

Bismarck-Mandan Development Association  
Mandan Site Inventory  
August 2012

## Background

Beginning in 2011, the Bismarck-Mandan Development Association (BMDA) has assembled inventories of prospective industrial, office and retail development sites in and around the City of Mandan. In addition, BMDA staff then ranked each site in the respective inventories on criteria pertinent to that particular use, i.e. access, visibility, etc. In 2012, BMDA staff combined each inventory into one inventory with sections devoted to industrial, office and retail development sites.

It should be noted that: some sites may be suitable for more than one use, but for the purposes of this inventory will only be included in one section and not be repeated. Also, the respective rankings of sites are subjective to the BMDA staff that produced the ranking.

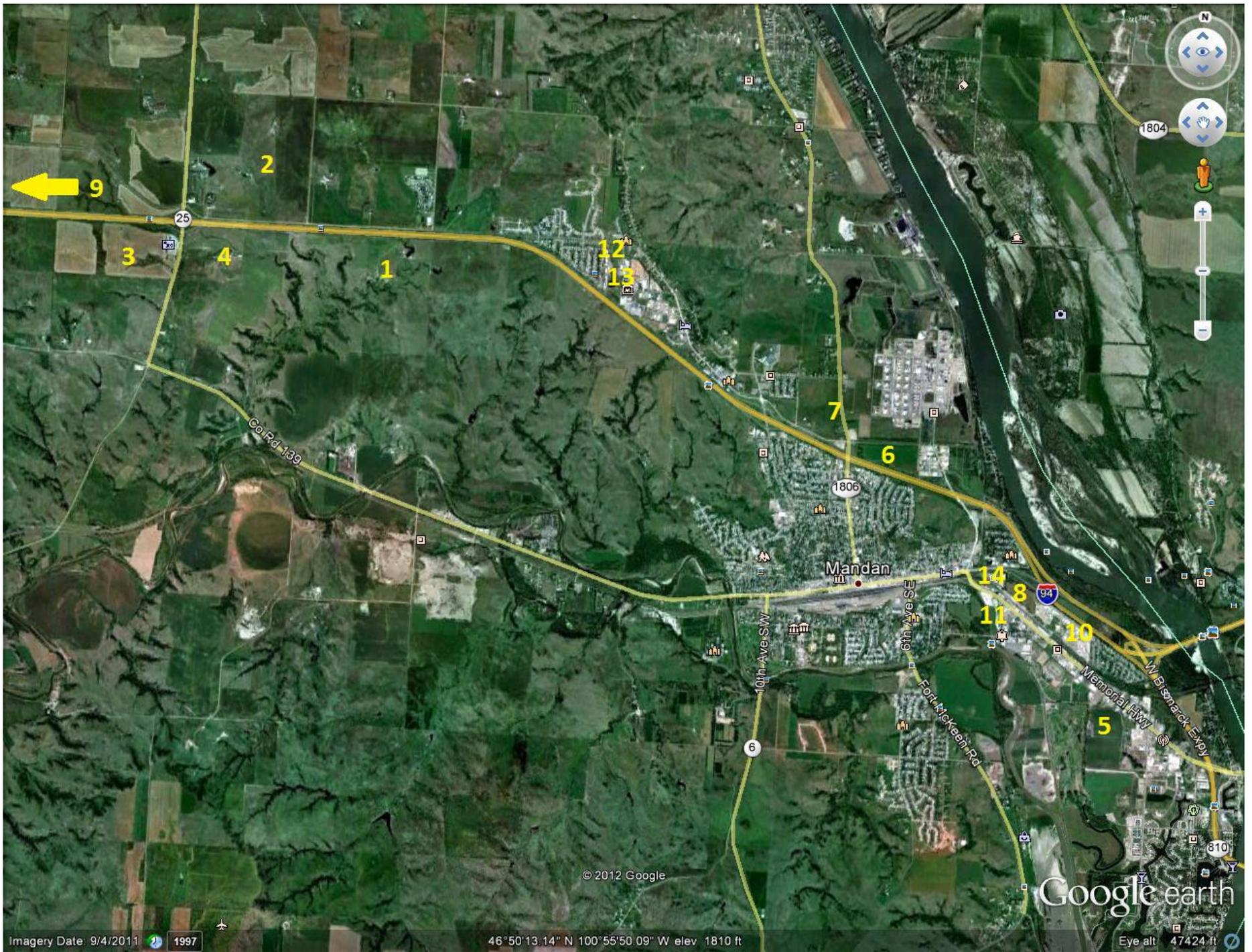
## Minimum Requirements

- Office
  - Current zoning status of CA (Light Commercial & Services), CB (Heavy Commercial), CC (Heavy Commercial)) OR
  - Identification in Bismarck-Mandan Regional Future Land Use Plan as General Commercial, Mixed Use - Commercial/Residential, Mixed Use - Commercial/Industrial or *Neighborhood Commercial*
  - Access to a major roadway or thoroughfare which provides an adequate amount of visibility desirable for office locations
- Industrial
  - 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.
- Retail
  - Current zoning status of CA (Light Commercial & Services), CB (Heavy Commercial), CC (Heavy Commercial), MA (Light Non-nuisance Industrial/Heavy Commercial), OR
  - Identification in Bismarck-Mandan Regional Future Land Use Plan as General Commercial, Mixed Use - Commercial/Residential, Mixed Use - Commercial/Industrial or *Neighborhood Commercial*
  - Access to a major roadway or thoroughfare which provides an adequate amount of visibility desirable for retail locations
  - Ability to develop a minimum of a 10,000 s.f. building and associated off-street parking (if required)

## 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 & Communications (Ellen Huber) Departments
- Commercial Real Estate Brokerages including: the Aspen Group (Matt Reichert, Steve Ilse), Daniel Companies (Kyle Holwagner, Bill Daniel), Oaktree Realtors (Pat Maddock), Trademark Realty (Patrick Koski)

**INDUSTRIAL**



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Imagery Date: 9/4/2011 1997

46°50'13.14" N 100°55'50.09" W elev. 1810 ft

Eye alt 47424 ft

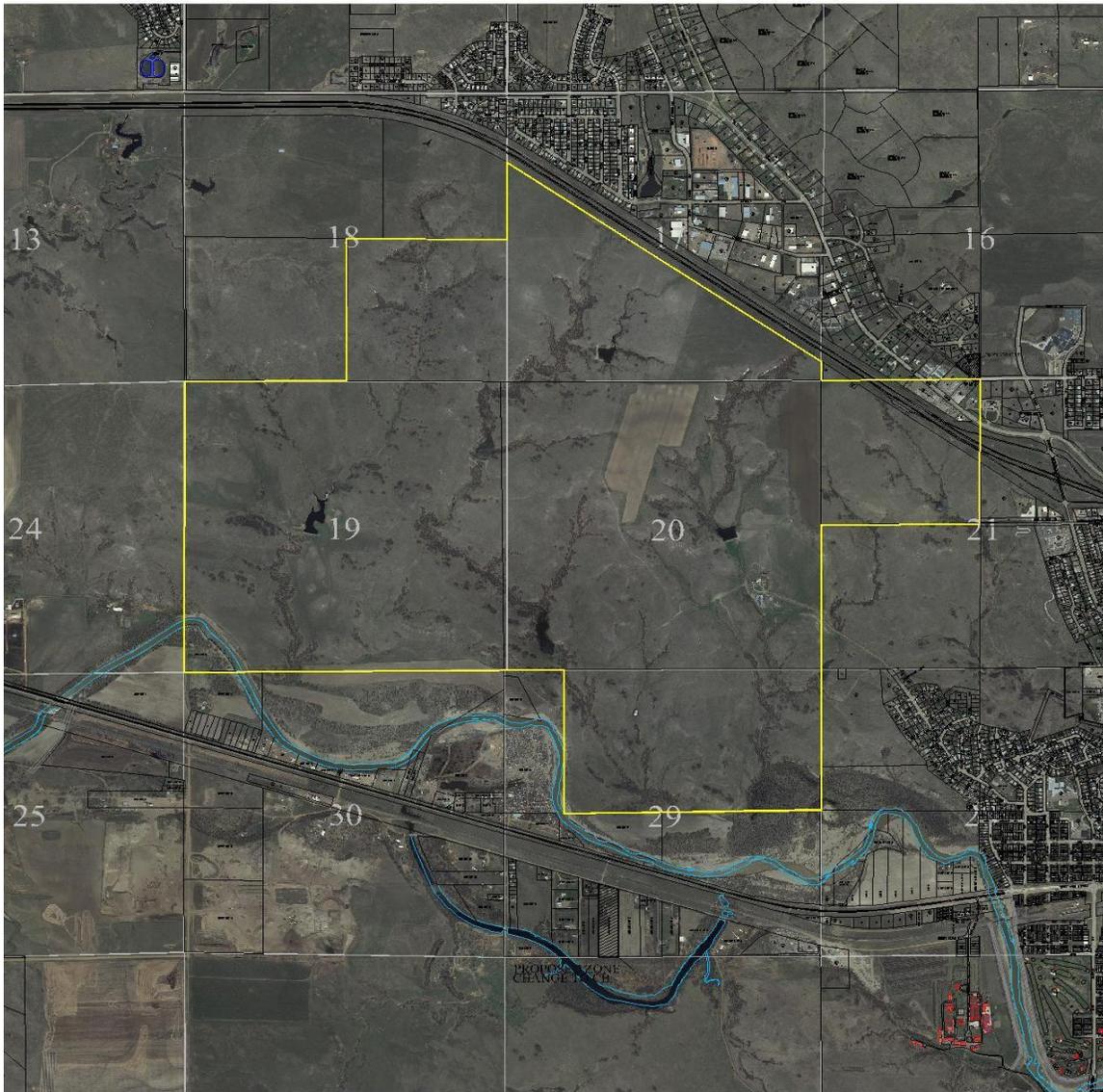
	1. McCormick	2.Boehm & Landeis	3.Ed Boehm	4.Vogel - Section14	5. Kist	6. ORT Commercial Park	7. Old Red Trail & Highway 1806
<b>Location</b>	NW Mandan	2 miles west of Mandan	2 miles west of Mandan	2 miles west of Mandan	SE Mandan	NW Mandan	NE Mandan
<b>Size</b>	Approximately 200-300 developable acres	1 - 250 acres 2- 160 acres	Approximately 125 acres	100 acres	Approximately 100 acres	60 acres	34 acres
<b>Zoning</b>	<i>Future Land Use - Industrial</i>	<i>Current - A (Agricultural)</i> <i>Future Land Use- Industrial &amp; Mixed Use Industrial/ Commercial</i>	A (Agricultural)	<i>Current - A (Agricultural)</i> <i>Future Land Use - Mixed Use Industrial</i>	A (Agricultural)	<i>Current - MA (Light Industrial/Heavy Commercial)</i> <i>Future Land Use - General Commercial</i>	<i>Current - Light Industrial/Heavy Commercial</i> <i>Future Land Use - Urban Residential</i>
<b>Ownership</b>	Steve McCormick	1- Boehm Family 2 - Landeis Family	Ed Boehm	Joseph, Jr. & Jan Vogel Trust	Kist Family	Mandan 94 Investors	Melvin Heck
<b>Municipal Water/Sewer</b>	North of Interstate 94	1.5 miles east	2 miles east	1.5 miles east	On-site at 40 <sup>th</sup> Ave SE	<i>Water - On-site at all sides of property</i> <i>Sewer - On-site at south edge of property</i>	<i>Water - on-site at south edge of property</i> <i>Sewer - south at I-94</i>
<b>Power Provider</b>	MDU	Mor Gran Sou	Mor Gran Sou	Mor Gran Sou	MDU	MDU	MDU
<b>Primary Road Access</b>	Interstate 94	Interstate 94	Interstate 94 & Highway 25	Interstate 94	Memorial Highway & 40 <sup>th</sup> Ave SE	Interstate 94 & Old Red Trail	Old Red Trail
<b>Total Price</b>	Negotiable	1 - Unknown 2 - Unknown	Unknown	Unknown	Unknown	Variable	Unknown
<b>Price / Square Foot</b>	Negotiable	1 - Unknown 2 - Unknown	Unknown	Unknown	Unknown	\$2.50 for the entire parcel / \$5 for smaller parcels	Unknown
<b>Contact</b>	Matt Reichert	1 -Marvin Boehm 2- Keith Landeis	Ed Boehm	Esther Vogel	Billy Kist	Matt Reichert	Pat Maddock

NOTE: Those property owners that have properties with “unknown” *total price* and/or *price/square foot* designations have been contacted and have not responded, declined to offer a property price or have indicated no plans to sell the property.

