

OPPORTUNITY

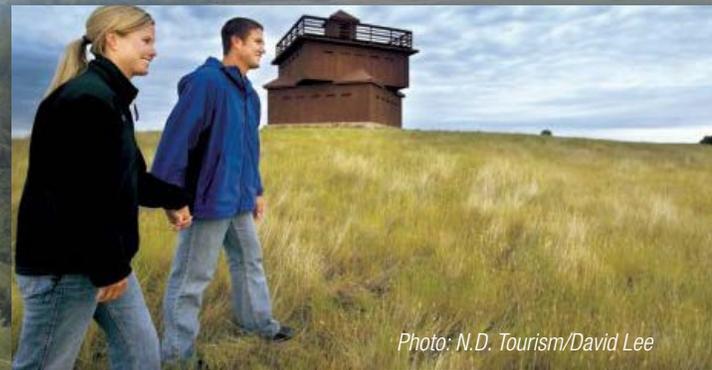


Photo: N.D. Tourism/David Lee



**CITY OF
MANDAN**
"WHERE THE WEST BEGINS"

Mandan, North Dakota
2016 COMMUNITY PROFILE
Population 21,382

Cover Photo: Rick Scharf



Photo: LPT Images





TOGETHER, WE MAKE IT HAPPEN!



Photo: Dale Klein



Photo: N.D. Tourism/Jason Lindsey

GREAT THINGS: MADE IN MANDAN

Mandan started as a village for the Mandan tribe, a cavalry fort, center for western expansion of the iron rail and hub for area ranchers and farmers. Today, top-notch schools, affordable living, new neighborhoods, economic opportunity and lots of indoor and outdoor recreation combine to offer people an ideal environment for starting a family, a friendship, a career, a business or even a vacation.

Mandan's slogan, "Where the West Begins," embodies our community's rugged and hearty nature evident in our terrain, people, annual celebrations, and heritage. Mandan is a growing city passionately retaining its strong sense of community and hometown atmosphere while progressing every day.



Photo: Rick Scharf

OUR VISION

Mandan is a vibrant, growing community known for its pioneering spirit and leadership in blazing the way to:

- a welcoming, supportive and affordable hometown atmosphere and quality education system for families and residents of all ages;
- an environment for business innovation and success; and
- a historic, adventurous and exciting destination for visitors.



PIONEERING SPIRIT DRIVES GROWTH. Scott and T.J. Russell of Cloverdale Foods lead a business that started in Mandan just over 100 years ago. Their great grandfather, Hoy Russell, saw an opportunity to take care of area ranchers and meet a growing need at home. "A central theme of our company is a pioneering spirit," says T.J. "That culture was born in Mandan. It's 'Where the West Begins.'" T.J. says Mandan has been an active economic development partner for many years. Cloverdale's sales today extend to nearly every state west of the Mississippi.



Top 11 Reasons to Invest & Do Business in North Dakota

- #1 Best-Run State – Wall Street 24/7 (4th consecutive year)
- #1 Housing Growth Per Capita - U.S. Census (3rd consecutive year)
- #1 Growth Performer States Since 2000 - U.S. Chamber
- #1 Best States for Young Adults - Moneyrates.com
- #1 Best States for Entrepreneurship - Univ. of Nebraska
- #3 In State Competitiveness - Beacon Hill Institute
- #4 Best States for Business - Forbes Magazine
- #6 Top States for Business - CNBC
- #6 Pro-Business State - PollinaCorporate RE
- 517% Increase in Exports Since 2000 - U.S. Dept. of Commerce

Source: N.D. Commerce Department

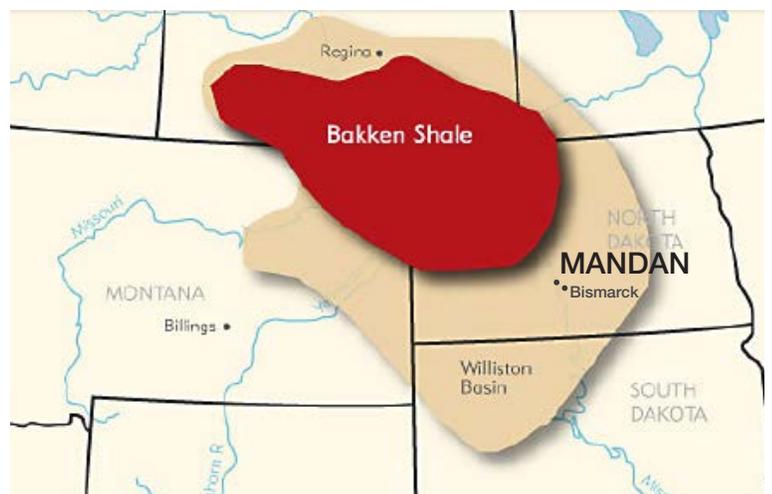
ECONOMIC DIVERSIFICATION is helping North Dakota and Mandan weather fluctuations in energy and agriculture industries.

MANDAN A BUSINESS CENTER FOR THE BAKKEN

Mandan is an ideal location for many businesses serving the energy industry because of its commutable distance and capacity to attract and retain employees with more affordable housing, superb public schools and excellent quality of life.

