

Commercial / Industrial Lot

3200 Rock Island Pl – Bismarck ND

- Sales Price
\$287,496 or \$1.50 psf
- Lot Size
4.4 acres or 191,664 sf
- Zoned MA
- Great visibility & access
From Bismarck Expwy
- Taxes
\$21
- Special Assessments
Installment \$14,746
Balance \$99,247

Contact Information:

Kyle Holwagner
701.400.5373
Kyle@DanielCompanies.com

Bill Daniel, CCIM
701.220.2455
Bill@DanielCompanies.com

Ann Sharp
701.220.0261
Ann@DanielCompanies.com

Daniel Companies
304 E Rosser Ave Suite 200
Bismarck ND 58501
701.223.8488
701.223.8860 fax

DanielCompanies.com

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.

3101 & 3219 Rock Island Place



4.4 acres

Bismarck Expressway

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FOR SALE



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The Leader in Commercial
701-223-8488

Potential Uses

- Retail Complex
- Wholesale Facility
- Hotel
- Entertainment Uses
- Office Complex
- Medical
- Training / Education
- Automobile Dealership
- Light Industrial Uses

Area Businesses

- Sam's Club
- WalMart
- Arby's
- Dairy Queen
- Taco DelMar
- Valley Sports & Marine
- Coventry Management Services
- Western Steel Plumbing & Heating
- Easy access to ...
 - Bismarck Airport
 - University of Mary
 - United Tribes Center

Demographics

Drive Time	<u>5 Minutes</u>	<u>10 Minutes</u>	<u>15 Minutes</u>
Household Income	\$ 64,149	\$ 64,846	\$ 65,314
Net Worth	\$385,507	\$397,340	\$405,333

WalMart Super Center Customer Counts

1,936,384 customers (48 week period ... between 2006 - 2007)



