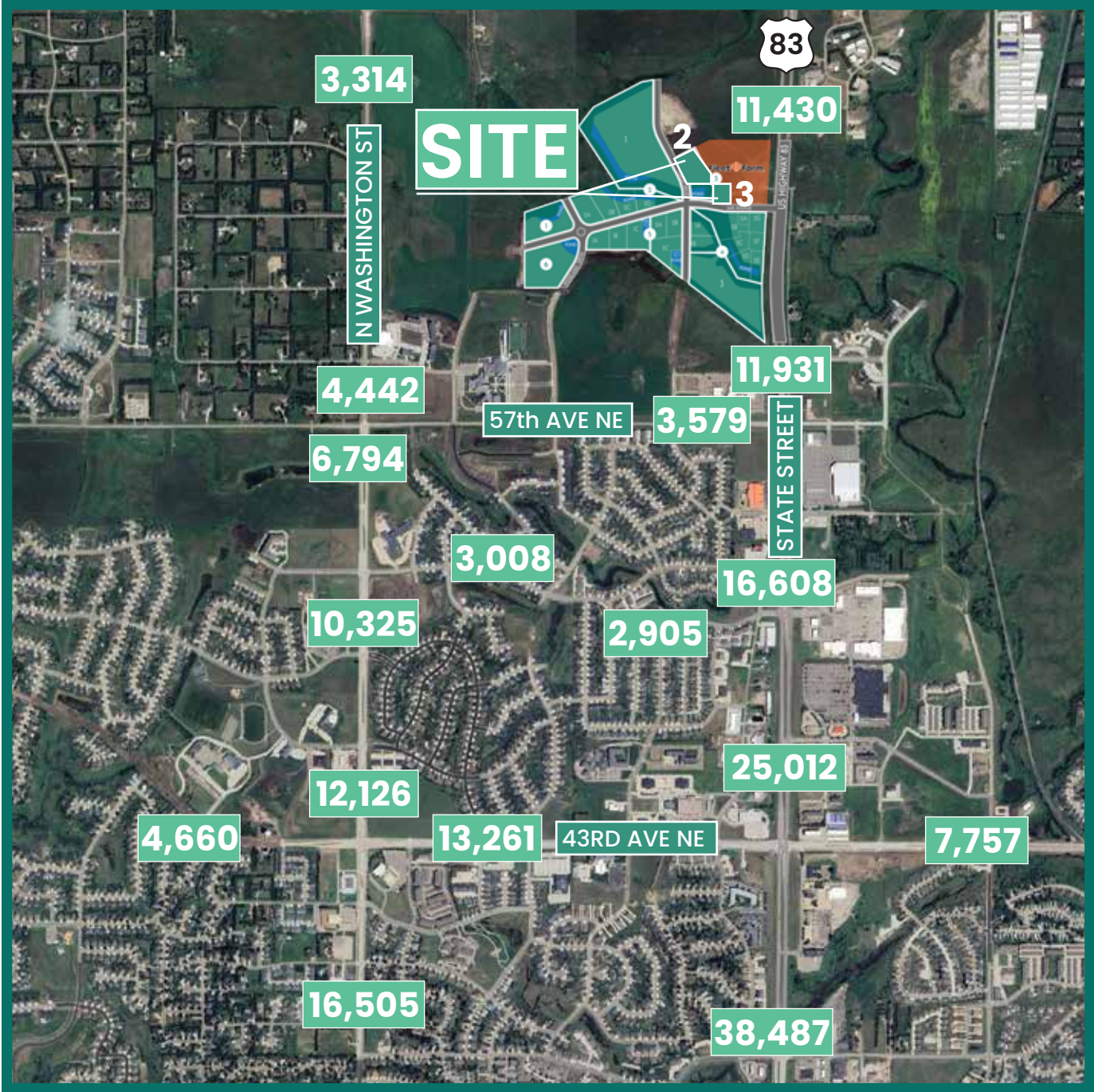
	3 MILE	5 MILE	10 MILE
2024 POPULATION	26,447	66,412	123,076
2029 POPULATION	27,427	68,953	127,734
2024 HOUSEHOLDS	11,301	29,929	54,612
2029 HOUSEHOLDS	11,664	30,942	56,604
2024 AVG HH INCOME	\$127,755	\$111,917	\$110,449
2029 AVG HH INCOME	\$145,629	\$127,567	\$125,937
2024 AVERAGE HOME VALUE	\$415,634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



