



BLOCK 2
LOT 2

SITE

1
Proposed
Multi-Family
335 +/- Units
6

Mixed-Use &
Multi-Family
100 +/- Units

SM ST. MARY'S
CENTRAL HIGH SCHOOL

BOULDER RIDGE
DEVELOPMENT

Fleet Farm

BISMARCK
MOTOR COMPANY

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 2, Lot 2 - 310,970 SF (7.14 AC)

Proposed Lot Splits:

- Lot 2A - 123,834 SF (2.84 AC) - \$14 PSF
- Lot 2B - 102,469 SF (2.35 AC) - \$13.50 PSF
- Lot 2C - 48,223 SF (1.11 AC) - \$13.50 PSF
- Lot 2D - 36,444 SF (0.84 AC) - \$13.50 PSF

FOR SALE

6315 Ridgeland Drive | BISMARCK, ND

» RENDERING



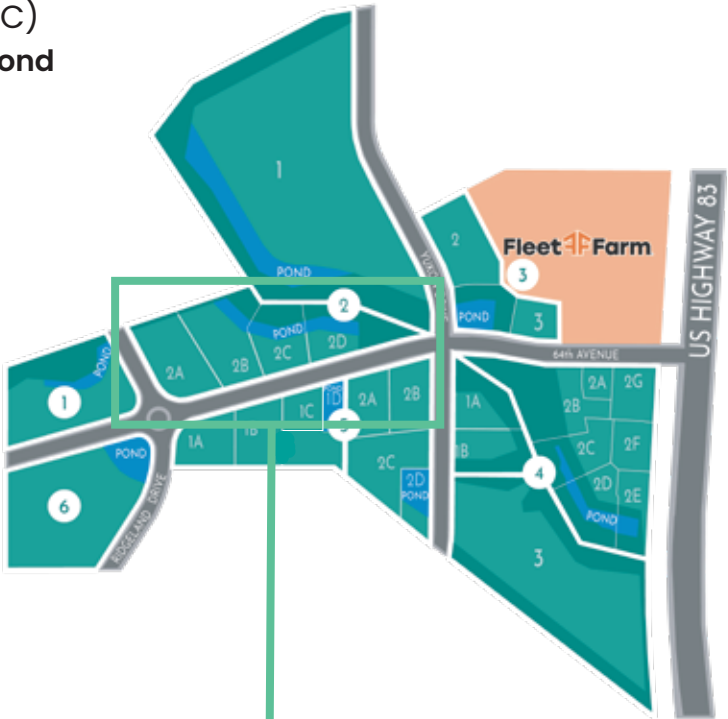
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6315 Ridgeland Drive | BISMARCK, ND

» PROPERTY DETAILS

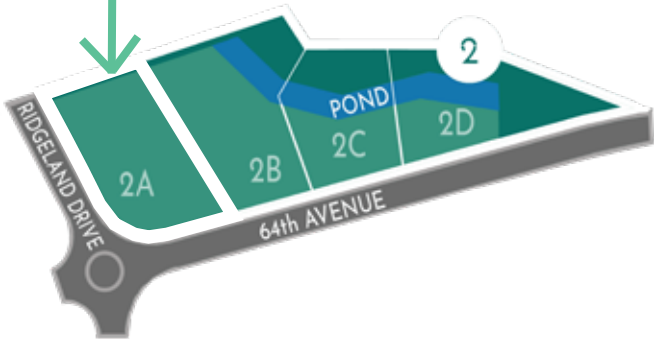
BLOCK 2, LOT 2A

PARCEL NUMBER 2288-002-050
PROPERTY ADDRESS 6315 Ridgeland Drive
PRICE \$14 PSF | \$1,733,676.00
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 123,834 SF (2.84 AC)
This property includes a shared stormwater pond



