

COMMERCIAL PARCEL
Old Red Trail / 8th Av NW – Mandan ND

- Lot Size
158,558 sf
3.64 acres
- \$396,396
- Prime Development Lot
- Zoned CC
- Taxes
\$4,549 (2010)
- Special Assessments
\$34 Installment (2011)
\$150 Balance (2011)

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Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.

Old Red Trail



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Possible 'Build to Suit' Opportunities

- **Restaurant**
- **Multi-Tenant Strip Center Space**
- **Gas / Convenience Store**
- **Retail**
- **Medical Clinic**
- **Bank / Financial Services**
- **Office Building**

Area Businesses

- **Seven Seas Convention Center & Water Park**
- **Mandan Middle School**
- **Cenex**
- **Cloverdale Meat**
- **Pepsi**
- **Easy access to**
 - **Interstate 94**
 - **Old Red Trail**

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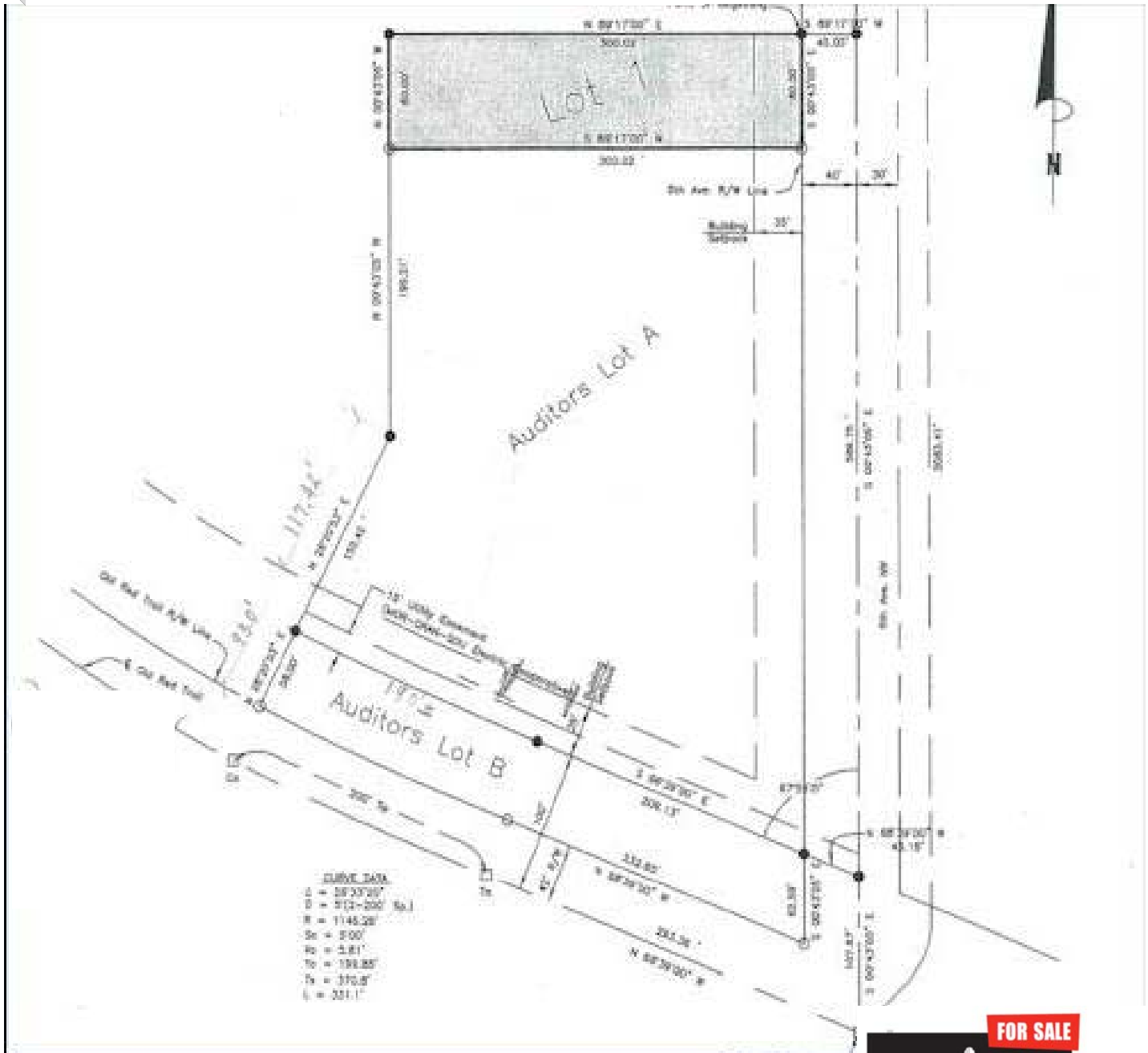




