

Bismarck-Mandan Development Association
Mandan Prospective Industrial Property Inventory
February 2011

Background

Each year, the Bismarck-Mandan Development Association (BMDA) conducts its annual Business Retention & Expansion Program where approximately 100 area businesses are surveyed on various aspects of the business community. One particular area of particular concern was the perceived lack of industrial sites in the Bismarck-Mandan Metropolitan Statistical Area.

In response, BMDA formed an Infrastructure Committee with the purpose of identifying various parcels in Bismarck, Mandan, Burleigh and Morton Counties that could be used as future industrial sites. That committee developed an inventory of potential industrial sites with a minimum size of 50 acres.

Coordinating with the City of Mandan, it was determined that the 50-acre minimum was not adequate to meet all the City's needs and subsequently, this more comprehensive inventory was created with no minimum size requirements.

Minimum Requirements

- Current zoning status of A (Agricultural), MA (Light Industrial/Heavy Commercial), MB (Heavy Industrial/Heavy Commercial), MC (Light Industrial/Heavy Commercial) or MD (Heavy Industrial/Heavy Commercial) OR
- Identification in Bismarck-Mandan Regional Future Land Use Plan as potential industrial or mixed use industrial/heavy commercial site.
- Access to major roadway.

Resources

- Bismarck-Mandan Regional Future Land Use Plan
- City of Mandan Zoning Map
- Memorial Highway Corridor Study
- City of Mandan Engineering (Dave Bechtel, Kim Fettig), Administration (Jim Neubauer) and Business Development (Ellen Huber) Departments
- Commercial Real Estate Brokers Matt Reichert (Aspen Group), Bill Daniel (Daniel Companies) & Pat Maddock (Oaktree Realtors)

	1. Kist	2. Magilke	3. Laubner	4. ORT Commercial Park	5. Old Red Trail & Highway 1806	6. Highway 10	7. Mandan Industrial Park
Location	SE Mandan	The Strip	Twin City Drive	NW Mandan	NE Mandan	W Mandan	NW Mandan
Size	Approximately 100 acres	Approximatley 20 acres	18 acres	60 acres	34 acres	Approximately 8 acres over 6 lots	1 - 2.16 acres 2 - 5.80 acres
Zoning	A (Agricultural)	MD (heavy industrial)	A (Agricultural)	<i>Current</i> - MA (Light Industrial/Heavy Commercial) <i>Future Land Use</i> - General Commercial	<i>Current</i> - Light Industrial/Heavy Commercial <i>Future Land Use</i> - Urban Residential	<i>Current</i> -MA (Light Industrial/ Heavy Commercial) <i>Future Land Use</i> - Mixed Use Industrial/ Commercial	MC (Light Industrial/Heavy Commercial)
Ownership	Kist Family	Marlene Magilke	Adeline Laubner	Mandan 94 Investors	Melvin Heck	Colby Well	Scott & Julie Porsberg
Municipal Water/Sewer	On-site at 40 th Ave SE	On-site at 40th Ave. SE	<i>Water</i> - on-site at southern edge <i>Sewer</i> - northwest of property	<i>Water</i> - On-site at all sides of property <i>Sewer</i> - On-site at south edge of property	<i>Water</i> - on-site at south edge of property <i>Sewer</i> - south at I-94	On-site	On-site at all sides
Power Provider	MDU	MDU	MDU	MDU	MDU	MDU	Mor Gran Sou
Primary Road Access	Memorial Highway & 40 th Ave SE	Memorial Highway	Memorial Highway & Twin City Drive	Interstate 94 & Old Red Trail	Old Red Trail	Highway 10	Old Red Trail
Total Price	Unknown	Unknown	Unknown	Variable	Unknown	Variable	1 - \$122,350 2 - \$277,778
Price / Square Foot	Unknown	Unknown	Unknown	\$2.50 for the entire parcel / \$5 for smaller parcels	Unknown	\$0.85	1 - \$1.30 / sq ft. 2 - \$1.10 / sq ft.
Contact	Billy Kist	Marlene Magilke	Laubner Family	Niles Hushka	Pat Maddock	Colby Well	Bill Daniel

NOTE: Those property owners that have properties with ōunknownö *total price* and/or *price/square foot* designations have been contacted and have either declined to offer a property price or have indicated no plans to sell the property.

	8.McComick	9.Vogel – Section14	10.Ed Boehm	11. Boehm & Landeis	12. Kotke			
Location	NW Mandan	2 miles west of Mandan	2 miles west of Mandan	2 miles west of Mandan	8 miles west of Mandan			
Size	Approximately 200-300 developable acres	100 acres	Approximately 125 acres	1 - 250 acres 2- 160 acres	16.62 acres			
Zoning	<i>Future Land Use</i> - Industrial	<i>Current - A</i> (Agricultural) <i>Future Land Use</i> - Mixed Use Industrial	A (Agricultural)	<i>Current - A</i> (Agricultural) <i>Future Land Use</i> - Industrial & Mixed Use Industrial/ Commercial	<i>Current - Industrial</i> <i>Future Land Use Plan</i> - not included			
Ownership	Steve McCormick	Joseph, Jr. & Jan Vogel Trust	Ed Boehm	1- Boehm Family 2 - Landeis Family	AJSM Enterprises, Mary Kotke			
Municipal Water/Sewer	North of Interstate 94	1.5 miles east	2 miles east	1.5 miles east	6.5 miles east			
Power Provider	MDU	Mor Gran Sou	Mor Gran Sou	Mor Gran Sou	Mor Gran Sou			
Primary Road Access	Interstate 94	Interstate 94	Interstate 94 & Highway 25	Interstate 94	Interstate 94			
Total Price	Negotiable	Unknown	Unknown	1 - Unknown 2 - Unknown	\$193,000			
Price / Square Foot	Negotiable	Unknown	Unknown	1 - Unknown 2 - Unknown	\$0.27			
Contact	Matt Reichert	Esther Vogel	Ed Boehm	1 -Marvin Boehm 2- Keith Landeis	Matt Reichert			

NOTE: Those property owners that have properties with unknown total price and/or price/square foot designations have been contacted and have either declined to offer a property price or have indicated no plans to sell the property.

