



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
- Property includes a shared stormwater pond

SPACE AVAILABLE

Block 4, Lot 2 – 324,126 SF (7.46 AC)

Proposed Lot Splits:

- Lot 2A – 24,129 SF – \$30 PSF
- Lot 2B – 64,712 SF – **RESERVED**
- Lot 2C – 53,646 SF – **RESERVED**
- Lot 2D – 30,216 SF – \$25 PSF
- Lot 2E – 38,104 SF – \$26 PSF
- Lot 2F – 47,729 SF – \$28 PSF
- Lot 2G – 65,590 SF – **SOLD**

FOR SALE

1019 64th Ave NE | BISMARCK, ND

» RENDERING



FOR SALE

1019 64th Ave NE | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 4, LOT 2A

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 1019 64th Ave NE LOT 2A
PRICE \$30 PSF | \$723,870
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 24,129 SF (0.55 acres)
This property includes a shared stormwater pond



**PROPOSED
BLOCK 4 LOT 2A**



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1019 64th Ave NE | BISMARCK, ND

» PROPERTY DETAILS

BLOCK 4, LOT 2B

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 1019 64th Ave NE LOT 2B
PRICE **RESERVED** | Call for price
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 64,712 SF (1.49 AC)
 This property includes a shared stormwater pond



PROPOSED BLOCK 4 LOT 2B



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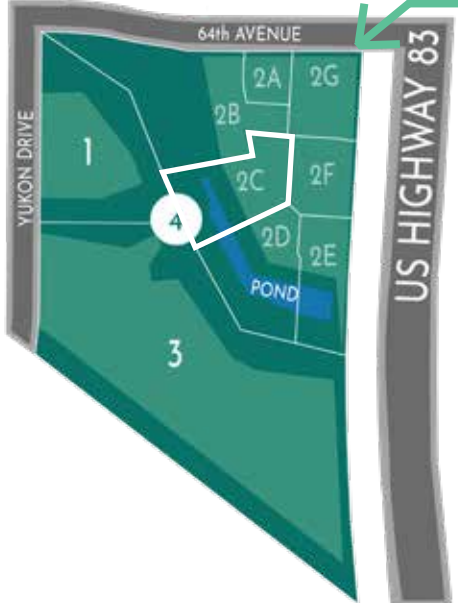
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» PROPERTY DETAILS

BLOCK 4, LOT 2C

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 1019 64th Ave NE LOT 2C
PRICE **RESERVED** - Call for price
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 53,646 SF (1.23 AC)
 This property includes a shared stormwater pond



PROPOSED BLOCK 4 LOT 2C



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» PROPERTY DETAILS

BLOCK 4, LOT 2D

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 1019 64th Ave NE LOT 2D
PRICE \$25 PSF | \$755,400
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 30,216 SF (0.70 AC)
 This property includes a shared stormwater pond



PROPOSED BLOCK 4 LOT 2D



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» PROPERTY DETAILS

BLOCK 4, LOT 2E

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 1019 64th Ave NE LOT 2E
PRICE \$26 PSF | \$990,704
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 38,104 SF (0.88 AC)
 This property includes a shared stormwater pond



PROPOSED BLOCK 4 LOT 2E



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» PROPERTY DETAILS

BLOCK 4, LOT 2F

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 1019 64th Ave NE LOT 2F
PRICE \$28 PSF | \$1,336,412
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 47,729 SF (1.10 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.

PROPOSED BLOCK 4 LOT 2F



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» PROPERTY DETAILS

BLOCK 4, LOT 2G

PARCEL NUMBER 2288-004-001
PROPERTY ADDRESS 1019 64th Ave NE LOT 2G
PRICE **SOLD**
ZONING CODE CG - Commercial
ESTIMATED LOT SIZE 65,590 SF (1.51 AC)
 This property includes a shared stormwater pond



PROPOSED BLOCK 4 LOT 2G



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» POTENTIAL PROPOSED SITE PLAN