Conceptual Rendering

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



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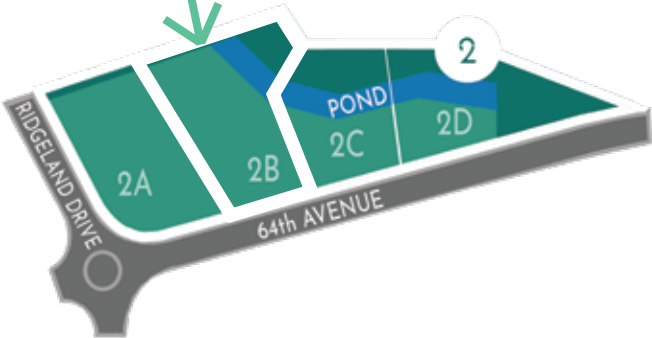
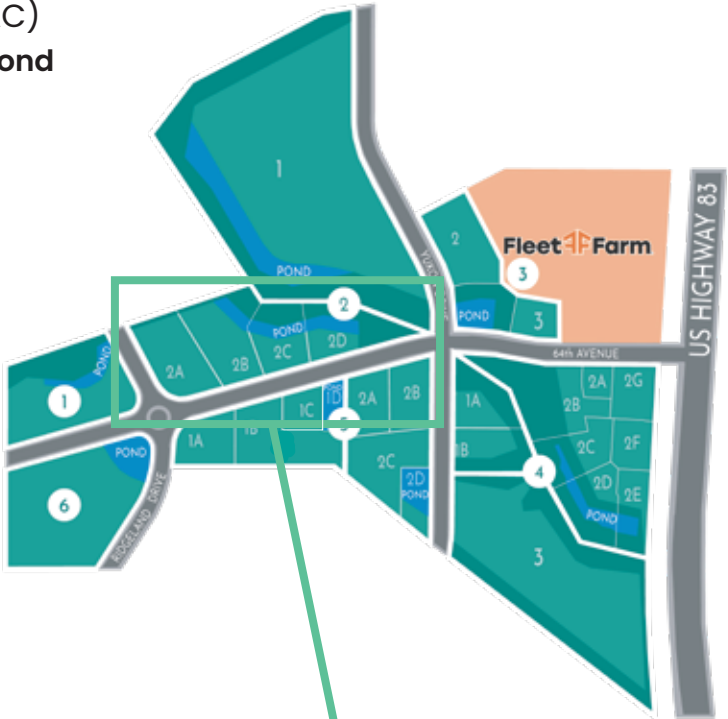
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6315 Ridgeland Drive | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 2, LOT 2B

PARCEL NUMBER 2288-002-050
PROPERTY ADDRESS 6315 Ridgeland Drive
PRICE \$13.50 PSF | \$1,383,331.50
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 102,469 SF (2.35 AC)
This property includes a shared stormwater pond



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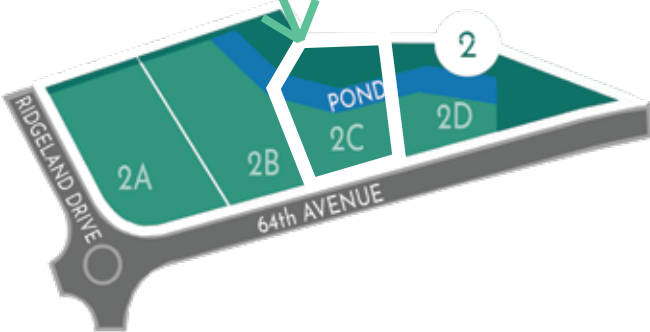
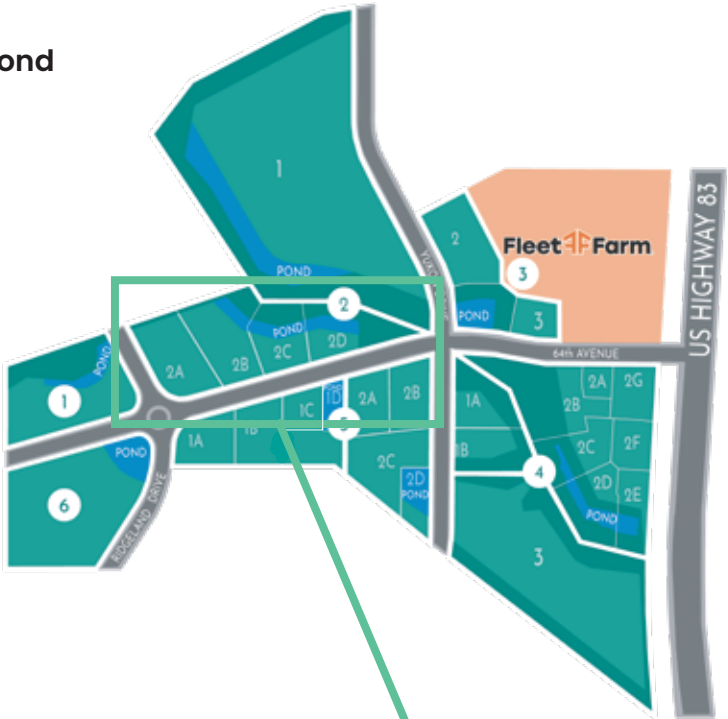
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6315 Ridgeland Drive | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 2, LOT 2C

PARCEL NUMBER 2288-002-050
PROPERTY ADDRESS 6315 Ridgeland Drive
PRICE \$13.50 PSF | \$651,010.50
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 48,223 SF (1.11 AC)
This property includes a shared stormwater pond