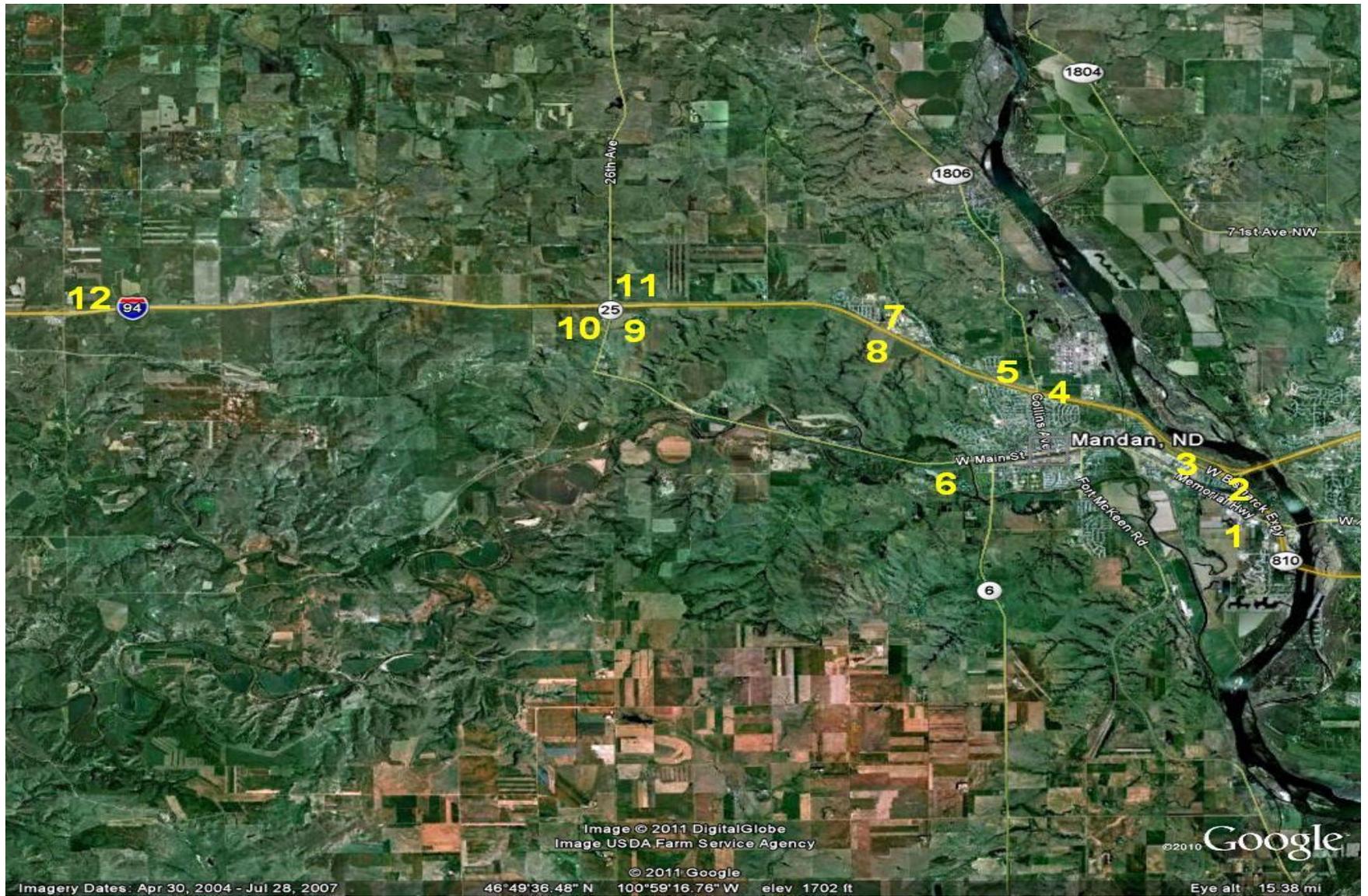


Image © 2011 DigitalGlobe
Image USDA Farm Service Agency

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Imagery Dates: Apr 30, 2004 - Jul 28, 2007

46°49'36.48" N 100°59'16.76" W elev 1702 ft

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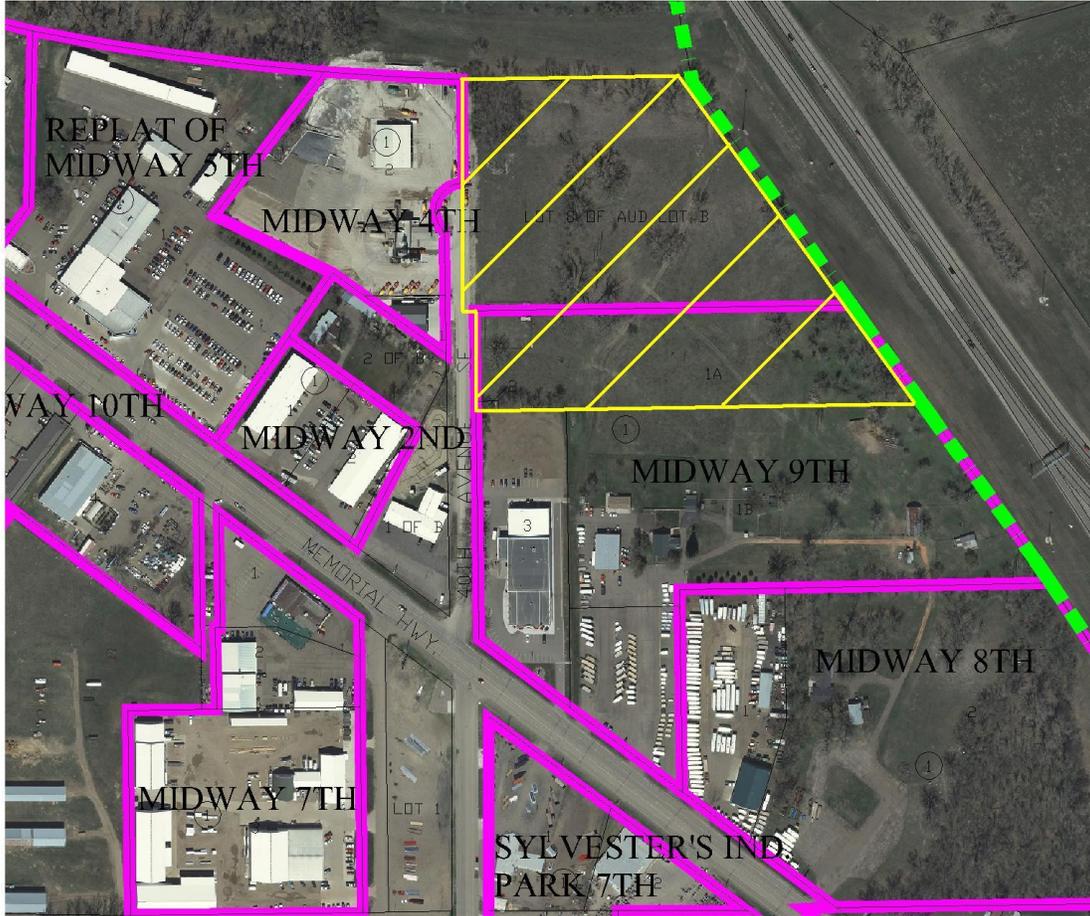
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1. Kist Property



