

Bismarck-Mandan Development Association
Mandan Prospective Retail Property Inventory
December 2011

Background

Previously, the Bismarck-Mandan Development Association (BMDA) had compiled an inventory of sites throughout the City of Mandan and the surrounding area that could support retail development. Information from the inventory and report has been utilized by the BMDA in the organization's ongoing economic development efforts.

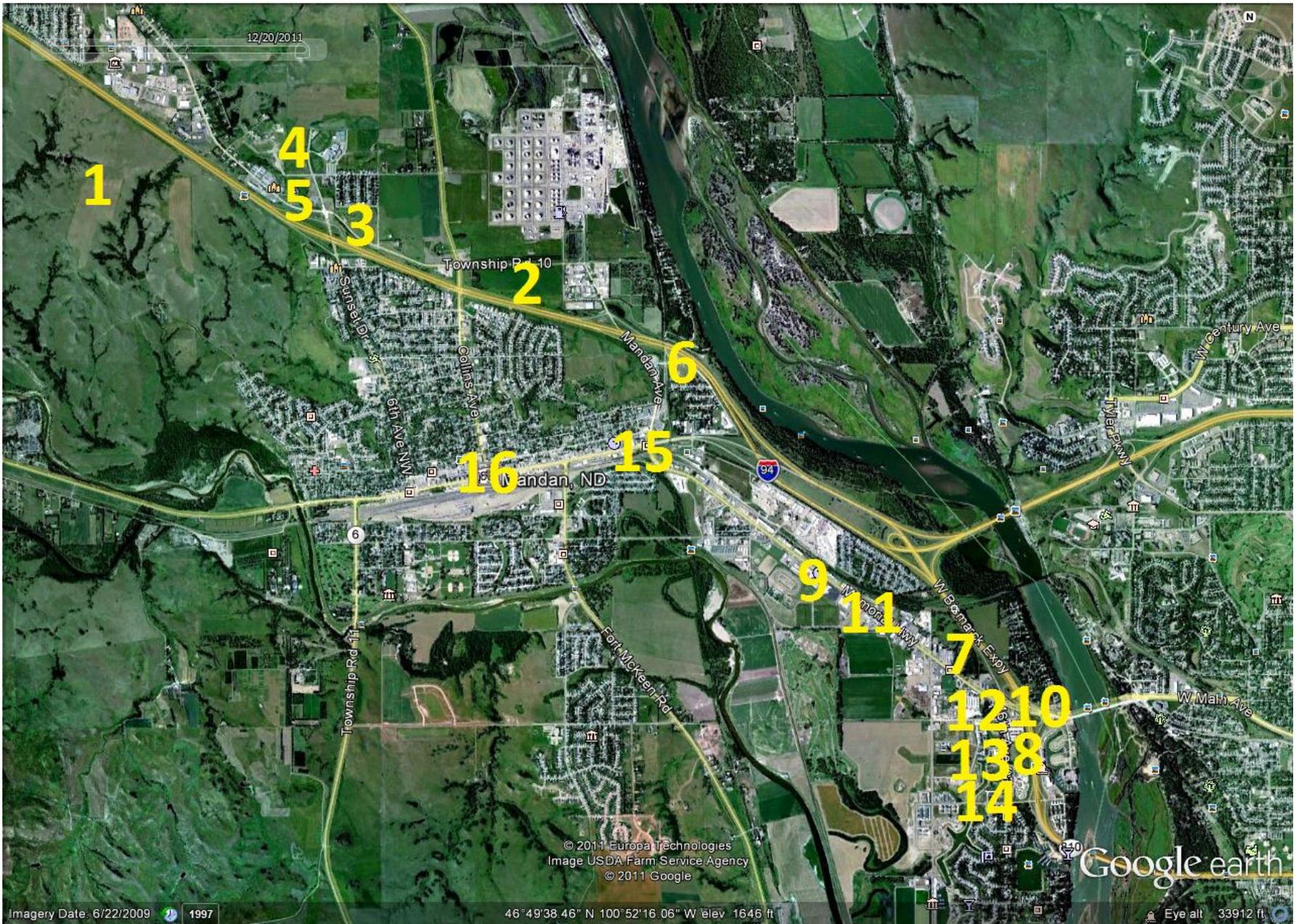
As a part of BMDA's 2011 Mandan City Commission requested that BMDA update and identify sites in and around the City of Mandan that might support the development and construction of retail space.

