

# Sunrise Town CENTRE

Bismarck, North Dakota



  
**Sunrise  
Town**  
CENTRE

Site Development Concept 

  
**DANIEL COMPANIES**  
The Leader in Commercial Real Estate

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The **Sunrise Town** C E N T R E project is a mixed retail, restaurant, office and medical development located on one of the best parcels of land in Bismarck, North Dakota.

The project includes Phase I and Phase II for a master plan 72 acre site with four side perimeter access at the northeast corner location of Century Avenue and Centennial Road. I-94 Exit 161 is an exciting fast growth area of Bismarck. This prime new development is on the northeast corner of Centennial Road and E Century Avenue. Sunrise Town Centre has great access, visibility to capture both neighborhood and interstate traffic. This rapidly developing commercial hub and residential growth area offers tremendous opportunity. The roadways, utility infrastructure, new schools, easy access to I-94 and ample land for continued development.

Phase I is complete and offers lots for sale. The Developer will deliver lots grade to drain, city services, asphalted curb and gutter and roads. The property is sold per square foot plus city assessed specials for road, curb, street lighting and City storm water. All lot onsite storm water management is the Buyer responsibility.

Traffic counts on the corner intersection are some of the highest in the Bismarck market. These traffic counts will continue to increase significantly with continued residential growth and the addition of the new 62 acre Bismarck public high school, Legacy High School, which enrolls 1,150 students.

Residential growth is expanding around the site. Higher density growth is occurring to the west and south of the site and single family continues to grow to the East. North site is in an area considered as a going home route with a vast amount of existing residential to the northeast and northwest.

The development is divided into Phase I at 40 acres and then Future phase II at 32 acres. Convenience retail, restaurant pads, office and medical. Each of these phases are designed to enhance the value of the other attracting people to the development and providing them a reason to stay is a prime factor in our design concepts.

The project will be built and maintained to a very high standard with development easements, conveyances and restrictions available to prospective buyers.