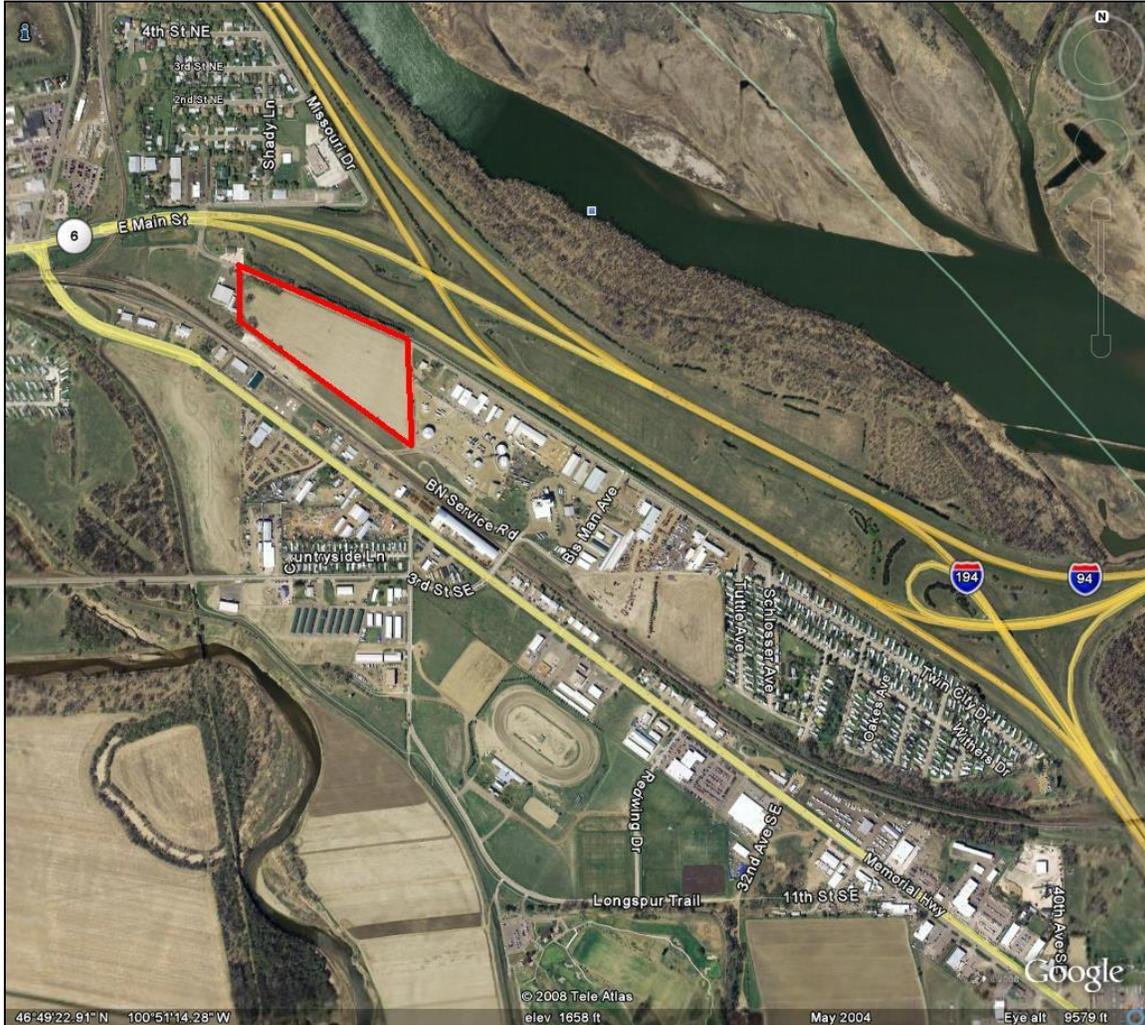
Location: Southeast Mandan, south of Kist Livestock	Power Provider: MDU
Size: Approximately 100 acres	Primary Road Access: Memorial Highway & 40th Ave. SE
Zoning: A (Agricultural)	Total Price: Unknown
Ownership: Kist Family	Price / Square Foot: Unknown
Municipal Water/Sewer: On-site at 40th Ave. SE	Contact: Billy Kist. The Owners have no current plans to sell the property, but may consider offers.