Minimum Requirements

- 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
- City of Mandan Engineering (Dave Bechtel, Kim Fettig), Administration (Jim Neubauer), Business Development (Ellen Huber) and Assessing & Building Inspections (Mary Fahlsing) Departments
- Morton County GIS

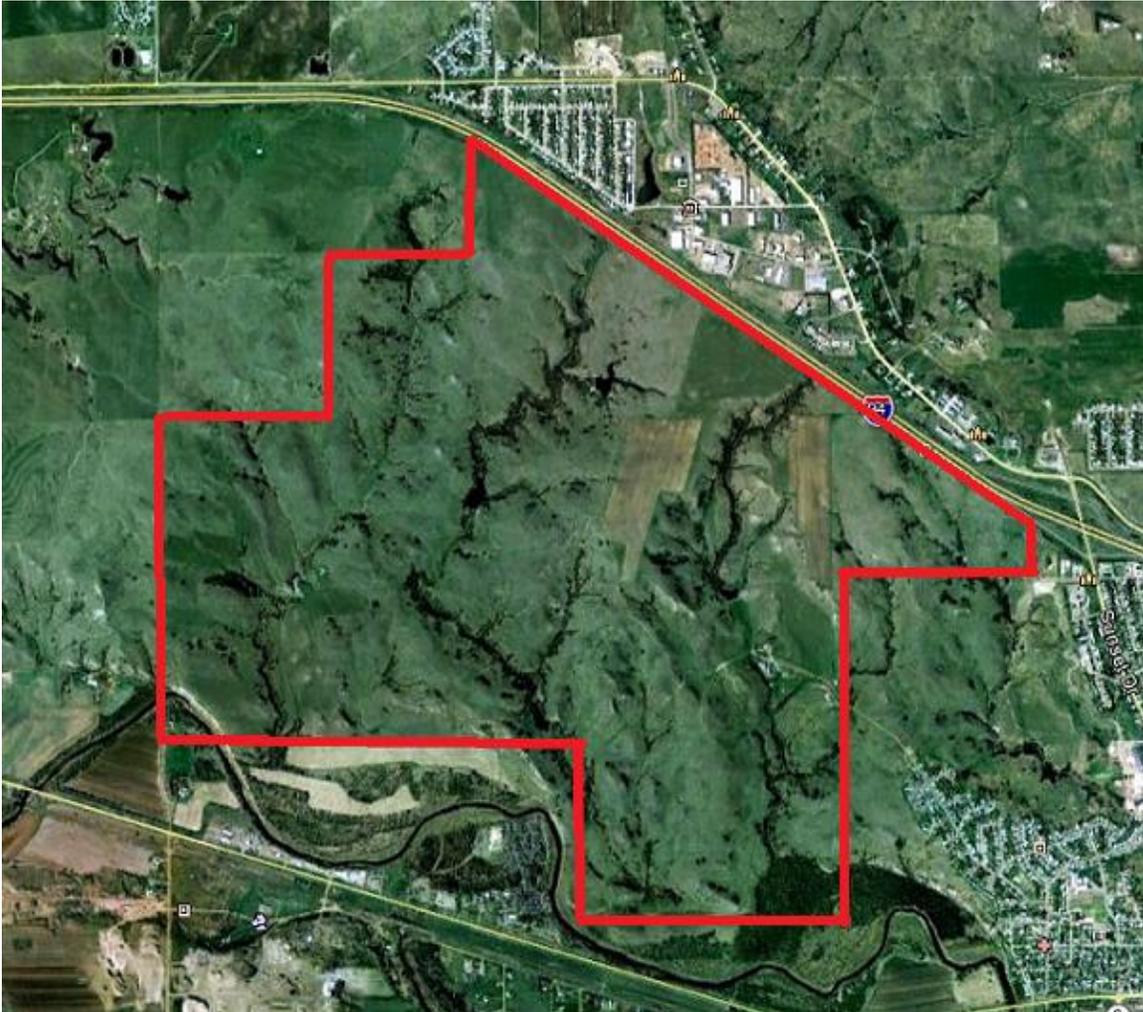


| | 1. McCormick Property | 2. ORT Commercial Park | 3. ORT & 8 th Ave NW | 4. NWC Sunset and 27 th Street NW | 5. Sunset Commercial Park | 6. Missouri Dr. off of Mandan Avenue |
|------------------------------|--|---|--|--|--|---|
| Location | NW Mandan | NW Mandan | NW Mandan | NW Mandan | NW Mandan | NE Mandan |
| Size | Approximately two 20 and one 40 acre developable parcels | 60 acres | Site 1 - 14.1 acres Site 2 - 3.64 acres | 18.22 acres | Site 1 - 3.1 acres Site 2 - 3.1 acres | 11 acres |
| Zoning | <i>Future Land Use - Industrial</i> | MA (Light Industrial / Heavy Commercial) | CC (Heavy Commercial) | R7 (Single Family) / R3.2 (Two Family) | CB (Heavy Commercial) | Agriculture |
| Ownership | Steve McCormick | Mandan 94 Investors | Site 1 - Dennis Meyer Site 2 - Kent Schwartz | City of Mandan | Site 1 - City of Mandan Site 2 - Steve Thilmony | Leslie Volochenko |
| Municipal Water/Sewer | North of Interstate 94 | On-Site | On-Site | On-Site | On-Site | On-Site |
| Power Provider | MDU sections 17,20,21,29 MGS sections 18 & 19 | MDU | MDU | MDU | MDU | MDU |
| Primary Road Access | Interstate 94 | Interstate 94 & Old Red Trail | Old Red Trail & 8 th Ave NW | Sunset Drive | Sunset Drive | Interstate 94 - Missouri Dr, Mandan Ave |
| Total Price | Negotiable | Variable | Site 1 - \$1,842,588 Site 2 - \$396,396 | Negotiable | Site 1 Negotiable Site 2 - \$607,662 | \$900,000 |
| Price / Square Foot | Negotiable | \$2.50 entire parcel / \$5.00 smaller parcels | Site 1 - \$3.00 Site 2 - \$2.50 | Negotiable | Site 2 - \$4.50 | \$1.88 |