	8. Laubner	9. Kotke	10. Former Cheese Plant	11. Riverwood Commercial Park	12. Mandan Industrial Park	13. Cloverdale Industrial Park	14. Twin City Drive
<b>Location</b>	Twin City Drive	8 miles west of Mandan	SE Mandan	SE Mandan	NW Mandan	NW Mandan	E Mandan
<b>Size</b>	18 acres	16.62 acres	9.48 acres	6 acres	1 - 2.16 acres 2 - 5.80 acres	5 acres	0.43 acres
<b>Zoning</b>	A (Agricultural)	<i>Current - Industrial Future Land Use Plan - not included</i>	MC (light Industrial)	CB (Heavy Commercial) & MB (Heavy Industrial / Heavy Commercial)	MC (Light Industrial/Heavy Commercial)	MA (Light Industrial)	CB (Heavy Commercial)
<b>Ownership</b>	Adeline Laubner	AJSM Enterprises, Mary Kotke	Johnson Family	Tom Friedt	Scott & Julie Porsberg	TJ Russell	Al Leingang
<b>Municipal Water/Sewer</b>	<i>Water - on-site at southern edge Sewer - northwest of property</i>	6.5 miles east	On-Site	On-Site	On-site at all sides	On-Site	On-Site
<b>Power Provider</b>	MDU	Mor Gran Sou	MDU	MDU	Mor Gran Sou	Mor-Gran-Sou	MDU
<b>Primary Road Access</b>	Memorial Highway & Twin City Drive	Interstate 94	Twin City Drive	Riverwood Ave.	Old Red Trail	34 <sup>th</sup> ST NW	Twin City Drive
<b>Total Price</b>	Unknown	\$193,000	\$1,800,000	Variable	1 - \$122,350 2 - \$277,778	Not for Sale (build-to-suit)	\$149,000
<b>Price / Square Foot</b>	Unknown	\$0.27	\$4.36	\$5.00 - \$7.00	1 - \$1.30 / sq ft. 2 - \$1.10 / sq ft.	Not for Sale (Build-to-suit)	\$7.97
<b>Contact</b>	Laubner Family	Matt Reichert	Kyle Holwagner	Brian Kraft	Bill Daniel	Kyle Holwagner	Pat Maddock

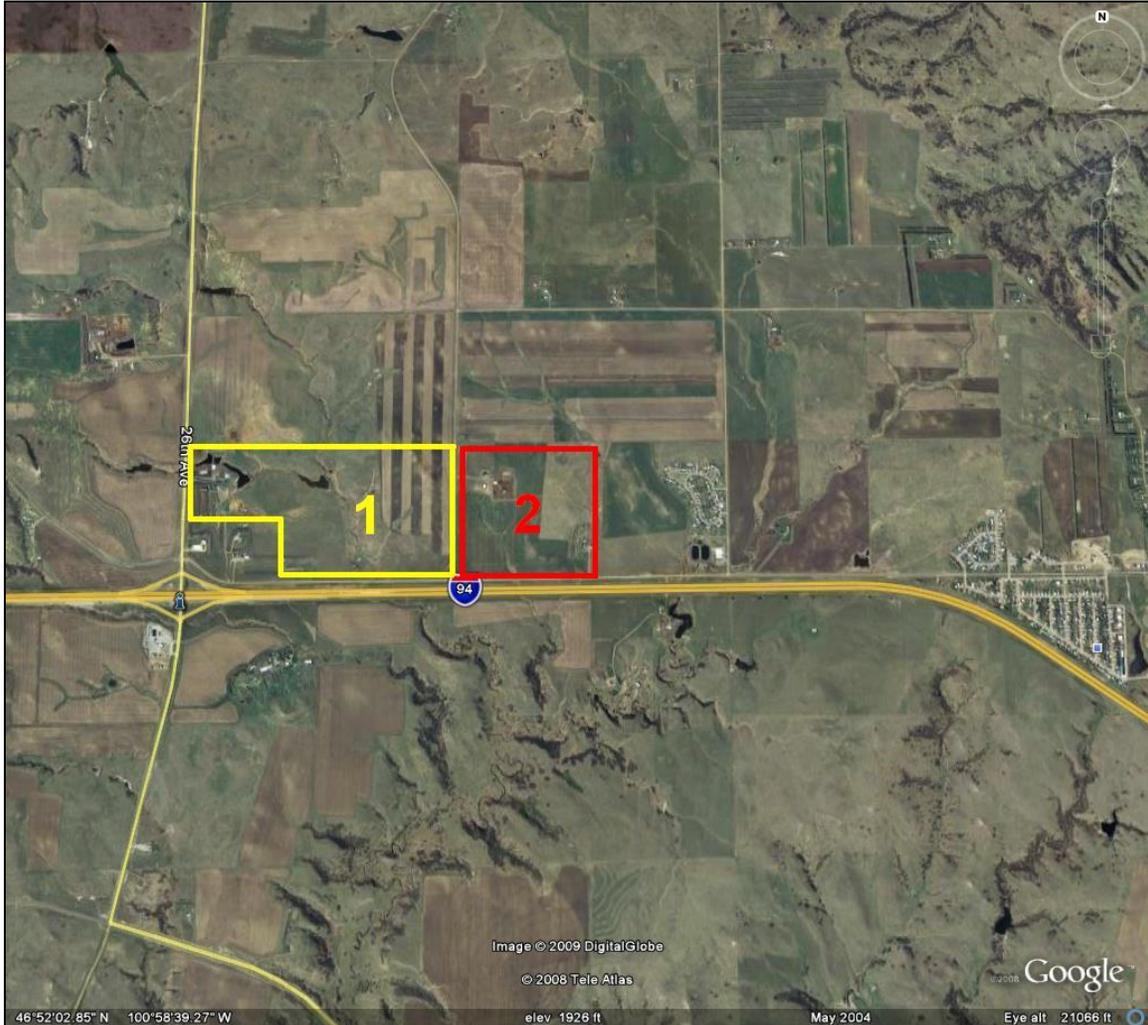
NOTE: Those property owners that have properties with “unknown” *total price* and/or *price/square foot* designations have been contacted and have not responded, declined to offer a property price or have indicated no plans to sell the property.

# 1. McCormick's Property



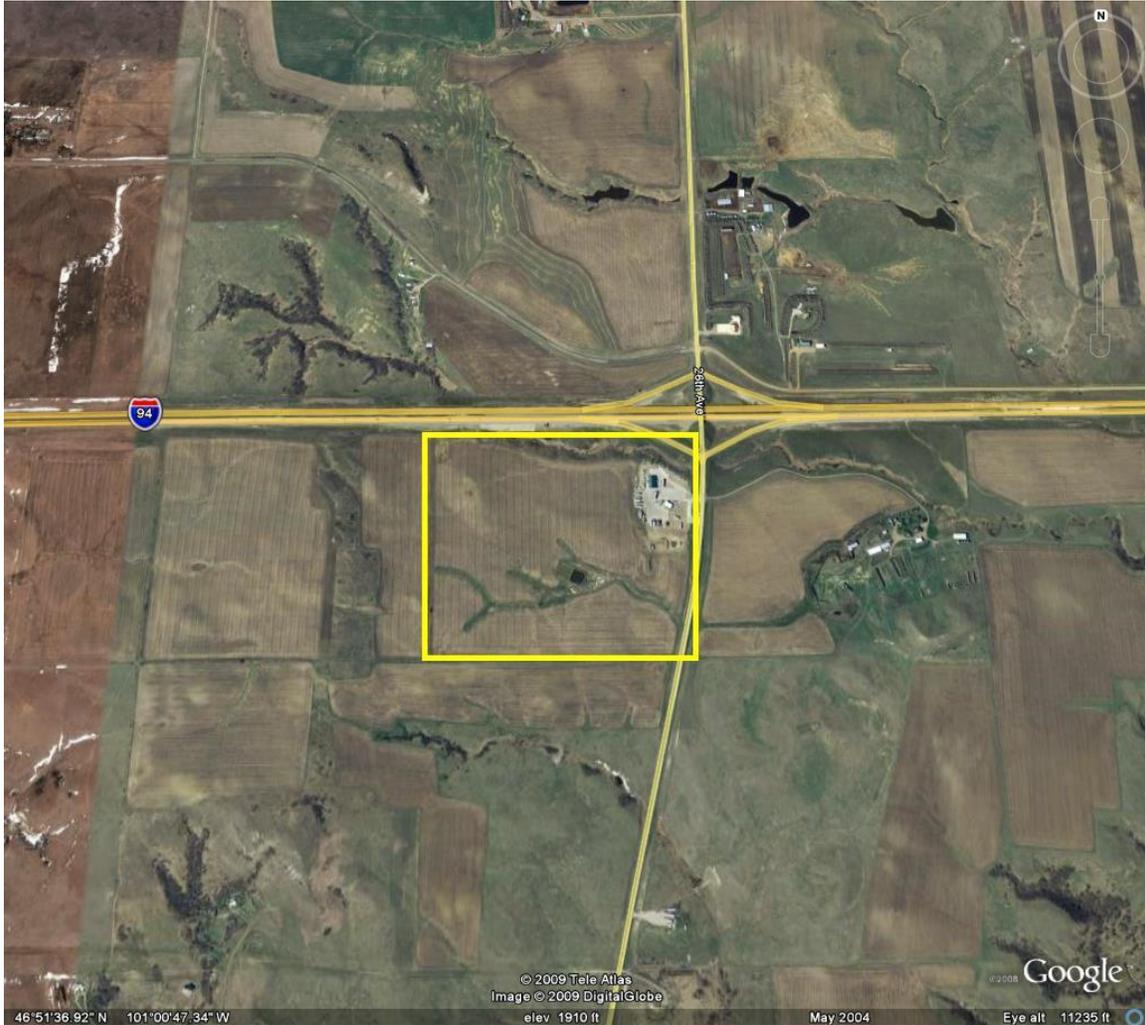
<b>Location:</b> Northwest Mandan along Interstate 94	<b>Power Provider:</b> MDU
<b>Size:</b> Approximately 200-300 acres developable	<b>Primary Road Access:</b> Interstate 94
<b>Zoning:</b> <i>Current</i> - A (Agricultural) <i>Future Land Use Plan</i> - Industrial	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> Steve McCormick	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> North of Interstate 94	<b>Contact:</b> 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.