2. Magilke Property



Location: Southeast Mandan near the east end of Memorial Highway and Interstate 94.	Power Provider: MDU
Size: Approximately 20 acres	Primary Road Access: Memorial Highway
Zoning: MD (Heavy Industrial)	Total Price: Unknown
Ownership: Marlene Magilke	Price / Square Foot: Unknown
Municipal Water/Sewer: At 40 th Avenue SE.	Contact: Marlene Magilke. The owner has indicated that there are renters on the property who have a right of first refusal. Should that change, she may be willing to consider a sale.

3. Laubner Property



Location: Southeast Mandan near the West End of Memorial Highway & 1-94 Exit 155	Power Provider: MDU
Size: Approximately 18 acres	Primary Road Access: Memorial Highway and Twin City Drive
Zoning: A (Agricultural)	Price: Unknown
Ownership: Adeline Laubner	Price / Square Foot: Unknown
Municipal Water/Sewer: <i>Water</i> - on-site at southern edge of property <i>Sewer</i> - northwest of property (need extension)	Contact: Adeline Laubner. Per Pat Maddock of Oaktree Realtors, the owner and her family have no intentions of selling the property at this time.

4. Old Red Trail Commercial Park



Location: Northwest Mandan along Interstate 94, Exit 153	Power Provider: MDU
Size: 60 acres	Primary Road Access: Interstate 94 & Old Red Trail
Zoning: <i>Current</i> - MA (Light Industrial/Heavy Commercial) <i>Future Land Use Plan</i> - General Commercial	Total Land Price: variable
Ownership: Mandan 94 Investors	Price / Square Foot: \$2.50 for the entire parcel and \$5 for smaller parcels
Municipal Water/Sewer: <i>Water</i> - On-site at all sides of property <i>Sewer</i> - On-site at south edge of property	Contact: Niles Hushka

5. Old Red Trail & Highway 1806



Location: Northeast Mandan at the intersection of Old Red Trail and Collins Ave./Hwy 1806	Power Provider: MDU
Size: 34 acres	Primary Road Access: Old Red Trail and Collins Ave.
Zoning: <i>Current</i> - MC Light Industrial/ Heavy Commercial <i>Future Land Use Plan</i> - Urban Residential	Total Price: At one time, the price was \$18,000 - \$20,000 per acre.
Ownership: Melvin Heck & Elaine Sharp	Price / Square Foot: Unknown
Municipal Water/Sewer: <i>Water</i> - on-site at southern edge of property <i>Sewer</i> - south of property at I-94 - need extension)	Contact: Melvin Heck. Per Pat Maddock of Oaktree Realtors, Melvin has no intentions of selling the property at this time.

6. Highway 10



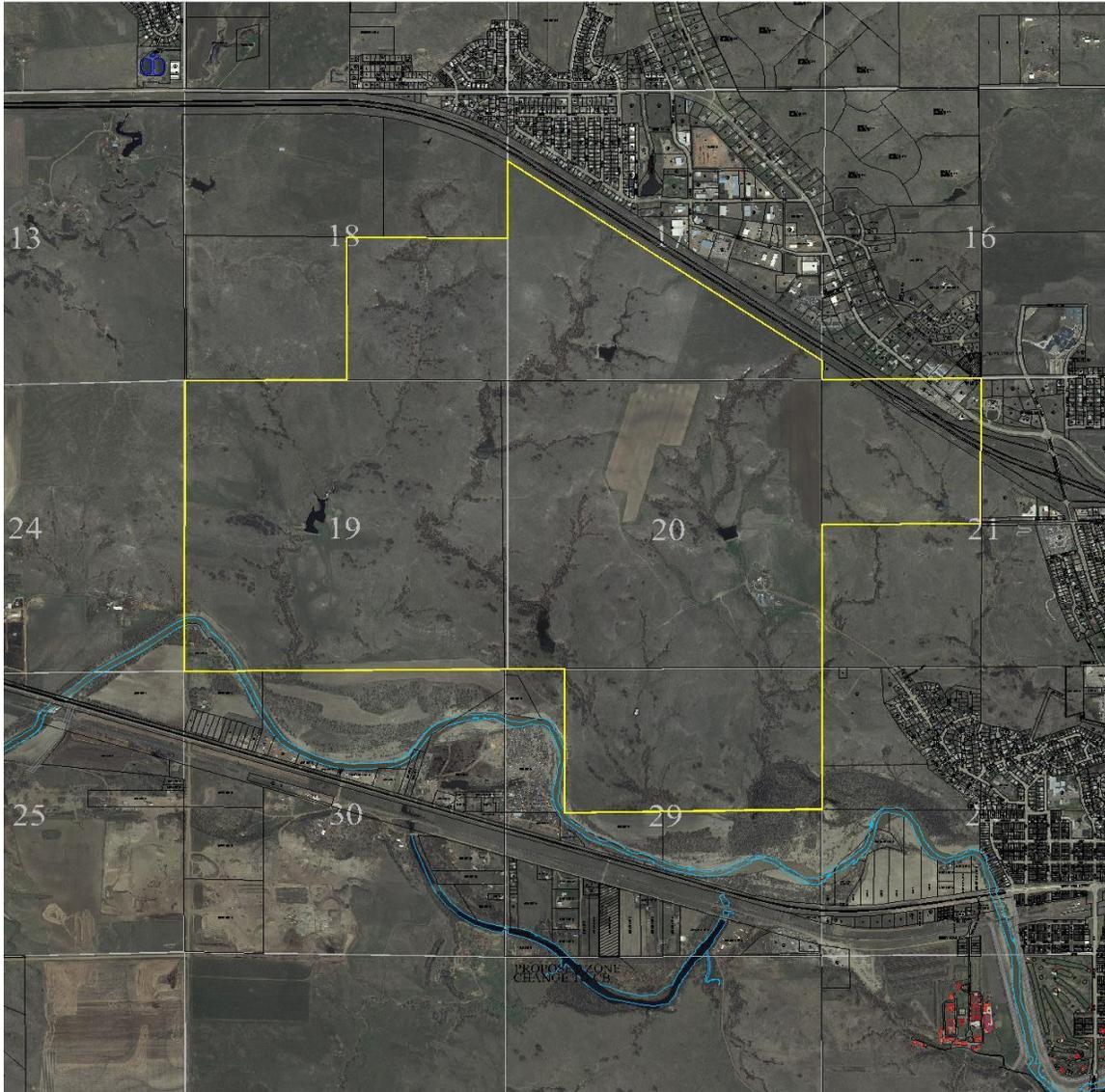
Location: West Mandan - West on Main Street/Highway 10 across the Heart River Bridge 1/3 mile on the south side of the road	Power Provider: MDU
Size: Approximately 6 acres between 5 lots	Primary Road Access: Highway 10
Zoning: <i>Current</i> - MA (Light Industrial/Heavy Commercial) <i>Future Land Use Plan</i> - Mixed Use Industrial/Commercial	Total Land Price: variable
Ownership: Colby Well	Price / Square Foot: \$0.85 / square foot
Municipal Water/Sewer: on-site	Contact: Colby Well; currently listed w/ Pat Maddock of Oaktree Realtors