OIL & GAS INDUSTRY FACTS

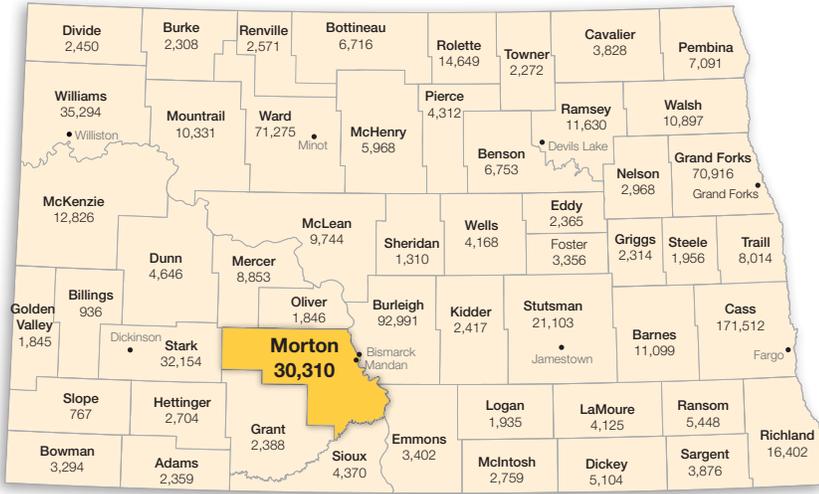
- North Dakota is the 2nd largest oil producing state in the United States.
- Each drilling rig results in roughly 177 direct and indirect jobs.
- Jobs are expected to continue to increase through 2050 with even more opportunities available in the production phase than in the drilling phase.
- Mandan is home to a crude oil refinery with a daily capacity of 74,000 barrels.
- Oil industry extraction efficiencies are lowering break-even prices for companies to make a profit.
- Bakken Shale is shown as the best cost value oil in the US. oil plays.



Commuting Distances To Oil Patch Areas

- Williston – 223 miles
- Minot – 114 miles
- Watford City – 177 miles
- Dickinson – 93 miles

COUNTY POPULATION ESTIMATES 2015



ONE OF THE NATION'S FASTEST GROWING METRO AREAS

The Bismarck-Mandan MSA has an estimated 2015 population of 129,517 people, up almost 13% since 2010. The metro area includes Burleigh, Morton, Oliver and Sioux counties. Mandan accounts for about 75% of the population of Morton County and has been growing steadily.

Source: US Bureau of Census

Morton County's estimated 2015 population was estimated at 21,382. Mandan's population as of 2014 was estimated at 20,820.

MORTON COUNTY STATISTICS

- Population** - 30,310 as of 2015, up 1.6% from 2014 and 10.3% since 2010.
- Educational Attainment** - 61% at least some college
- Per Capita Personal Income** - \$44,464 in 2014
- Median Household Income** - \$58,949 in 2014
- Labor Force** - 16,783
- Unemployment** - 3.0% to 4.6% annual average range over last decade

HOUSING CHARACTERISTICS

- Occupied – 92%
- Rental vacancy rate – 0.4%

WORKER OCCUPATIONS

- Management, business, science, and arts – 34%
- Sales and office – 25%
- Service – 18%
- Production, transportation, material moving – 12%
- Natural resources, construction, maintenance – 11%

BUSINESS ESTABLISHMENTS (1,016) BY INDUSTRY

- Construction – 16%
- Professional & technical services – 9%
- Wholesale trade – 9%
- Retail trade – 9%
- Healthcare & social assistance – 7%
- Transportation & warehousing – 6%
- Finance & insurance – 6%
- Accommodation & food services – 6%
- Government – 5%
- Administrative and waste services – 5%

EMPLOYMENT BY TOP INDUSTRIES

- Health care and social assistance – 16%
- Government – 14%
- Retail trade – 12%
- Construction – 10%
- Accommodation & food services – 9%
- Manufacturing – 8%
- Professional & technical services – 8%
- Wholesale trade – 6%

Note: Data on "mining, oil and gas extraction" and "educational services" was not released due to reliability, availability or confidentiality restrictions.

Source: Job Service North Dakota, April 2016

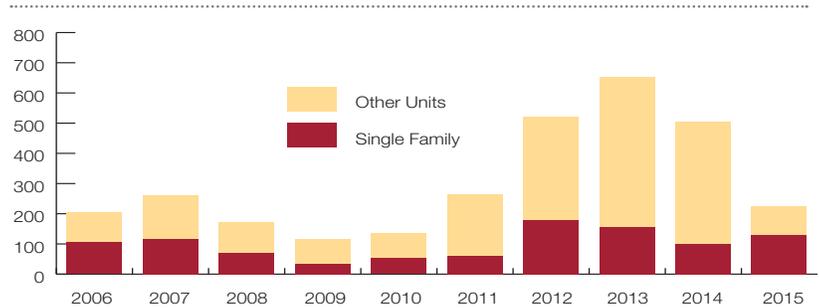


DRIVING COMMUNITY GROWTH. People ask the Kupper Chevrolet team how they sell so many vehicles from the 'quaint' town of Mandan, N.D. As the state's No. 1 new Chevy dealer and national top-10 certified pre-owned dealer, Bob Kupper is proud to have Mandan behind his name. "We do a lot of business in western North Dakota," he says. The dealership also sells vehicles to customers all over the U.S. and world. "People will drive 100-plus miles to save money on a vehicle and be taken care of."