## 2. Boehm & Landeis Properties



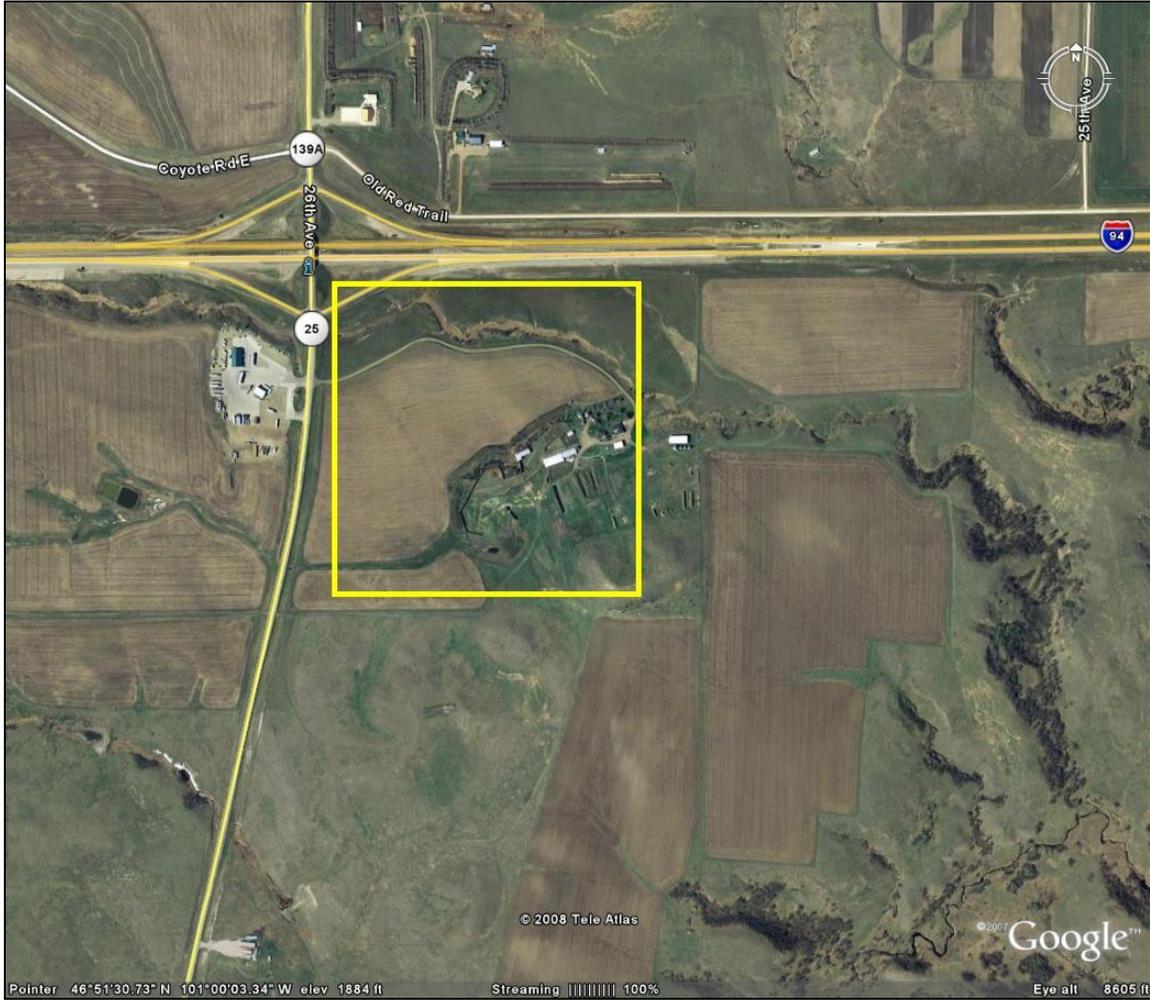
<b>Location:</b> Approximately 2 miles west of Mandan on Interstate 94, Exit 147	<b>Power Provider:</b> Mor Gran Sou
<b>Size:</b> Site 1 (250 acres) Site 2 (160 acres)	<b>Primary Road Access:</b> Interstate 94
<b>Zoning:</b> <i>Current - A (Agricultural) Future Land Use Plan - Industrial &amp; Mixed Use Industrial/Commercial</i>	<b>Total Land Price:</b> Unknown
<b>Ownership:</b> Site 1 (Boehm Family) Site 2 (Landeis Family)	<b>Price / Square Foot:</b> Unknown
<b>Municipal Water/Sewer:</b> 0.5 miles east from Site 2	<b>Contact:</b> 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.

### 3. Ed Boehm Property



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

#### 4. Vogel Property - Section 14



<p><b>Location:</b> I-94 Exit 147. Approximately 2 miles west of Mandan; across from the truck stop</p>	<p><b>Power Provider:</b> Mor Gran Sou</p>
<p><b>Size:</b> Approximately 100 acres</p>	<p><b>Primary Road Access:</b> Interstate 94 and Highway 25</p>
<p><b>Zoning:</b> <i>Current</i> - A (Agricultural) <i>Future Land Use Plan</i> - Industrial and Mixed Use Commercial</p>	<p><b>Total Price:</b> Unknown</p>
<p><b>Ownership:</b> Joseph, Jr. &amp; Jan Vogel Trust</p>	<p><b>Price / Square Foot:</b> Unknown</p>
<p><b>Municipal Water/Sewer:</b> Approximately 1.5 miles east</p>	<p><b>Contact:</b> Esther Vogel. Ms. Vogel has no plans to develop the property at this time, but perhaps in another 5 years.</p>

## 5. Kist Property



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

## 6. Old Red Trail Commercial Park



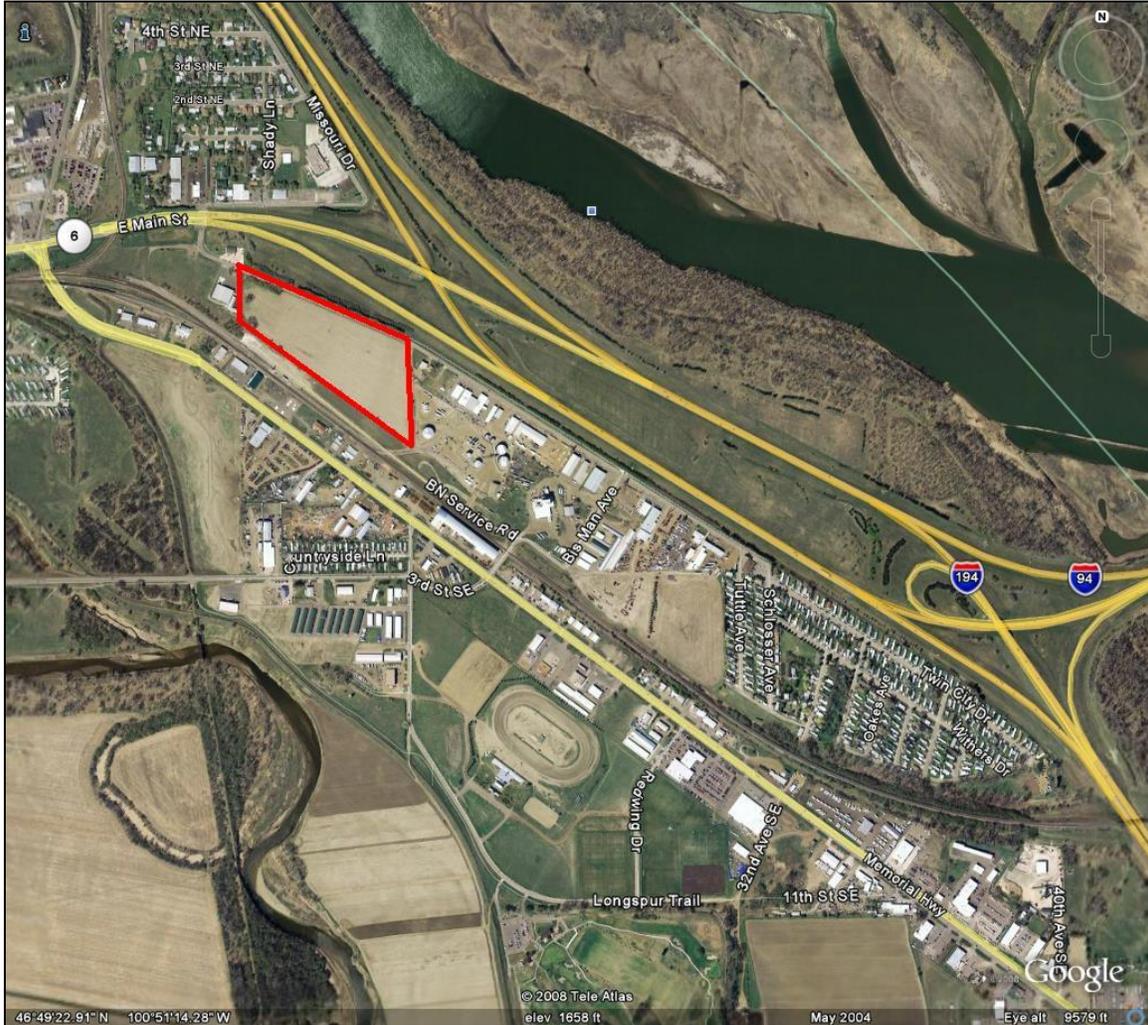
<b>Location:</b> Northwest Mandan along Interstate 94, Exit 153	<b>Power Provider:</b> MDU
<b>Size:</b> 59.25 acres	<b>Primary Road Access:</b> Interstate 94 & Old Red Trail
<b>Zoning:</b> <i>Current</i> - MA (Light Industrial/Heavy Commercial) <i>Future Land Use Plan</i> - General Commercial	<b>Total Land Price:</b> \$9,033,255
<b>Ownership:</b> Mandan 94 Investors	<b>Price / Square Foot:</b> \$3.50
<b>Municipal Water/Sewer:</b> <i>Water</i> - On-site at all sides of property <i>Sewer</i> - On-site at south edge of property	<b>Contact:</b> Matt Reichert, Aspen Group