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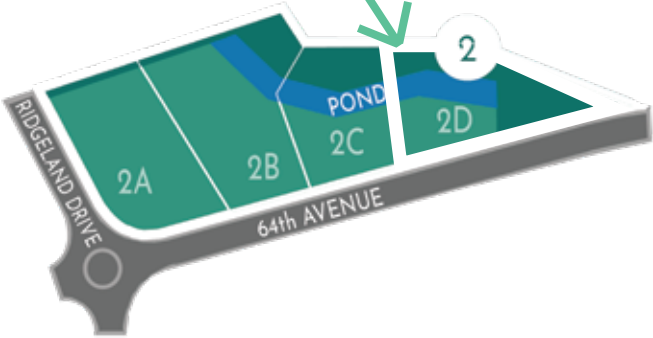
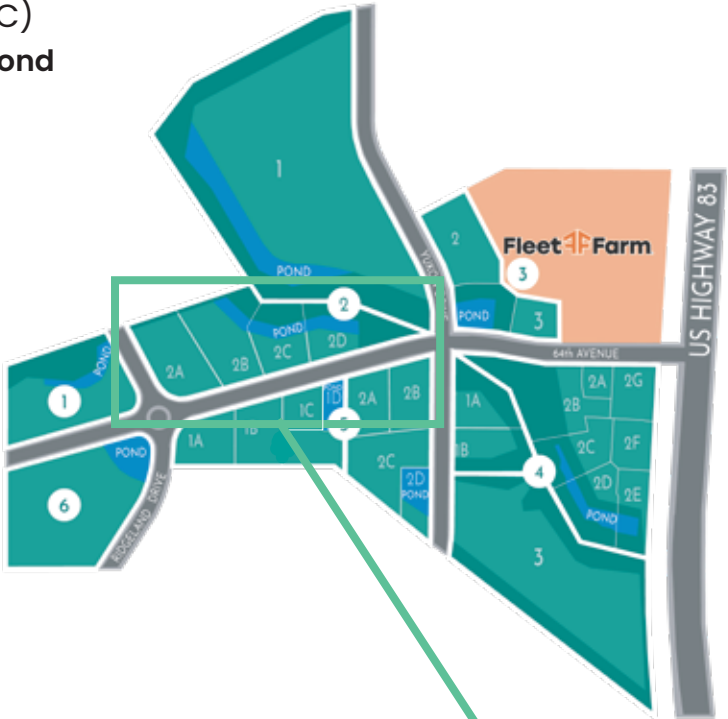
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6315 Ridgeland Drive | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 2, LOT 2D

PARCEL NUMBER 2288-002-050
PROPERTY ADDRESS 6315 Ridgeland Drive
PRICE \$13.50 PSF | \$491,994.00
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 36,444 SF (0.84 AC)
This property includes a shared stormwater pond



