



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
- Buyer to install stormwater pond

SPACE AVAILABLE

Block 4, Lot 1 - 169,083 SF (3.9 AC)

Proposed Lot Splits:

- Lot 1A - 83,546 SF (1.92 AC) - \$22 PSF
- Lot 1B - 85,537 SF (1.96 AC) - \$22 PSF

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6301 YUKON DR | BISMARCK, ND

» RENDERING



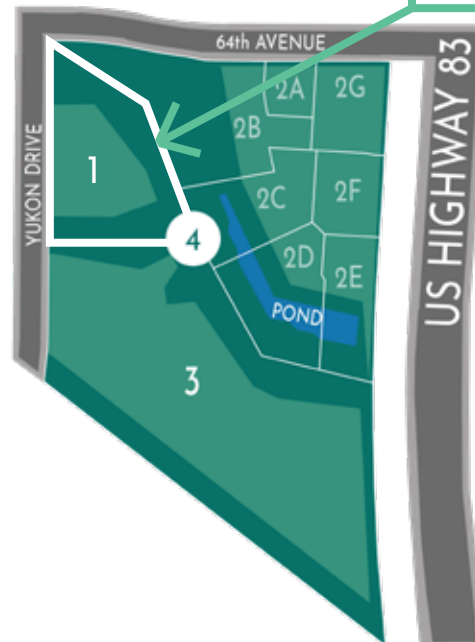
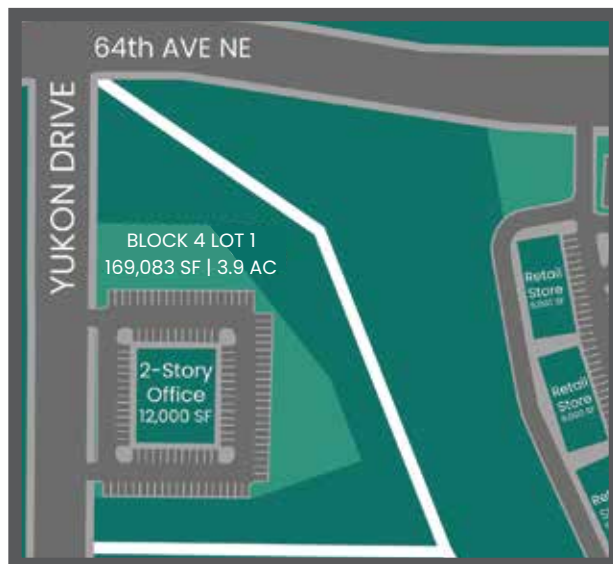
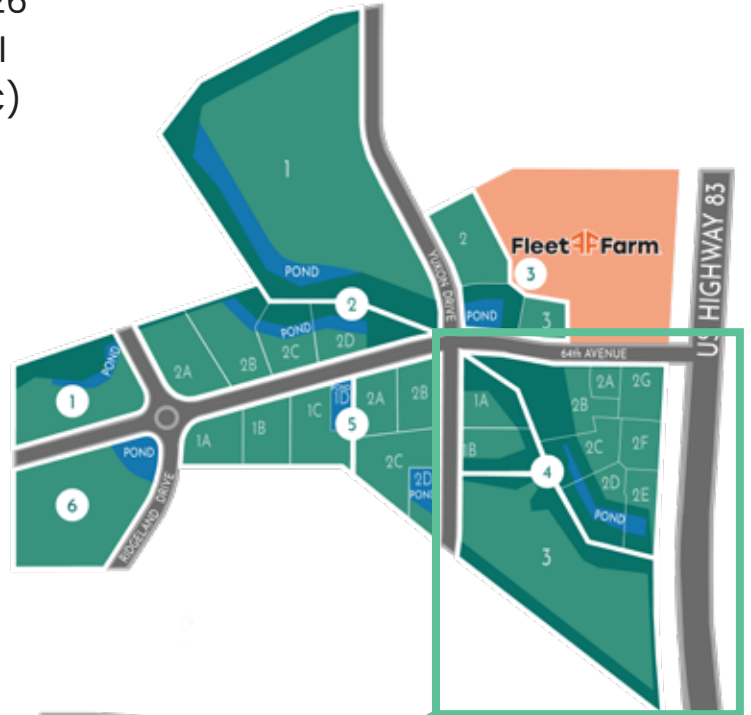
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6301 YUKON DR | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 4, LOT 1

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 6301 YUKON DR LOT 1
PRICE \$22 PSF | \$3,719,826
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 169,083 SF (3.9 AC)