#### PROJECT CONTACT

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## Project Entrance

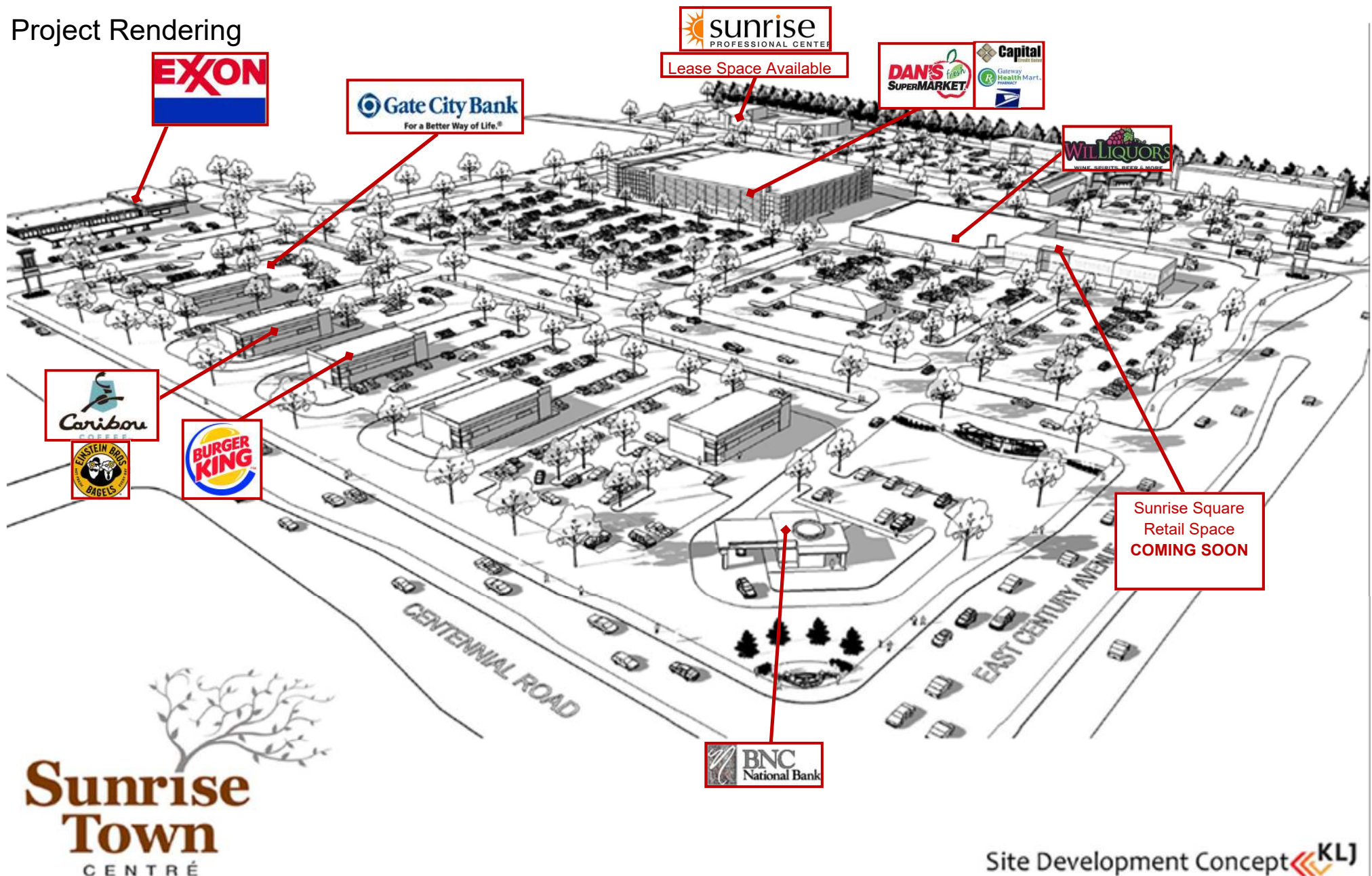


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## Project Rendering





# Lot Sale Information

## Block 1 Lot 3 –Can be modified

3024 Yorktown Dr.  
**71,643 sf @ \$20 psf**  
PID#: 2135-001-0100  
237.56'F x 237.20'R x 304' AD  
Zoned: CG Commercial  
Taxes: \$5,538.32 (2018)  
Specials: \$12,767 Install.  
\$92,856 Balance

## Block 3 Lot 2

3027 Greensboro Dr.  
**83,439 sf @ \$10 psf**  
PID#: 2135-003-050  
198.43'F x 207.35'R x 306' AD  
Zoned: CA Commercial  
Taxes: \$2,374.70 (2018)  
Specials: \$13,536 Install  
\$93,949 Balance

## Block 3 Lot 4

3129 Greensboro Dr.  
**52,048 sf @ \$8.50 psf**  
PID#: 2135-003-150  
177.22'F x 170.31'R x 300' AD  
Zoned: CA Commercial  
Taxes: \$2,122 (2018)  
Specials: \$9,277 Install.  
\$67,469 Balance

## Block 1 Lot 4B –Can be modified

3012 Yorktown Dr.  
**20,002 sf @ \$20 psf**  
PID#: 2135-001-160  
64.36'F x 64.03'R x 312' AD  
Zoned: CG Commercial  
Taxes: \$1,923.90 (2018)  
Specials: \$3,549 Install.  
\$25,813 Balance

## Block 3 Lot 3

3105 Greensboro Dr.  
**53,598 sf @ \$10 psf**  
PID#: 2135-003-100  
175.94'F x 172.69'R x 308' AD  
Zoned: CA Commercial  
Taxes: \$2,157 (2018)  
Specials: \$9,478 Install.  
\$68,922 Balance

## Block 3 Lot 5

3207 Greensboro Dr.  
**46,184 sf @ \$10 psf**  
PID#: 2135-003-200  
150.0'F x 157.73'R x 300' AD  
Zoned: CA Commercial  
Taxes: \$1,992 (2018)  
Special: \$8,108 Install.  
\$58,954 Balance