7. Mandan Industrial Park 7th Addition



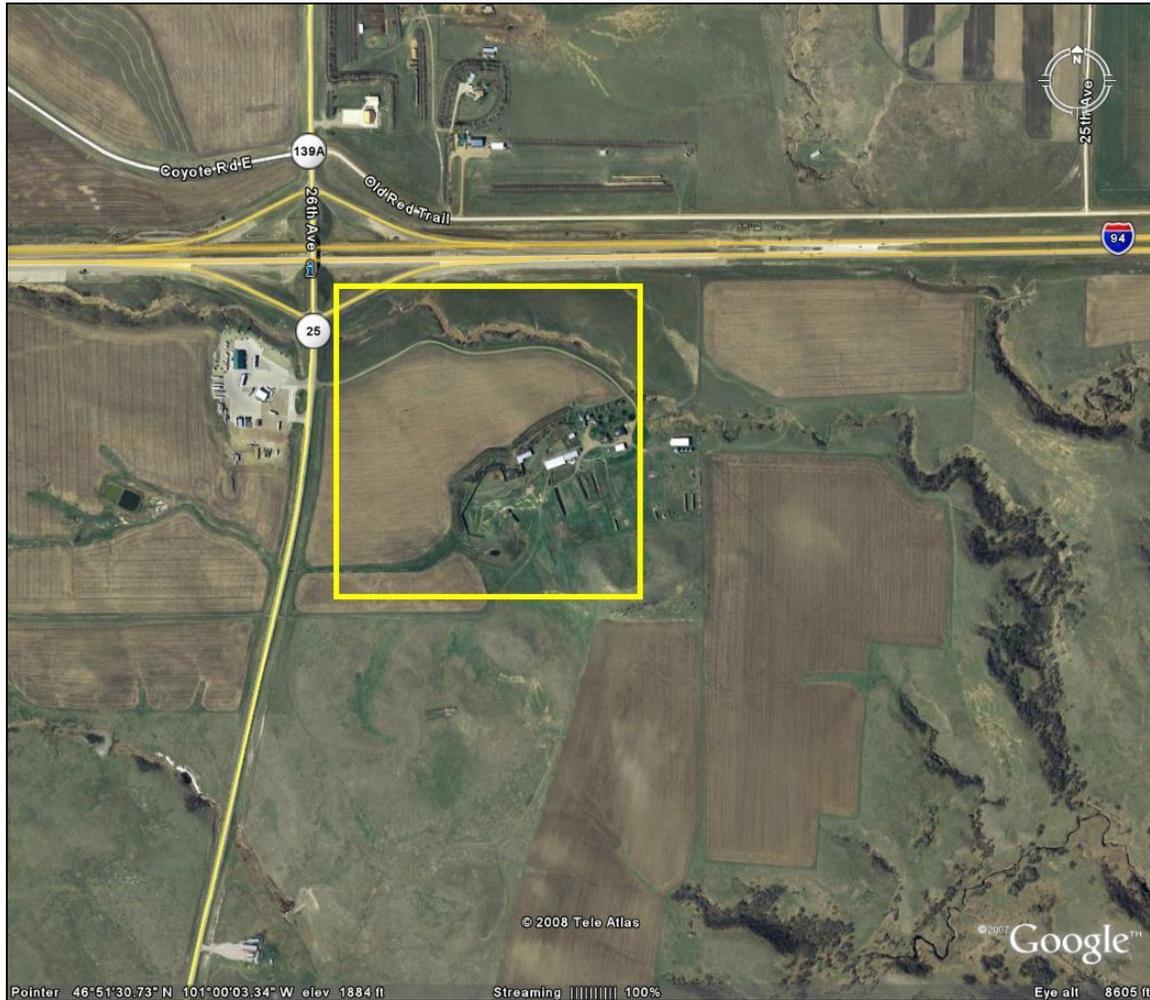
Location: Northwest Mandan between Old Red Trail and Interstate 94 (4310 34 th Ave. NW & 4304 32 nd Ave. NW)	Power Provider: Mor Gran Sou
Size: Site 1 (2.15 acres) Site 2 (5.80 acres)	Primary Road Access: Old Red Trail
Zoning: MC (Light Industrial/Heavy Commercial)	Total Land Price: Site 1 (\$121,482) Site 2 (\$277,866)
Ownership: Scott & Julie Porsberg	Price / Square Foot: Site 1 (\$1.30 / sq. ft.) Site 2 (\$1.10 / sq. ft.)
Municipal Water/Sewer: On-site at all sides of property	Contact: Bill Daniel / Kyle Holwagner

