



# DEVELOPMENT LAND

829 NE 43RD AVE  
BISMARCK, ND 58503

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FOR SALE



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## OFFERING SUMMARY

Sale Price:	\$7.00 / SF
Lot Size:	161,832 SF
Zoning:	RT

## PROPERTY OVERVIEW

Prime vacant lot on 43rd Ave NE, across from Cash Wise, in growing North Bismarck. Ideal location for medical, office, professional services or multi, mixed-use residential/commercial site.

## PROPERTY HIGHLIGHTS

- Great Visibility
- High Traffic
- Disclaimer: Radio tower not located on this lot
- 2021 Taxes \$2,936.59
- Specials - Installment \$2,994.34 / Balance: \$14,937.77

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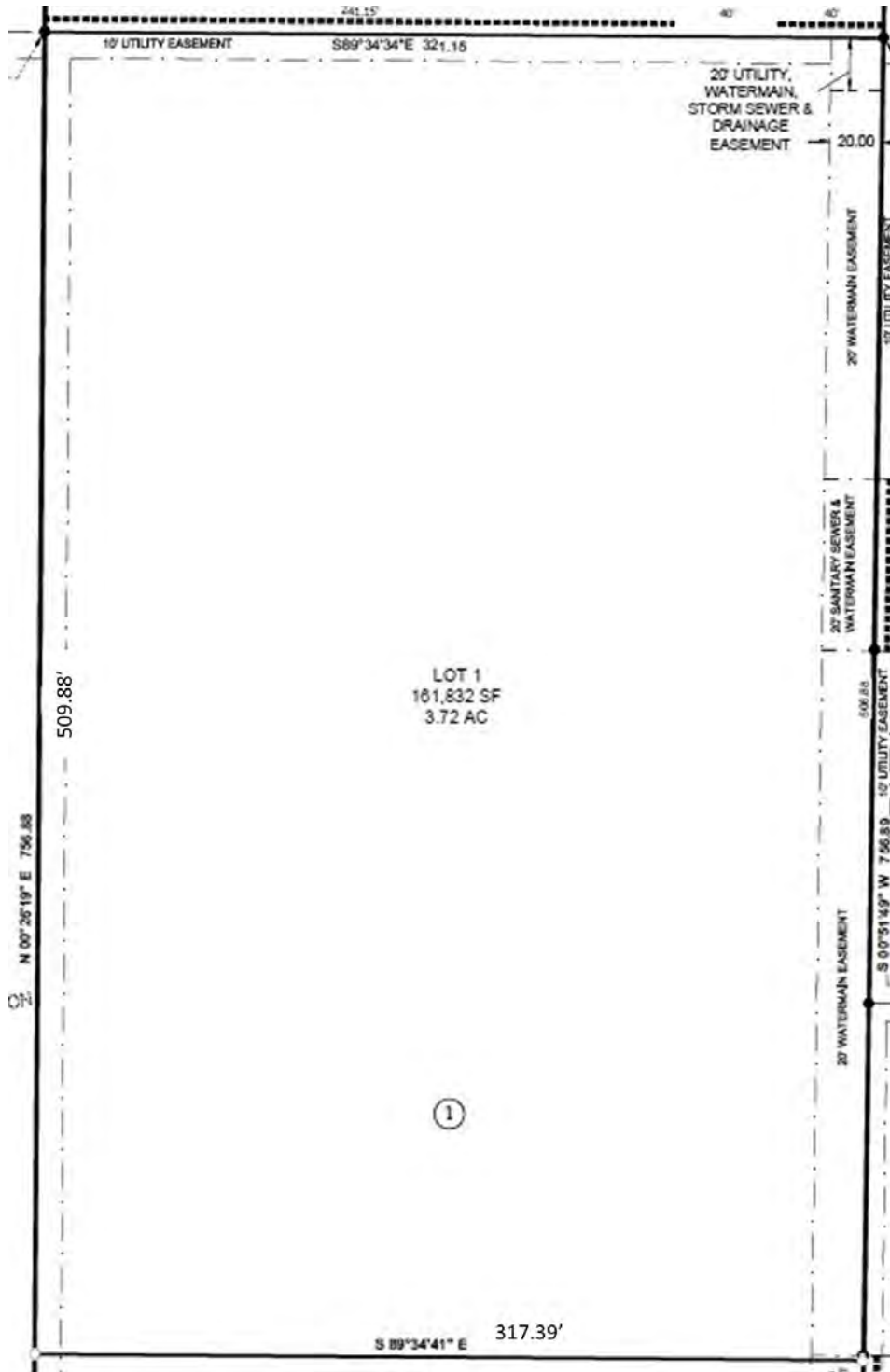
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# LOT LAYOUT