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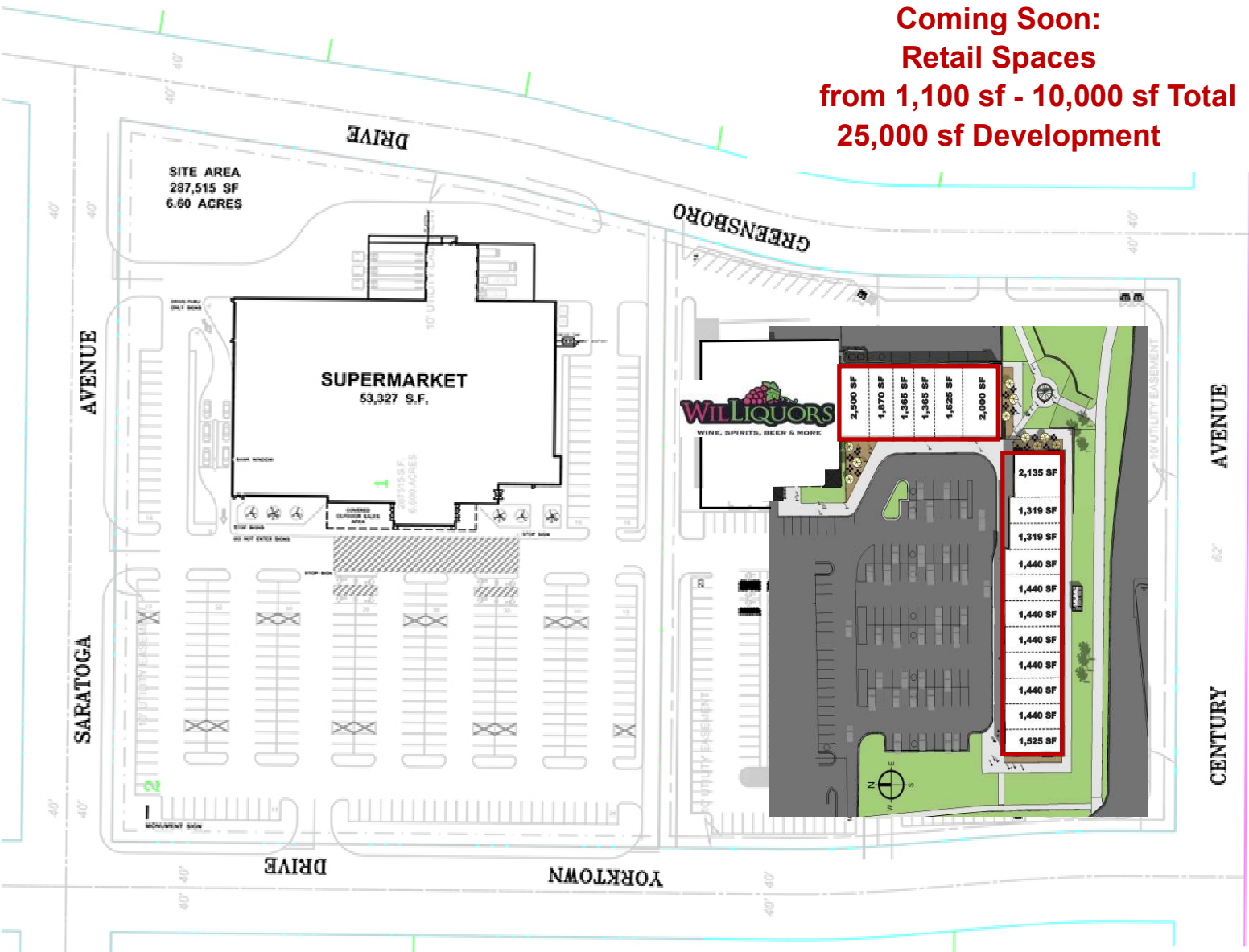
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# Project Plat



Future Retail Shop Space

Coming Soon:  
Retail Spaces  
from 1,100 sf - 10,000 sf Total  
25,000 sf Development