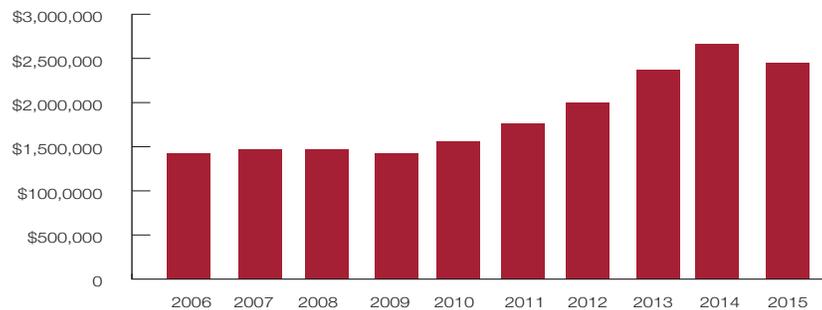
LET OUR GROWTH BE YOUR BUSINESS

- Centrally located.** Mandan is in the heart of North Dakota along Interstate 94, just west of the Missouri River and across from the capital city of Bismarck.
- Diversity provides economic strength.** Mandan is growing and part of a regional economy that remains vibrant due to diversity with positive impacts from oil, energy, agriculture, tourism, healthcare, government services, technology, manufacturing and processing businesses plus a still evident pioneer spirit. Mandan has low unemployment and a highly educated population.
- Rooftops multiply.** Mandan has annually added an average of 270 new residential units since the year 2000.
- Purchasing power climbs.** Taxable sales and purchases in Mandan have increased with population growth and retail development. Revenue from the 1% sales tax totaled \$2.5 million in 2015. Although this was down from a record \$2.7 million in 2014, it was still the second highest year in history and up 63% compared to 2010.

MANDAN RESIDENTIAL BUILDING PERMITS



MANDAN 1% LOCAL SALES TAX COLLECTIONS



Note: An Additional 0.75% tax became effective Oct. 1, 2015, for a voter-approved sports complex. Those collections in November and December of 2015 generated an additional \$248,926, but are not reflected in this graph.

MANDAN DEMOGRAPHICS

Source: US Bureau of Census, 2010 Census of Population and Housing / Esri forecasts for 2015 and 2020

2015 Estimates Area	5 Mile Trade Area	10 Mile Trade Area	25 Mile Trade Area	50 Mile Trade Area	100 Mile Trade Area	Western ND Trade
Population	86,993	110,430	116,971	135,315	247,317	430,156
Avg. Household Income (\$)	\$74,798	\$78,914	\$79,351	\$77,685	\$75,825	\$76,893
Median Household Income (\$)	\$56,100	\$59,489	\$60,104	\$58,670	\$56,352	\$57,332
Per Capita Income (\$)	\$33,295	\$33,552	\$33,584	\$32,926	\$32,378	\$32,284
Households (HUs)	38,654	46,770	49,334	57,141	105,310	179,881
Owner Occupied (HUs)	24,097	31,679	33,978	40,143	74,340	125,169
Families	22,415	28,954	30,920	36,106	66,184	112,876
Avg. Family Size	2.18	2.29	2.3	2.3	2.29	2.31
Median Age	38.5	37.5	37.8	39.0	40.8	39.7

2020 Estimates Area	5 Mile Trade Area	10 Mile Trade Area	25 Mile Trade Area	50 Mile Trade Area	100 Mile Trade Area	Western ND Trade
Population	97,230	124,822	132,282	152,134	279,521	496,640
Avg. Household Income (\$)	\$85,250	\$89,949	\$90,456	\$88,555	\$86,053	\$87,104
Median Household Income (\$)	\$64,241	\$68,612	\$69,450	\$67,555	\$64,522	\$65,731
Per Capita Income (\$)	\$38,291	\$38,564	\$38,603	\$37,835	\$37,025	\$36,805
Households (HUs)	43,648	53,345	56,294	64,801	119,999	209,197
Owner Occupied HUs	27,174	36,228	38,869	45,581	84,528	145,462
Families	25,031	32,776	35,020	40,623	74,722	130,241
Avg. Family Size	2.17	2.27	2.29	2.29	2.28	2.3
Median Age	39.1	38.0	38.4	39.3	41.1	40.1

TOURISM ATTRACTIONS & EVENTS

- Ft. Abraham Lincoln State Park and the Custer House attract 110,000 to 120,000 visitors annually, with about 70% from North Dakota and 30% out of state.
- Other attractions include Missouri River recreation, Raging Rivers Water Park, Huff Hills Ski Area, Dacotah Speedway auto racing, the N.D. Railroad Museum, the N.D. Veterans Cemetery, Harmon Lake, two golf courses.
- Residents of Mandan enjoy the community's 30 miles of walking and bike trails, baseball field with covered grandstand, softball diamonds, soccer complex, tennis courts, indoor Olympic swimming pool, outdoor water park, outdoor rodeo arena, archery range, cross country skiing trails, skateboard park, dog park, 18 neighborhood parks, and fitness center. A sports complex to open in 2017 includes a two-rink hockey arena, gymnastics facilities, and football and track fields. An existing indoor ice arena will be renovated for other purposes. The existing football and track field will be converted into two ball diamonds.
- The route to Prairie Knights Casino and Resort goes through Mandan. It is a beautiful, 46-mile drive south of Mandan on Highway 1806 along the Missouri River.
- Mandan also draws thousands of visitors annually with events like Buggies-n-Blues in June, Rodeo Days over the Fourth of July with Art In the Park and the state's longest parade, Grill Fest in August, Oktoberfest, and weekend summer concerts in Dykshoorn Park on Main Street.