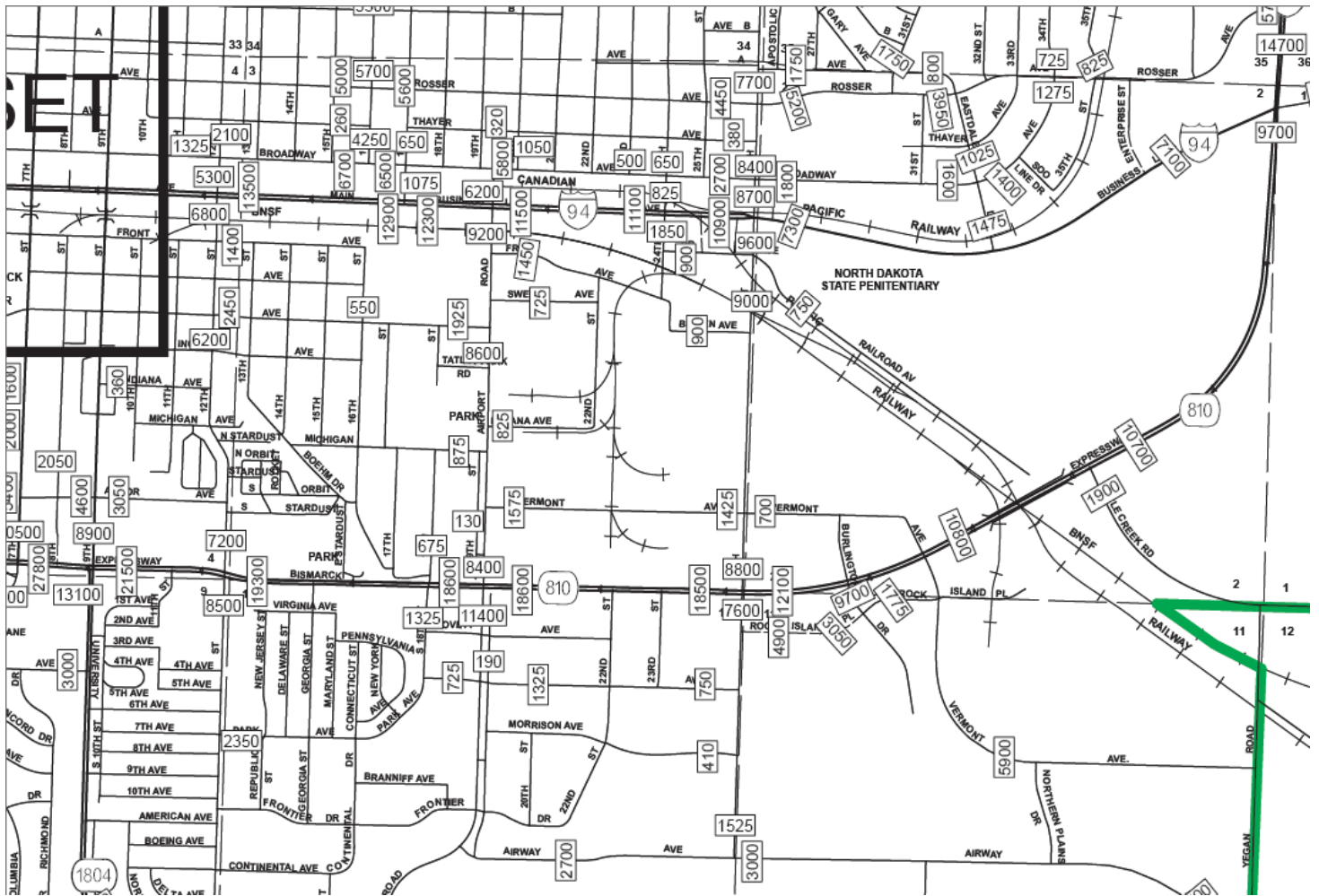
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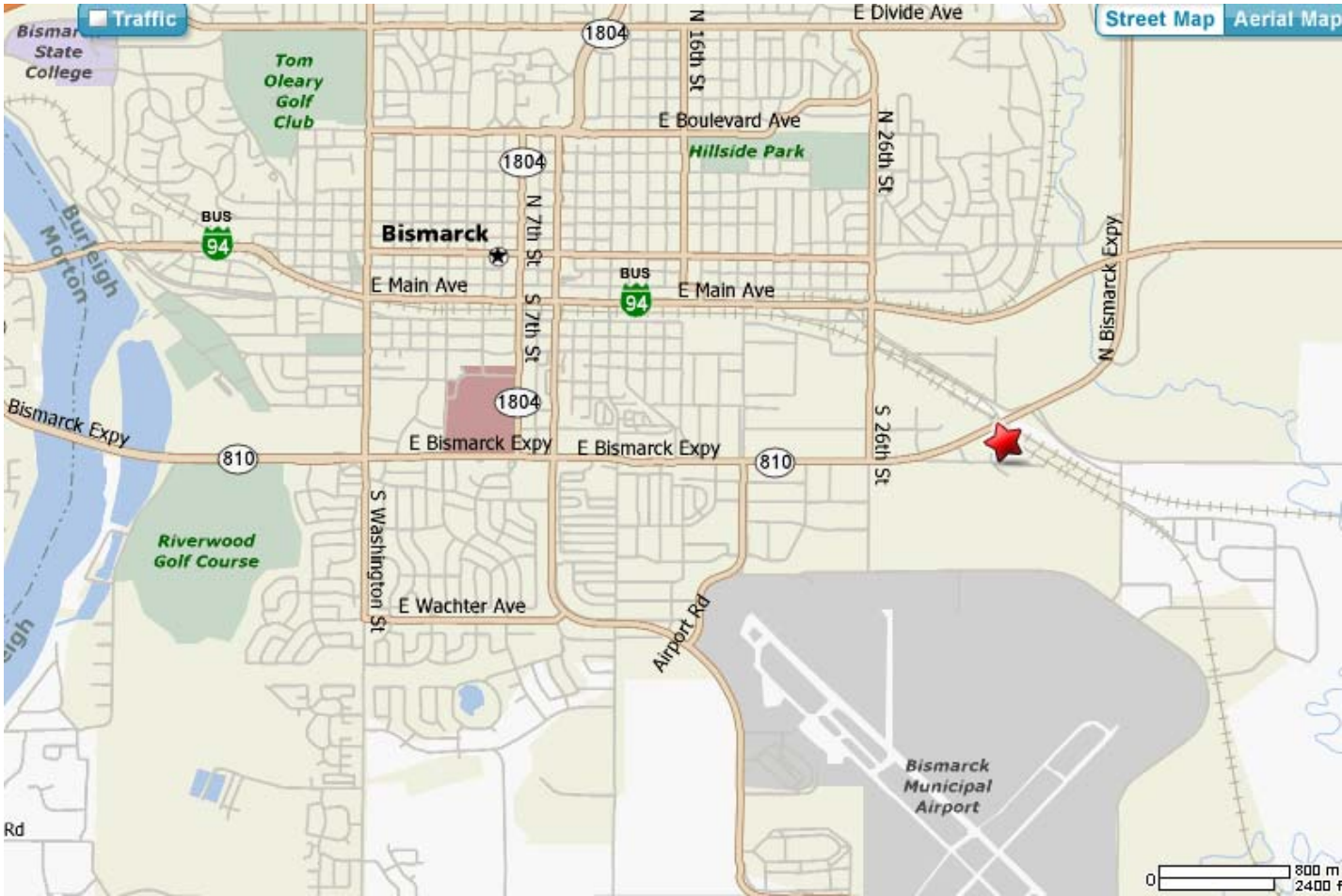
Traffic Counts



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3200 Rock Island Place





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Our Client / Customer List:



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ABOUT BISMARCK-MANDAN

The Bismarck MSA's estimated 2008 population is 105,000 up from 94,719 as recorded by the 2000 Census.

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

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

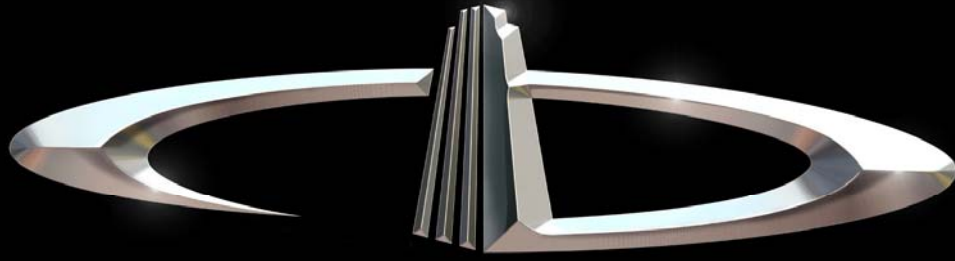
Top five of 'Best Smaller Metro Areas for Business and Careers' according to Forbes Magazine

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
- #2 Best Small Places for Business and Careers – Forbes, April 2007
- #3 Safest Metro Area in America – Morgan Quinto
- #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 | ✓ Tuesday Morning |
| ✓ 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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220-0261



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Ann Sharp, GRI
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