# Concept Land Use Plan

## Anticipated Development Size Summary

## of the Sunrise Town C E N T R E Project

**Total Gross Phase I Area 1,767,098 SF +/-**

### \*\*\* Project Breakdown\*\*\*

**Dan's Supermarket Anchor Retail 6.6 acres**

**Tenants Include: Capital Credit Union, Gateway Health Mart Pharmacy, US Post Office**

53,000 sf bldg

**Williquors** **85,000 sf lot**

22,000 sf bldg

**Exxon** **84,422 sf lot**

**Gate City Bank** **60,000 sf lot**

**BNC National Bank** 40,000 sf lot

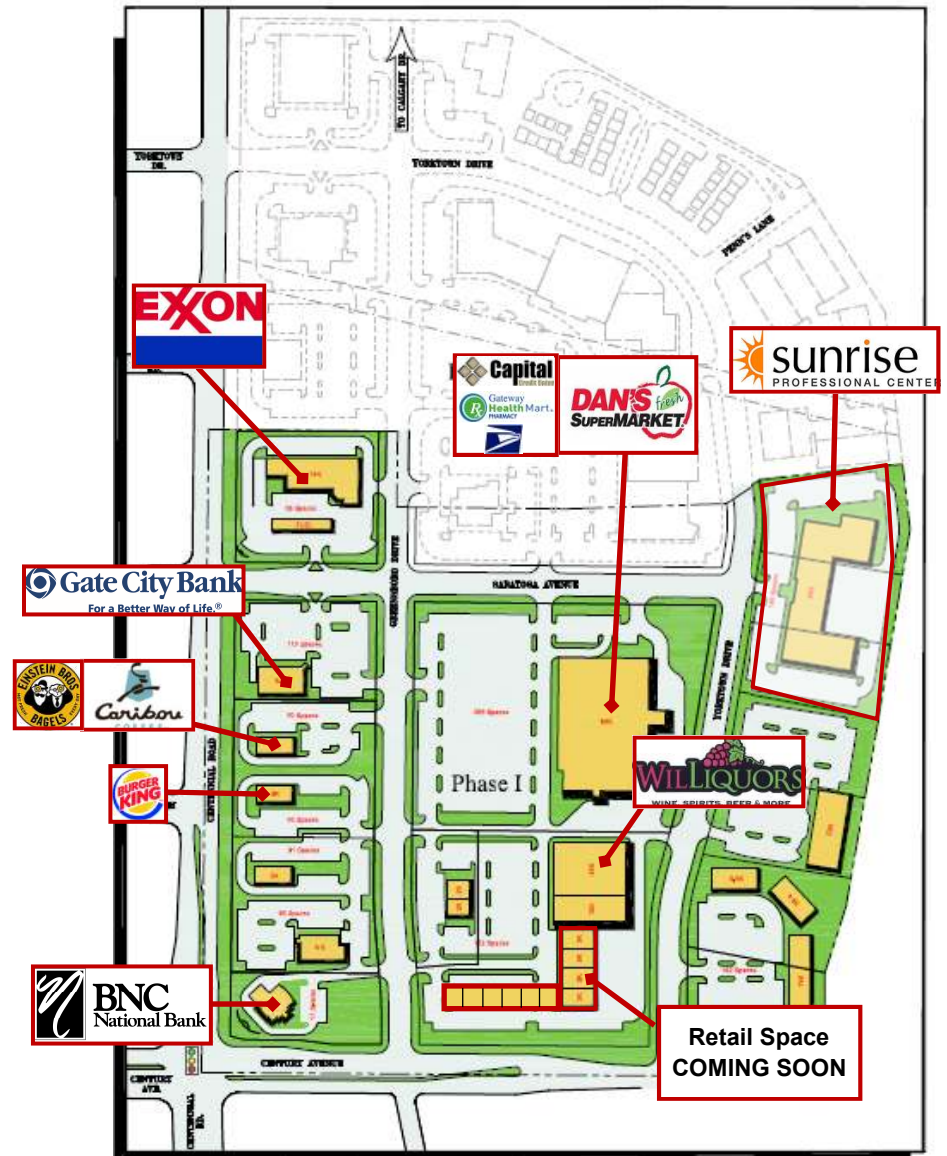
**Caribou Coffee/Einstein Bagel 45,000 sf lot**

**Community/Convenience Retail Area** 690,910 sf

<b>Mid-sized and Small Retail Area</b>	403,414 sf
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<b>Pad Restaurant Area</b>	244,793 sf
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<b>Office / Medical Area</b>	201,668 sf
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**Total Gross Phase II Area** 1,393,920 sf

Lot sub-sections to be determined.