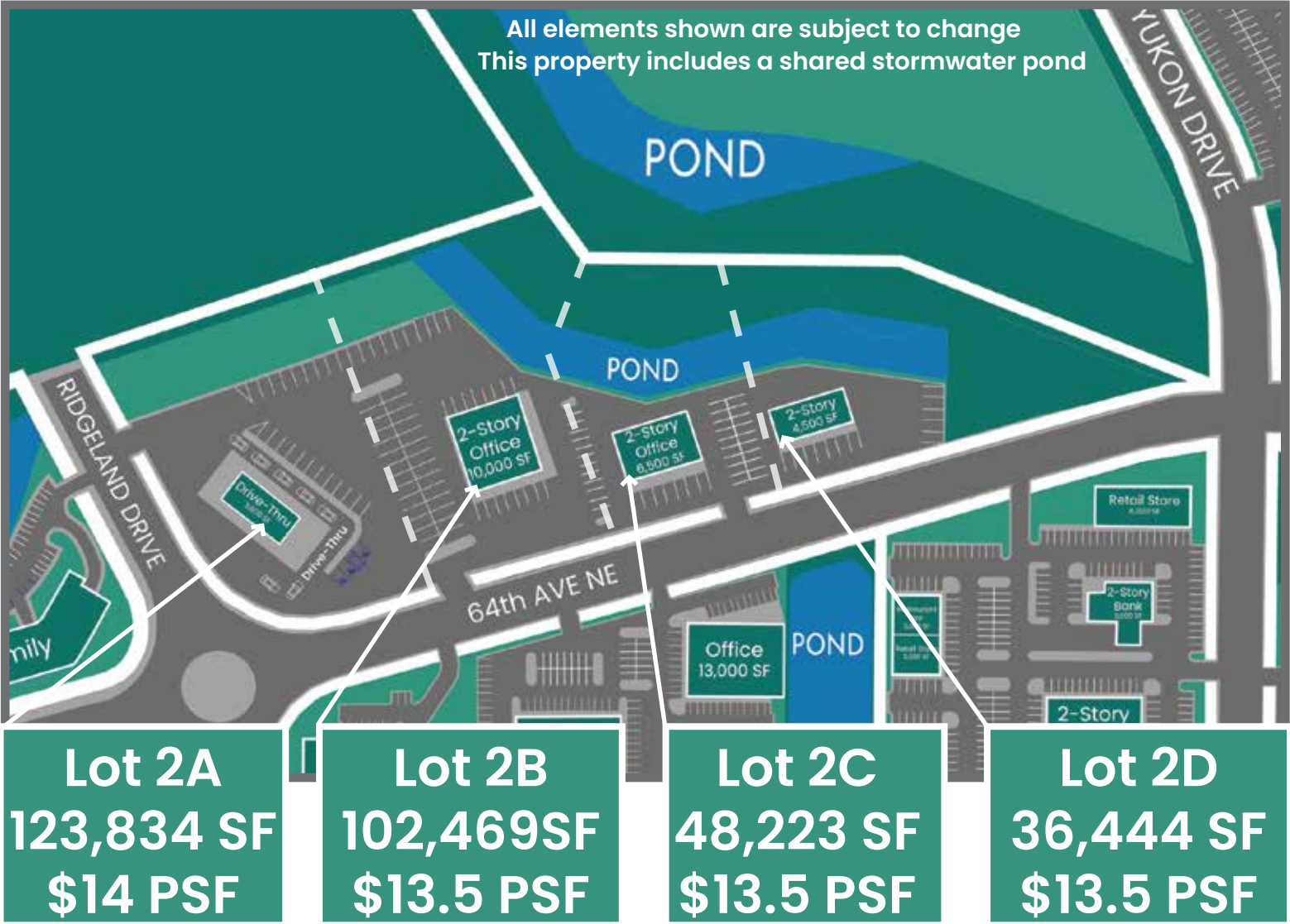
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» POTENTIAL PROPOSED SITE PLAN



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

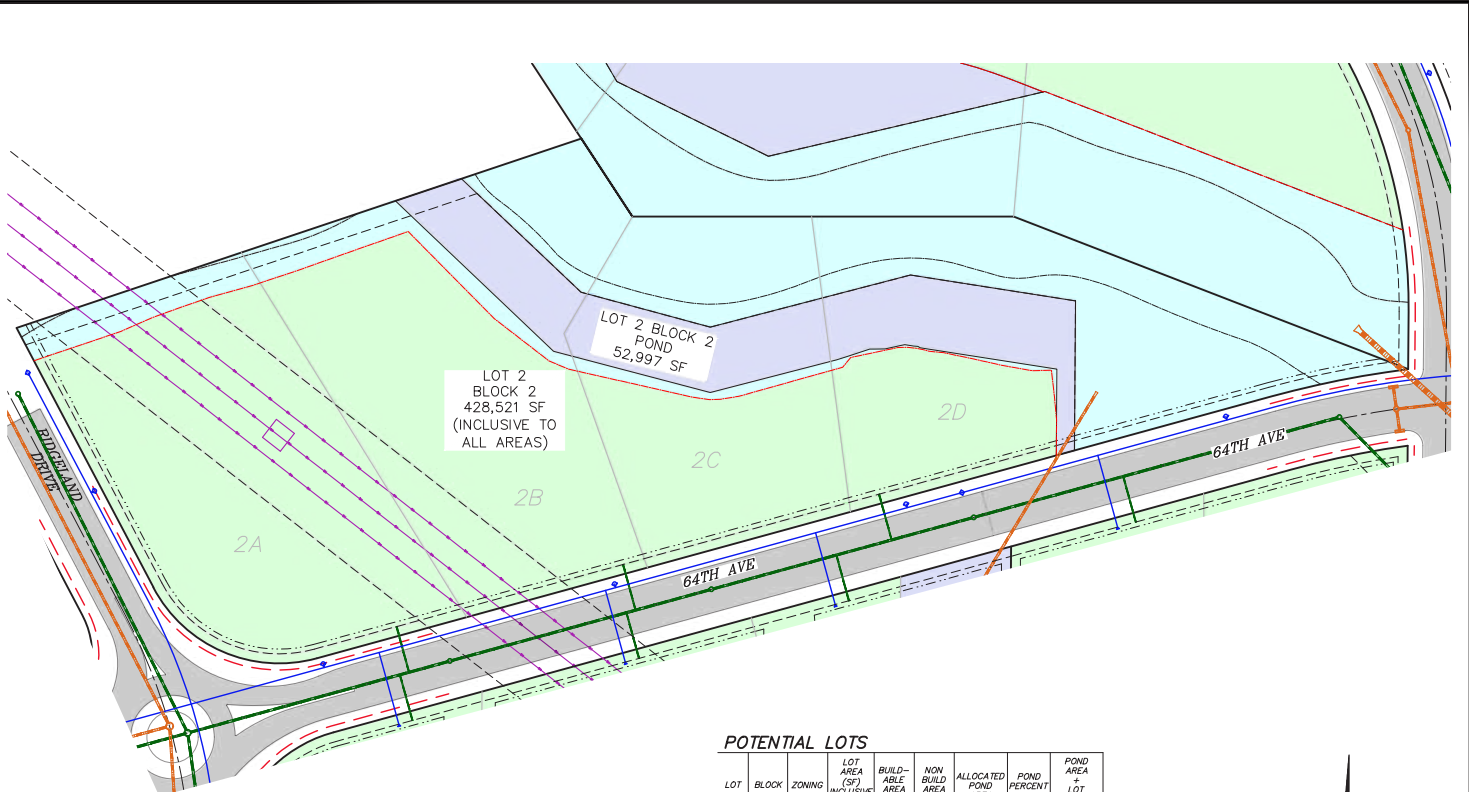
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» PLAT MAP