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## » IN THE AREA

DINING | HOSPITALITY



SHOPPING | RETAIL



OFFICE | BANKING | MEDICAL



COMMUNITY | RECREATION



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## » CONCEPTUAL MASTER PLAN



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## » CURRENT PLAN & FUTURE CONCEPT



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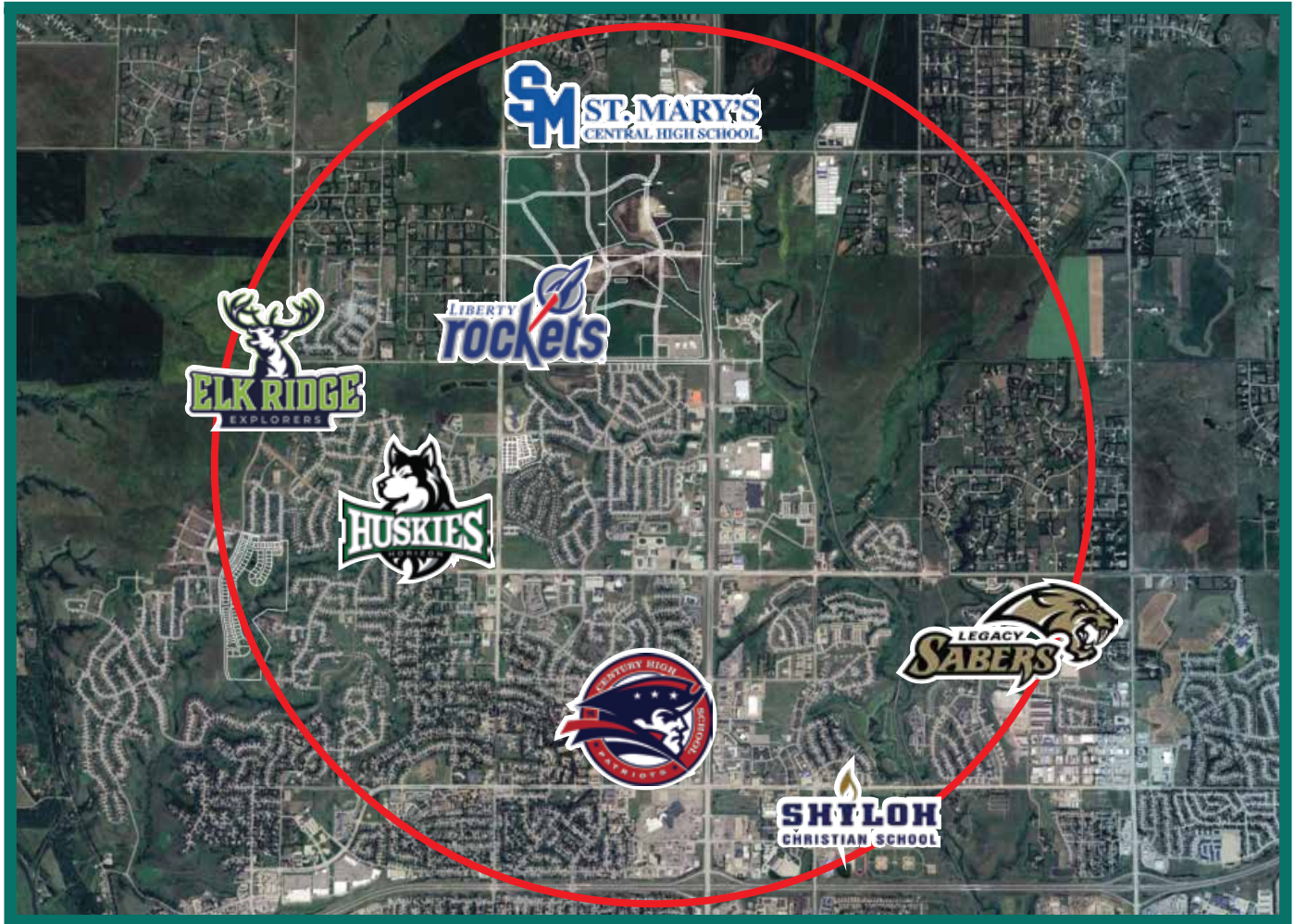
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## » SCHOOL ENROLLMENT – 3 MILE RADIUS



**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.