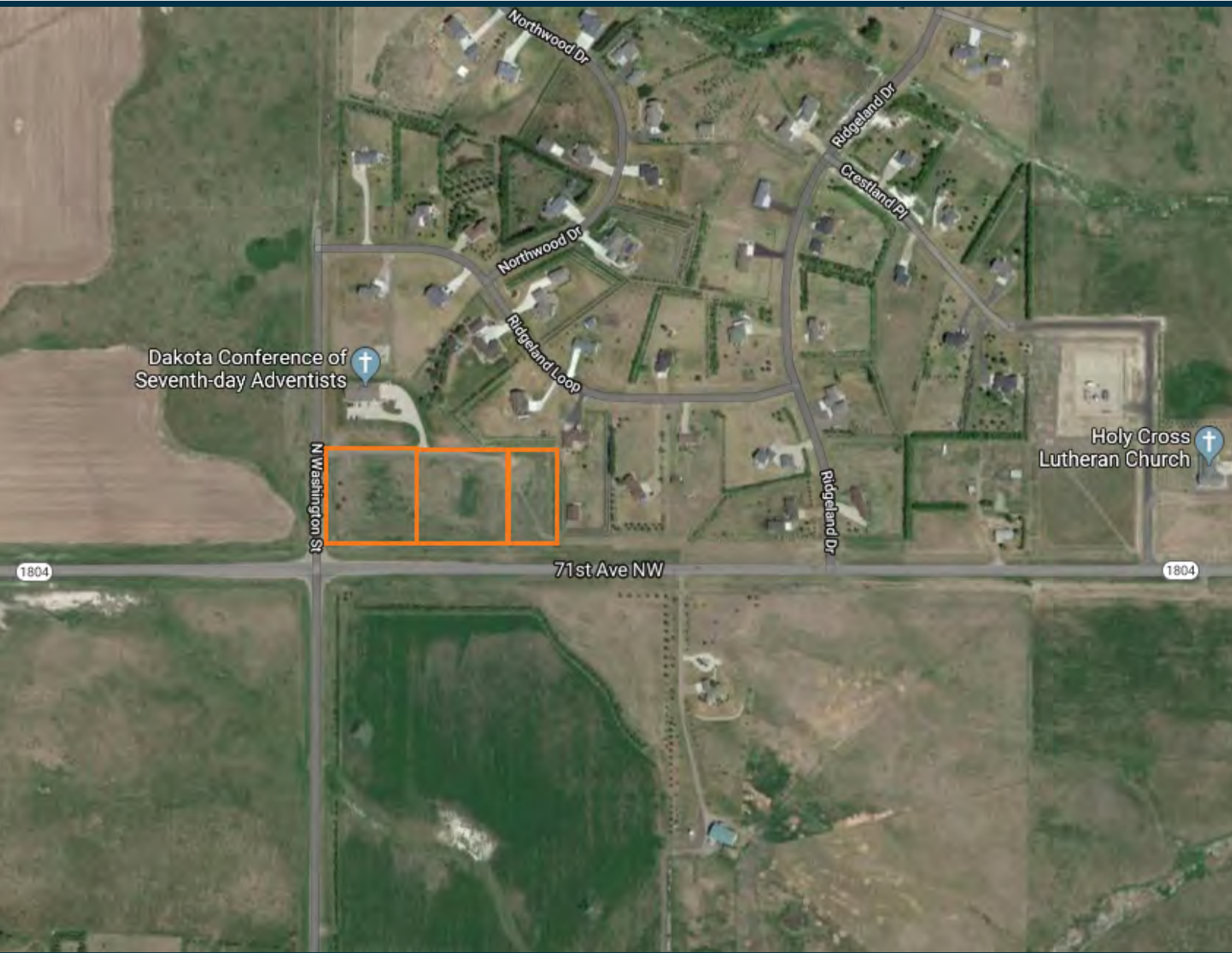