JESSICA KNUTSON
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» PLAT MAP

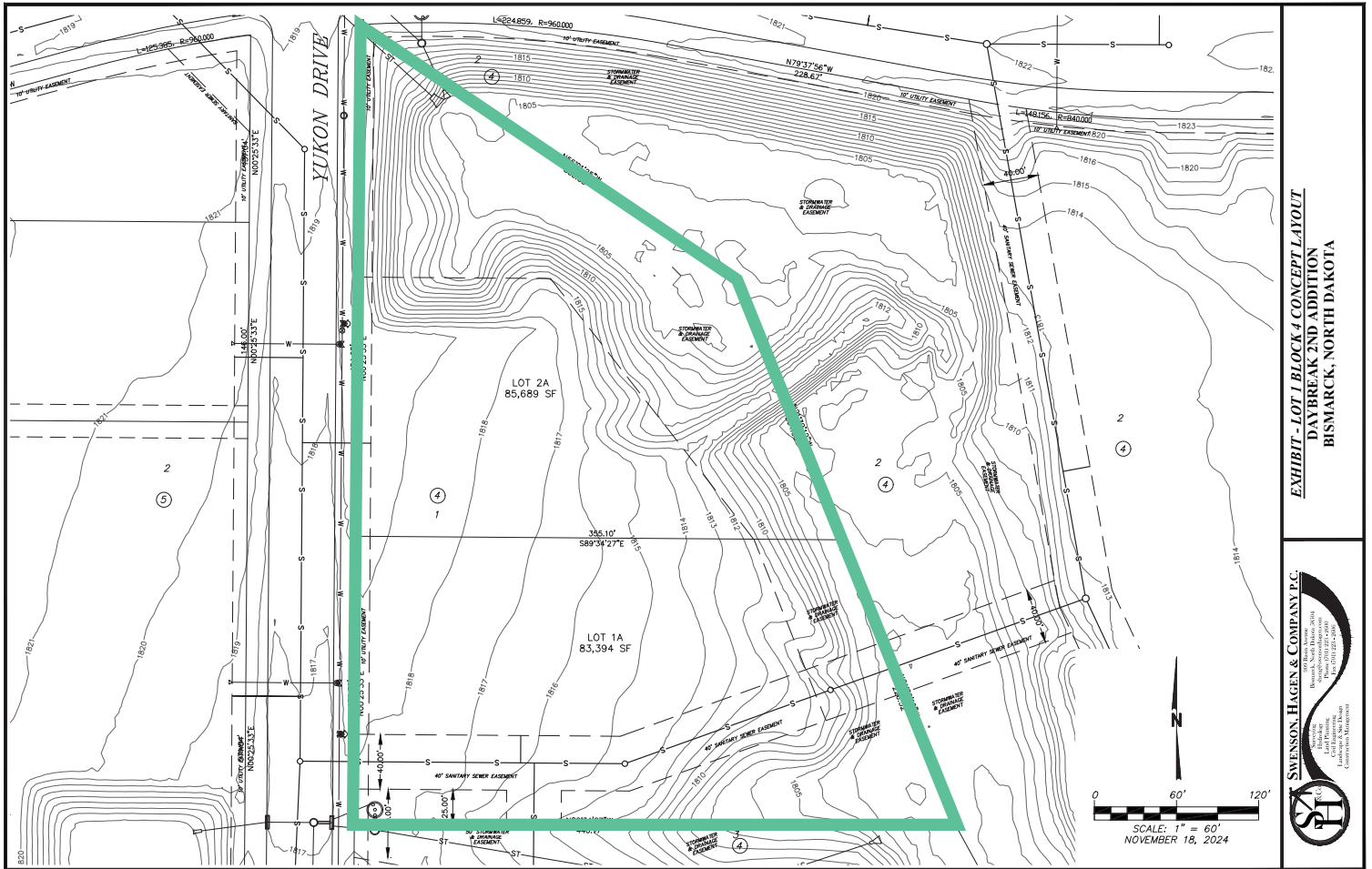


EXHIBIT - LOT 1 BLOCK 4 CONCEPT LAYOUT
DAYBREAK 2ND ADDITION
BISMARCK, NORTH DAKOTA

SWENSON, HAGEN & COMPANY P.C.
1000 Bismarck Avenue
Bismarck, ND 58102
Tel: 701-221-2100
Fax: 701-221-2101
www.swhc.com
Commissioner of Public Safety