8. McCormick's Property



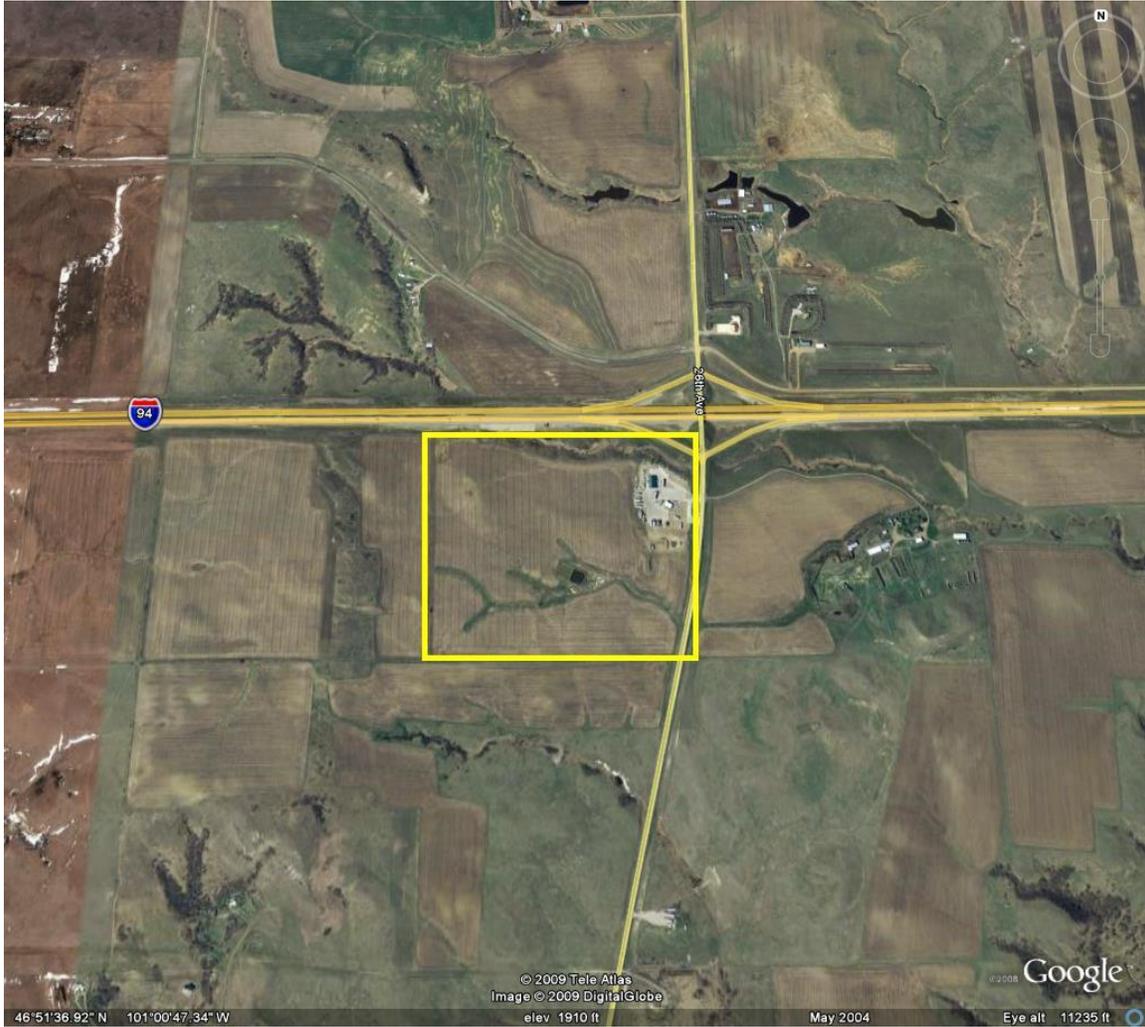
Location: Northwest Mandan along Interstate 94	Power Provider: MDU
Size: Approximately 200-300 acres developable	Primary Road Access: Interstate 94
Zoning: <i>Current</i> - A (Agricultural) <i>Future Land Use Plan</i> - Industrial	Total Land Price: Negotiable
Ownership: Steve McCormick	Price / Square Foot: Negotiable
Municipal Water/Sewer: North of Interstate 94	Contact: Matt Reichert. Per Matt Reichert of the Aspen Group, Steve is not opposed to developing the property but it will take one large user to cover front-end costs.