## 7. Old Red Trail & Highway 1806



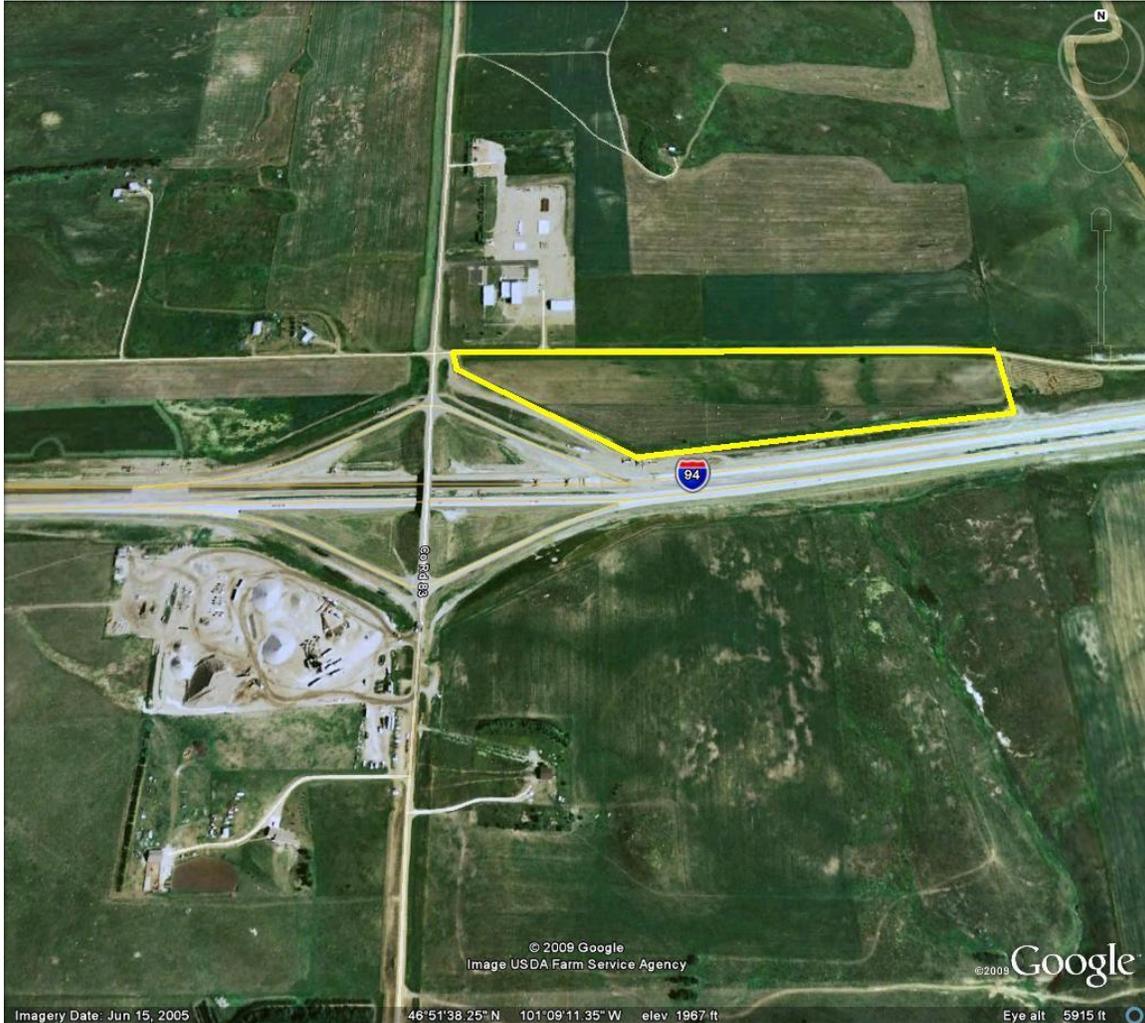
<p><b>Location:</b> Northeast Mandan at the intersection of Old Red Trail and Collins Ave./Hwy 1806</p>	<p><b>Power Provider:</b> MDU</p>
<p><b>Size:</b> 34 acres</p>	<p><b>Primary Road Access:</b> Old Red Trail and Collins Ave.</p>
<p><b>Zoning:</b> <i>Current</i> - MC Light Industrial/ Heavy Commercial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

## 8. Laubner Property



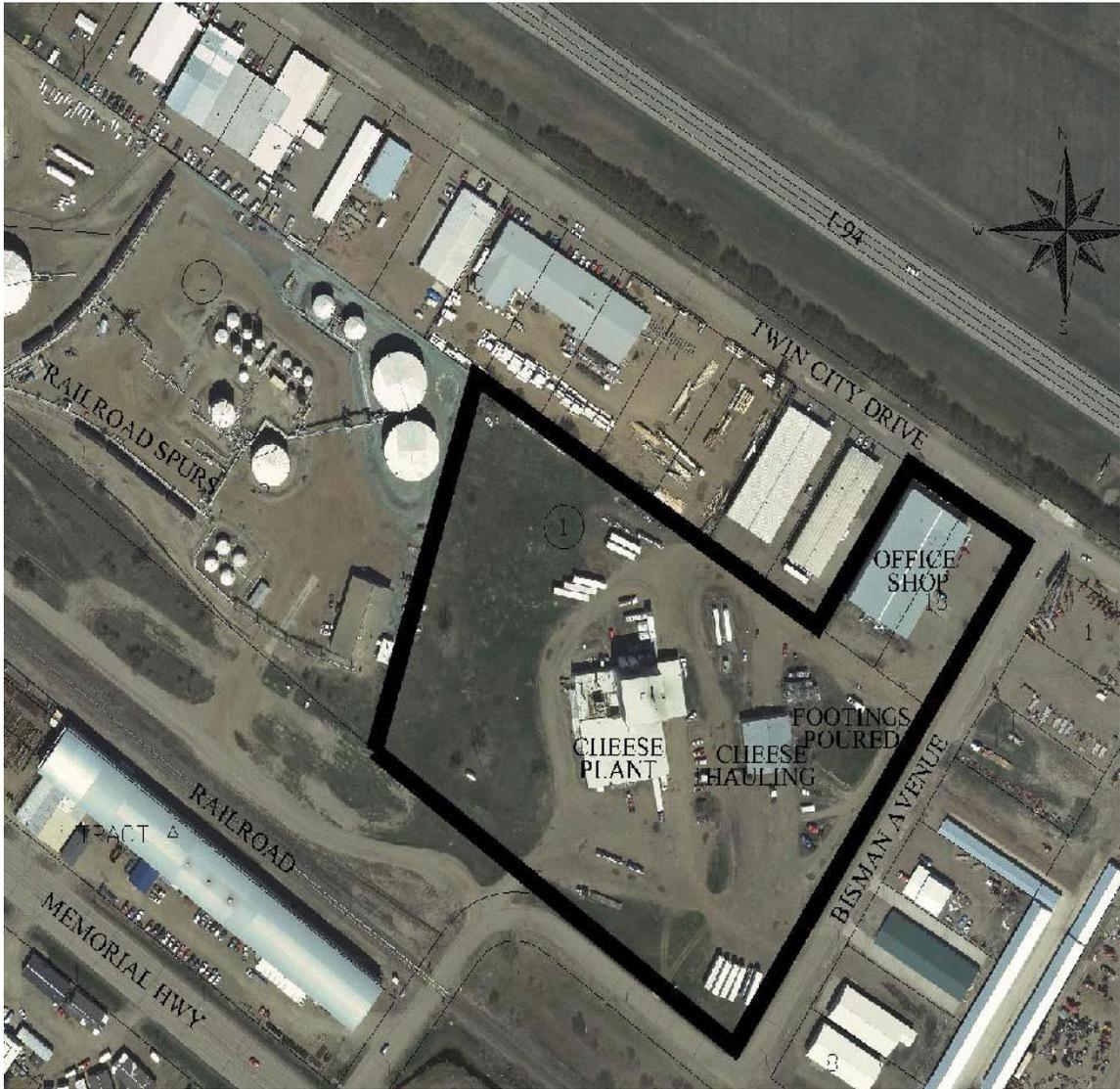
<b>Location:</b> Southeast Mandan near the West End of Memorial Highway & 1-94 Exit 155	<b>Power Provider:</b> MDU
<b>Size:</b> Approximately 18 acres	<b>Primary Road Access:</b> Memorial Highway and Twin City Drive
<b>Zoning:</b> A (Agricultural)	<b>Price:</b> Unknown
<b>Ownership:</b> Adeline Laubner	<b>Price / Square Foot:</b> Unknown
<b>Municipal Water/Sewer:</b> <i>Water</i> - on-site at southern edge of property <i>Sewer</i> - northwest of property (need extension)	<b>Contact:</b> Laubner Family. Per Pat Maddock of Oaktree Realtors, the owners of the property have not responded to purchase offers.

## 9. Kotke Property



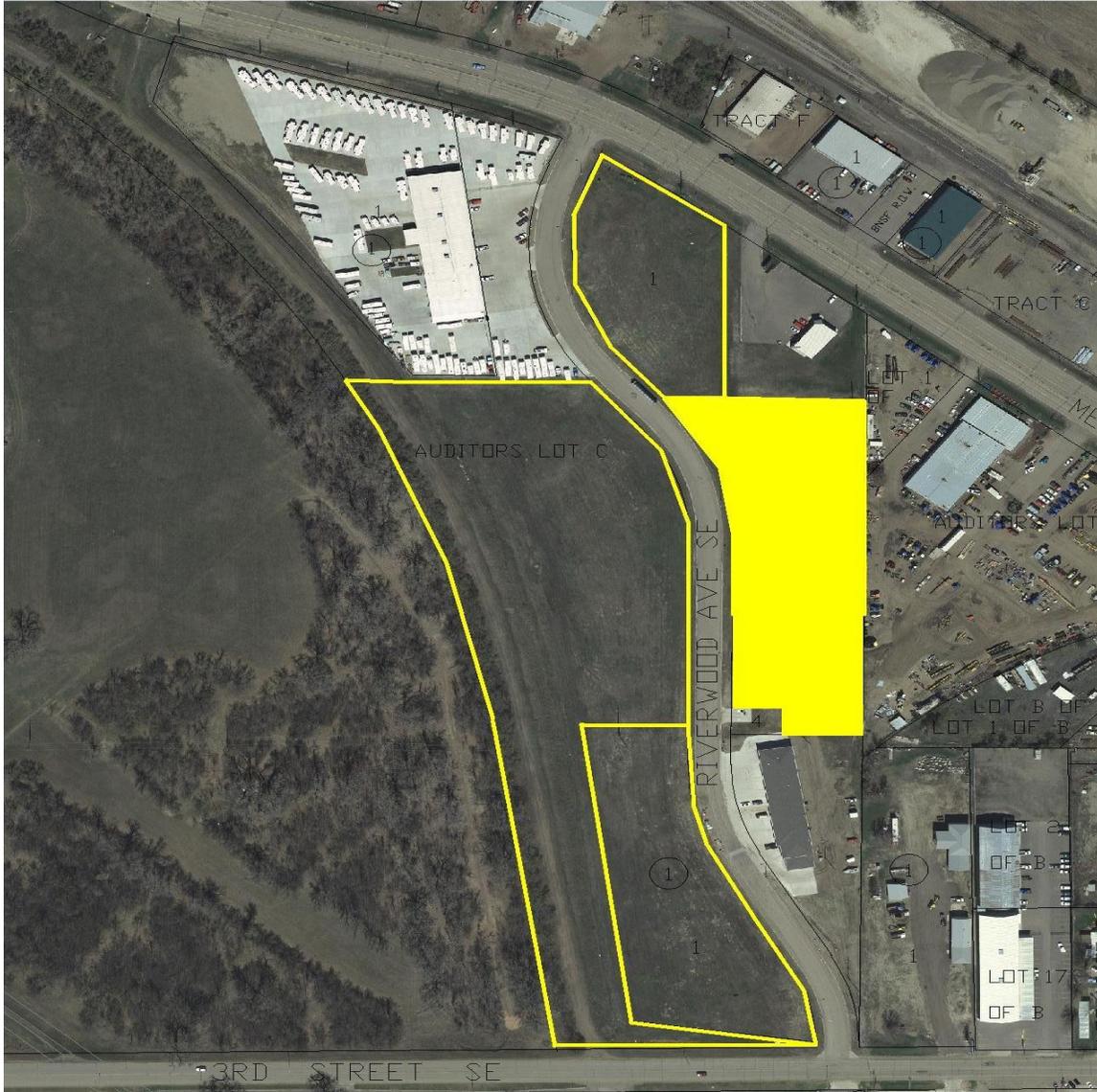
<b>Location:</b> Approximately 8 miles west of Mandan on Interstate 94, Exit 140	<b>Power Provider:</b> Mor Gran Sou
<b>Size:</b> 16.62 acres	<b>Primary Road Access:</b> Interstate 94 & County Highway 83
<b>Zoning:</b> <i>Current - Industrial Future Land Use Plan - not included</i>	<b>Total Land Price: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