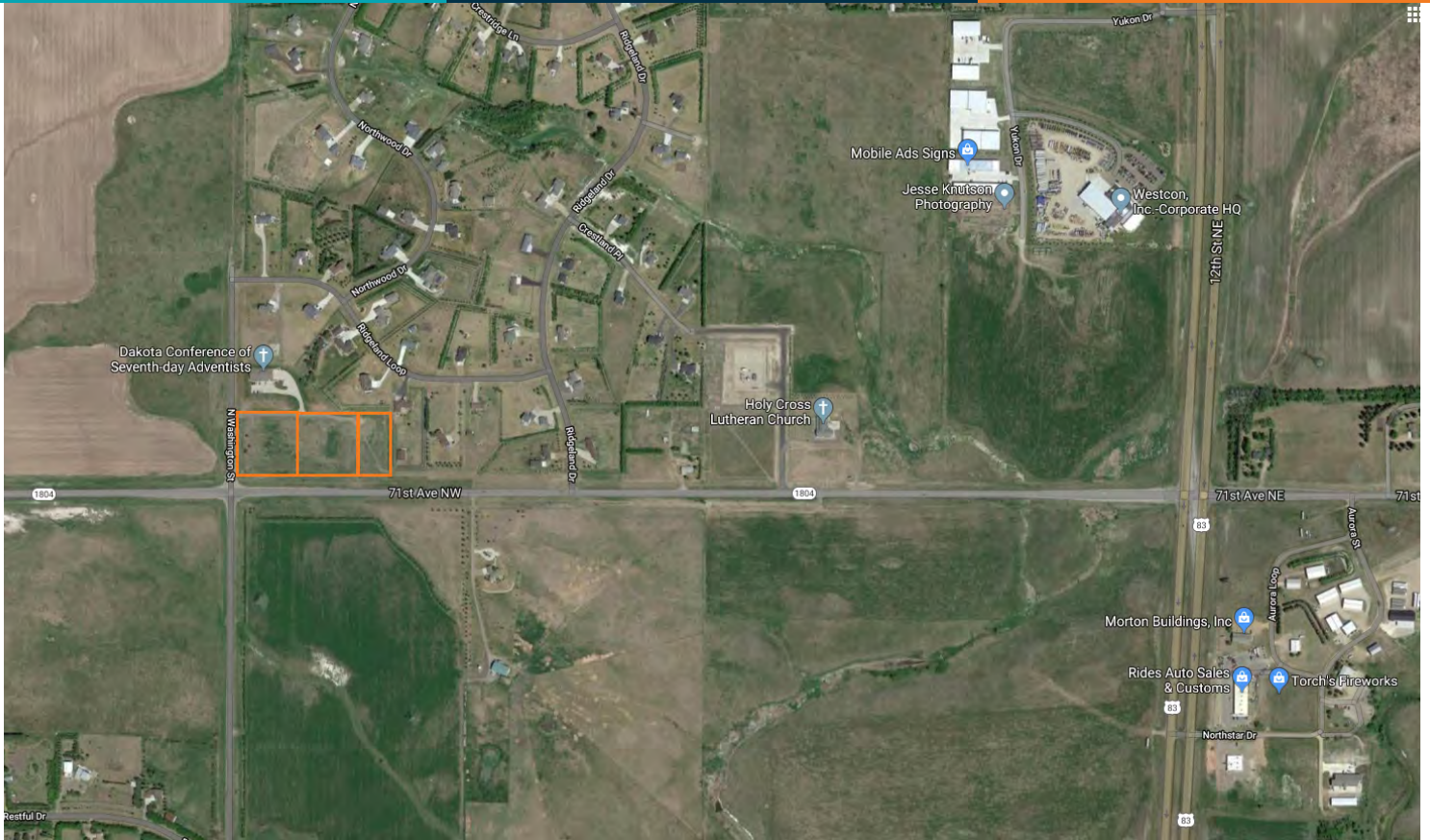