Lot 2A
24,129 SF
\$30 PSF

Lot 2B
64,712 SF
RESERVED

Lot 2C
53,646 SF
RESERVED

Lot 2D
30,216 SF
\$25 PSF

Lot 2G
65,590 SF
SOLD

Lot 2F
47,729 SF
\$28 PSF

Lot 2E
38,104 SF
\$26 PSF



All elements shown are subject to change
This property includes a shared stormwater pond

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

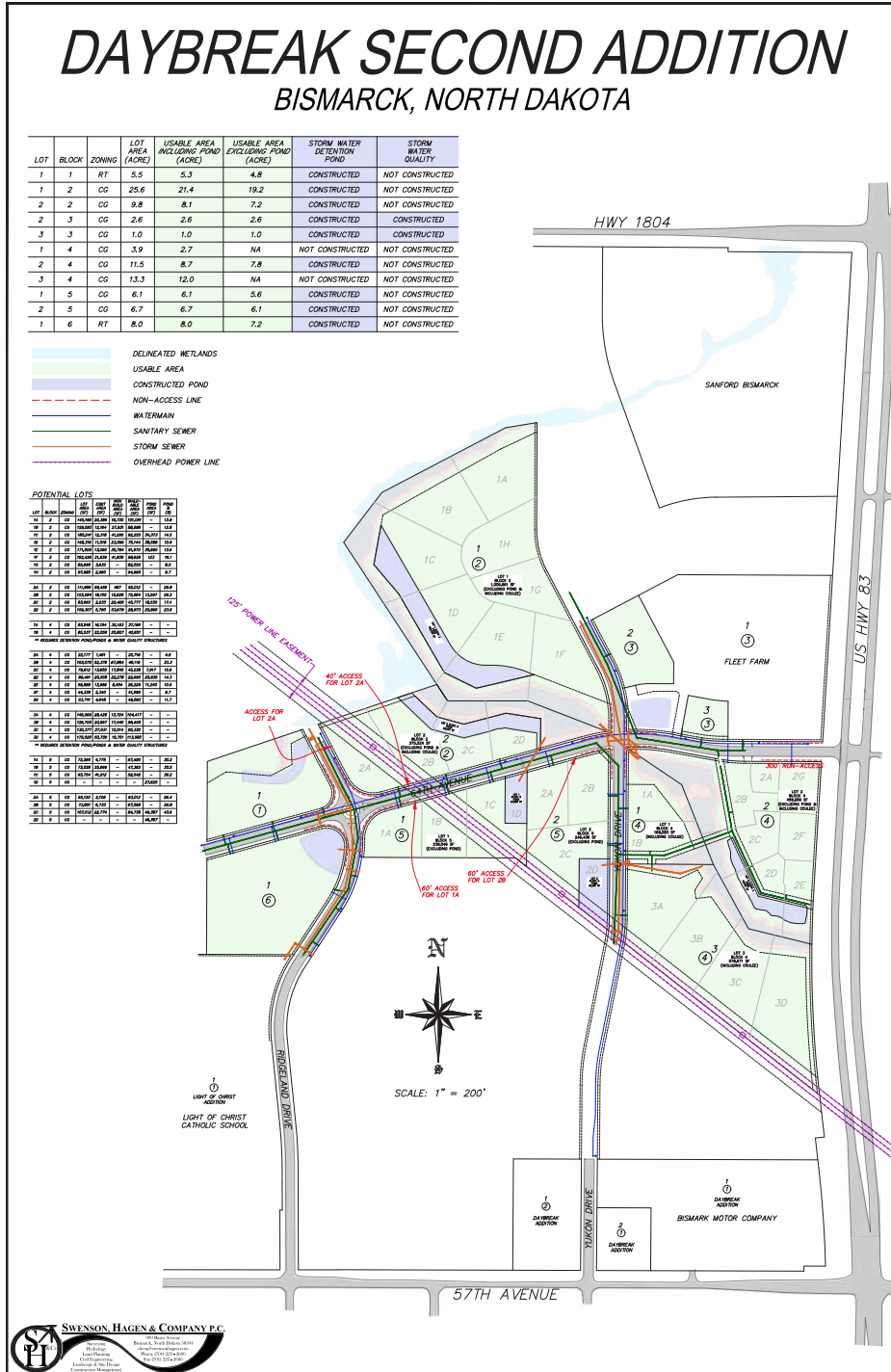
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» PLAT MAP