## 10. Former Cheese Plant



<b>Location:</b> SE Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 9.48 acres	<b>Primary Road Access:</b> Twin City Drive
<b>Zoning:</b> MC (Light Industrial)	<b>Total Land Price:</b> \$1,800,000
<b>Ownership:</b> Johnson Family	<b>Price / Square Foot:</b> \$4.36 / psf
<b>Municipal Water/Sewer:</b> on-site	<b>Contact Person:</b> Kyle Holwagner, Daniel Companies

## 11. Riverwood Commercial Park



<b>Location:</b> Southeast Mandan south of Memorial Highway (the Strip)	<b>Power Provider:</b> MDU
<b>Size:</b> Approximately 6 acres over 3 lots	<b>Primary Road Access:</b> Riverwood Ave.
<b>Zoning:</b> CB (Heavy Commercial) & MB (Heavy Industrial & Heavy Commercial)	<b>Total Land Price:</b> variable
<b>Ownership:</b> Tom Friedt	<b>Price Per Square Foot:</b> \$5.00 - \$7.00
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Brian Kraft

## 12. Mandan Industrial Park 7<sup>th</sup> Addition



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

### 13. Cloverdale Industrial Park



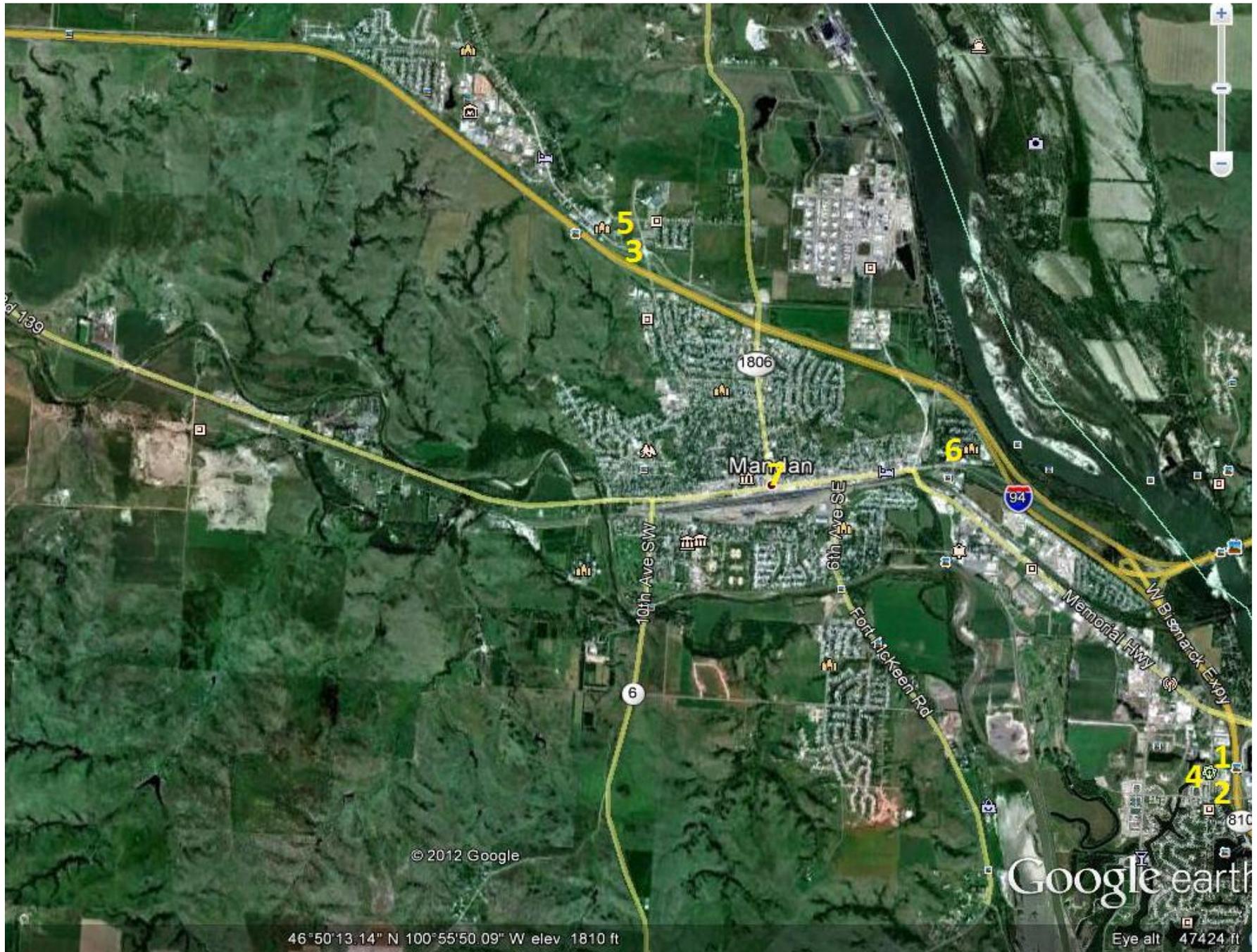
<b>Location:</b> NW Mandan	<b>Power Provider:</b> Mor Gran Sou
<b>Size:</b> 5 acres	<b>Primary Road Access:</b> 34 <sup>th</sup> St NW
<b>Zoning:</b> MA (Light Industrial)	<b>Total Land Price:</b> Not for sale (build-to-suit)
<b>Ownership:</b> TJ Russell	<b>Price / Square Foot:</b> Not for sale (build-to-suit)
<b>Municipal Water/Sewer:</b> on-site	<b>Contact Person:</b> Kyle Holwagner, Daniel Companies

## 14. Twin City Drive



<b>Location:</b> East Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 0.43 acres	<b>Primary Road Access:</b> Twin City Drive
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> \$149,000
<b>Ownership:</b> Al Leingang	<b>Price / Square Foot:</b> \$7.97
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Pat Maddock

**OFFICE**



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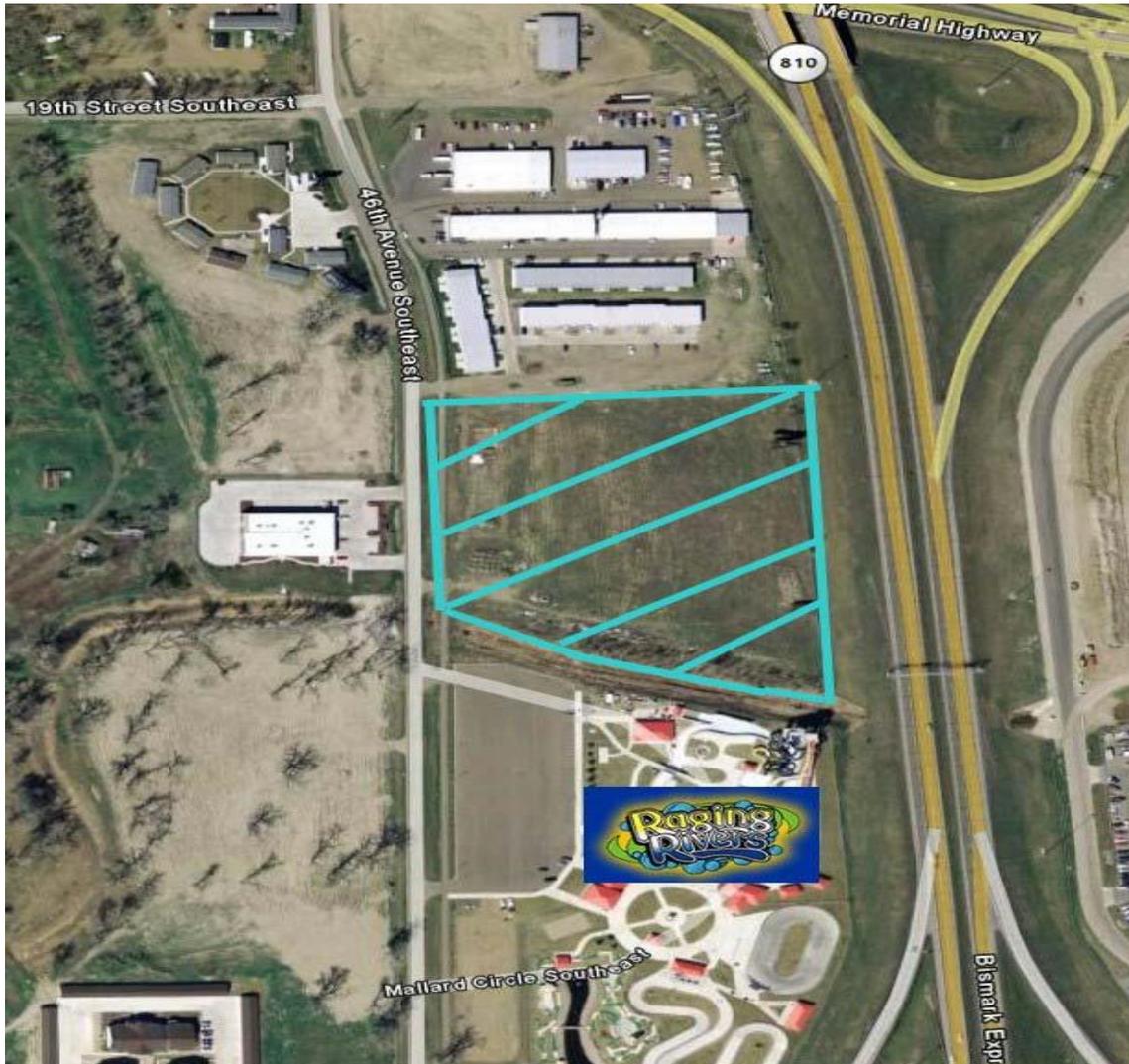
46°50'13.14" N 100°55'50.09" W elev 1810 ft