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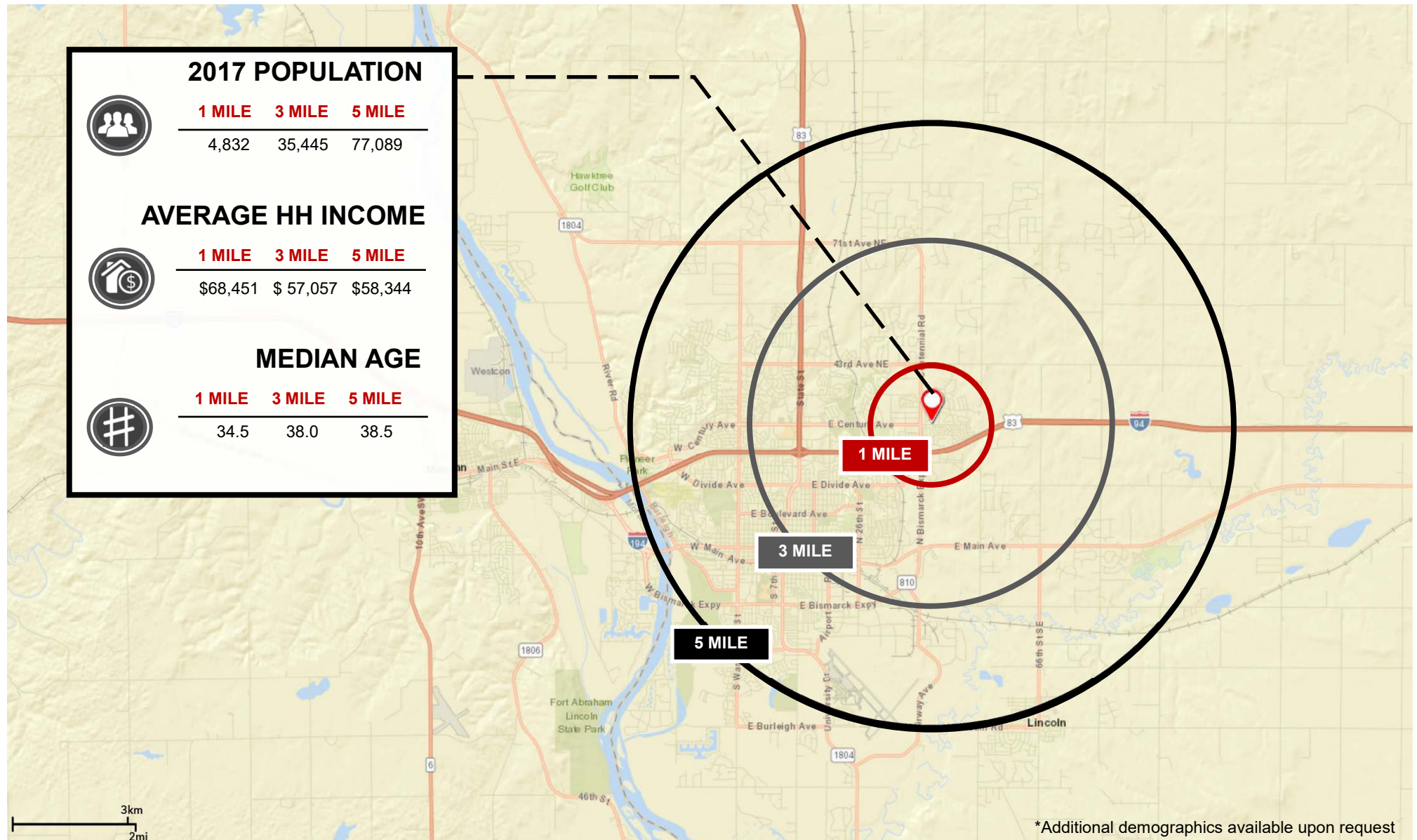
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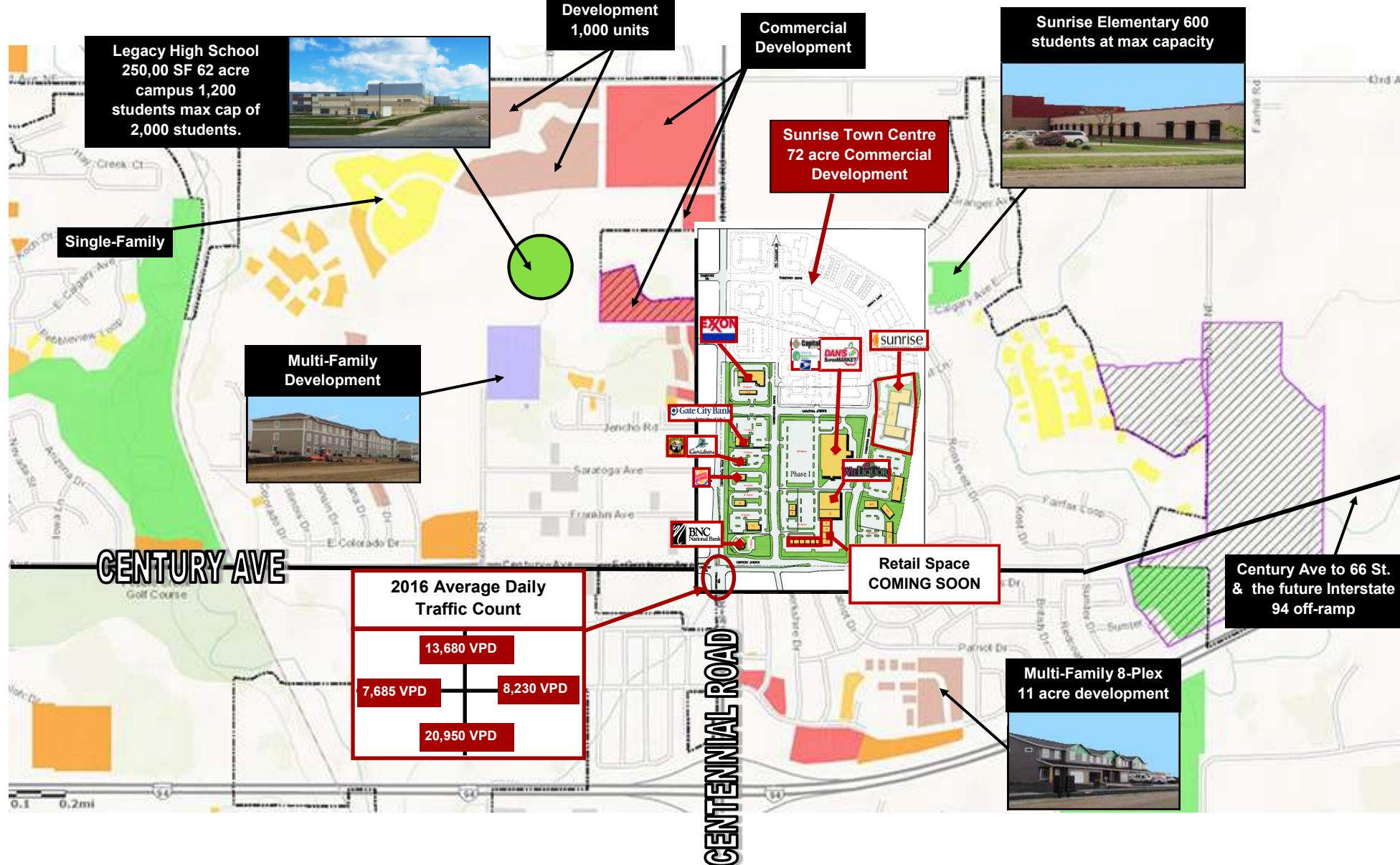
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# Demographics



# Surrounding Area Information





Project Aerial







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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity.  
They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**