USDA Northern Great Plain Research Laboratory

Mandan is home to a U.S. Department of Agriculture research center devoted to developing environmentally sound practices and adding value to agricultural systems in the Great Plains in terms of food, feed, and biomass by conducting team-focused, systems-oriented research and technology transfer.

MAJOR EMPLOYERS

MANDAN'S LARGEST PRIVATE EMPLOYERS

- HIT, Inc. (supporting people with disabilities) - 648
- Sanford Health Systems - 588
- National Information Solutions Cooperative - 406
- Burlington Northern Santa Fe Railway - 361
- Cloverdale Foods Company - 275
- Tesoro Petroleum Refinery - 250
- Walmart - 230
- Kupper Automotive - 180
- Vibra Hospital - 86
- Laducer & Associates - 75

ACCESS & TRAFFIC

Customers Funnel Through. Interstate 94 and Highways 1806, 6, and 25 serve as a great funnel through Mandan, bringing traffic from all points west as well as north and south along the river to Mandan, so retailers have the opportunity to capture these shoppers. People from communities like Beulah, Hazen, Center, Glen Ullin, Hebron, New Salem, Flasher, Elgin, New Leipzig, Carson, Raleigh, and Ft. Yates travel to or through Mandan for routine purchases.

Drawing From the Region. The trade area for destination-oriented purchases is large, in part because of the quality and range of healthcare offered in Bismarck-Mandan. Many businesses in Mandan regularly attract customers from 200 miles to the west and 100 miles to the north, east and south.

Traffic Volumes. The peak in 2014 was 23,635 daily. The North Dakota Department of Transportation takes counts every three years. Projections for 2040 are available for the north Mandan subareas.



INFRASTRUCTURE

Air Service. Mandan's general aviation airport accommodates up to light jet aircraft with a concrete runway that is 75 feet wide by 4,400 feet long and a turf runway that is 120 feet wide by 2,900 feet long. The airport provides a base for fuel service, aircraft repair, flight instruction, charter service, freight services, overnight and long term hangar space, agricultural services and medical flights. Commercial jet passenger service is available at the nearby Bismarck Airport, which saw a record of almost 260,000 passenger boardings in 2015.

Broadband Performance. The Information Technology Council of North Dakota in cooperation with private and public sector stakeholders, launched the Dakota Fiber Initiative in late 2013 with a goal of providing "affordable, world-class internet speed and reliability to every individual in the state of North Dakota." The North Dakota Association of Telephone Cooperatives now reports that more than 95% of North Dakota has access to broadband services. Local providers include Midcontinent Communications and Century Link.

Natural Gas & Electricity. Montana-Dakota Utilities Company and Mor-Gran-Sou Electric Cooperative provide electric power. MGA purchases the bulk of its power from Basin Electric Cooperative, while MDU is a net exporter of power. All are members of the Mid-Continent Area Power Pool (MAPP). Electricity supplied to the Bismarck-Mandan area is competitively priced, often with reduced industrial rates for large energy users. MDU is also the supplier of natural gas.

Rail Service. Burlington Northern Santa Fe Railroad Company and the Dakota, Missouri Valley and Western Rail provide service and access to markets.

Water. The City of Mandan's Water Treatment Plant is capable of producing 12 million gallons per day (MGD). On average, the plant treats about 2.8 MGD, with a peak summer demand of around 7 MGD. There are three water reservoirs in the system: a 2-million gallon reservoir, a 3-million gallon reservoir, and a 4-million gallon compartmentalized reservoir with a 1.5 million gallon section and a 2.5 million gallon section. The reservoirs provide storage for fire protection and peak demand periods.

Wastewater Treatment. Mandan's plant receives wastewater from industrial, commercial and residential sources, treating an average of 1.6 MGD. The plant is designed to treat an average daily flow of 2.2 million gallons per day (MGD) with a peak design of 5.0 MGD. Treated water from the plant is continuously discharged to the Missouri River at the highest quality possible to ensure protection of downstream water users.



Photo: LPT Images

EDUCATION

- Mandan's public school system features six elementary schools, a middle school, a senior high school and alternative high school with approximately 3,750 students. *For more information: www.mandan.k12.nd.us.*
- Mandan also offers two parochial schools: St. Joseph's Elementary and Christ the King with preschool and kindergarten through sixth grades.
- Institutions of higher learning are close by with the University of Mary and Bismarck State College. BSC also has a campus presence in Mandan. There's also Sitting Bull College in Ft. Yates, south of Mandan, and United Tribes Technical College located just across the river.