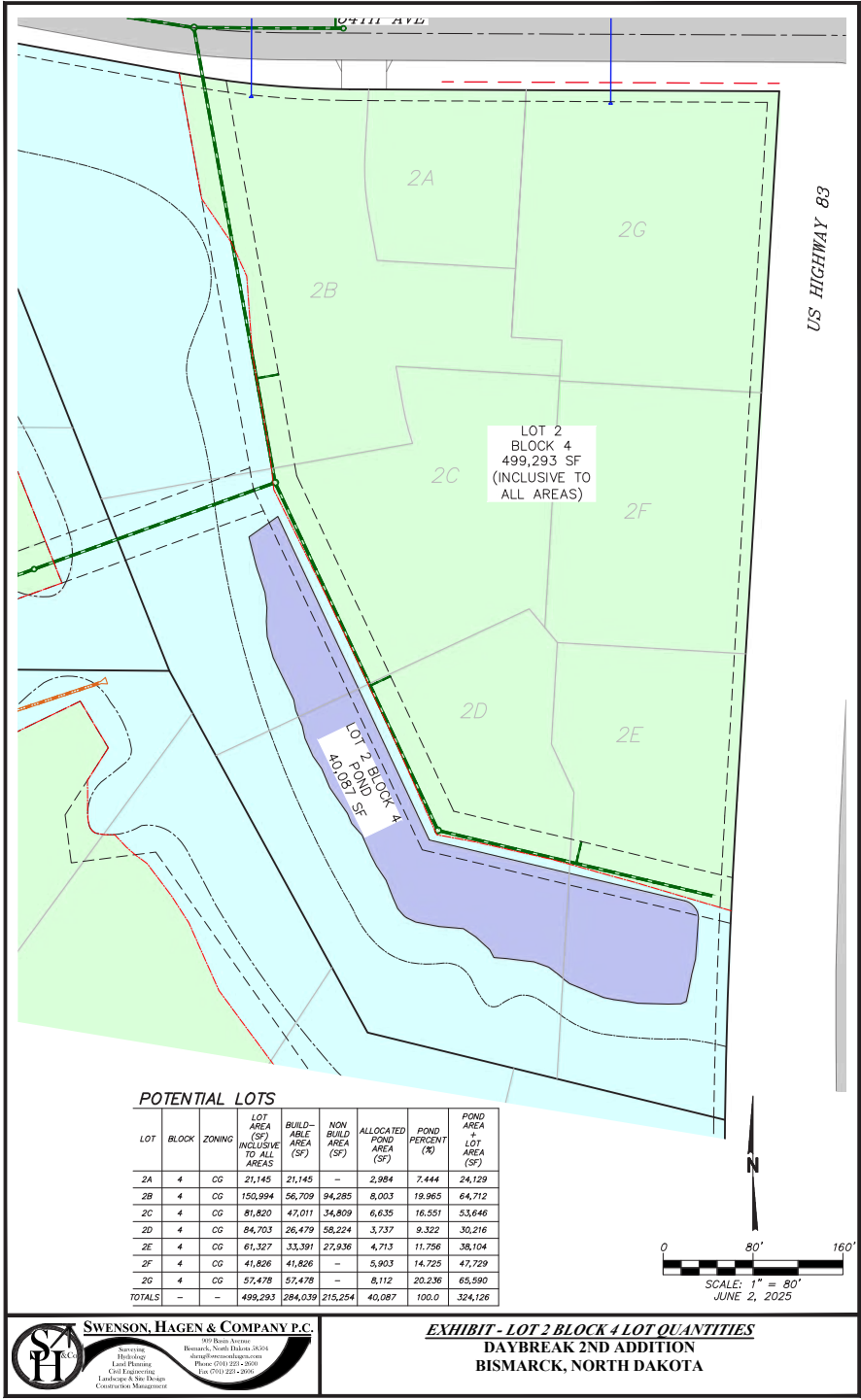
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