9. Vogel Property - Section 14



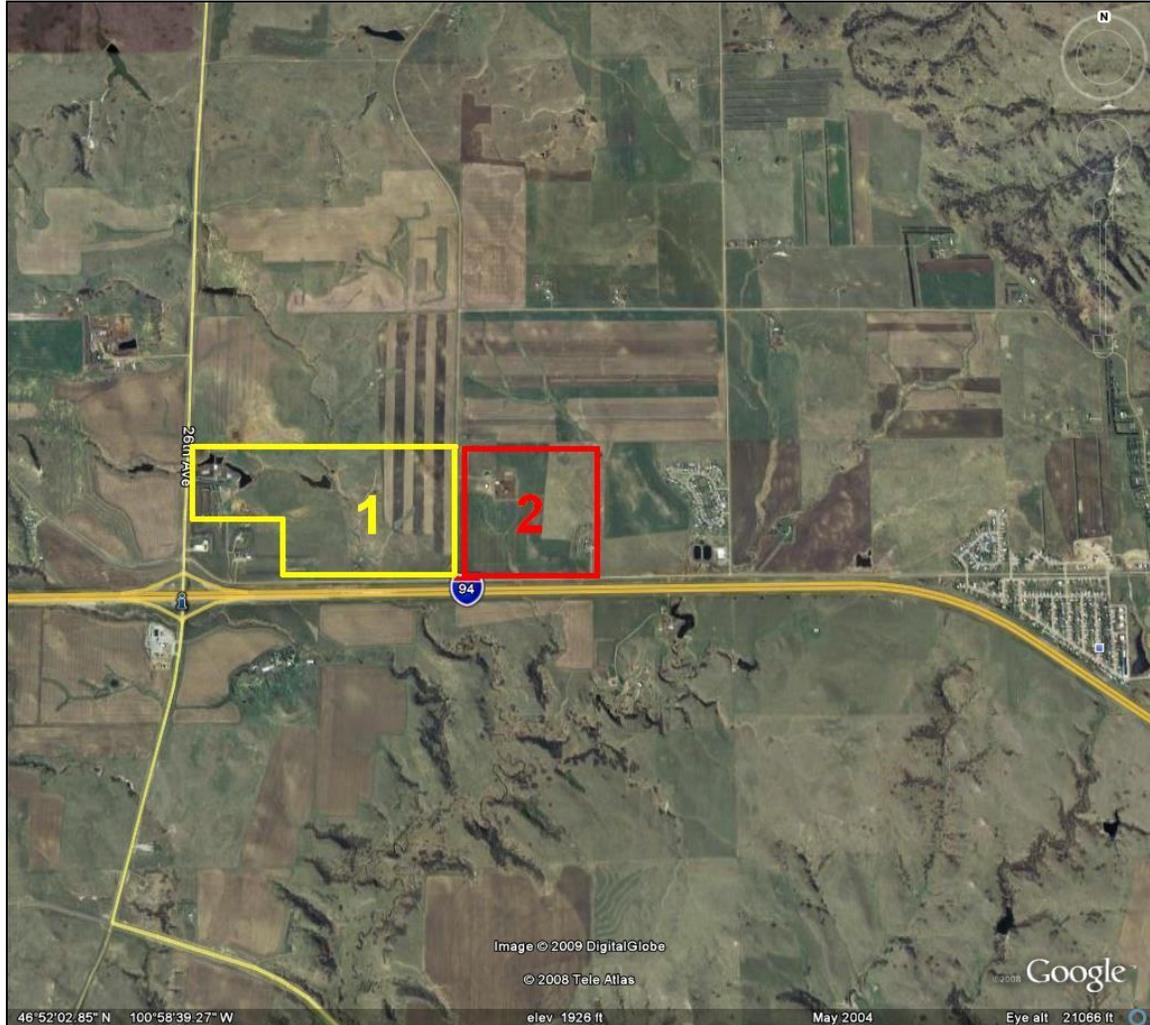
Location: I-94 Exit 147. Approximately 2 miles west of Mandan; across from the truck stop	Power Provider: Mor Gran Sou
Size: Approximately 100 acres	Primary Road Access: Interstate 94 and Highway 25
Zoning: <i>Current</i> - A (Agricultural) <i>Future Land Use Plan</i> - Industrial and Mixed Use Commercial	Total Price: Unknown
Ownership: Joseph, Jr. & Jan Vogel Trust	Price / Square Foot: Unknown
Municipal Water/Sewer: Approximately 1.5 miles east	Contact: Esther Vogel. Attempts to contact Esther were unsuccessful, but she had stated during the development of the Future Land Use Plan that her preference is to develop the land into residential housing.

10. Ed Boehm Property



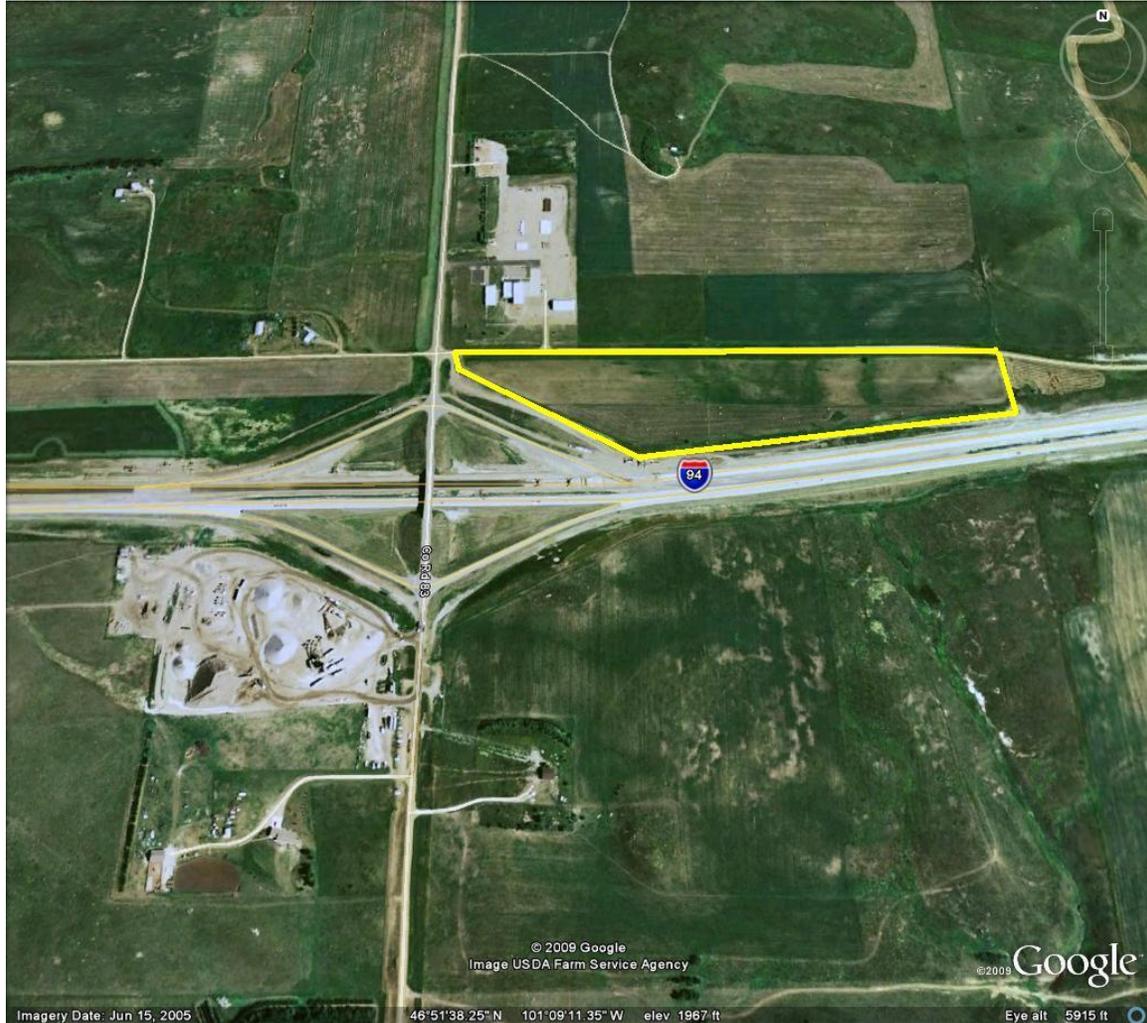
Location: Approximately 2 miles west of Mandan	Power Provider: Mor Gran Sou
Size: Approximately 125 acres	Primary Road Access: Interstate 94 and Highway 25
Zoning: A (Agricultural)	Total Price: Unknown
Ownership: Edward Boehm	Price / Square Foot: Unknown
Municipal Water/Sewer: Approximately 2 miles east	Contact: Ed Boehm. Attempts to contact Ed were unsuccessful, but he has indicated in prior conversations that he has no plans for further development of the property.