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Auditors Lot A of Lot 1 and Auditors L B of Lot 1 Block 1 Terra Valle 2nd Addition

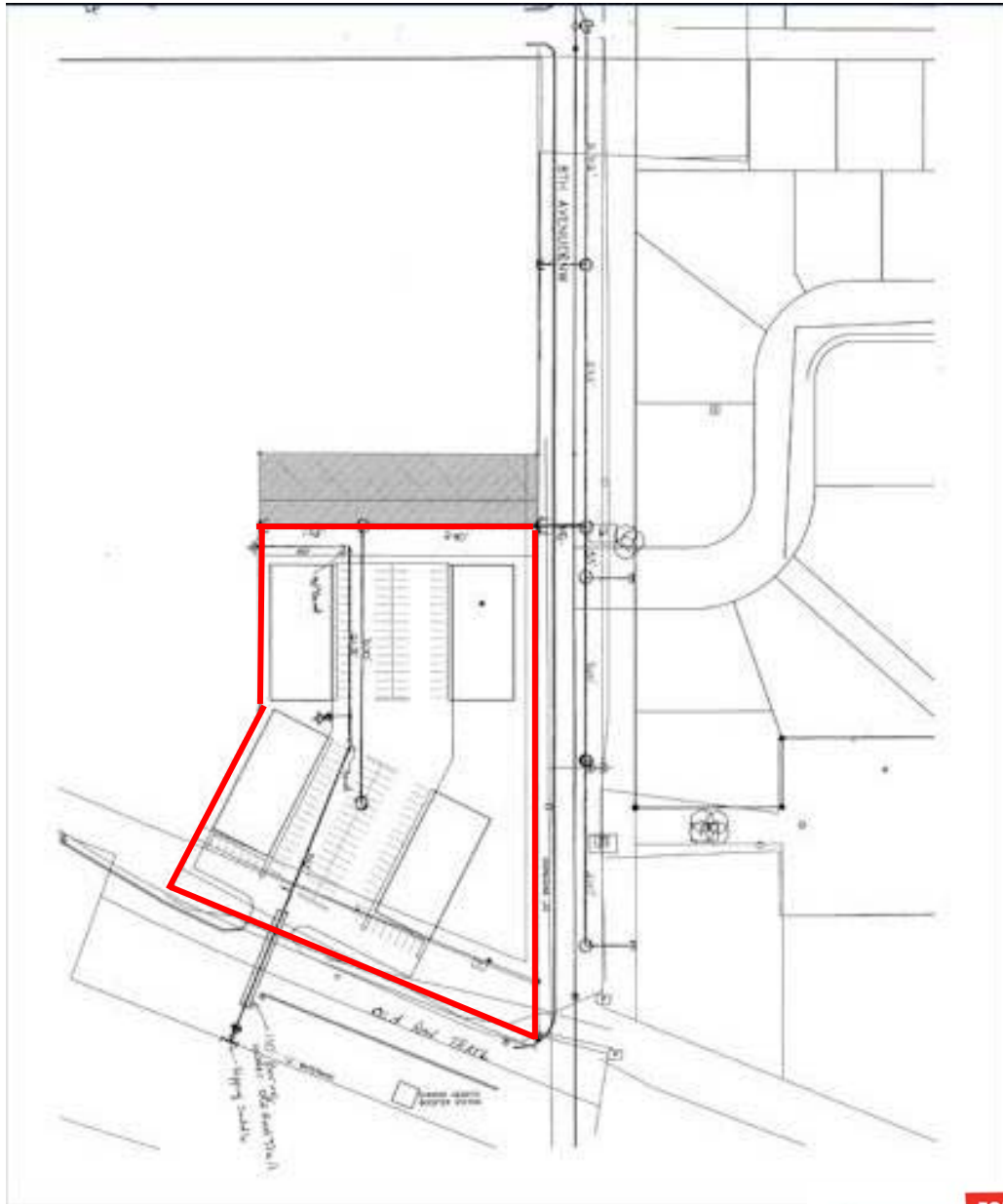


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**Preliminary Layout Concept
4 – 1,000 sf office buildings**





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ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2009 population is 106,286 up from 94,719 as recorded by the 2000 Census.

Bismarck-Mandan has been named the "Best Place to Retire" according to CBS, Money Affordable Homes, U.S. News Jobs for Retirees and Retirement Living.

Bismarck jumps to #15 on 'Best Performing Cities Index'

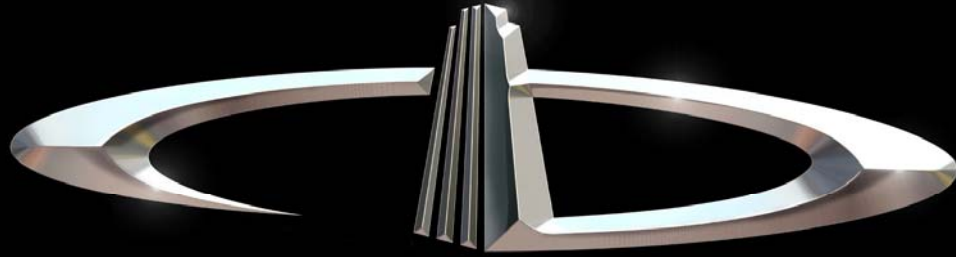
One of the 'Best Places to Live' according to Money Magazine

What's being said about Bismarck-Mandan:

- #1 Most Secure Place to Live – Farmers Insurance
- #1 Least Stressful Small City – Sperling's Best Places
- #2 Safe & Trusting Community – Harvard University
- #3 Safest Metro Area in America – Morgan Quinto
- #4 Best Small Places for Business and Careers – Forbes, April 2010