| Contact | Matt Reichert | Niles Hushka | Site 1- Matt Reichert Site 2 - Kyle Holwagner | Jim Neubauer | Site 1 - Jim Neubauer Site 2 - Steve Thilmony | Tom Wellin |
| Traffic Counts | 8,950 ADTC | 15,330 ADTC | 8,170 ADTC 1,495 ADTC | 1,530 ADTC | 8,775 ADTC | 18,180 ADTC |

| | 7. NWC of Memorial Highway and Bismarck Expressway | 8. 2500 and 2700 46 th Ave SE | 9. 2701 Memorial Highway | 10. 4720 19 th Street SE | 11. Midway Lanes | 12. 4631 Memorial Highway SE |
|------------------------------|--|---|---------------------------------|--|--|--|
| Location | SE Mandan | SE Mandan | SE Mandan | SE Mandan | SE Mandan | SE Mandan |
| Size | 41.47 acres | Site 1 - 8.65 acres Site 2 - 7.25 acres | 4 acres | 3.9 acres | 3.5 acres | 3.42 acres |
| Zoning | CC (Heavy Commercial) CC Restricted | MA (Light Industrial / Heavy Commercial) - CB (Heavy Commercial) | CC (Heavy Commercial) | CB (Heavy Commercial) | CC (Heavy Commercial) | CB (Heavy Commercial) |
| Ownership | Various | Steve McCormick | JLJJ Family Limited Partnership | Waterfront Investment Group, LLC | Jim Mellon | Jason Bauer |
| Municipal Water/Sewer | On-Site | On-Site | On-Site | On-Site | On-Site | On-Site |
| Power Provider | MDU | MDU | MDU | MDU | MDU | MDU |
| Primary Road Access | Memorial Highway | 46 th Ave SE | Memorial Highway | Memorial Highway & 46 th Ave SE | Memorial Highway & 32 nd Ave SE | Memorial Highway & 46 th Ave SE |
| Total Price | Negotiable | Site 1 - \$3,297,586 Site 2 - \$3,158,140 | Land Lease Only | \$800,000 | Variable | Negotiable |
| Price / Square Foot | Negotiable | Site 1 - \$8.75 Site 2 - \$10.00 | Negotiable | \$4.71 | \$10 frontage lots / \$8 deeper lots | Negotiable |
| Contact | Otto Dohm, Marlene Magilke, JB Helm, David Wise | Matt Reichert | Randy Horner | Ralph Keller | Kyle Holwagner | Jason Bauer |
| Traffic Counts | 20,195 ADTC 13,470 ADTC | 16,775 ADTC | 11,980 ADTC | 13,470 ADTC 16,775 ADTC | 11,980 ADTC | 13,470 ADTC 3,205 ADTC |