POTENTIAL LOTS

| LOT | BLOCK | ZONING | LOT AREA (SF) INCLUSIVE TO ALL AREAS | BUILD-ABLE AREA (SF) | NOV. BUILD AREA (SF) | ALLOCATED POND AREA (SF) | POND PERCENT (%) | POND AREA + LOT AREA (SF) |
|--------|-------|--------|--------------------------------------|----------------------|----------------------|--------------------------|------------------|---------------------------|
| 2A | 2 | CG | 111,955 | 102,730 | 9,225 | 21,104 | 39.822 | 123,834 |
| 2B | 2 | CG | 123,294 | 85,006 | 38,289 | 17,463 | 32.951 | 102,469 |
| 2C | 2 | CG | 83,965 | 40,005 | 42,960 | 8,218 | 15.507 | 48,223 |
| 2D | 2 | CG | 109,307 | 30,233 | 79,703 | 6,211 | 11.719 | 36,444 |
| TOTALS | - | - | 428,521 | 257,974 | 170,177 | 52,997 | 100.0 | 310,971 |

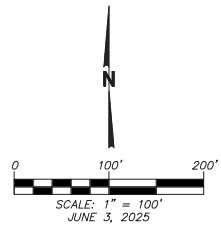


EXHIBIT - LOT 2 BLOCK 2 CONCEPT QUANTITIES
 DAYBREAK 2ND ADDITION
 BISMARCK, NORTH DAKOTA

SWENSON HAGEN & COMPANY P.C.
 10000 13th Avenue SE
 Bismarck, North Dakota 58101
 Phone: (701) 227-2000
 Fax: (701) 227-2001
 Email: info@shc.com
 License # 0000000000
 Commission # 0000000000