Google earth

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	<b>1. Raging Rivers</b>	<b>2. 2700 46<sup>th</sup> Ave SE</b>	<b>3. Sunset Commercial Park</b>	<b>4. South Lakewood Commercial Lots</b>	<b>5. Old Red Trail Site</b>	<b>6. Riverbend Centre</b>	<b>7. Collins &amp; Main</b>
<b>Location</b>	SE Mandan	SE Mandan	NW Mandan	SE Mandan	NW Mandan	SE Mandan	Downtown Mandan
<b>Size</b>	8.65 acres	7.25 acres	3.86 acres	Lot 2 (164,696 square feet) Lot 4 (137,012 square feet)	3.1 acres	0.9 acres	0.37 acres
<b>Zoning</b>	MA (Light Non-Nuisance Industrial / Heavy Commercial)	CB (Heavy Commercial)	CB (Heavy Commercial)	MA (Light Industrial / Heavy Commercial)	CB (Heavy Commercial)	CA (Light Commercial & Services)	CB (Heavy Commercial)
<b>Ownership</b>	Steve McCormick	Steve McCormick	Steve Thilmony	Lee Mitzel	Riverwest Development	Mike & Geris Hopfauf	City of Mandan
<b>Municipal Water/Sewer</b>	On-Site	On-Site	On-Site	On-Site	On-Site	On-Site	On-Site
<b>Power Provider</b>	MDU	MDU	MDU	MDU	MDU	MDU	MDU
<b>Primary Road Access</b>	46 <sup>th</sup> Ave SE	46 <sup>th</sup> Ave SE	Sunset Drive	46 <sup>th</sup> Ave SE	Sunset Drive	East Main Street	Main Street
<b>Total Price</b>	\$3,297,586.25	\$3,158,140	\$607,662	Variable	Negotiable	Negotiable	\$162,500
<b>Price / Square Foot</b>	\$8.75	\$10.00	\$4.50	\$4.00 - \$5.00	Negotiable	Negotiable	\$10.00 - Redevelopment Proposals Welcomed
<b>Contact</b>	Matt Reichert	Matt Reichert	Steve Thilmony	Patrick Koski	Kathye Spillman	Mike & Geris Hopfauf	Jim Neubauer

**1. Raging Rivers (2500 46<sup>th</sup> Ave SE)**



<p><b>Location:</b> Southeast Mandan along Memorial Highway and 46<sup>th</sup> Ave SE</p>	<p><b>Power Provider:</b> MDU</p>
<p><b>Size:</b> 8.65 acres</p>	<p><b>Primary Road Access:</b> 46<sup>th</sup> Ave SE</p>
<p><b>Zoning:</b> MA Restricted (Light Non-Nuisance Industrial/Heavy Commercial)</p>	<p><b>Total Land Price:</b> \$3,297,586.25</p>
<p><b>Ownership:</b> Steve McCormick</p>	<p><b>Price / Square Foot:</b> \$8.75</p>
<p><b>Municipal Water/Sewer:</b> On-Site</p>	<p><b>Contact:</b> Matt Reichert / Aspen Group</p>

**2. 2700 46<sup>th</sup> Ave SE**



<b>Location:</b> Southeast Mandan between Memorial Highway and 46 <sup>th</sup> Ave SE	<b>Power Provider:</b> MDU
<b>Size:</b> 7.25 acres	<b>Primary Road Access:</b> 46 <sup>th</sup> Ave SE
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> \$3,158,140
<b>Ownership:</b> Steve McCormick	<b>Price / Square Foot:</b> \$10.00
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Matt Reichert / Aspen Group



#### 4. South Lakewood Commercial Lots



<b>Location:</b> South Mandan along Memorial Highway & 46 <sup>th</sup> Ave SE	<b>Power Provider:</b> MDU
<b>Size:</b> Lot 2 (164,696 square feet) Lot 4 (137,012 square feet)	<b>Primary Road Access:</b> 46 <sup>th</sup> Ave SE
<b>Zoning:</b> MA (Light Industrial/Heavy Commercial)	<b>Total Land Price:</b> variable
<b>Ownership:</b> Lee Mitzel	<b>Price / Square Foot:</b> \$4.00 - \$5.00
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Patrick Koski / Trademark Realty

## 5. Old Red Trail Site



<b>Location:</b> NW Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 3.1 acres	<b>Primary Road Access:</b> Sunset Ave.
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> Riverwest Development	<b>Price / Square Foot:</b> \$7.00 - \$9.00
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Kathy Spillman

## 6. Riverbend Centre



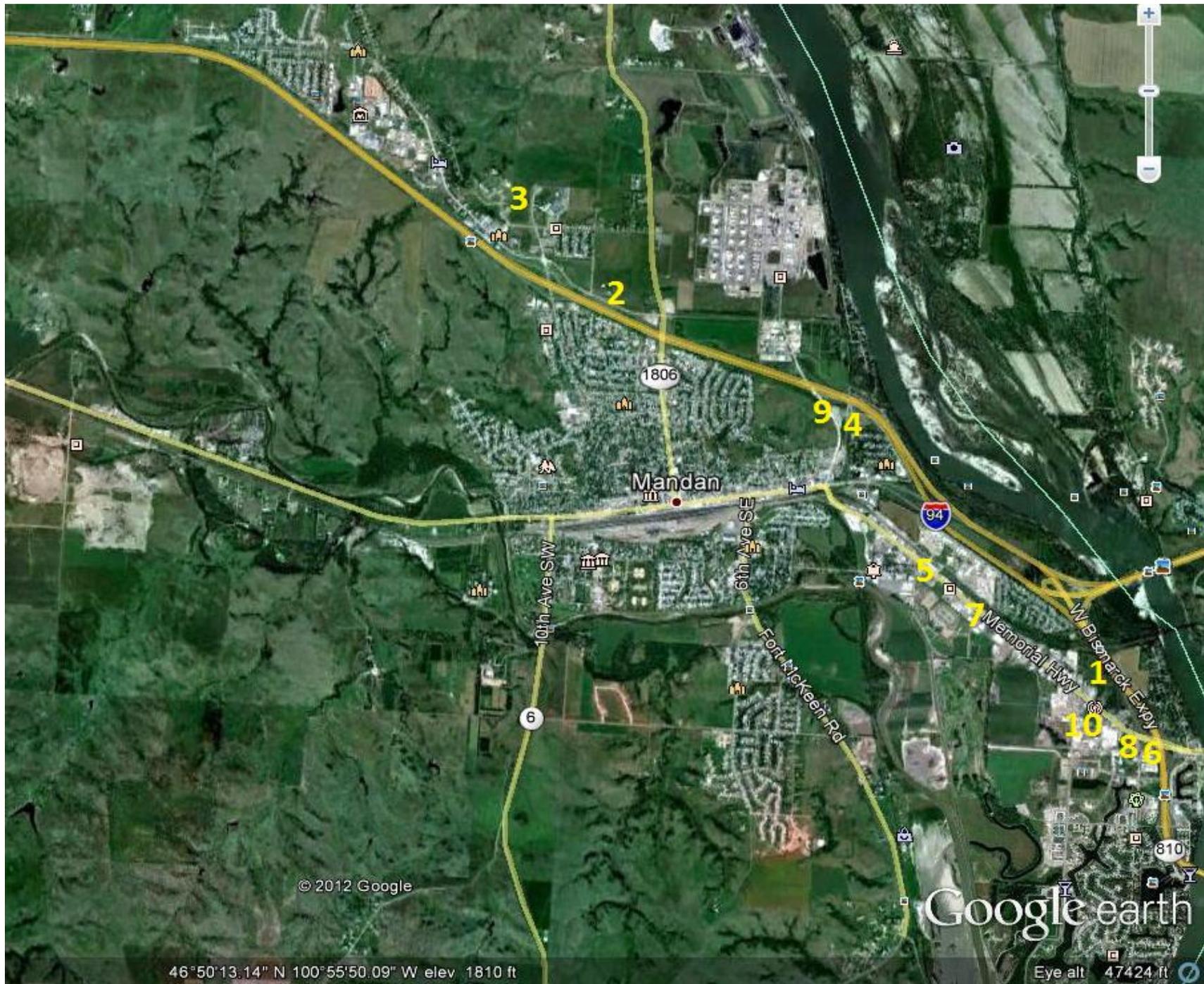
<b>Location:</b> East Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> Approximately 0.9 acres (40,000 sq feet)	<b>Primary Road Access:</b> Interstate 94 & East Main Street
<b>Zoning:</b> CA (Light Commercial & Services)	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> Mike & Geris Hopfauf	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Mike & Geris Hopfauf

## 7. Collins & Main



<b>Location:</b> Downtown Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 0.37 acres (16,250 square feet)	<b>Primary Road Access:</b> Main Street
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> \$162,500
<b>Ownership:</b> City of Mandan	<b>Price / Square Foot:</b> \$10.00 – Redevelopment Proposals Welcomed
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Jim Neubauer

**RETAIL**



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	<b>1. Memorial Highway and Bismarck Expressway</b>	<b>2. WW Ranch Property</b>	<b>3. Old Red Trail Site</b>	<b>4. Missouri Dr. off of Mandan Avenue</b>	<b>5. 2701 Memorial Highway</b>	<b>6. 4720 19<sup>th</sup> Street SE</b>
<b>Location</b>	SE Mandan	NW Mandan	NW Mandan	NE Mandan	SE Mandan	SE Mandan
<b>Size</b>	41.47 acres	30 acres	18.22 acres	11 acres	4 acres	3.9 acres
<b>Zoning</b>	CC (Heavy Commercial) CC Restricted	MC (Light Non-Nuisance Industrial/Heavy Commercial)	R7 (Single Family) / R3.2 (Two Family)	Agriculture	CC (Heavy Commercial)	CB (Heavy Commercial)
<b>Ownership</b>	Various	Mike Wachter	McGuire/Shultz	Leslie Volochenko	JLJJ Family Limited Partnership	Waterfront Investment Group, LLC
<b>Municipal Water/Sewer</b>	On-Site	On-site	On-Site	On-Site	On-Site	On-Site
<b>Power Provider</b>	MDU	MDU	MDU	MDU	MDU	MDU
<b>Primary Road Access</b>	Memorial Highway	Interstate 94 & Old Red Trail	Sunset Drive	Interstate 94 - Missouri Dr, Mandan Ave	Memorial Highway	Memorial Highway & 46 <sup>th</sup> Ave SE
<b>Total Price</b>	Negotiable	Negotiable	Negotiable	\$900,000	Land Lease Only	\$800,000
<b>Price Per Square Foot</b>	Negotiable	Negotiable	Negotiable	\$1.88	Negotiable	\$4.71
<b>Contact</b>	Dwight Pletan, Marlene Magilke, JB Helm, David Wise	Mike Wachter	Don McGuire	Tom Wellin	Randy Horner	Ralph Keller
<b>Traffic Counts</b>	20,195 ADTC 13,470 ADTC	14,805 ADTC	1,530 ADTC	18,180 ADTC	11,980 ADTC	13,470 ADTC 16,775 ADTC