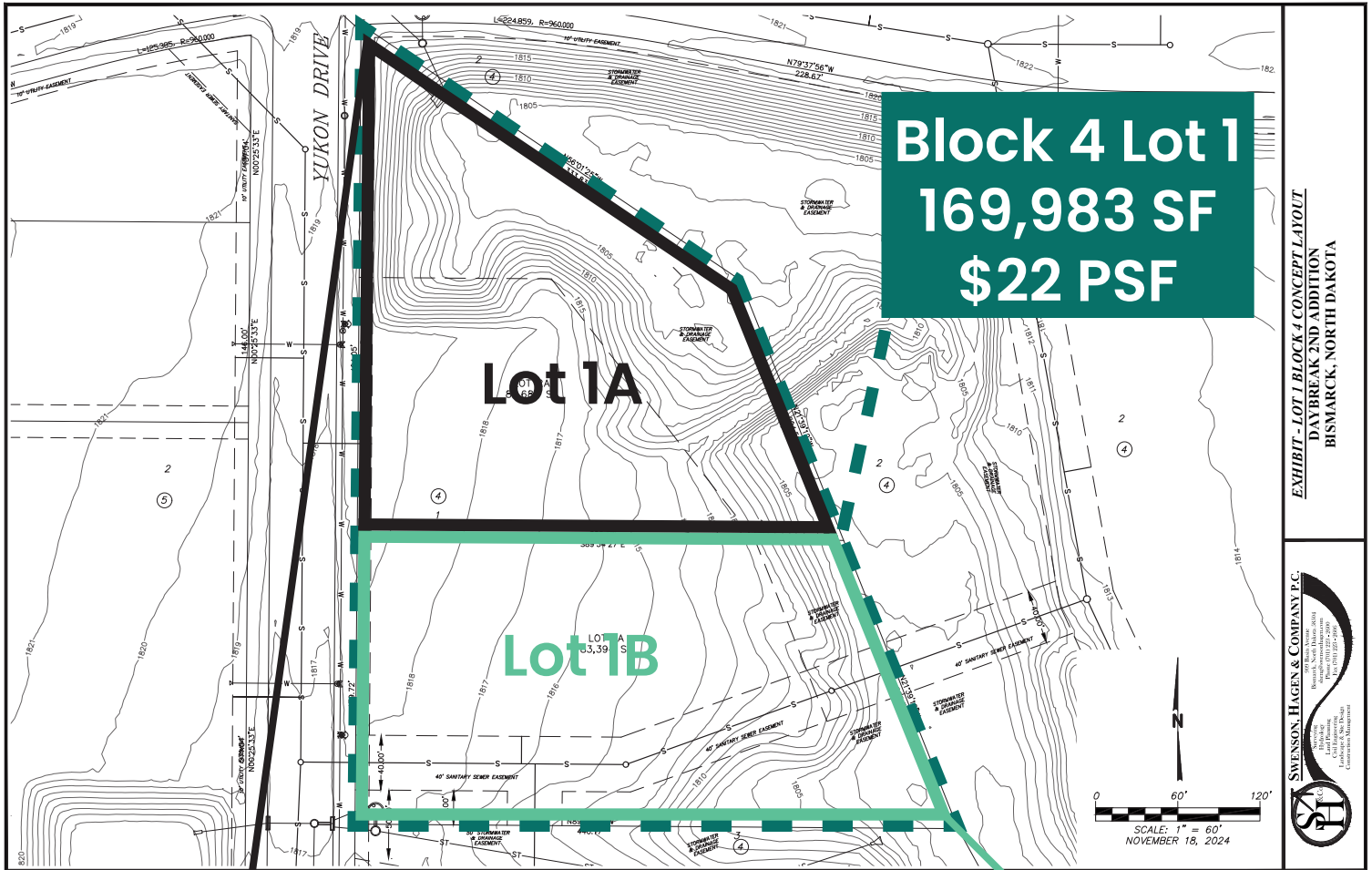
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» POTENTIAL PROPOSED SITE PLAN