A Smart Place To Live, Work & Do Business

- U.S. News and World Report ranks Mandan High School among the best high schools in the nation. Test results and academic performance of disadvantaged students are among main factors considered.
- The quality of education in Mandan was rated "good" to "very good" by 93% of nearly 1,000 respondents in a 2012 household survey.



ENGINEERED FOR EXPANSION. Wenck Associates opened a Mandan office in 2009 and has since added 14 staff members and expanded services to include engineering, environmental, emergency response and natural resources consulting. Wenck purchased and remodeled its downtown office building through the Renaissance Zone program. Regional Manager Kevin Magstadt says, "Our Mandan location is conveniently located, allowing for clients to easily visit our office or for staff to travel to project sites and meet with clients across the state and region."



Photo: Mandan Tesoro Refinery



Photo: Bismarck Mandan Convention & Visitors Bureau

Mandan Leads \$9.7 Million Opportunity Fund For Business Lending

As a leader in providing access to capital for new and expanding businesses, Mandan heads the N.D. Opportunity Fund, a revolving fund started with a \$9.7 million allocation from the U.S. Treasury Small Business Credit Initiative.

SUPPORTING BUSINESS SUCCESS

Ready to Assist. Whether you're in the retail, restaurant or hospitality industry, Mandan is ready to work with you. Developing in Mandan is easy and efficient. To learn more about how your business can benefit from a location in Mandan, contact the City of Mandan Business Development Office, phone 667.3485.

Programs for New and Expanding Businesses.

Incentives geared to economic impact and public benefit.

- Access to capital through revolving loan funds,
- Restaurant Rewards sales tax rebate & interest buy down,
- Retail and restaurant incentive,
- Interest rate buy downs,
- Tax benefits for commercial improvements,
- Storefront improvement program,
- Tax increment financing.

PLANS & REPORTS

- 2003 Downtown & Memorial Highway Redevelopment Plan
- 2009 Mandan Tomorrow Strategic Plan
- 2009 Downtown Parking Analysis Upcoming
- 2009 Mandan Tomorrow Vision Plan
- 2010 Memorial Highway Corridor Study
- 2013 Morton County Housing Study
- 2013-14 I-94 Corridor Study
- 2013-14 North Mandan Subareas Study
- 2015 Mandan Comprehensive Land Use & Transportation Plan
- 2016 Mandan Corridor Improvement Study

OTHER RESOURCES

Bismarck-Mandan Development Association
400 E Broadway, Suite 417, Bismarck, ND 58501
Phone: 701.222.5530 | www.bmda.org



KINGS OF MEAT. Dan Kraft and Brian Masseth have owned and operated the Butcher Block on Mandan's Main Street since 1990. Butcher Block sales have increased every year. They expanded in 1994 and spruced up the building with Mandan's Storefront Improvement Program in 2007. They have patrons from all over the state and are serving new customers as a result of the oil boom.



RETAIL ANALYSIS

Mandan is aggressively seeking to expand its retail mix with more businesses that provide a variety of high quality, distinctive goods and services to better satisfy existing residents and the growing base of middle and upper class shoppers moving to the community. Mandan is also seeking to better serve residents of the broader trade area and regional visitors desiring destination experiences.

Mandan residents spend nearly \$240 million every year on goods and services outside of our city. Mandan leaders want to capture more of that spending within our municipality.

Retail Important to Improving Mandan

A 2012 community survey with nearly 1,000 respondents found residents view having more retail shopping options as the 2nd most important factor to improving Mandan. They are seeking more distinguished and high quality options in these categories:

- Full service restaurants and fresh, fast food
- Hardware/home improvement
- Clothing/shoes/department store

COMMERCIAL DISTRICTS

Locations to fit business needs. Retail-ready sites and commercial development opportunities with proven markets exist in several areas throughout the city including:

- I-94 corridor in north Mandan
- East Mandan along Memorial Highway and near the river
- Main Street and downtown Mandan

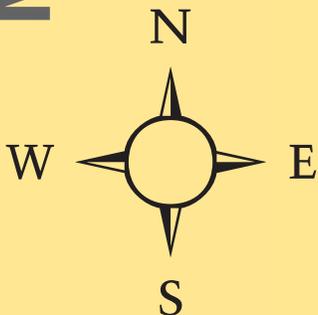
RETAIL GAP ANALYSIS FOR MORTON COUNTY 2016

Mandan is pursuing more retail in several categories currently un-served or under-served.

Retail Categories	DEMAND Consumer Expenditures Morton	SUPPLY Retail Sales Morton	OPPORTUNITY Gap or Surplus Morton
Motor Vehicles & Parts Dealers	\$146,891,513	\$339,963,553	-\$193,072,040
Furniture & Home Furnishings	\$11,725,698	\$2,621,436	\$9,104,262
Electronics and Appliance Stores	\$10,336,773	\$1,241,674	\$9,095,099
Building Material, Garden Equipment Stores	\$65,528,606	\$15,725,930	\$49,802,676
Food and Beverage Stores	\$73,002,083	\$29,111,894	\$43,890,189
Health and Personal Care Stores	\$35,060,817	\$28,967,147	\$6,093,670
Gas Stations	\$46,106,159	\$47,624,479	-\$1,518,320
Clothing and Accessories	\$25,865,593	\$784,165	\$25,081,428
Sporting Goods, Hobby, Book, Music Stores	\$10,762,025	\$3,074,970	\$7,687,055
General Merchandise Stores	\$66,137,784	\$12,715,055	\$53,422,729
Miscellaneous	\$16,241,275	\$8,063,554	\$8,177,721
Foodservice and Drinking Places	\$60,236,461	\$34,184,245	\$26,052,216
Total spent outside Mandan			\$238,407,045

Source: 2016 Claritas Report - RPM Opportunity Gap - Retail Sales

MANDAN



ADT = Average Daily Traffic

ND Department of Transportation 2014, 2040 Projections Included for North Mandan.