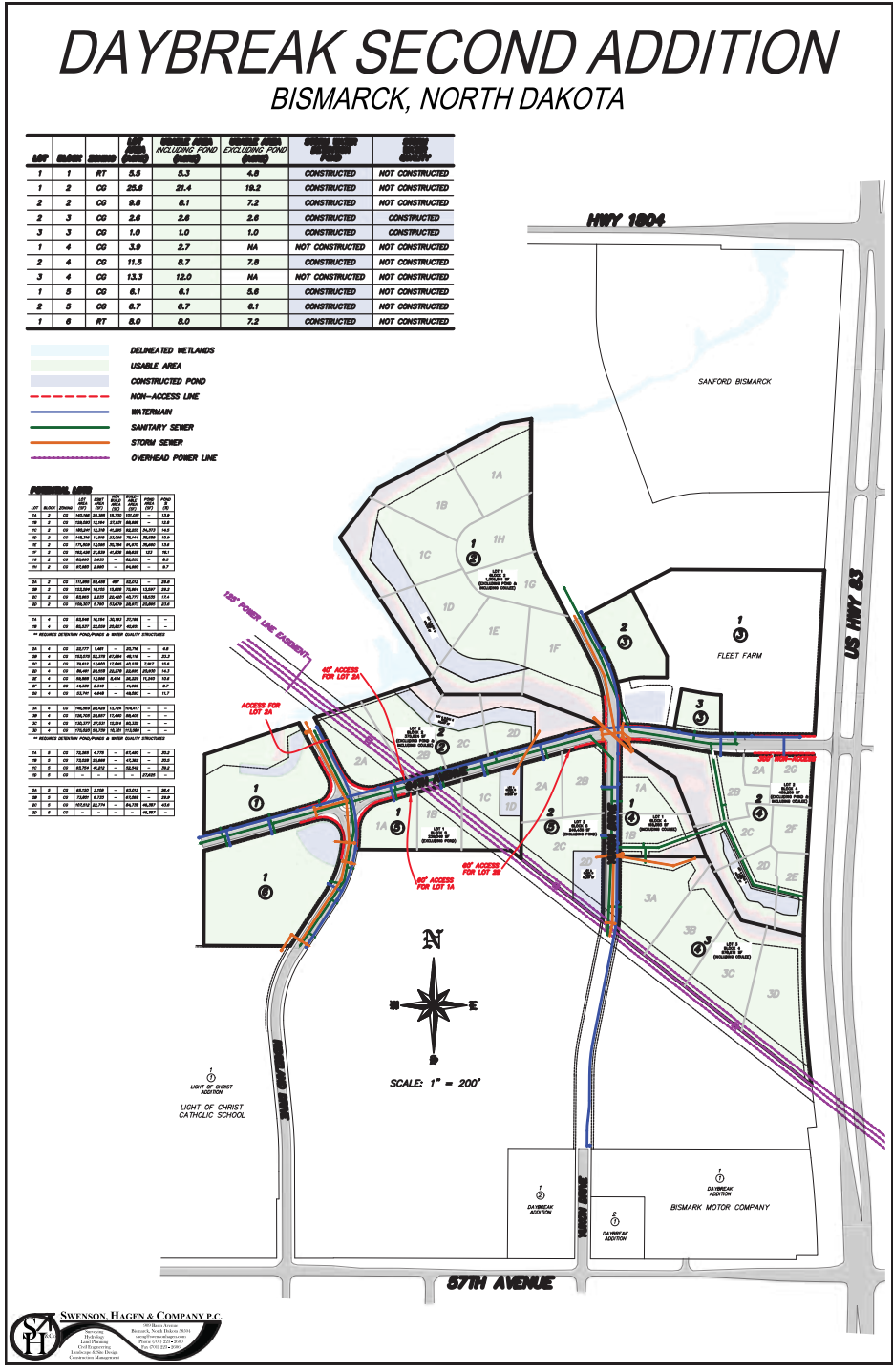
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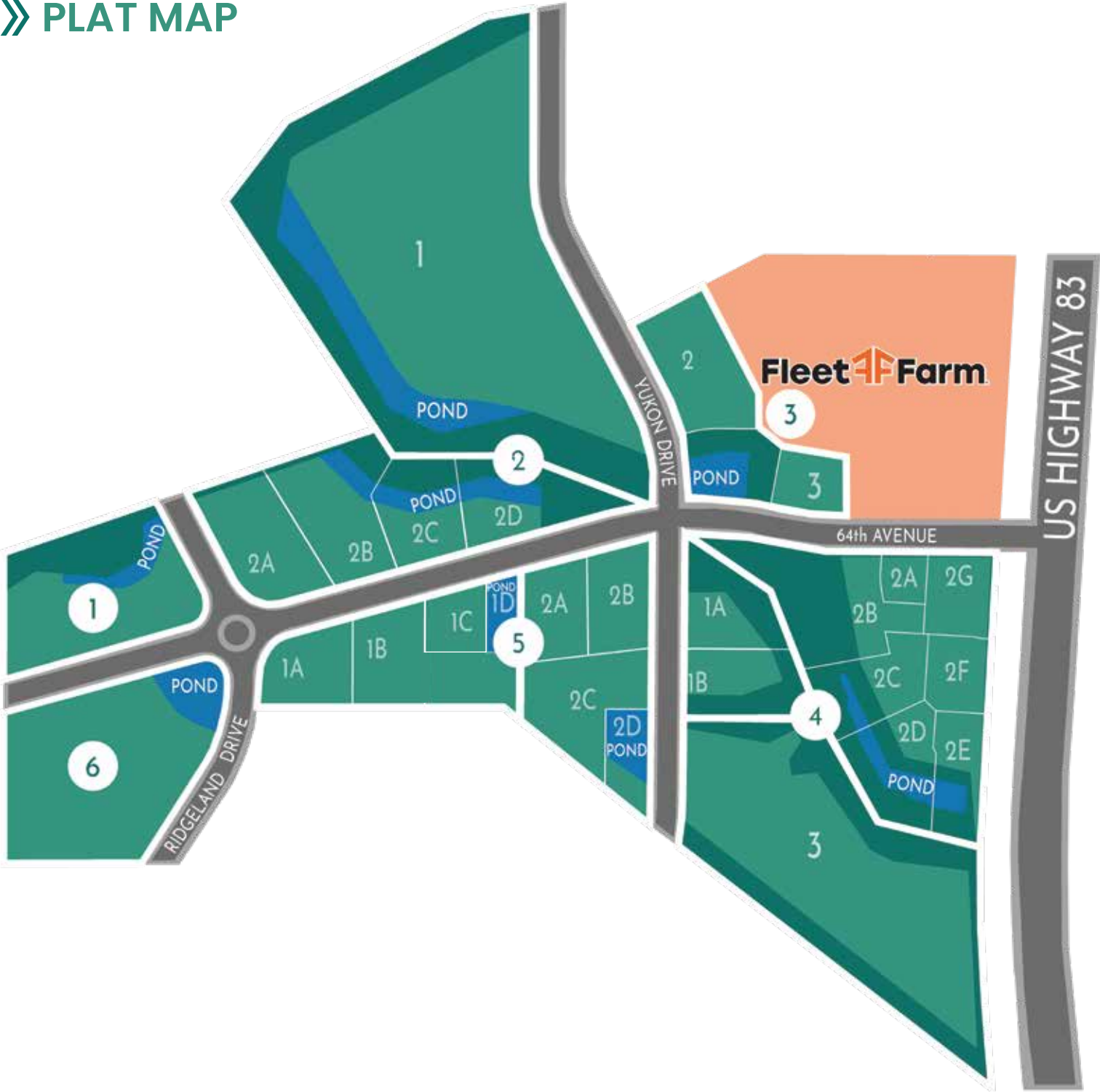
» PLAT MAP