LAND FOR SALE

7201, 7211, 7221 N WASHINGTON ST | BISMARCK, ND





PROPERTY OVERVIEW

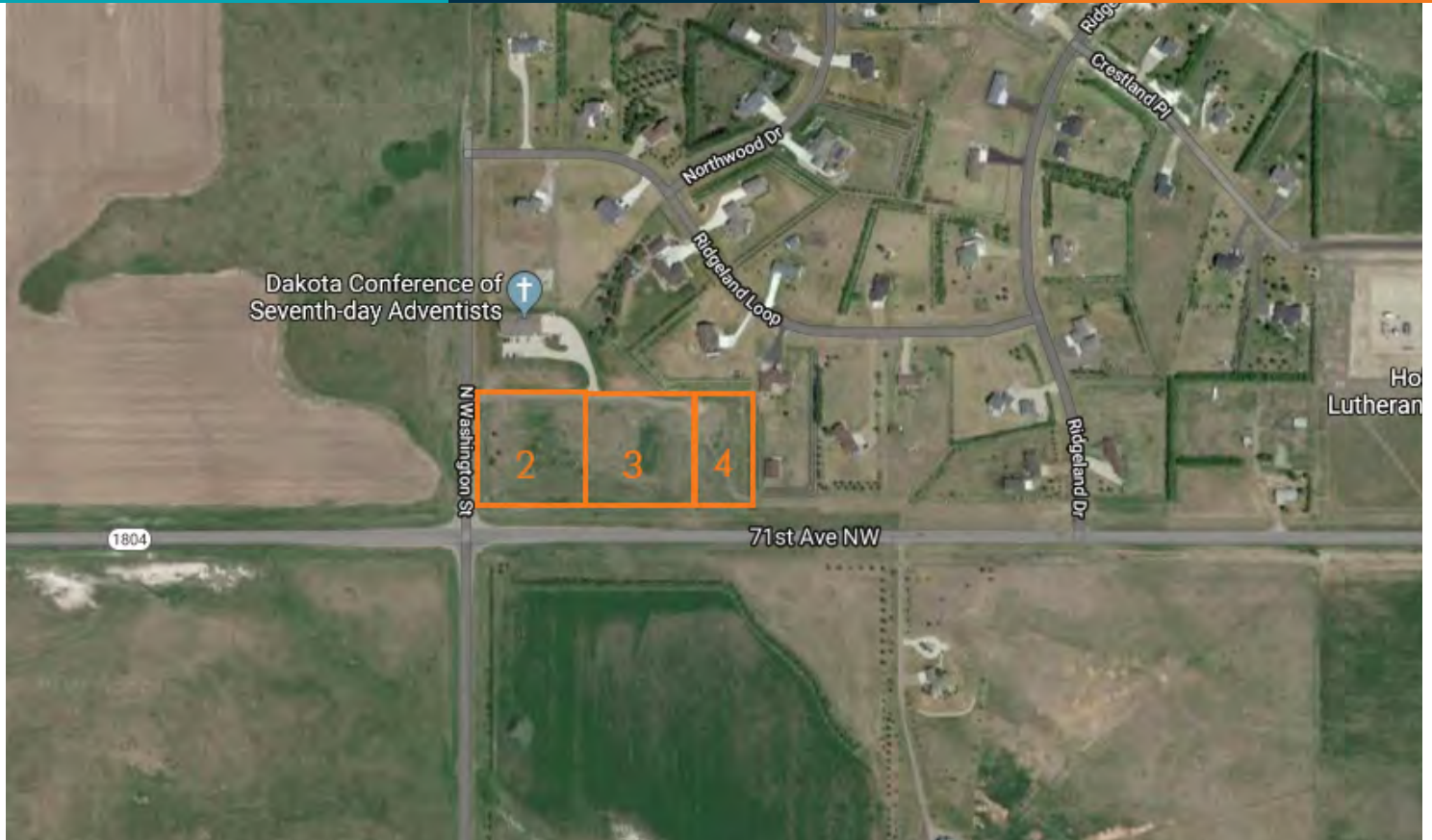
Lots on the corner of N Washington St and 71st Ave NW / Hwy 1804. Located in desirable and ever-growing North Bismarck. See brochure or documents tab for additional information.

