

Commercial / Industrial Lot 3010 Rock Island PI – Bismarck ND

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.

- Sales Price
\$325,000
- Lot Size
42,028 sf / .96 ac
314'F X 204R X 214 AD
- Zoned MA
- Great visibility & access
From Bismarck Expwy
- Taxes
\$3,144
- Special Assessments
Installment \$5,226
Balance \$33,031

Contact Information:

Kyle Holwagner, CCIM
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

3010 Rock Island Place



RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE

FOR SALE



DANIEL COMPANIES
The Leader in Commercial
701-223-8488



The Leader In Commercial

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)



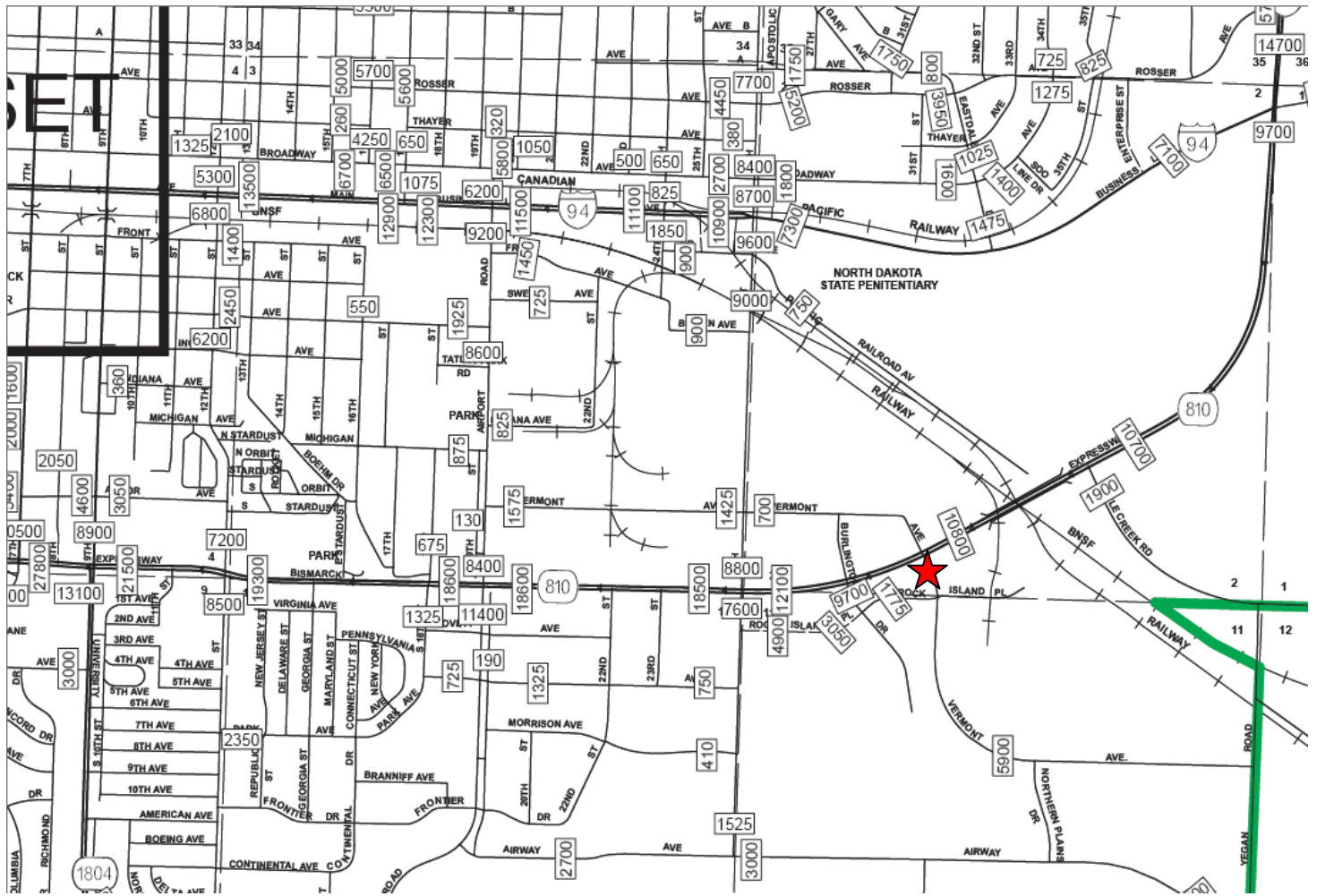
Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