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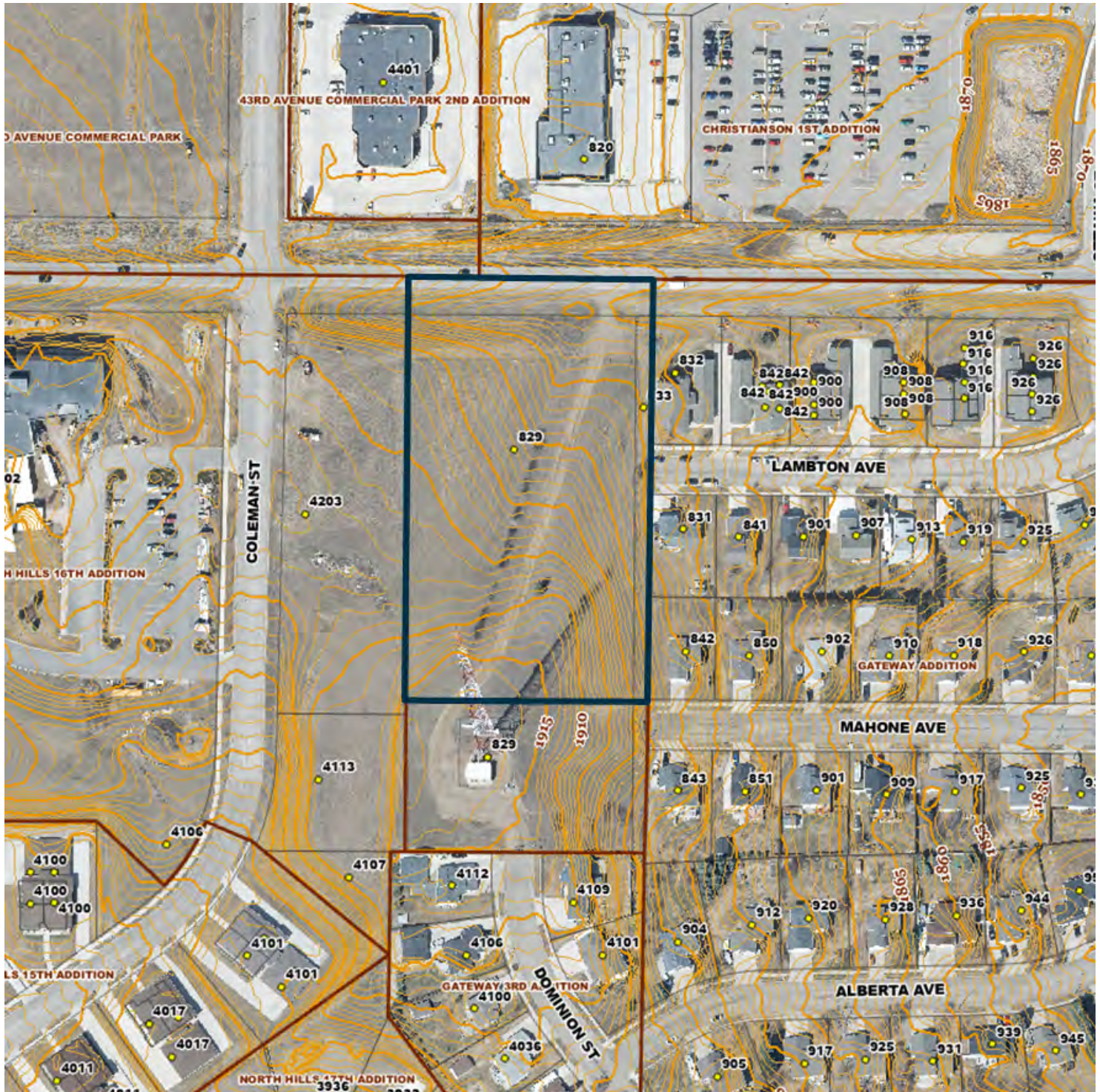
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# ELEVATIONS