Block 4 Lot 1
169,983 SF
\$22 PSF

Lot 1A
83,546 SF
\$22 PSF

Lot 1B
85,537 SF
\$22 PSF

EXHIBIT - LOT 1 BLOCK 4 CONCEPT LAYOUT
DAYBREAK 2ND ADDITION
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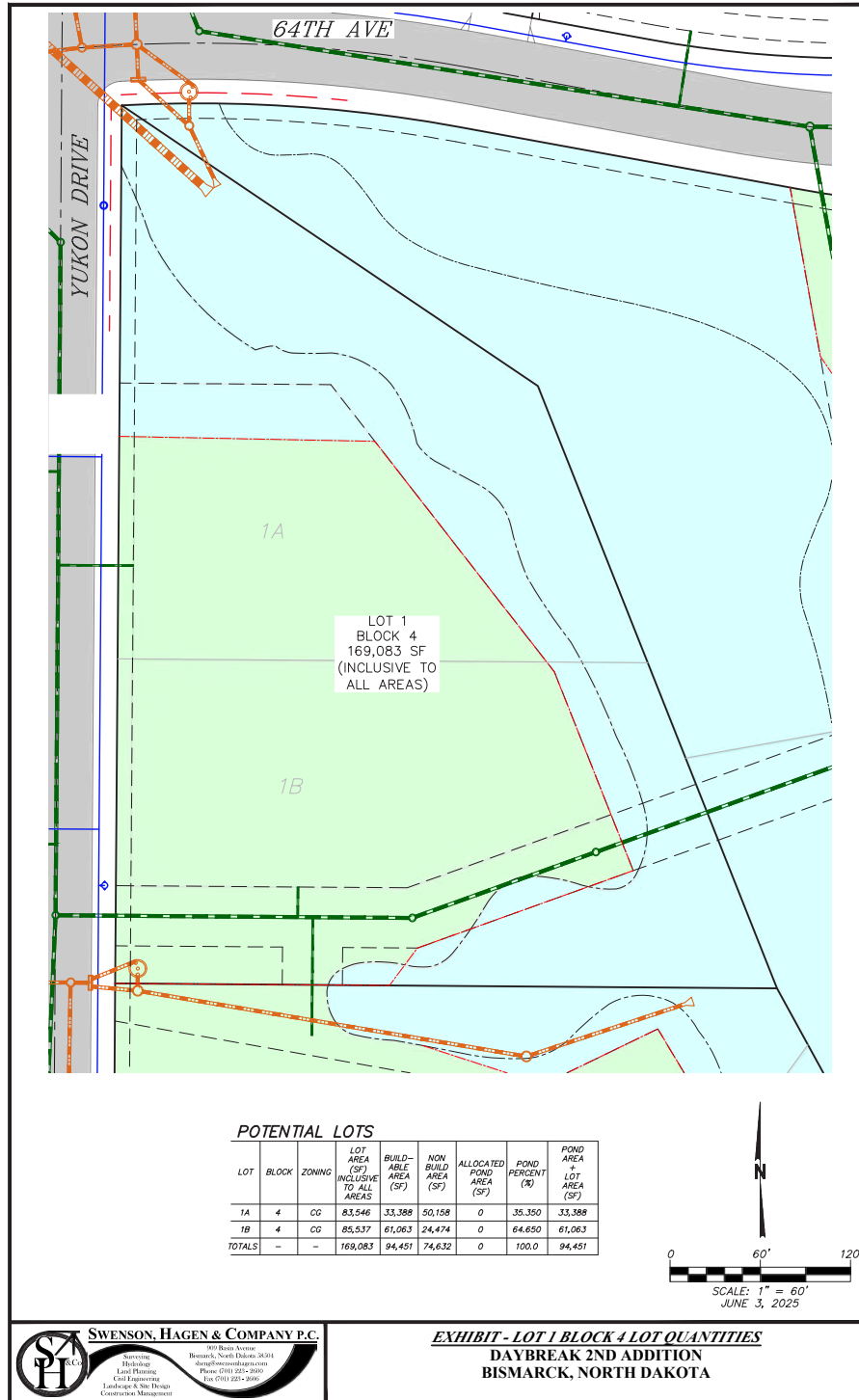
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» PLAT MAP



SWENSON, HAGEN & COMPANY P.C.
 Surveying, Planning, Land Planning, Civil Engineering, Landscape & Site Design, Construction Management
 801 Ross Avenue, Bismarck, North Dakota 58501
 (701) 225-3000

