

# TINES RESERVE

NORTH WASHINGTON ST

RIDGELAND DRIVE

YUKON DRIVE

64TH AV NE

83

*The future of the  
North Bismarck  
commercial corridor!*



**BUILD.  
BISMARCK.  
BETTER.**

STATE STREET



**KNUTSON  
COMMERCIAL**

## TRAFFIC COUNTS

Huge GROWTH  
Potential as  
OVER 20,000  
Cars Travel By  
Tines Reserve  
EveryDAY!

3,488

71ST AVE NE

11,430

US HIGHWAY 83

3,479

NORTH WASHINGTON ST

RIDGELAND DRIVE

64TH AVE NE

YUKON DRIVE

4,442

57TH AVE NE

3,579

17,131

# TINES RESERVE

The North Bismarck commercial corridor located on State Street and 57th Ave and has been experiencing remarkable and sustained growth, transforming it into a dynamic and thriving economic hub. This continuous development is driven by several key factors, contributing to the area's increasing prominence and appeal. Located in this bustling area, Tines Reserve stands out as a prime destination for commercial real estate. Attracting a diverse range of businesses, from retail to professional services, this vibrant environment offers an ideal mix of accessibility, visibility, and modern infrastructure, making it a hot-spot for business development.

An aerial photograph of a rural landscape at sunset. The sky is filled with orange and yellow clouds, with the sun low on the horizon. The ground is a mix of green fields, brown soil, and some buildings. A large white text overlay is positioned in the upper left and center of the image.

**OPPORTUNITY**  
ON THE **HORIZON**

**TINES**  
RESERVE

# RESIDENTIAL

83

Fleet  Farm

FUTURE PHASE & EXPANSION AREA

FUTURE PHASE & EXPANSION AREA

FUTURE PHASE & EXPANSION AREA

Proposed Multi-Family  
335 +/- Units

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

NORTH WASHINGTON ST

64TH AVE NE

US HIGHWAY 83

YUKON DRIVE

RIDGELAND DRIVE

57TH AVE NE



# RESIDENTIAL



# Nearby Businesses





Tines Reserve is a master-planned development located in the North Bismarck commercial corridor. It is designed to be a premier destination for commercial real estate, featuring modern infrastructure and strategic accessibility. The area has been carefully planned to support diverse business needs, offering a mix of retail, professional services, and other commercial enterprises. With its continuous growth and strong community backing, Tines Reserve is poised to become a significant economic hub in North Bismarck, providing an ideal environment for business development and expansion.



*Fleet Farm, a prominent national retailer, recently expanded into Tines Reserve, citing the area's traffic and strategic location as key factors. Their new store has already taken shape and driven anticipation to new retail as it's doors have opened opportunity!*

# TINES RESERVE

# RESIDENTIAL

83

Fleet Farm



FURNITURE ROW  
Real Furniture. Real Value.



BROOKSIDE LANE



E LASALLE DR



SKYLINE BLVD



STATE STREET



STARBUCKS

## » DEMOGRAPHIC & INCOME PROFILE

Tines Reserve boasts a diverse mix of tenants, contributing to a vibrant and dynamic commercial community. The diverse tenants, education, medical offices, and other service-oriented businesses have established a strong presence, providing essential services to the community and contributing to the area's economic vitality. Looking ahead, the future of the North Bismarck commercial corridor appears promising. Ongoing investments in infrastructure, strategic planning, and a proactive approach to development are expected to sustain the growth momentum.

	<b>3 MILE</b>	<b>5 MILE</b>	<b>10 MILE</b>
<b>2024 POPULATION</b>	26,447	66,412	123,076
<b>2029 POPULATION</b>	27,427	68,953	127,734
<b>2024 HOUSEHOLDS</b>	11,301	29,929	54,612
<b>2029 HOUSEHOLDS</b>	11,664	30,942	56,604
<b>2024 AVG HH INCOME</b>	\$127,755	\$111,917	\$110,449
<b>2029 AVG HH INCOME</b>	\$145,629	\$127,567	\$125,937
<b>2024 AVERAGE HOME VALUE</b>	\$415,634	\$373,538	\$367,593
<b>2029 AVERAGE HOME VALUE</b>	\$425,362	\$385,193	\$381,575
<b>2024 MEDIAN AGE</b>	40.4	39.2	38.2
<b>BUSINESSES</b>	1,067	3,742	6,076
<b>EMPLOYEES</b>	17,616	58,093	84,013

Source: Esri Reports – 1019 64th Ave NE, Bismarck ND, April 2025

# RESIDENTIAL DEVELOPMENT

The continuous growth of North Bismarck's commercial corridor is complemented by the development of residential and mixed-use projects. The commercial spaces in Tines Reserve are equipped with state-of-the-art facilities. This modern infrastructure supports the needs of contemporary businesses, ensuring a high standard of operations. New housing developments and apartment complexes provide convenient living options close to the commercial amenities, creating a live-work-play environment. Mixed-use developments that integrate residential, retail, and office spaces are becoming increasingly popular, fostering a sense of community and enhancing the area's appeal.