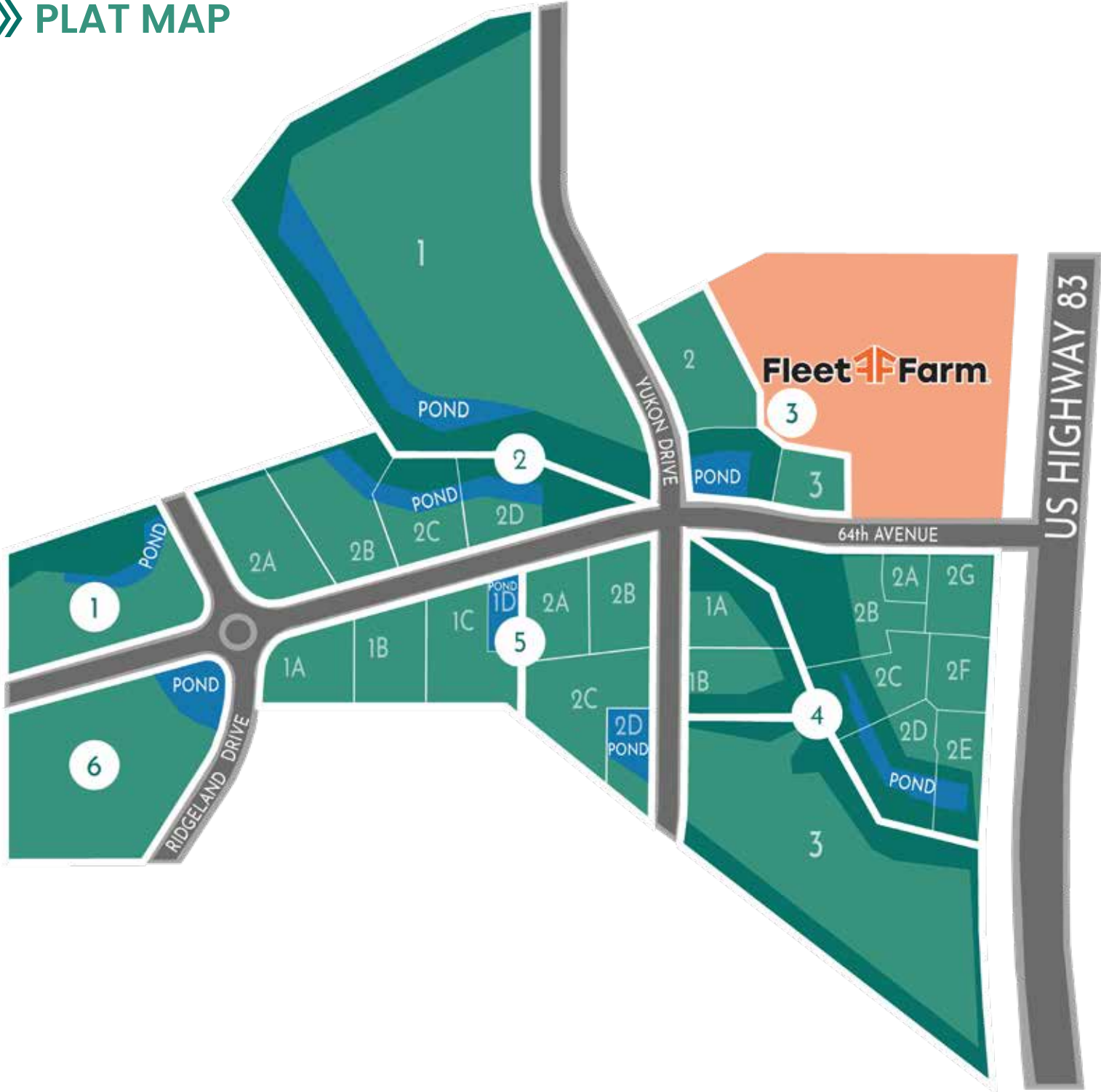
» PLAT MAP