EXHIBIT - LOT 1 BLOCK 4 LOT QUANTITIES
DAYBREAK 2ND ADDITION
BISMARCK, NORTH DAKOTA

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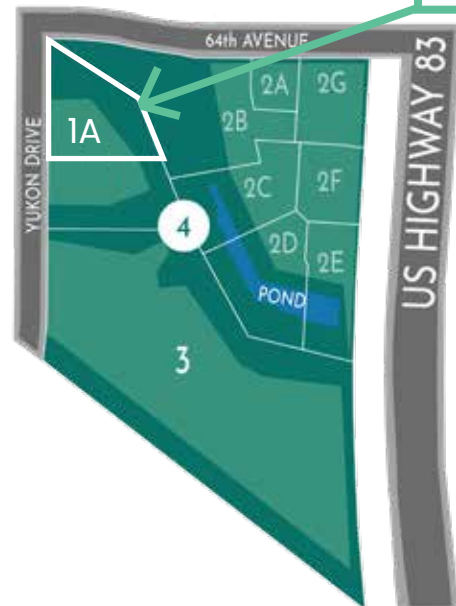
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» PROPERTY DETAILS

BLOCK 4, LOT 1A

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 6301 YUKON DR LOT 1A
PRICE \$22 PSF | \$1,838,012
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 83,546 SF (1.92 AC)



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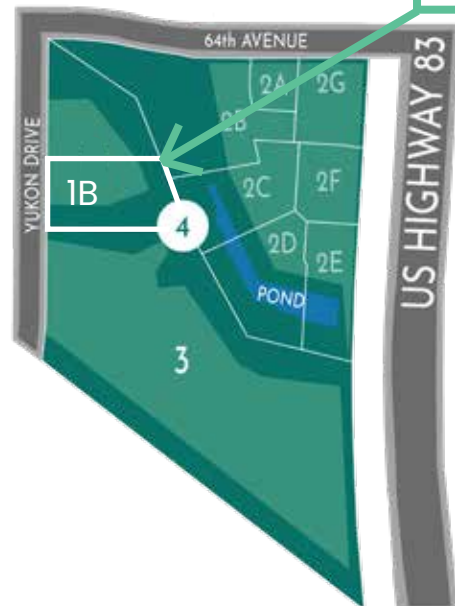
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» PROPERTY DETAILS

BLOCK 4, LOT 1B

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 6301 YUKON DR LOT 1B
PRICE \$22 PSF | \$1,881,814
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 85,537 SF (1.96 AC)