## 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

# » 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

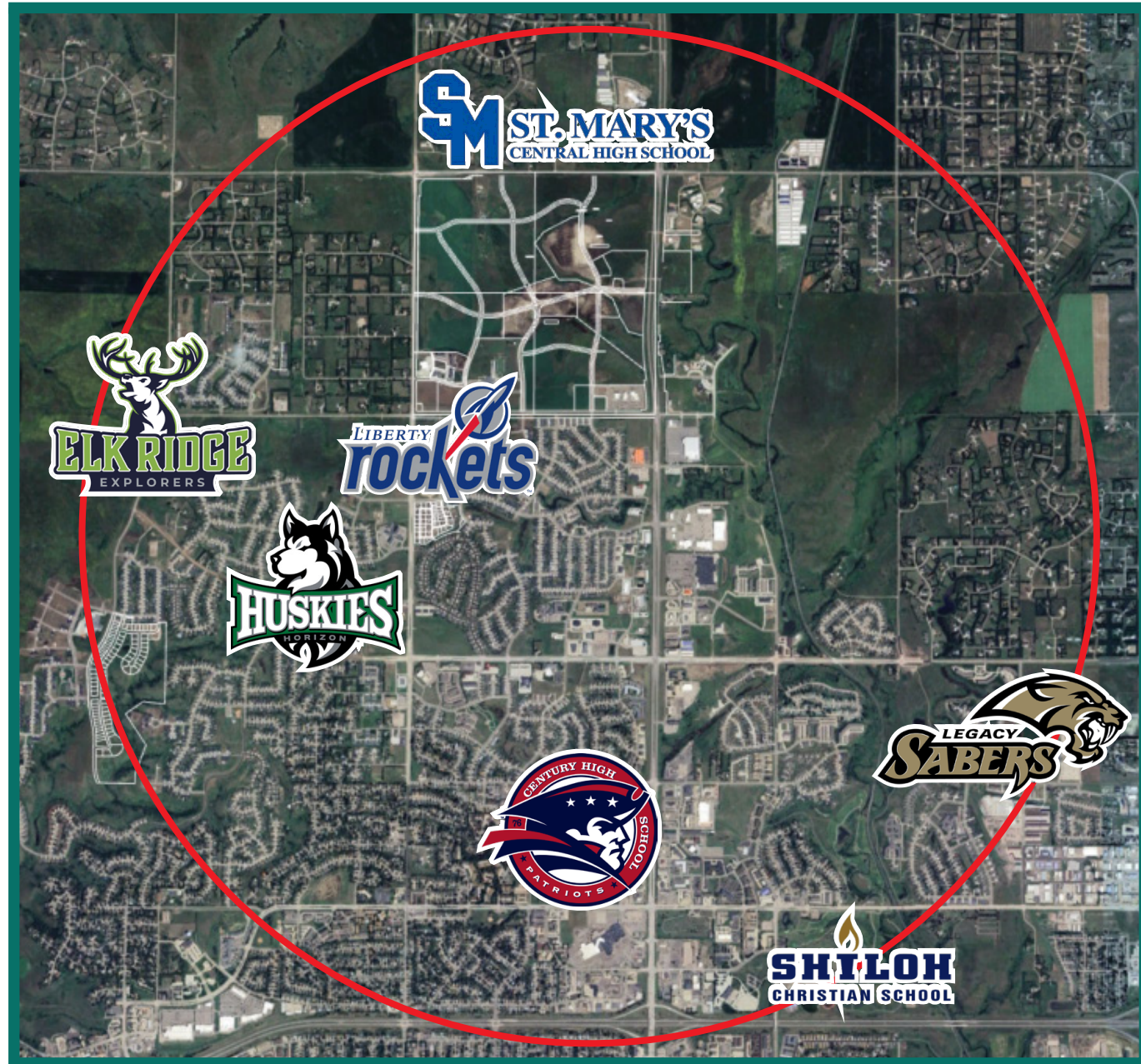
## » SCHOOL ENROLLMENT – 3 MILE RADIUS

**4 HIGH SCHOOLS**  
**2 MIDDLE SCHOOLS**  
**3 GRADE SCHOOLS**

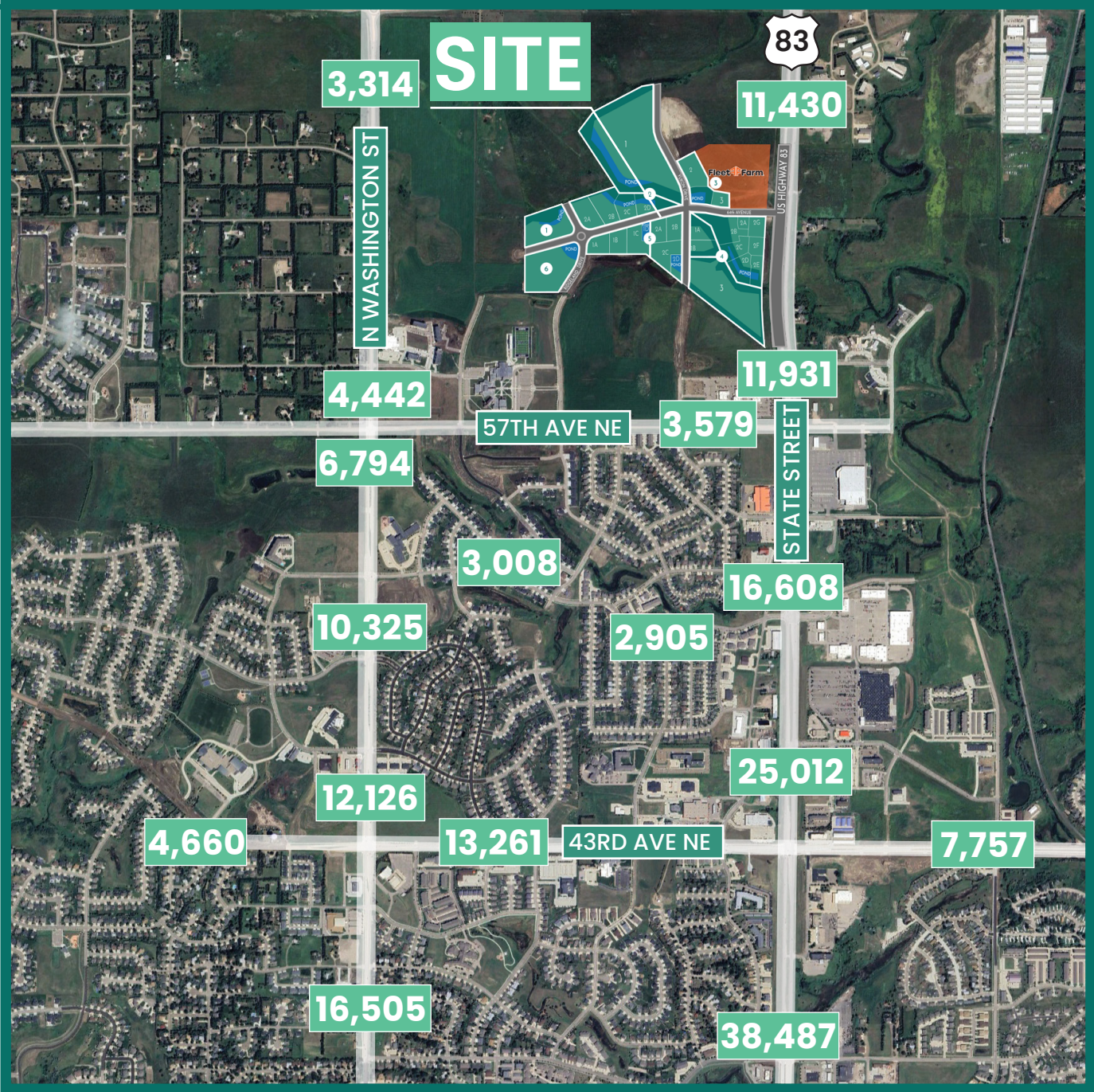
### 2024-2025 STUDENT ENROLLMENT

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

Looking ahead, the future of the North Bismarck commercial corridor appears promising. Ongoing investments in infrastructure, strategic planning, and a proactive approach to development are expected to sustain the growth momentum. The local government and business community are committed to maintaining a vibrant and dynamic commercial environment, ensuring that North Bismarck remains a key economic driver for the region.



# » TRAFFIC COUNTS - 2025



# TINES RESERVE

## 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.



*Scan to view  
brochure, lot  
layouts, and  
availability*

Secure YOUR own space.  
No leasing. Build equity.  
Long-term value.

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