- #4 Income Growth – Forbes, March 2010
- #6 Best Places to Live – Outdoor Life Magazine
- #16 Best Small Metro in Which to do business – Inc. magazine

Retailers that joined or expanded in Bismarck-Mandan recently

- | | |
|---------------------|--------------------------|
| ✓ 2 CVS Stores | ✓ Coldwater Creek |
| ✓ 2 Super Wal-marts | ✓ Johnny Carinos |
| ✓ Sam's Club | ✓ Furniture Row |
| ✓ Kohl's | ✓ Tractor Supply Company |
| ✓ Lowe's | ✓ Dollar Tree |
| ✓ Target | ✓ Family Dollar |
| ✓ Best Buy | ✓ Scheel's Sports |
| ✓ TJ Maxx | ✓ Shoe Carnival |
| ✓ Petsmart | ✓ Lane Bryant |
| ✓ Old Navy | ✓ Nutrition Zone |
| ✓ David's Bridal | ✓ Dress Barn |
| ✓ Olive Garden | ✓ Ruby Tuesdays |



DANIEL COMPANIES

The Leader in Commercial Real Estate

Serving commercial real estate customers with unmatched market knowledge, experience, and well-deserved reputation for integrity.

They know the Bismarck-Mandan commercial real estate market better than anyone. This powerful team delivers powerful results



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