RETAIL & COMMERCIAL DEVELOPMENT AREAS

BISMARCK

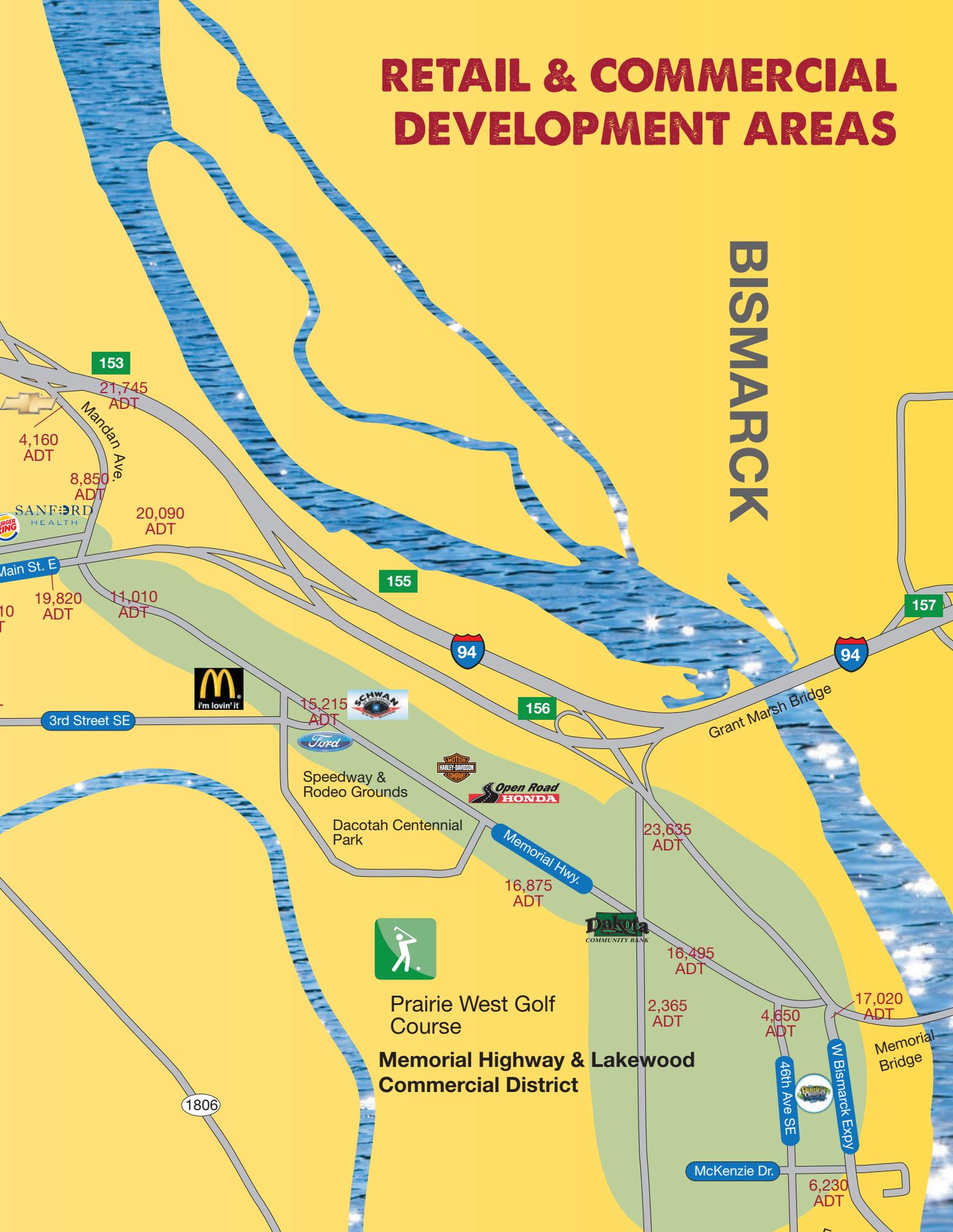




Photo: N.D. Department of Transportation



Photo: LPT Images

OUR CENTRAL BUSINESS DISTRICT

Moderate pedestrian traffic and fairly intense vehicular traffic. There is potential to capture the interest of more “through” traffic as customers for businesses.

DOWNTOWN MANDAN IS REVITALIZING

in 2004 with Burlington Northern Santa Fe Railway for \$30.25 million. State law was enacted to relieve property owners and private lenders of liability concerns. Remediation is nearly complete and remaining funds will someday be released for investment in additional community improvements.

The City is fostering progress with mixed-use redevelopment projects adding quality housing and business locations. Renaissance Zone and Storefront Improvement programs have encouraged renovation and new construction of nearly 50 buildings. Business sponsors and volunteers have combined resources to produce more community events and shopping promotions boost awareness of local business establishments.