Conceptual Rendering

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

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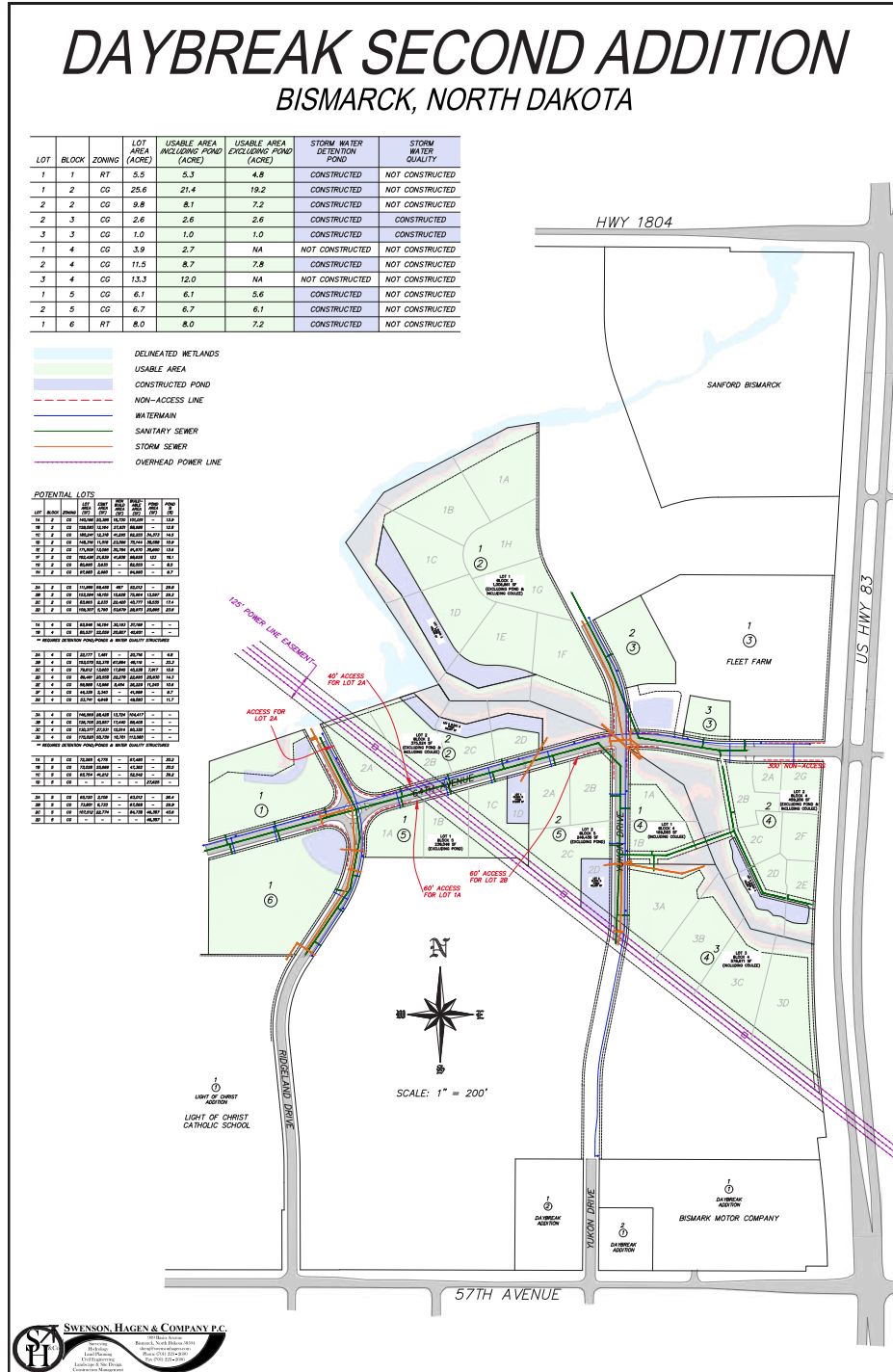
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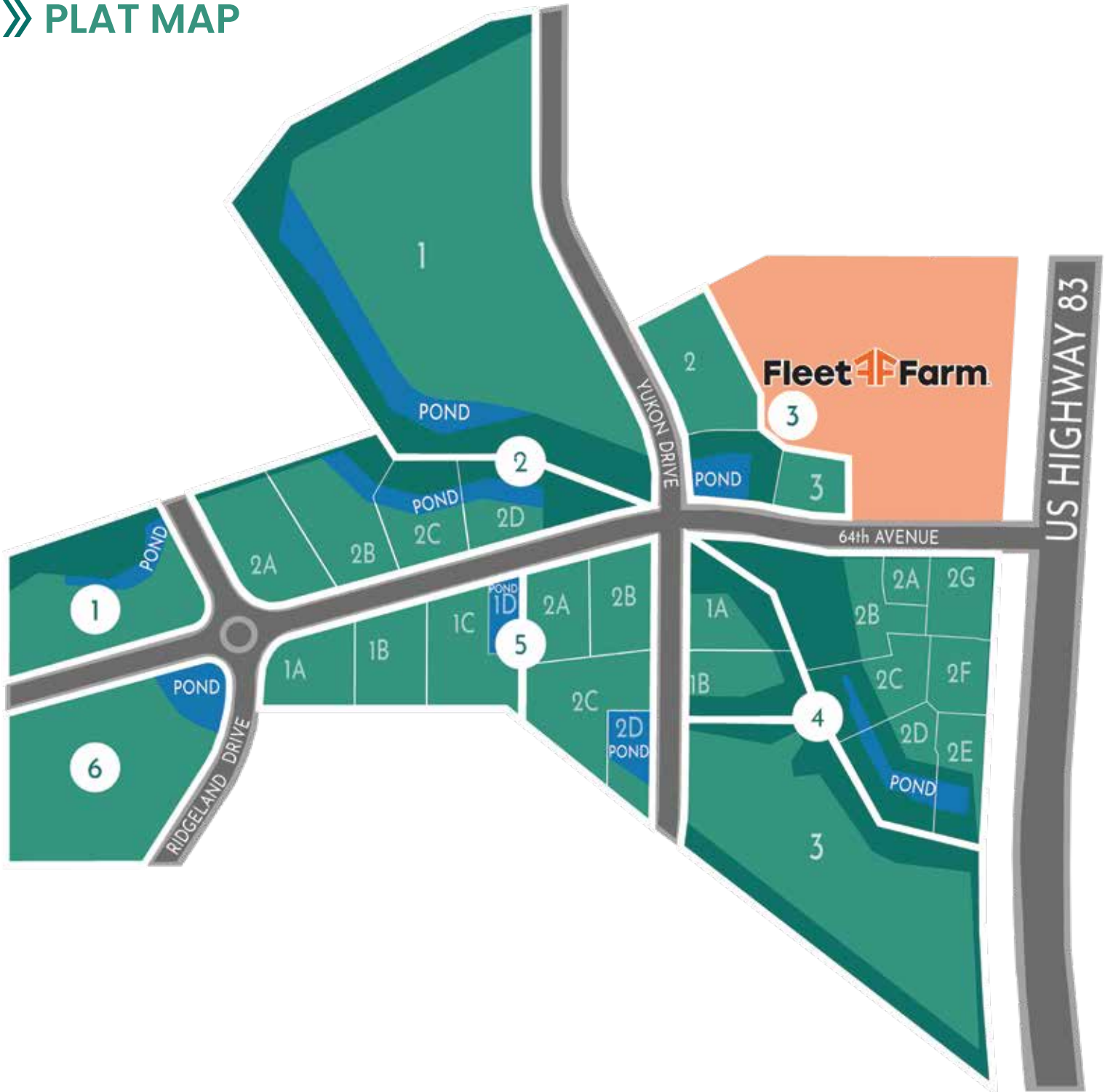
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» PLAT MAP