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# AREA BUSINESSES

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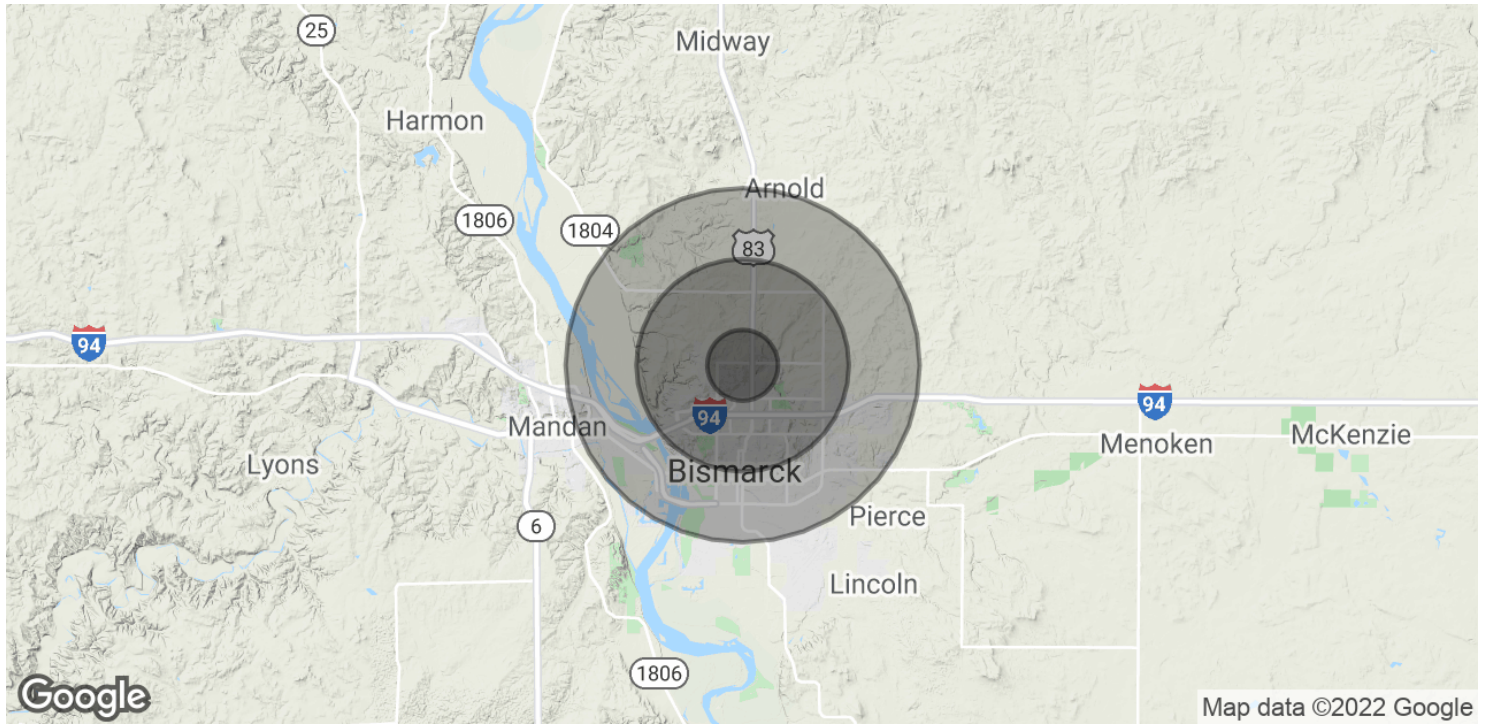
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,849	41,572	82,365
Average age	43.8	39.2	38.1
Average age (Male)	35.6	35.7	35.9
Average age (Female)	50.9	43.4	41.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,351	19,066	36,486
# of persons per HH	2.1	2.2	2.3
Average HH income	\$62,155	\$62,024	\$62,227
Average house value	\$171,860	\$160,259	\$148,651

\* Demographic data derived from 2010 US Census

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