REDEVELOPMENT VISION

Since 2003, the City of Mandan has been implementing a plan to establish downtown Mandan as a place where residents and visitors can work, live, shop and play in a pedestrian-friendly and safe environment.

GOALS

- Improve overall street character and image through investment, beautification and heritage.
- Fill gaps in the community’s retail, restaurant and service sectors.
- Create and maintain critical mass to support these businesses through vertical mixed uses including office and residential spaces above the ground level.
- Ensure safe circulation and adequate parking and improve the image and attractiveness of surface parking areas.



RESTAURATEUR ENVISIONS EAT STREET. Edgar Oliveira opened the Harvest Brazilian Grill in 2011 on Mandan’s Main Street, where he hopes to see more restaurants. The Brazilian barbecue draws customers from all around. Oliveira says the right building attracted him to Mandan. “You can still get more real estate in Mandan (for the dollar), which will pay off as the city grows.” He adds that city storefront improvement, renaissance zone and restaurant incentive programs were helpful the first year.

THE HUB OF IT ALL - HISTORY, SHOPS, ENTERTAINMENT

Downtown Mandan is the place to go for cultural heritage, niche retail and fun, from community gatherings and celebrations to nightlife. You'll find Five Nations Arts, the Mandan Progress Organization visitor center, plus Dykshoorn Park, alive in the summer with weeknight concerts, Buggies-n-Blues, Art in the Park, Grill Fest, Oktoberfest and more.

Downtown is also the center for city and county governments. Spin-off services include legal firms, financial institutions, engineering and architectural offices. It is the central business district: home to a supermarket and in need of another, plus pharmacies, chiropractic, dental and eye clinics; popular fitness centers, dining, and numerous professional offices.



Photo: LPT Images

TRAFFIC VOLUME

Main Street carries a daily average of about 20,090 vehicles on the east end to 7,000 on the west end.

DOWNTOWN TRAFFIC GENERATORS

- Dan's Supermarket
- 5 gas stations/convenience stores
- 30+ eating and drinking establishments including the Harvest Brazilian Grill, Station West Bar and Grill, Cappuccino on Collins, Ohm's Cafe, A&B Pizza, and Pizza Ranch.
- 7 financial institutions
- Health services including a medical clinic, 2 optometric clinics, 2 dental clinics and a pharmacy.
- Butcher Block, Cake Dreams, Bearscat Bakehouse, Brea, Gary's Gallery, Creative Differences, Memory Shack, Simply Wood Furniture, Sewing Machines Plus, Susie Q's Craft Emporium and other niche retail.
- Post office, county courthouse, city hall, public library
- Dykshoorn and Heritage Parks — concerts and activities



Photo: Rick Scharf



Photo: LPT Images

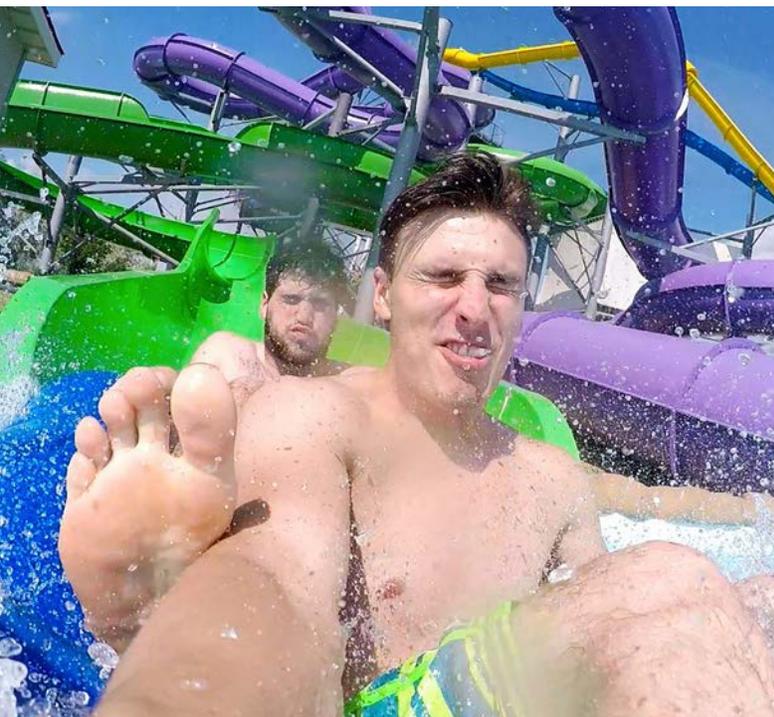
STAYING POWER WITH FLOWERS. Established in 1954, Hirsch Florist & Gifts has built an outstanding reputation for cut flowers and fresh plants. Al and Linda Kuntz say, "As Mandan grows, so have our sales." They have expanded deliveries to surrounding towns and remodeled the store, utilizing a local loan program, to make more room for floral designers. "The City and numerous organizations are there to help businesses be successful."