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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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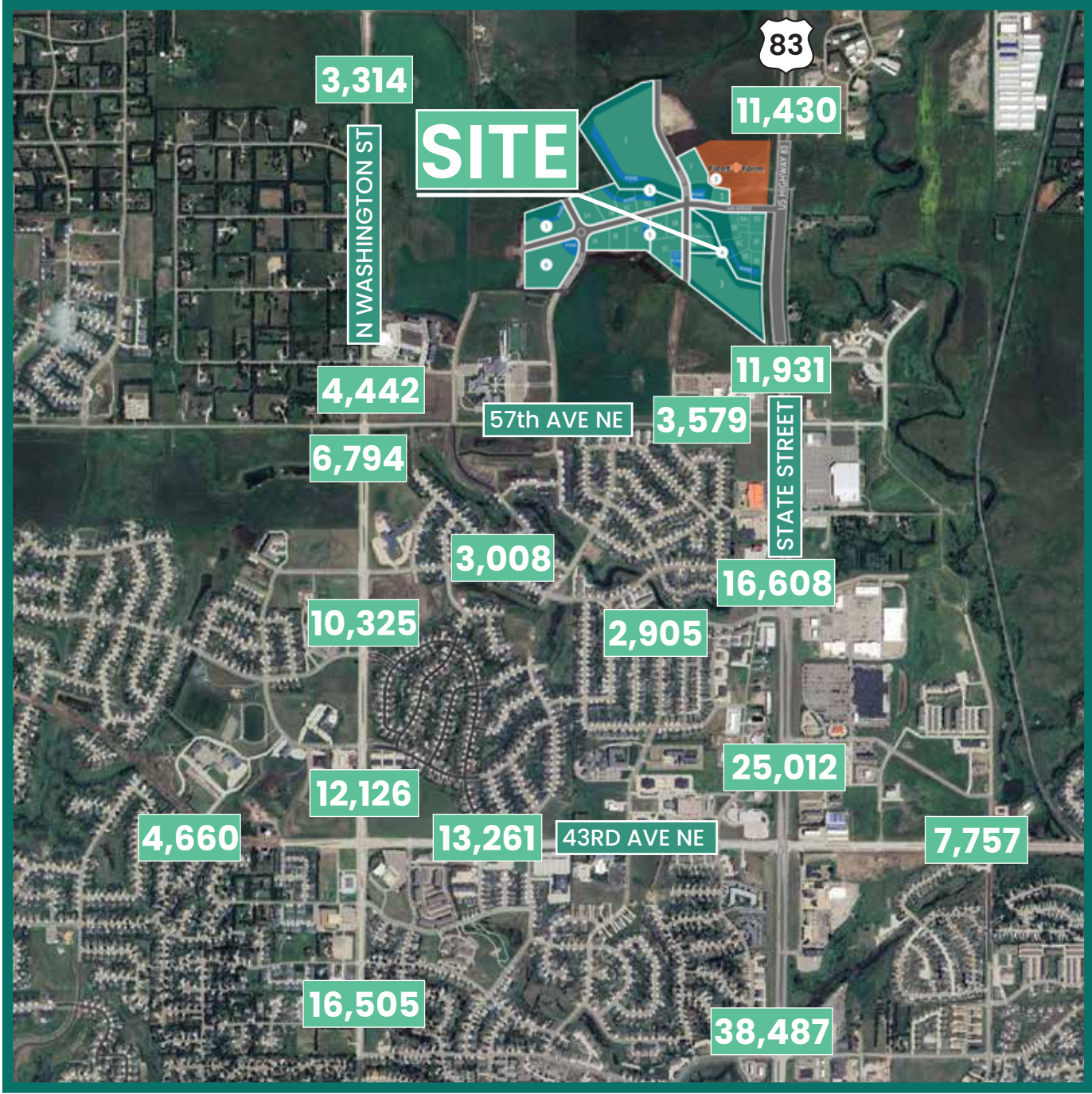
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» TRAFFIC COUNTS – 2025