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1019 64th Ave NE | BISMARCK, ND

» PLAT MAP



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» NEIGHBORHOOD AERIAL



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» DEMOGRAPHIC & INCOME PROFILE

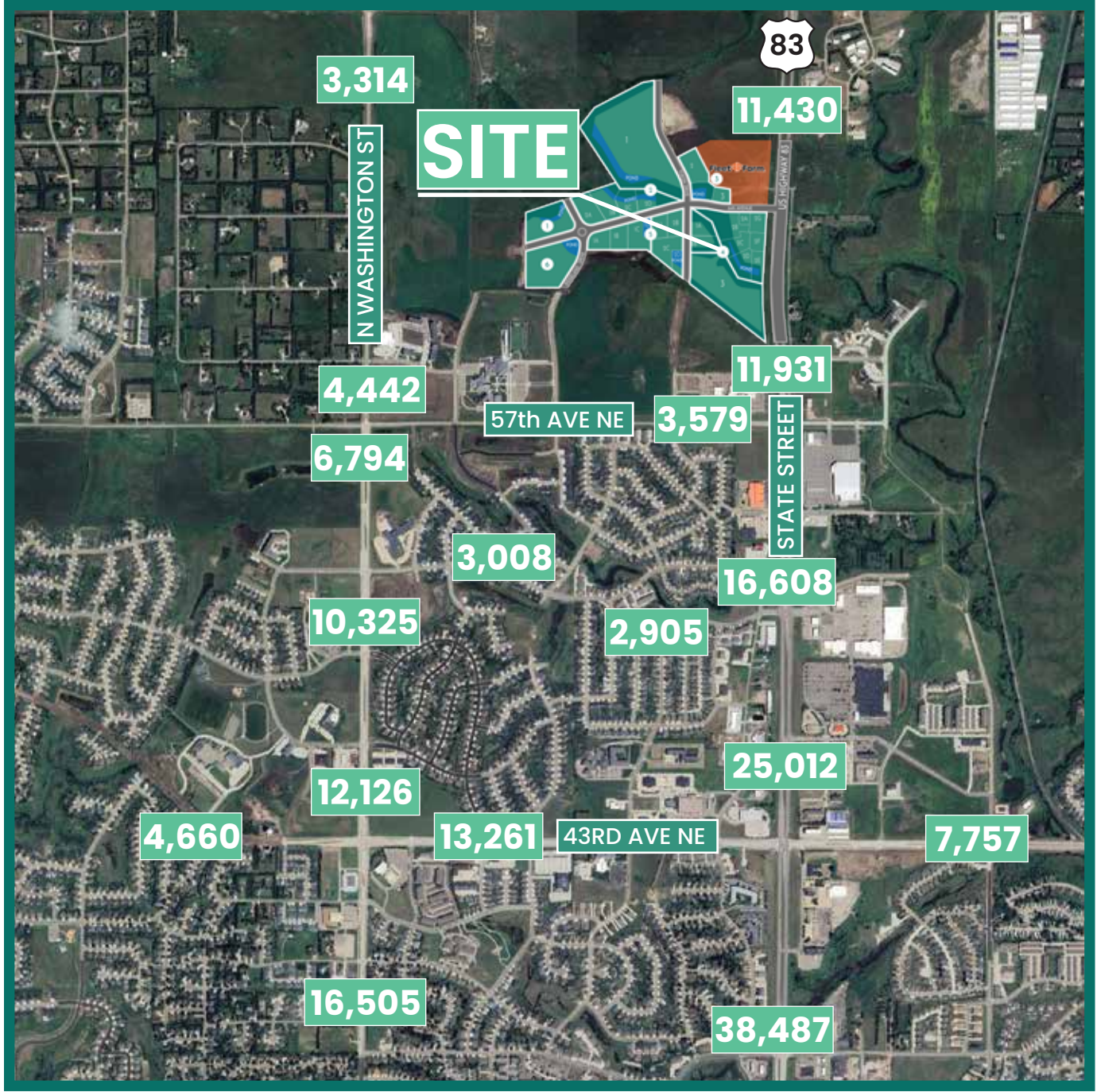
	3 MILE	5 MILE	10 MILE
2024 POPULATION	26,447	66,412	123,076
2029 POPULATION	27,427	68,953	127,734
2024 HOUSEHOLDS	11,301	29,929	54,612
2029 HOUSEHOLDS	11,664	30,942	56,604
2024 AVG HH INCOME	\$127,755	\$111,917	\$110,449
2029 AVG HH INCOME	\$145,629	\$127,567	\$125,937
2024 AVERAGE HOME VALUE	\$415,634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