PROPERTY HIGHLIGHTS

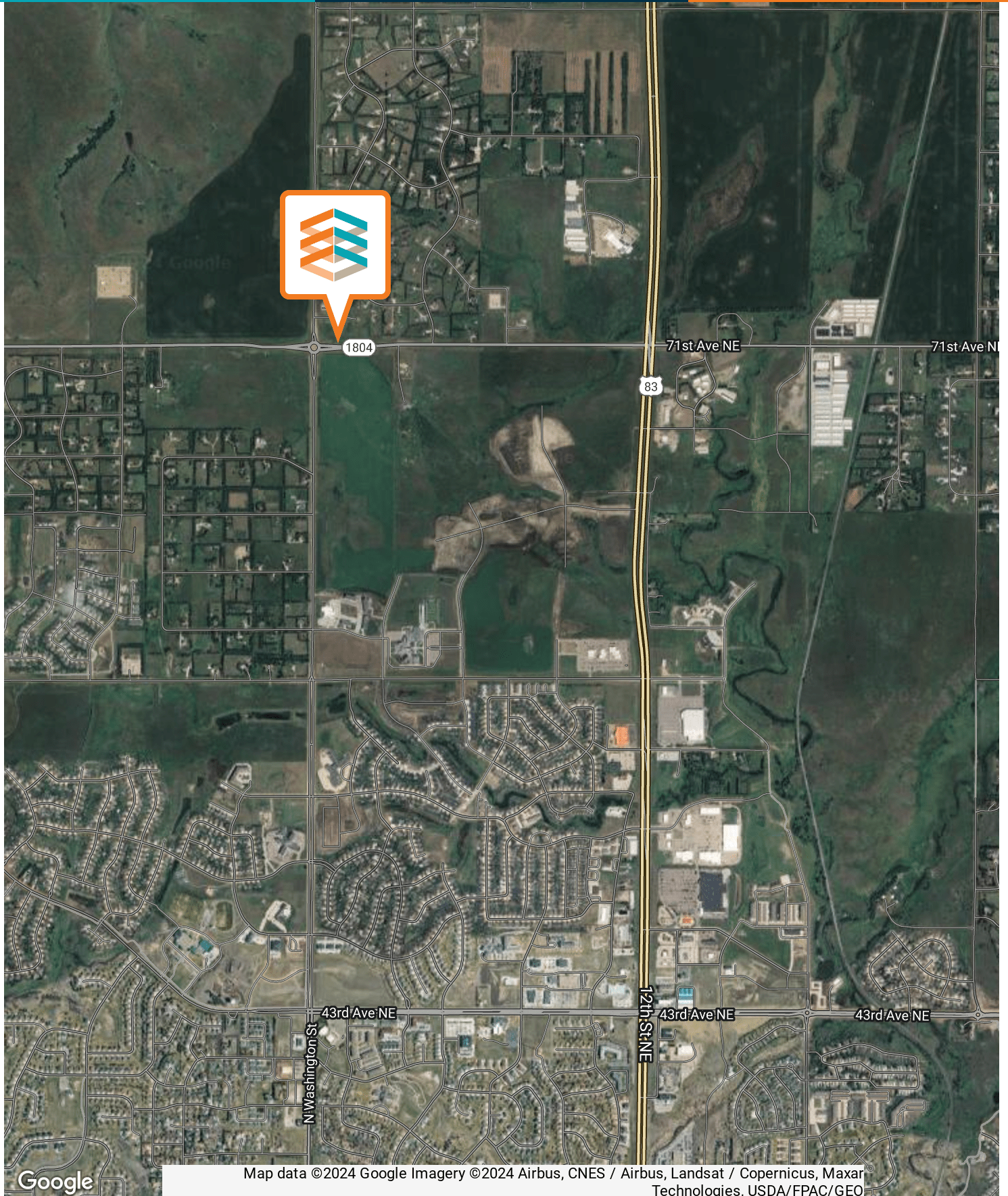
- All parcels zoned CA
- High Visibility
- No City Services
- Rural Water
- High Traffic Roundabout
- PID# (7201): 31-139-80-69-01-020, Taxes (2023): \$401.53
- PID# (7211): 31-139-80-69-01-030, Taxes (2023): \$462.02
- PID# (7221): 31-139-80-69-01-040, Taxes (2023): \$234.96