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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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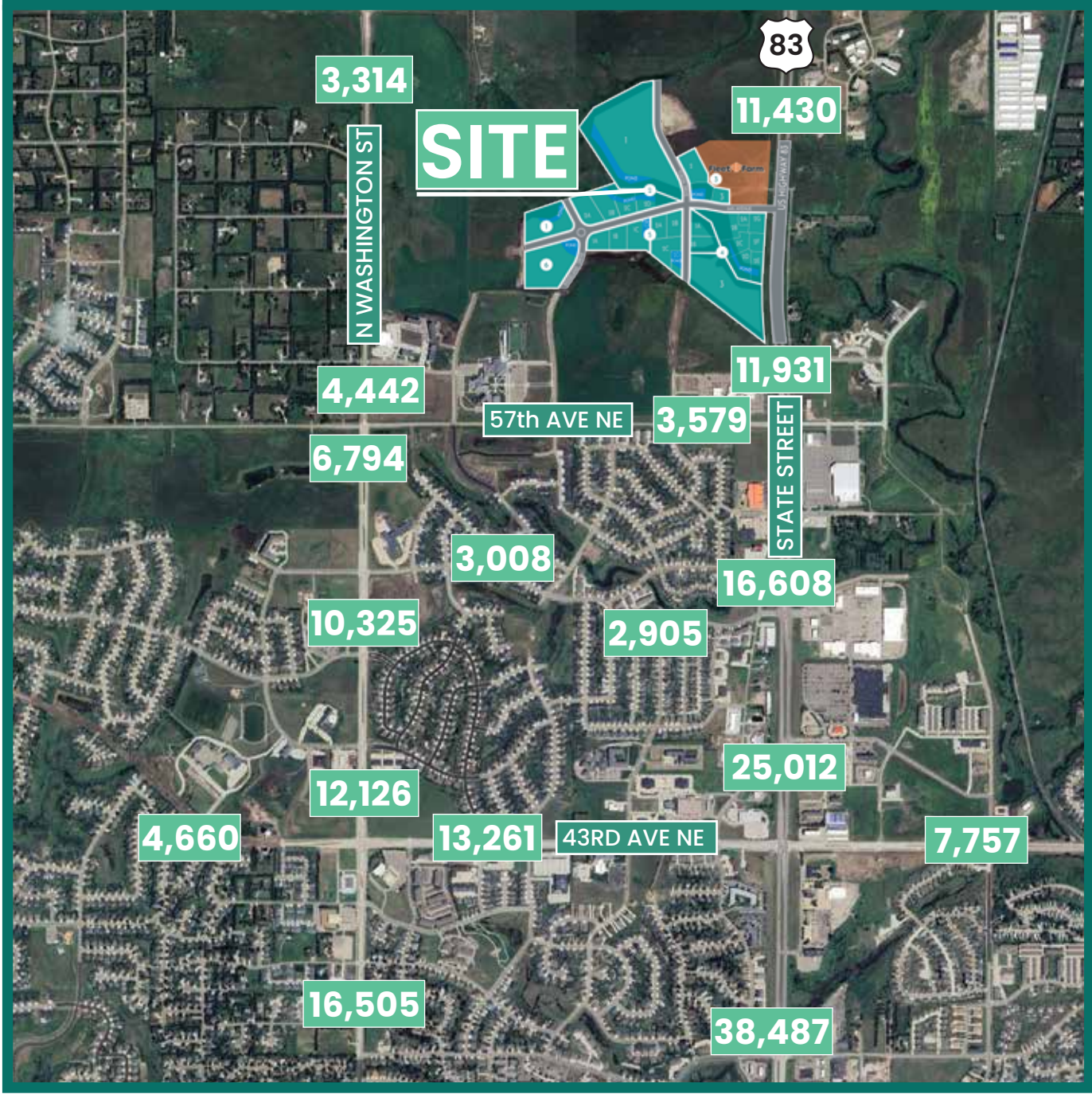
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» TRAFFIC COUNTS - 2025