FOR SALE

1019 64th Ave NE | 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



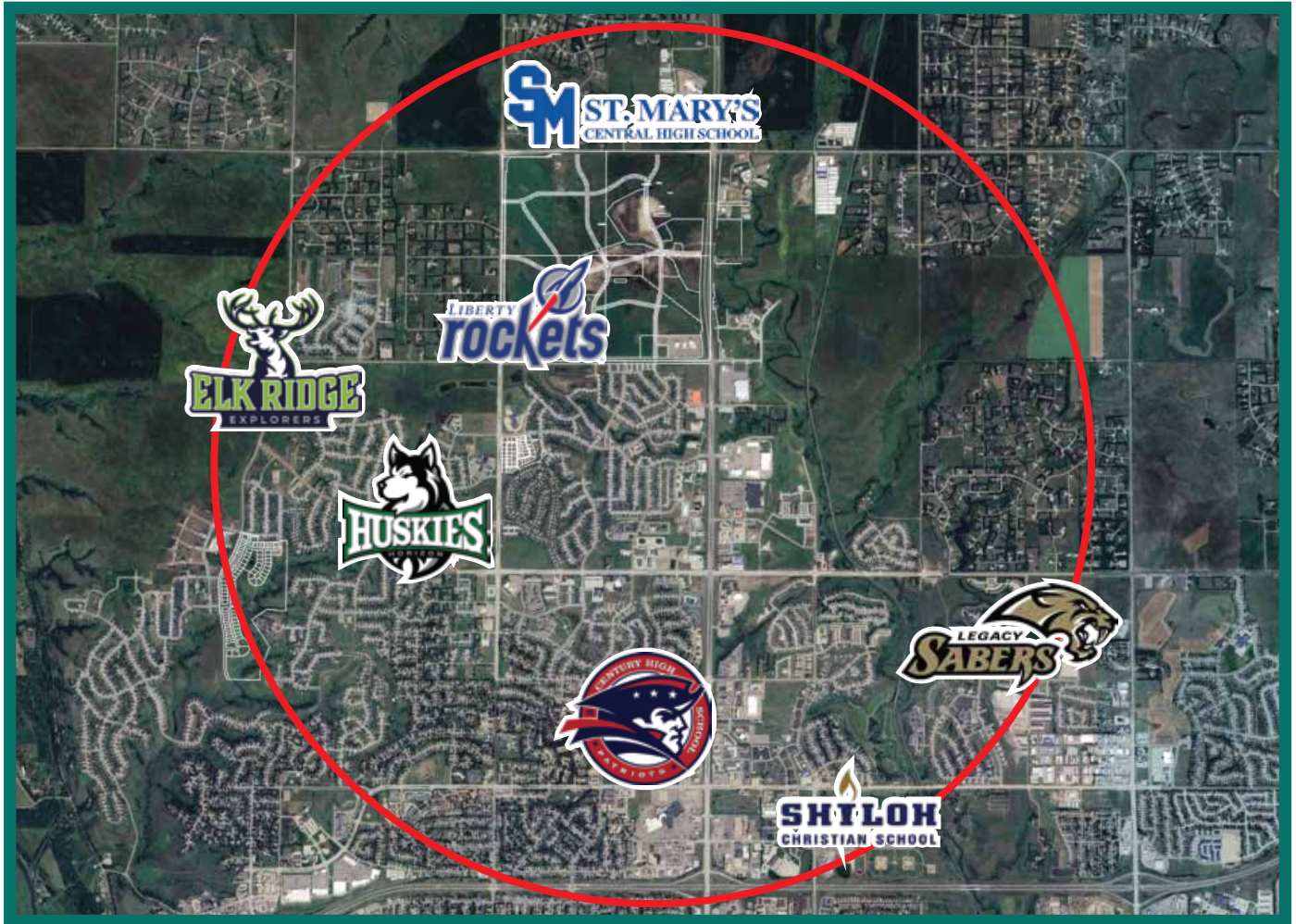
COMMUNITY | RECREATION



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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.