	7. Midway Lanes	8. 4631 Memorial Highway SE	9. NWC Mandan Avenue and Missouri Avenue	10. 4501 - 4515 Memorial Highway		
<b>Location</b>	SE Mandan	SE Mandan	NE Mandan	SE Mandan		
<b>Size</b>	3.5 acres	3.42 acres	2.3 acres	2.12 acres		
<b>Zoning</b>	CC (Heavy Commercial)	CB (Heavy Commercial)	CC (Heavy Commercial)	CA (Light Commercial and Services)		
<b>Ownership</b>	Jim Mellon	Jason Bauer	Jason Seibel	S & P Partnership LLP		
<b>Municipal Water/Sewer</b>	On-Site	On-Site	On-Site	On-Site		
<b>Power Provider</b>	MDU	MDU	MDU	MDU		
<b>Primary Road Access</b>	Memorial Highway & 32 <sup>nd</sup> Ave SE	Memorial Highway & 46 <sup>th</sup> Ave SE	I-94 and Mandan Avenue	Memorial Highway		
<b>Total Price</b>	Variable	Negotiable	Negotiable	Negotiable		
<b>Price Per Square Foot</b>	\$10 frontage lots / \$8 deeper lots	Negotiable	Negotiable	Negotiable		
<b>Contact</b>	Kyle Holwagner	Jason Bauer	Jason Seibel	Dale Puhlke		
<b>Traffic Counts</b>	11,980 ADTC	13,470 ADTC 3,205 ADTC	3,515 ADTC	13,470 ADTC		

## 1. NWC Memorial Highway & Bismarck Expressway



<b>Location:</b> Southeast Mandan along Memorial Highway and Bismarck Expressway	<b>Power Provider:</b> MDU
<b>Size:</b> 41.47 acres	<b>Primary Road Access:</b> Memorial Highway
<b>Zoning:</b> CC (Heavy Commercial) and CC Restricted	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> Action Sports – 12.76 acres Marlene Magilke – 8.24, 6.64 & 4.62 acres JB & Sylvester Helm – 4.12 acres Wind River Properties – 1.64 acres Marshal & Lavryl Feland – 1.26 & 0.61 acres	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Dwight Pletan Marlene Magilke, JB Helm, Steve Isles

## 2. WW Ranch Property



<b>Location:</b> Northwest Mandan along Interstate 94 and Old Red Trail	<b>Power Provider:</b> MDU sections
<b>Size:</b> 30 acres	<b>Primary Road Access:</b> Interstate 94 and Old Red Trail
<b>Zoning:</b> <i>Current</i> – MC (Light Non-Nuisance Industrial/Heavy Commercial)	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> Mike Wachter	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-site	<b>Contact:</b> Mike Wachter

### 3. Sunset Avenue and 27<sup>th</sup> Street NW



<b>Location:</b> Northwest Corner of Sunset Drive and 27 <sup>th</sup> Street NW	<b>Power Provider:</b> MDU
<b>Size:</b> 18.22 acres	<b>Primary Road Access:</b> Sunset Drive & Interstate 94
<b>Zoning:</b> R-7 and R-3.2	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> City of Mandan	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Jim Neubauer

**4. Missouri Drive off of Mandan Avenue Exit**



<p><b>Location:</b> Northeast Mandan Fronting Interstate 94 at the Mandan Avenue Exit #153</p>	<p><b>Power Provider:</b> MDU</p>
<p><b>Size:</b> 8.79 acres</p>	<p><b>Primary Road Access:</b> Mandan Avenue / Missouri Dr.</p>
<p><b>Zoning:</b> CC (Heavy Commercial) and CC Restricted</p>	<p><b>Total Land Price:</b> Negotiable</p>
<p><b>Ownership:</b> Leslie Volochenko</p>	<p><b>Price / Square Foot:</b> Negotiable</p>
<p><b>Municipal Water/Sewer:</b> On-Site</p>	<p><b>Contact:</b> Tom Wellin</p>

## 5. 2701 Memorial Highway



<b>Location:</b> 2701 Memorial Highway	<b>Power Provider:</b> MDU
<b>Size:</b> 4 acres	<b>Primary Road Access:</b> 46 <sup>th</sup> Ave SE
<b>Zoning:</b> CC (Heavy Commercial)	<b>Total Land Lease Price:</b> Negotiable
<b>Ownership:</b> Randy Horner	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Randy Horner

**6. 4720 19<sup>th</sup> Street SE**



<p><b>Location:</b> Southwest Corner of Bismarck Expressway and Memorial Highway</p>	<p><b>Power Provider:</b> MDU</p>
<p><b>Size:</b> 3.90 acres</p>	<p><b>Primary Road Access:</b> Memorial Highway &amp; 46<sup>th</sup> Ave SE</p>
<p><b>Zoning:</b> CB (Heavy Commercial)</p>	<p><b>Total Land Price:</b> \$800,000</p>
<p><b>Ownership:</b> Water Front Investment Group</p>	<p><b>Price / Square Foot:</b> \$4.71</p>
<p><b>Municipal Water/Sewer:</b> On-Site</p>	<p><b>Contact:</b> Ralph Keller</p>

## 7. Midway Lanes (32<sup>nd</sup> Ave SE)



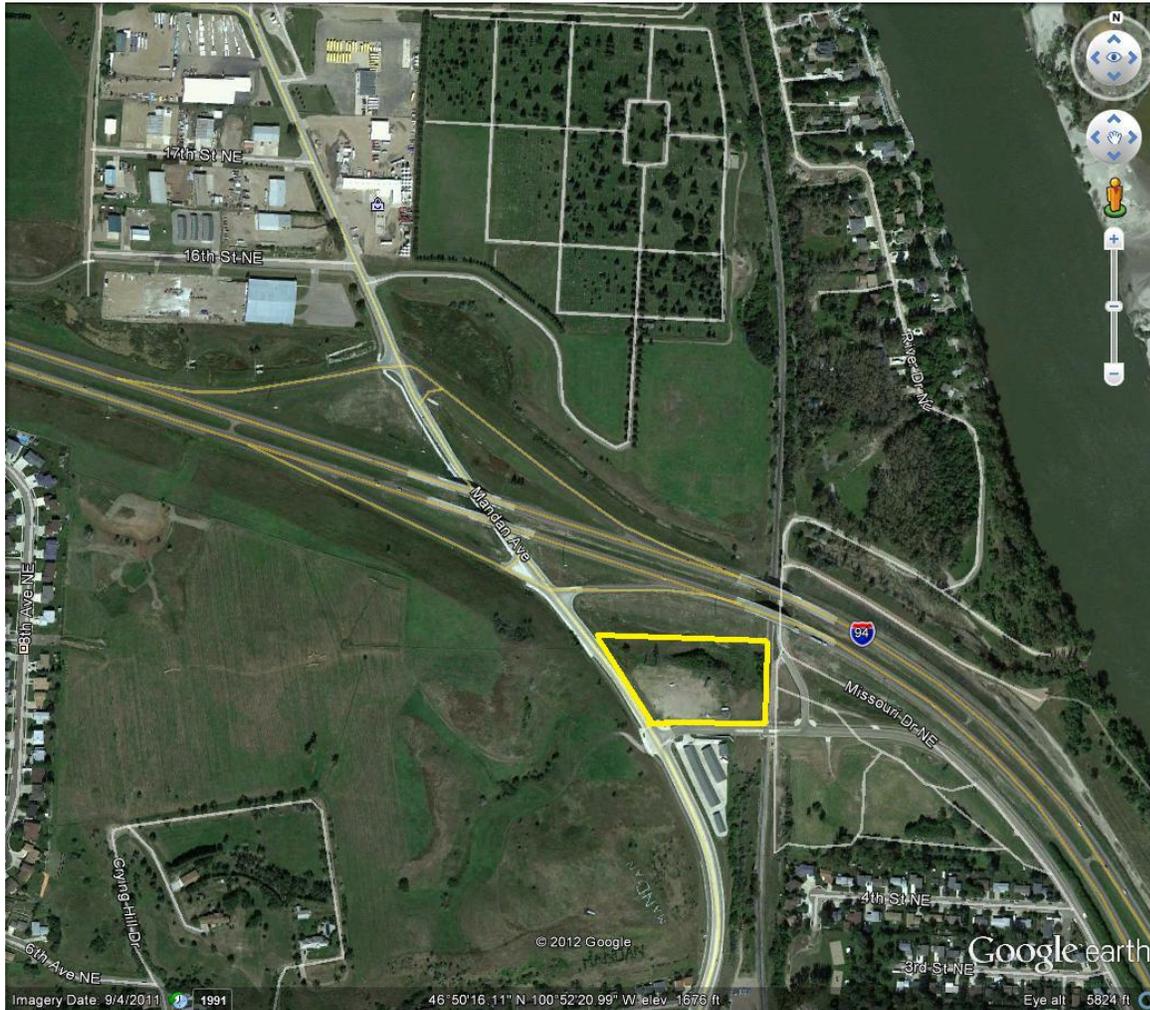
<b>Location:</b> South side of Memorial Highway (the Strip)	<b>Power Provider:</b> MDU
<b>Size:</b> 3.5 acres over 5 lots or combined	<b>Primary Road Access:</b> Memorial Highway & 32 <sup>nd</sup> Ave SE
<b>Zoning:</b> CC (Heavy Commercial)	<b>Total Land Price:</b> variable
<b>Ownership:</b> Jim Mellon	<b>Price / Square Foot:</b> \$10 for lots w/ frontage and \$8 for deeper lots
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Kyle Holwagner / Daniel Companies

**8. 4631 Memorial Highway**



<b>Location:</b> Southwest Corner of Bismarck Expressway and Memorial Highway	<b>Power Provider:</b> MDU
<b>Size:</b> 3.42 acres	<b>Primary Road Access:</b> Memorial Highway & 46 <sup>th</sup> Ave SE
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b>	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Jason Bauer