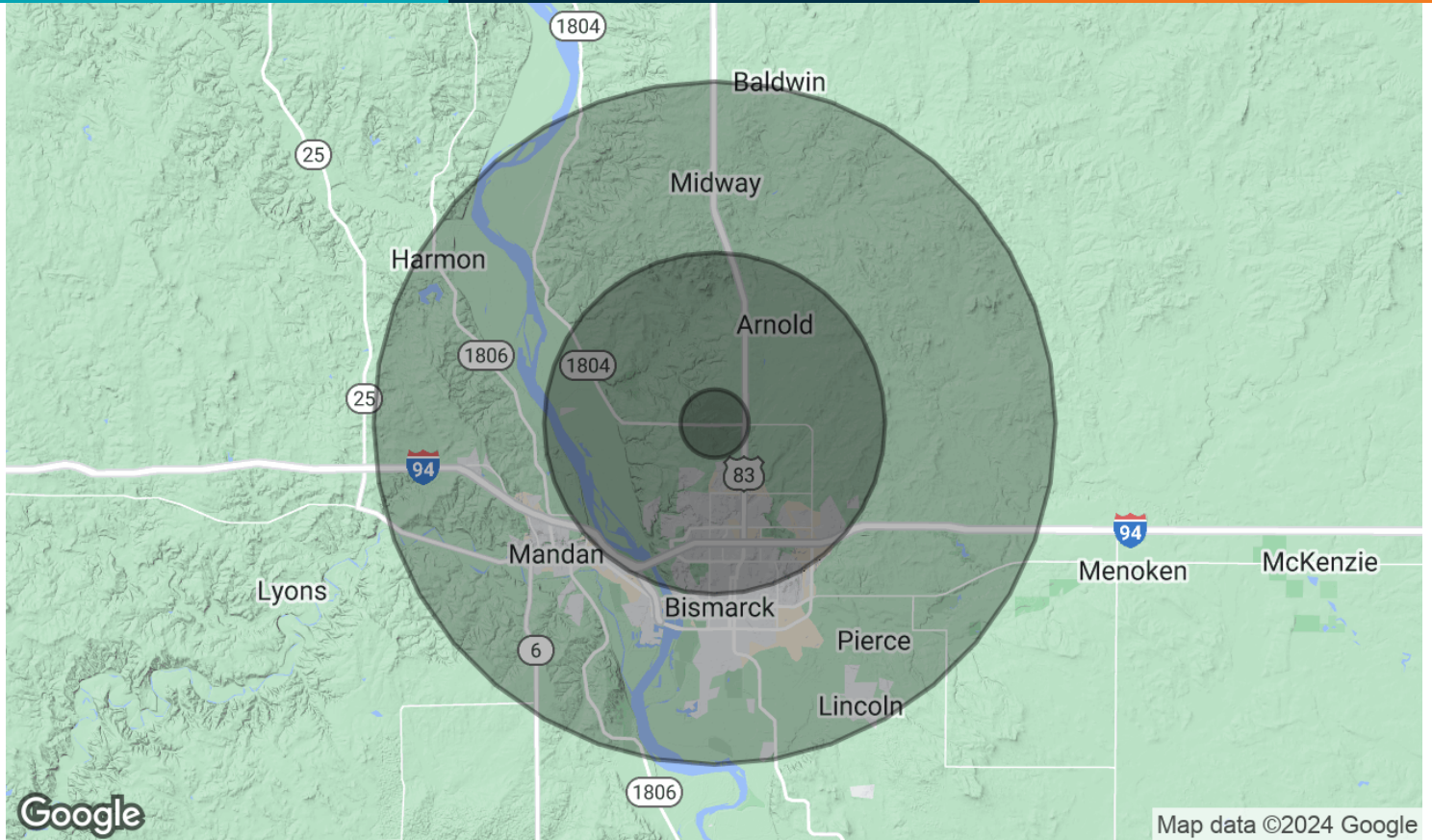
OFFERING SUMMARY

Sale Price:	\$7.50 - \$10.00 / SF
Lot Size:	71,874 - 282,704 SF
Zoning:	CA
Market:	Bismarck
Submarket:	Northwest



STATUS	LOT #	ADDRESS	APN	SUB-TYPE	SIZE	PRICE	ZONING
Available	2	7201 N Washington St	31-139-80-69-01-020	Industrial	105,415 SF	\$10.00 / SF	CA
Available	3	7211 N Washington St	31-139-80-69-01-030	Industrial	105,415 SF	\$7.50 / SF	CA
Available	4	7221 N Washington St	31-139-80-69-01-040	Industrial	71,874 SF	\$7.50 / SF	CA





POPULATION	1 MILE	5 MILES	10 MILES
Total Population	171	49,104	117,165
Average Age	36.0	38.8	37.5
Average Age (Male)	38.9	35.9	35.9
Average Age (Female)	35.4	42.1	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	56	21,812	49,729
# of Persons per HH	3.1	2.3	2.4
Average HH Income	\$124,999	\$69,438	\$64,942
Average House Value	\$267,675	\$173,054	\$158,446

* Demographic data derived from 2020 ACS - US Census



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