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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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6301 YUKON DR | 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



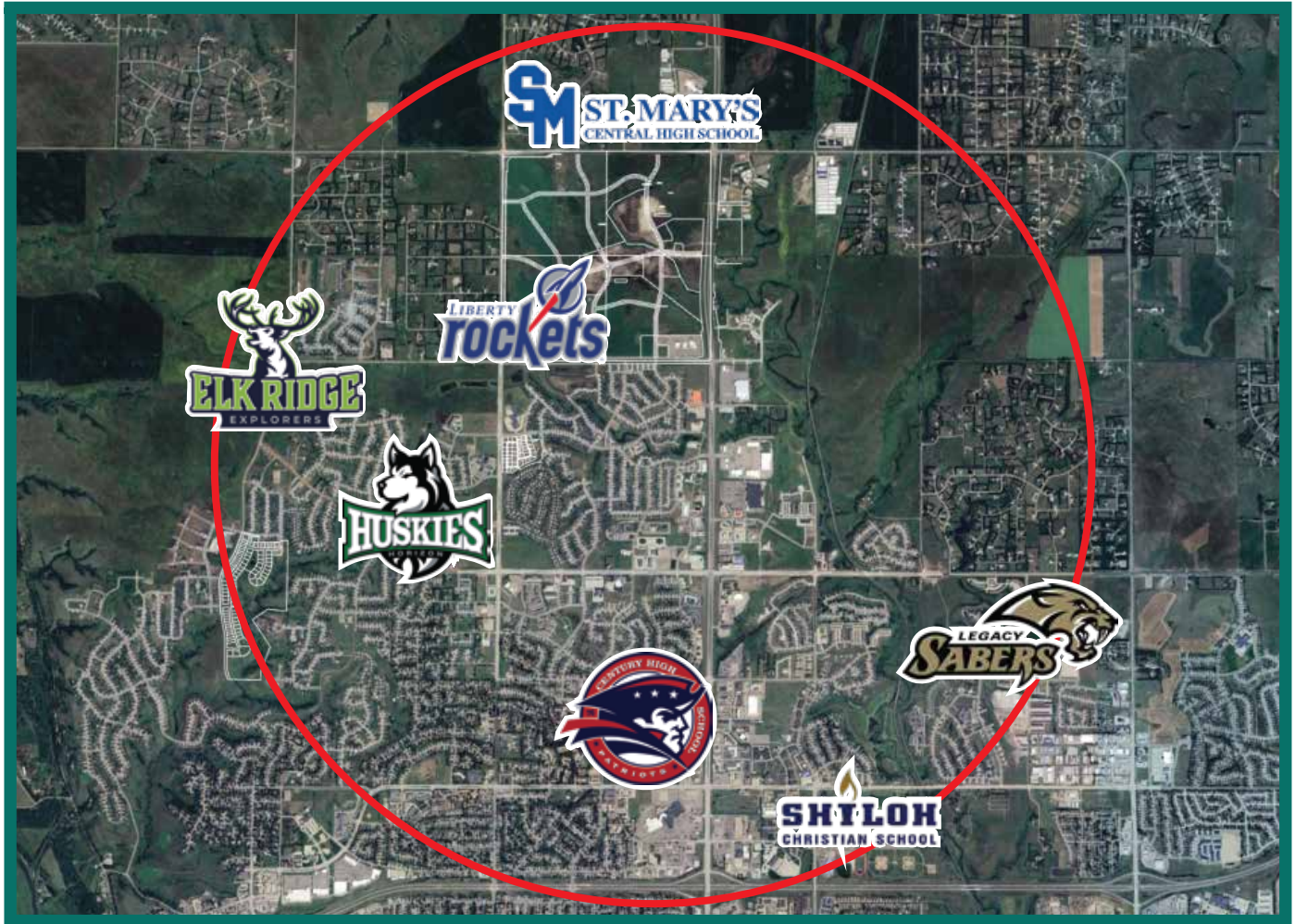
COMMUNITY | RECREATION



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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.