## 9. NWC Mandan Avenue and Missouri Avenue



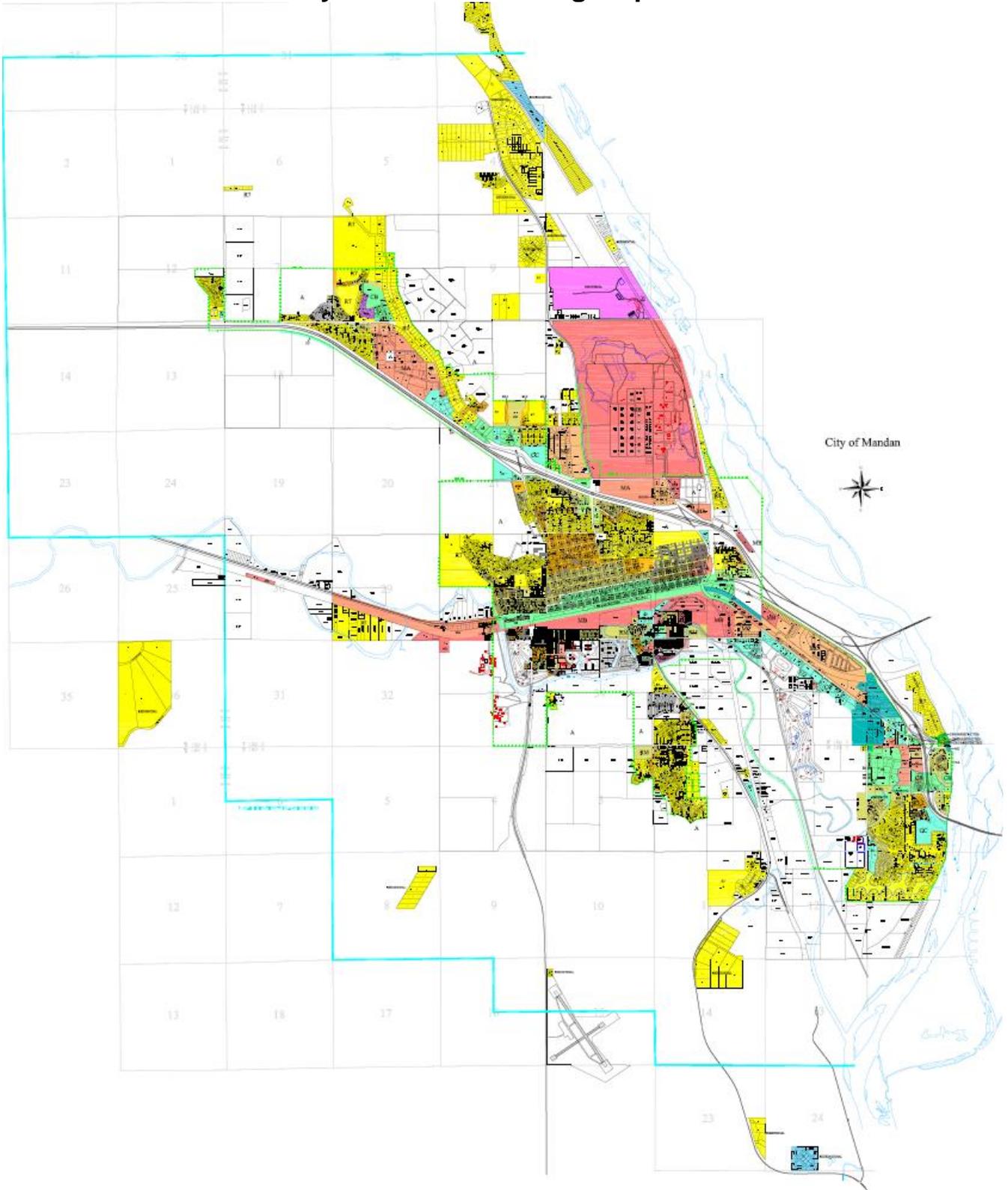
<b>Location:</b> NW Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 2.3 acres	<b>Primary Road Access:</b> Interstate 94 and Mandan Avenue
<b>Zoning:</b> CC (Heavy Commercial)	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> Jason Seibel	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Jason Seibel

## 10. 4501-4515 Memorial Highway

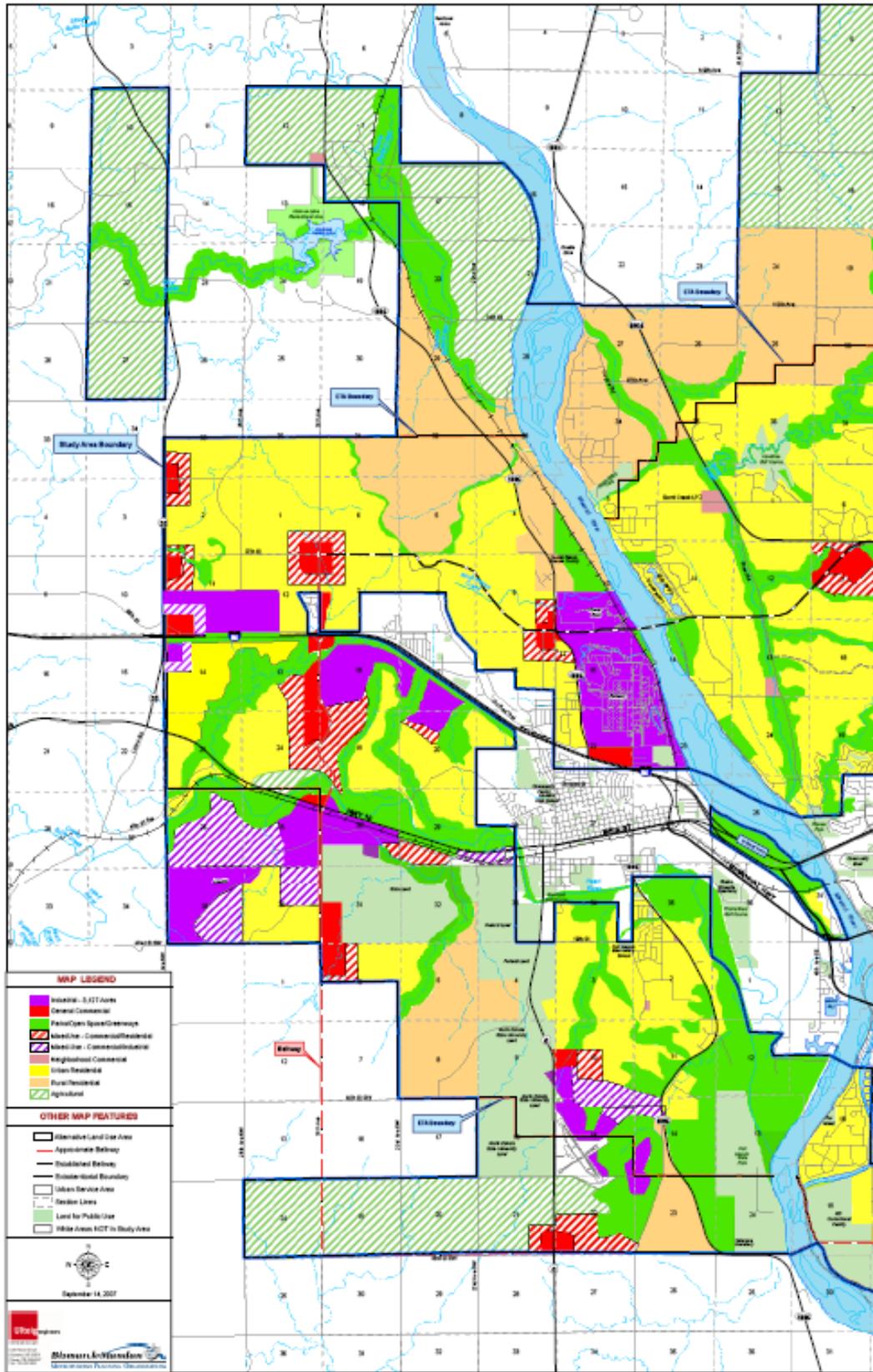


<b>Location:</b> SE Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 2.12 acres	<b>Primary Road Access:</b> Memorial Highway
<b>Zoning:</b> CA (Light Commercial and Services)	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> S & P LLP	<b>Price / Square Foot:</b> Negotiable
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Dale Pahlke

# City Of Mandan Zoning Map



# Mandan/Morton County Approved Plan



# Mandan Industrial Site Rankings

	Size	Access	Utilities	Zoning / Surrounding Uses	Availability	Total	RANK	Alternative Uses
1. McCormick Site	1	14	10	9	7	41	T-9	R, O
2. Boehm & Landeis Intersestion	2	3	11	12	13	41	T-9	
3. Ed Boehm Property	3	2	12	4	14	35	T-4	0
4. Vogel Property	4	4	13	13	12	46	12	
5. Kist Property	5	6	7	6	10	34	3	R, O
6. ORT Commercial Park	6	1	8	3	1	19	1	R, O
7. ORT & Highway 1806	7	9	6	14	11	47	13	O
8. Laubner Property	8	12	9	11	9	49	14	
9. Kotke Property	9	5	14	10	3	41	T-9	
10. Former Cheese Plant	10	13	5	5	5	38	8	
11. Riverwood Commercial Park	11	10	4	8	2	35	T-4	R
12. Mandan Industrial Park	12	12	3	2	8	37	7	
13. Cloverdale Industrial Park	13	11	2	1	4	31	2	O
14. Twin City Drive	14	7	1	7	6	35	T-4	R, O

**METHODOLOGY:** Each site was ranked on five criteria: size, access, utilities, zoning/surrounding uses & availability **as though the site was to be developed as an industrial park.** The site that was judged to be the best in each criteria was given a "1", the second best a "2" and so on until the lowest ranked site in that criteria was given a "12." The scores were then compiled under the "Total" column with the site that scored the lowest, the Old Red Trail Commercial Park in this case, being ranked as the best site at which to develop an industrial park.

# Mandan Office Site Rankings

	Size	Access	Visibility	Surrounding Uses	TOTAL	RANK	Alternative Uses
1. Raging Rivers	6	7	6	6	25	7	R
2. 2700 46th Ave SE	5	6	5	7	23	6	R
3. Sunset Commercial Park	3	3	4	1	11	2	R
4. South Lakewood	4	5	7	2	18	5	R
5. ORT Site	2	4	3	3	12	3	R
6. Collins & Main	7	1	1	4	13	4	R
7. Riverbend Centre	1	2	2	5	10	1	R

**METHODOLOGY:** Each site was ranked on four criteria: size, access, visibility & zoning/surrounding uses as though the site **was to be developed for a 10,000 square foot office building**. The site that was judged to be the best in each criteria was given a "1", the second best a "2" and so on until the lowest ranked site in that criteria was given a "15." The scores were then compiled under the "Total" column with the site that scored the lowest deemed the best site for such an office building.

# Mandan Retail Site Rankings

	Size	Access	Visibility	Traffic Counts	Proximity to other retail	TOTAL	RANK	Alternative Uses
1. Memorial Highway and Bismarck Expressway	1	1	1	1	3	7	1	O, I
2. WW Ranch Property	2	2	5	5	1	15	2	O
3. Old Red Trail Site	3	7	7	6	2	25	T-4	O
4. Missouri Dr. off of Mandan Avenue	4	6	3	2	10	25	T-4	O, I
5. 2701 Memorial Highway	5	10	10	9	9	43	10	O, I
6. 4720 19 <sup>th</sup> Street SE	6	3	2	3	4	18	3	O
7. Midway Lanes	7	9	8	8	7	39	8	O
8. 4631 Memorial Highway SE	8	4	6	4	5	27	6	O
9. NWC Mandan Avenue and Missouri Avenue	9	5	4	10	8	36	7	O, I
10. 4501 – 4515 Memorial Highway	10	8	9	7	6	40	9	O

**METHODOLOGY:** Each site was ranked on five criteria: size, access, visibility, traffic counts & proximity to other retail as though the site was to be developed for a 10,000 - 20,000 square foot retail building. The site that was judged to be the best in each criteria was given a "1", the second best a "2" and so on until the lowest ranked site in that criteria was given a "10." The scores were then compiled under the "Total" column with the site that scored the lowest deemed the best site for such an retail building.