11. Boehm & Landeis Properties



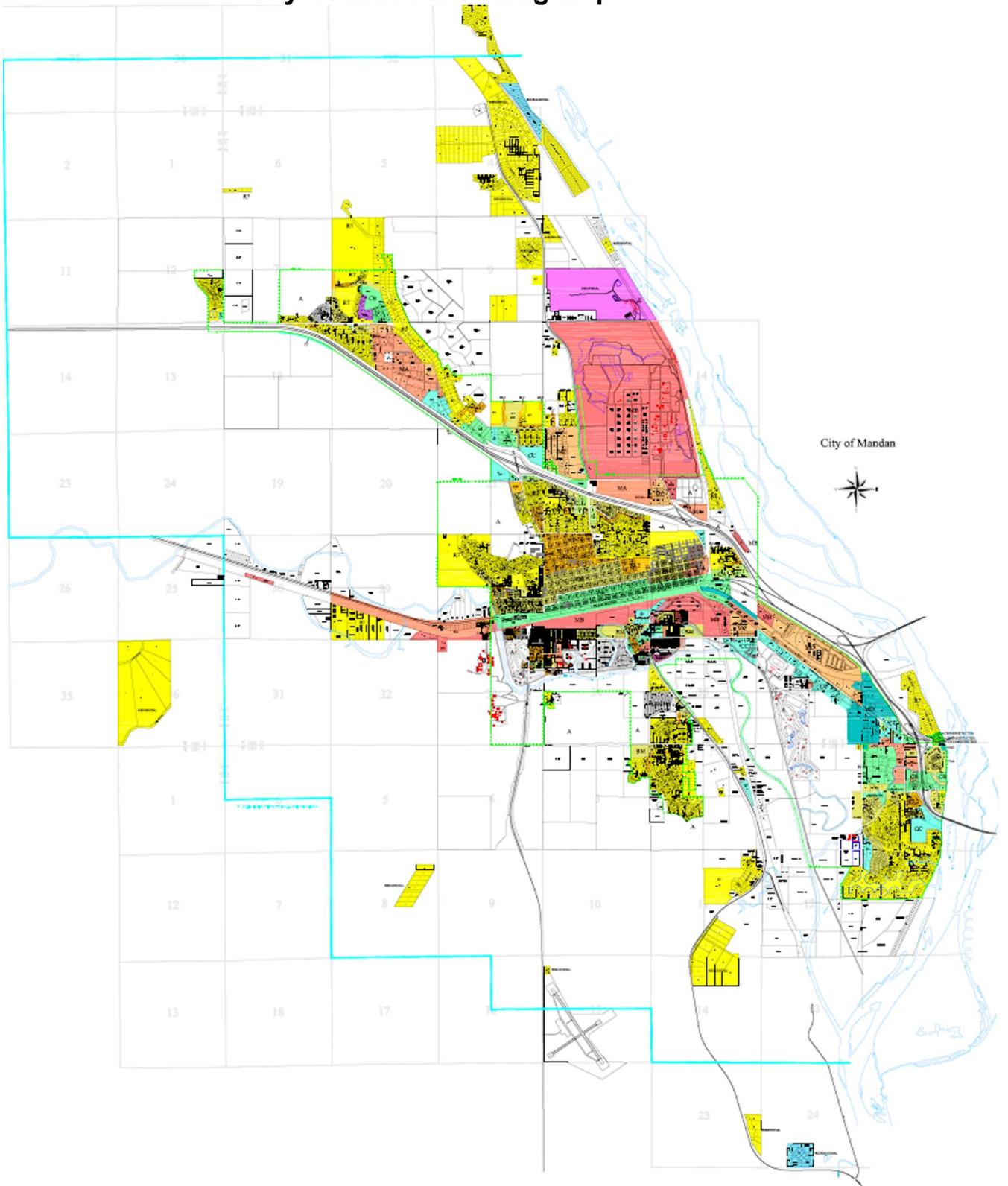
Location: Approximately 2 miles west of Mandan on Interstate 94, Exit 147	Power Provider: Mor Gran Sou
Size: Site 1 (250 acres) Site 2 (160 acres)	Primary Road Access: Interstate 94
Zoning: <i>Current</i> - A (Agricultural) <i>Future Land Use Plan</i> - Industrial & Mixed Use Industrial/Commercial	Total Land Price: Unknown
Ownership: Site 1 (Boehm Family) Site 2 (Landeis Family)	Price / Square Foot: Unknown
Municipal Water/Sewer: 0.5 miles east from Site 2	Contact: 1. Marvin Boehm: attempts to reach representatives w/ the Boehm Family were unsuccessful. 2. Keith Landeis: Keith has indicated he has no plans to sell the property.

12. Kotke Property



Location: Approximately 8 miles west of Mandan on Interstate 94, Exit 140	Power Provider: Mor Gran Sou
Size: 16.62 acres	Primary Road Access: Interstate 94 & County Highway 83
Zoning: <i>Current - Industrial Future Land Use Plan - not included</i>	Total Land Price: \$193,000
Ownership: AJSM Enterprises, Mary Kotke	Price / Square Foot: \$0.27
Municipal Water/Sewer: Approximately 6 miles east	Contact Person: Matt Reichert

City Of Mandan Zoning Map



Mandan/Morton County Approved Plan