DANIEL COMPANIES

The Leader In Commercial

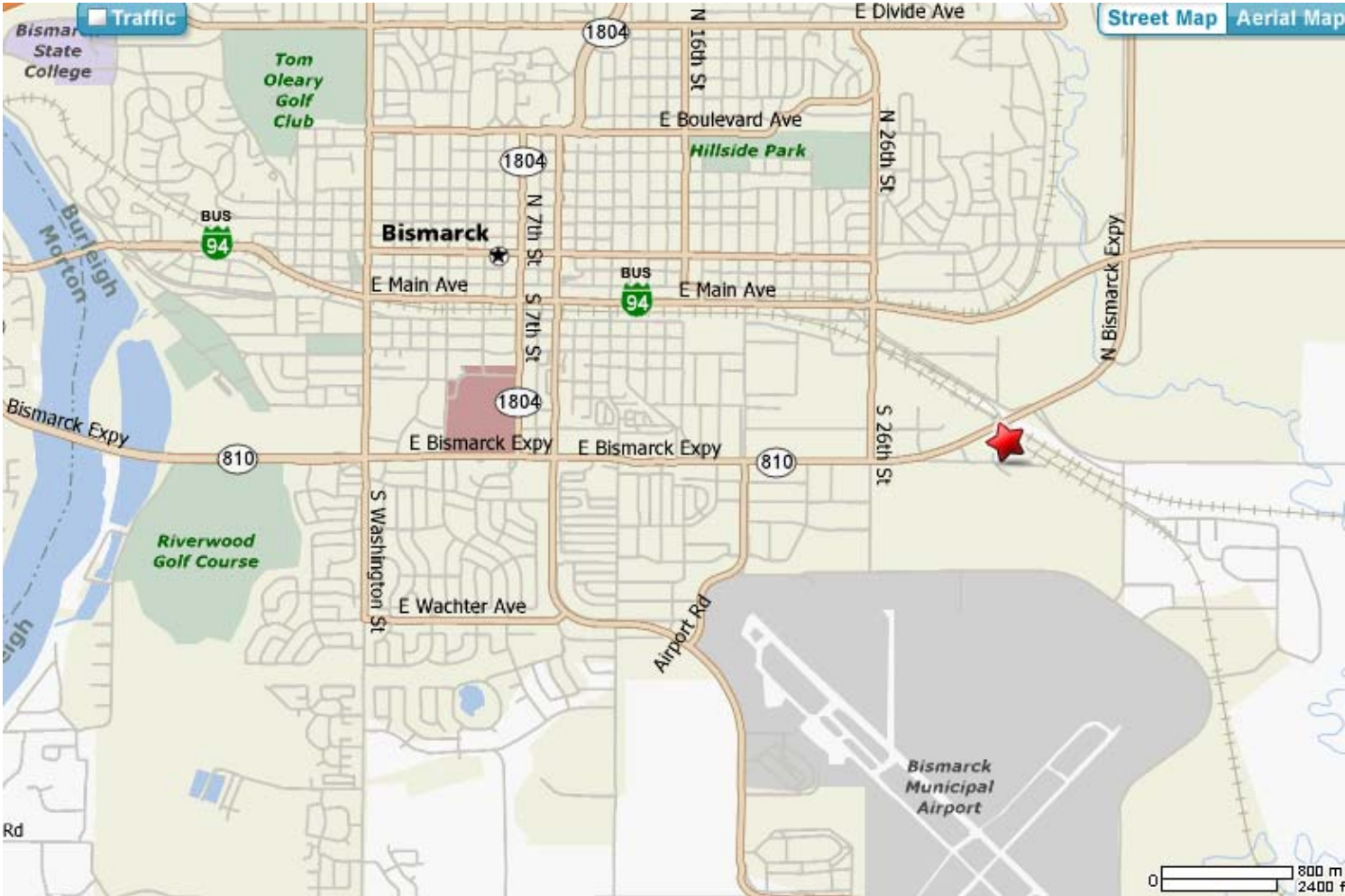
Traffic Counts



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.



3010 Rock Island Place





DANIEL COMPANIES

The Leader In Commercial

Our Client / Customer List:





The Leader In Commercial

1

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'

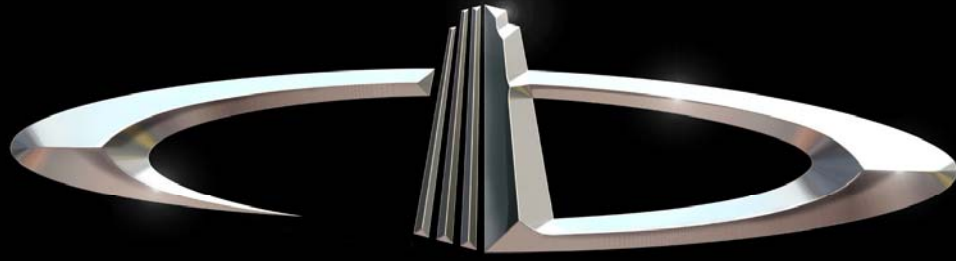
One of the 'Best Places to Live' according to Money Magazine

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



Bill Daniel, CCIM
220-2455



Kyle Holwagner, CCIM
400-5373



Ann Sharp, GRI
220-0261

304 E. Rosser Ave., Suite 200 Bismarck, ND 58501

Office: 701-223-8488 DanielCompanies.com

RETAIL • INVESTMENTS • OFFICE • INDUSTRIAL • SITE SELECTION • LEASING • BUILD TO SUIT • BROKERAGE