



Outlots at Mandan High School



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PROPERTY HIGHLIGHTS

Premier visibility along I-94, one of Mandan's primary retail and commercial corridors, located in the fast growing area of North Mandan.

Run the math: This is a rare opportunity to be located next to the new Mandan High School! Site development includes completion of the roadways, utilities and infrastructure. No or limited special assessments apply to these lots.

Synergy: The new \$95 million Mandan High School will be a game changer for the community of Mandan, with a capacity of approximately 1,400 students plus staff and faculty. Adjacent to this location is the Starion Sports Complex, football and track field, along with the newly constructed indoor tennis facility. These site locations provide for incredible business opportunities and synergies to the growth occurring in the area.

City's to City: An uptick in residential activity continues in Mandan. The City's plans for five new subdivisions that, at build-out, could add 782 residential units to the community. On the same end of town as the new Mandan High School, North of I-94, subdivisions include:

Rock Prairie Estates Addition
West Hills Fifth Addition
Sunrise View Estates Addition
Big Sky Estates Seventh Addition
Rockwood First Addition

Four developments in the South end of the City of Mandan include: Heart Ridge Fourth Addition, Keidel's South Heart Terrace Fifth Addition, Shores at Lakewood Addition and Heart River Villas Addition.



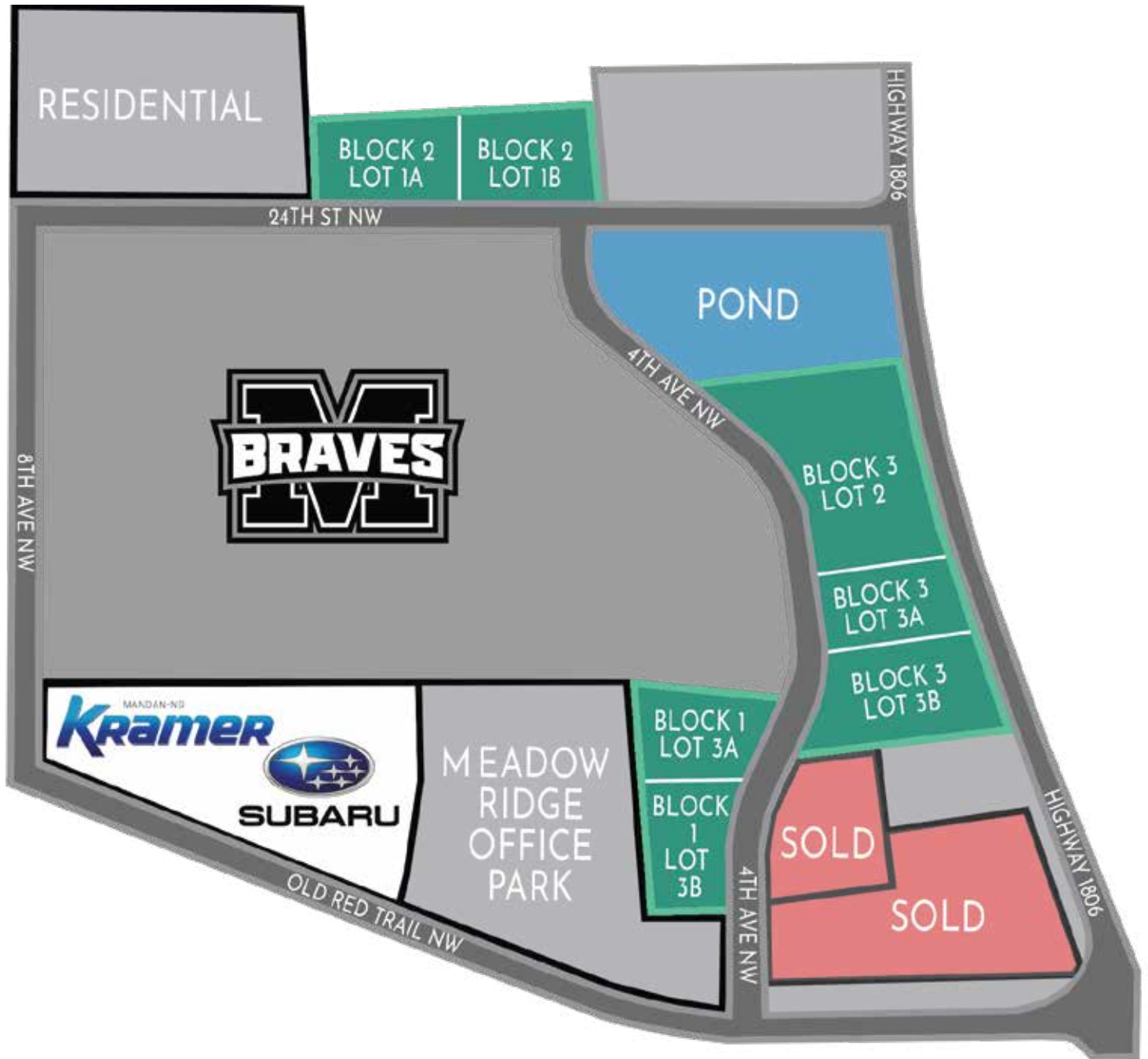
PLAT MAP



PRICING

	ACRES	SQUARE FEET	PRICE PER FOOT	LOT PRICE
Block 1, Lot 3A	0.99	43,124.4	\$8.75	\$377,339
Block 1, Lot 3B	0.99	43,124.4	\$10.75	\$463,587
Block 2, Lot 1A	1.11	48,351.6	\$8.00	\$386,813
Block 2, Lot 1B	1.11	48,351.6	\$8.00	\$386,813
Block 3, Lot 2	2.58	112,384.8	\$6.00	\$674,309
Block 3, Lot 3A	1.00	43,560.0	\$8.75	\$381,150
Block 3, Lot 3B	1.58	68,824.8	\$6.75	\$464,567

PLAT MAP





TRAFFIC COUNTS



LOCAL BUSINESSES



Mandan's Future Premiere Commercial Development Site



2025 NDDOT Traffic Volumes:

Interstate 94: 29,610

Old Red Trail: 5,480-7,727

Highway 1806: 5,525



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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.