A REGIONAL DRAW FOR AGRIBUSINESS, ANYTHING WITH WHEELS, PLUS ENTERTAINMENT

Memorial Highway, part of old Highway 10, also known as The Strip, connects Mandan and Bismarck. At its west end, it converges with Main Street and Mandan Avenue. At the east end is the Liberty Memorial Bridge, an I-94 connection to the Bismarck Expressway Bridge, and 46th Street, the entrance to the Marina Bay and Lakewood Harbor waterfront residential and commercial developments. Marina Bay and Lakewood boast some of the highest average household incomes in the state.

The North Dakota Department of Transportation and Metropolitan Planning Organization are working to secure federal and state funding to reconstruct Memorial Highway. The project is not expected to begin before 2021. Improvements are to include curb, gutter, storm sewer, and a multi-use path. All improvements are to occur within existing right-of-way and will enhance the physical appearance of Memorial Highway. Traffic signals at 46th Avenue SE will be installed in a permanent fashion in 2016 and temporary signals are being added at 40th Avenue SE to accommodate increasing traffic until the reconstruct, when permanent signals are planned.



BIG-TICKET SHOPPING

Memorial Highway is a hub for sales of cars, trucks, motorcycles, ATVs, boats, campers, snowmobiles, horse trailers and farm machinery.

TRAFFIC VOLUME

Memorial Highway itself carries a daily average of about 17,000 vehicles on the east end to 7,000 on the west end. Nearby I-94/Bismarck Expressway has average daily traffic of 23,635 vehicles per day just north of the Memorial Highway exit and about 19,600 per day just south of the exit.

TRAFFIC GENERATORS

- McDonalds, Kroll's Diner, Taqueria El Guerro, Subway, Classic Rock Coffee, Rock Point, The Broken Oar, The Drink
- Dakota Community Bank
- ProBuild and Leingang Home Center
- Midway Lanes bowling alley
- Prairie West Golf Course
- Dacotah Centennial Park motor speedway and rodeo grounds
- Kist's Livestock Auction, the largest live cattle market in the state



FAST GROWING, PRESTIGIOUS RESIDENTIAL AREA NEEDS RETAIL AND SERVICES

East Memorial Highway and the Lakewood Commercial division are near neighborhoods of head-turning homes on waterfront and wooded lots. Recent additions include several multi-family developments and two senior assisted living centers. With immediate access to some of the highest household incomes in the state plus proximity to the I-94 and Bismarck, the opportunities are great!

Family Wellness is an approximate \$13.3 million, 40,000+ sf facility being constructed at the intersection of McKenzie Drive and 46th Avenue SE. It will provide fitness studios, a gymnasium, walking track and a wellness center with workout equipment, plus child care. Opening in 2017.

Area Needs & Wants

- Goals include better public access to the riverfront and more river area commercial development.
- Memorial Highway or east Mandan would be a prime sites for a movie theater. The area is easily accessible to the entire metro area.



Memorial Square Shopping Center is a new multi-tenant building. The site has room for an additional strip center and restaurant.





INTERSTATE 94 CORRIDOR

INTERSTATE PROPERTIES PRIME FOR DEVELOPMENT



Walmart opened a 150,000 sf supercenter in September 2013. It is located just off the 152 interchange, at the intersection of Old Red Trail and Sunset Drive NW. Nearby sites are available.

Developments to date include an 86-room Comfort Inn and Suites, St. Alexius Medical Clinic, orthodontic clinic, bank, and pharmacy. Locations are available for restaurants, more hotels and retail strip centers.

The City annexed nearly 900 acres north of Mandan in recent years to facilitate interests by development groups.

ADDITIONAL TRAFFIC GENERATORS

- Baymont Inn and Water Park
- Ridge Motel
- National Information Solutions Cooperative off Old Red Trail (406 employees) expanding in 2016
- Tesoro Petroleum Refinery (250 employees)
- Cloverdale Foods Company (275 employees)
- Farm Credit Services
- USDA Farm Service Agency
- HIT, Inc.
- Sanford Health Family Medicine Clinic
- Sanford Health Care Center (98 beds)
- Vibra Hospital
- Fried's Family Restaurant
- Gas Stations/Convenience Stores



Mandan Middle School. Constructed in 2008, the facility's enrollment is approximately 840 students in sixth through eighth grades. Most students are bused to the school or transported by parents. Parents, faculty and staff are among potential customers for nearby retail and services. With two gyms, a cafetorium, football field, track, and tennis courts, the school attracts visitors for many activities and competitions.

Mandan Senior High School, Brave and Aquatic Center, and All Seasons Arena. Located about a half-mile south of I-94, off Sunset Drive and Sixth Avenue NW, these facilities are also a hub of activity. The high school gym, pool and ice arena host many week night and weekend games, meets and tournaments that attract visitors from throughout the region.

Mandan Industrial Park. Acreage, build-to-suit and lease opportunities remain for businesses serving the energy industries and others. Recent additions include BOS Solutions and Novaspect. Private acreage is available for new industrial areas.

Scenic Business Office Park

Property southwest of the I-94, 152 interchange is ideal for a highly visible and picturesque office campus.



Sports Complex Under Construction. A new \$22 million sports complex is being constructed in north Mandan, funded with a 0.75% increase in local tax. The complex will include a two-rink hockey arena, gymnastics facilities, plus a football and track field. The location is north of I-94 between the 152 and 153 interchanges. The facility is to open the fall of 2017.