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6315 Ridgeland Drive | BISMARCK, ND

» 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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6315 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



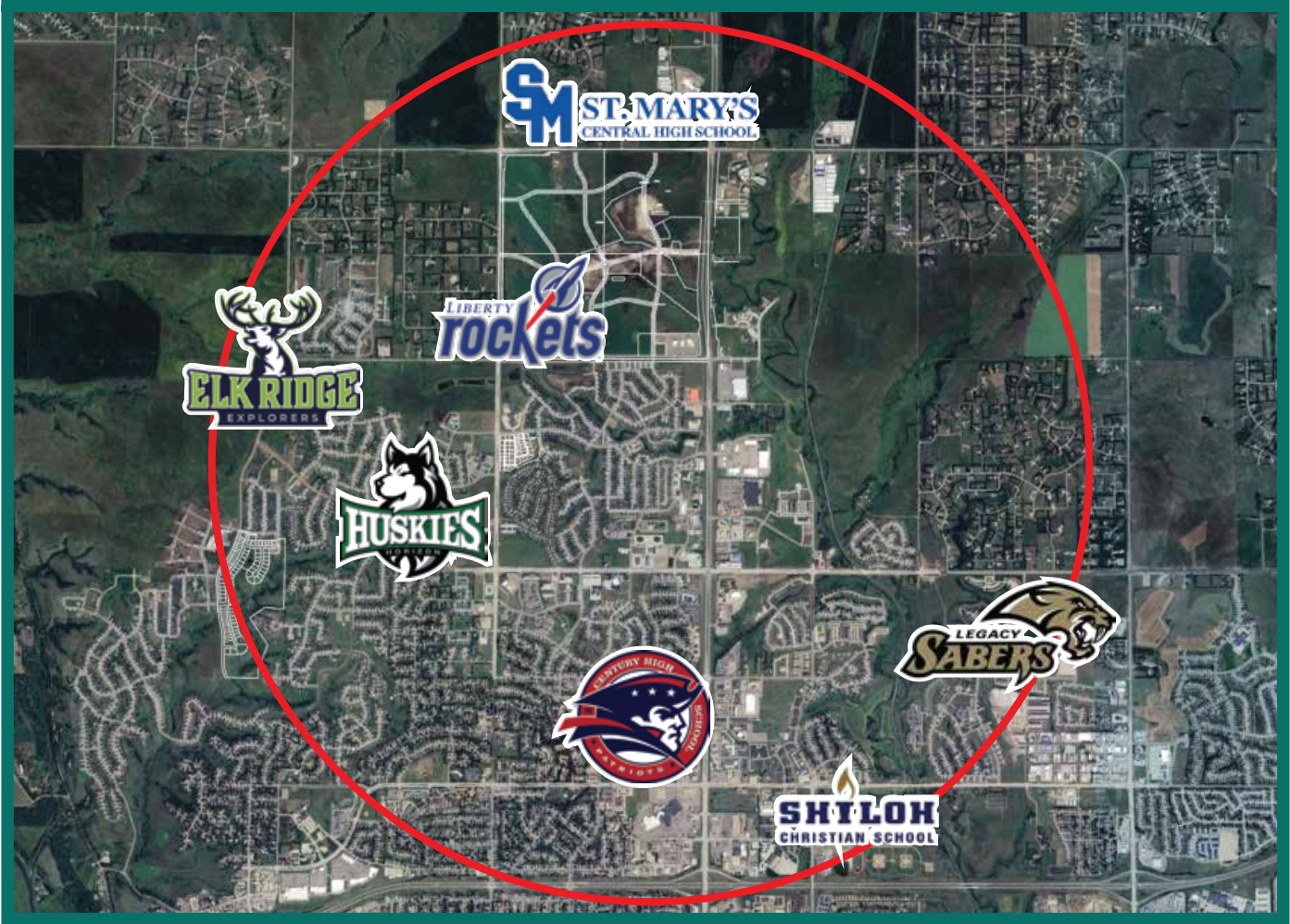
COMMUNITY | RECREATION



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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.