| | 13. Lakewood Commercial Lots | 14. 46 th Ave SE & McKenzie | 15. 1121 E. Main Street | 16. City Owned Parcels | | |
|------------------------------|--|---|--|---------------------------|--|--|
| Location | SE Mandan | SE Mandan | Central Business District | Central Business District | | |
| Size | Lot 1 & 2 - 3.57 acres Lot 3 - 3.78 acres Lot 4 - 4.31 acres Lot 5 - 3.14 acres | Site 1 - 0.92 acres Site 2 - 0.69 acres | 3.25 acres | 0.37 acres | | |
| Zoning | MA (Light Non-Nuisance Industrial / Heavy Commercial) | Site 1 - MA (Light Industrial) Site 2 - CB Restricted (Heavy Commercial) | CB (Heavy Commercial) | CB (Heavy Commercial) | | |
| Ownership | Lee Mitzel | Tory Otto / John Morgan | Richter Properties LLC. | City of Mandan | | |
| Municipal Water/Sewer | On-Site | On-Site | On-Site | On-Site | | |
| Power Provider | MDU | MDU | MDU | MDU | | |
| Primary Road Access | 46 th Ave SE | 46 th Ave SE | Main Street | Main Street | | |
| Total Price | Variable | Site 1 - \$360,000 Site 2 - \$300,000 | \$299,000 plus BNSF Land Lease - \$39,000 per year | \$162,500 | | |
| Price / Square Foot | Lot 1 & 2 - \$3.10 Lot 3 & 5 - \$4.90 Lot 4 - \$4.50 | Site 1 - \$9.00 Site 2 - \$10.00 | \$2.11 plus BNSF Land Lease | \$10.00 | | |
| Contact | Kyle Holwagner / Les Kern | Tory Otto / John Morgan | Pat Maddock | Pat Maddock | | |
| Traffic Counts | 2,625 ADTC | 2,335 ADTC | 19,520 ADTC | 14,745 ADTC | | |

1. McCormick's Property



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|---|--|
| Location: Northwest Mandan along Interstate 94 | Power Provider: MDU sections 17,20,21,29 MGS sections 18 & 19 |
| Size: 2 - 20 acre parcels and one 40 acre developable parcel | Primary Road Access: Interstate 94 |
| Zoning: <i>Current</i> – A (Agricultural) | 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. |

2. Old Red Trail Commercial Park



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|--|--|
| 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 |

3. Sunset Avenue and 27th Street NW



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

4. Old Red Trail & 8th Ave NW



| | |
|--|--|
| Location: Northwest Mandan along Old Red Trail | Power Provider: MDU |
| Size: Site 1 – 14.1 acres Site 2 - 3.64 acres | Primary Road Access: Old Red Trail & 8 th Ave NW |
| Zoning: CC (Heavy Commercial) | Total Land Price: Site 1 – \$1,842,588 Site 2 - \$396,396 |
| Ownership: Site 1 – Dennis Meyer Site 2 – Kent Schwartz | Price / Square Foot: Site 1 - \$3.00 Site 2 - \$2.50 |
| Municipal Water/Sewer: On-Site | Contact: Site 1 - Matt Reichert / Aspen Group Site 2 - Kyle Holwagner / Daniel Companies |

5. Sunset Commercial Park



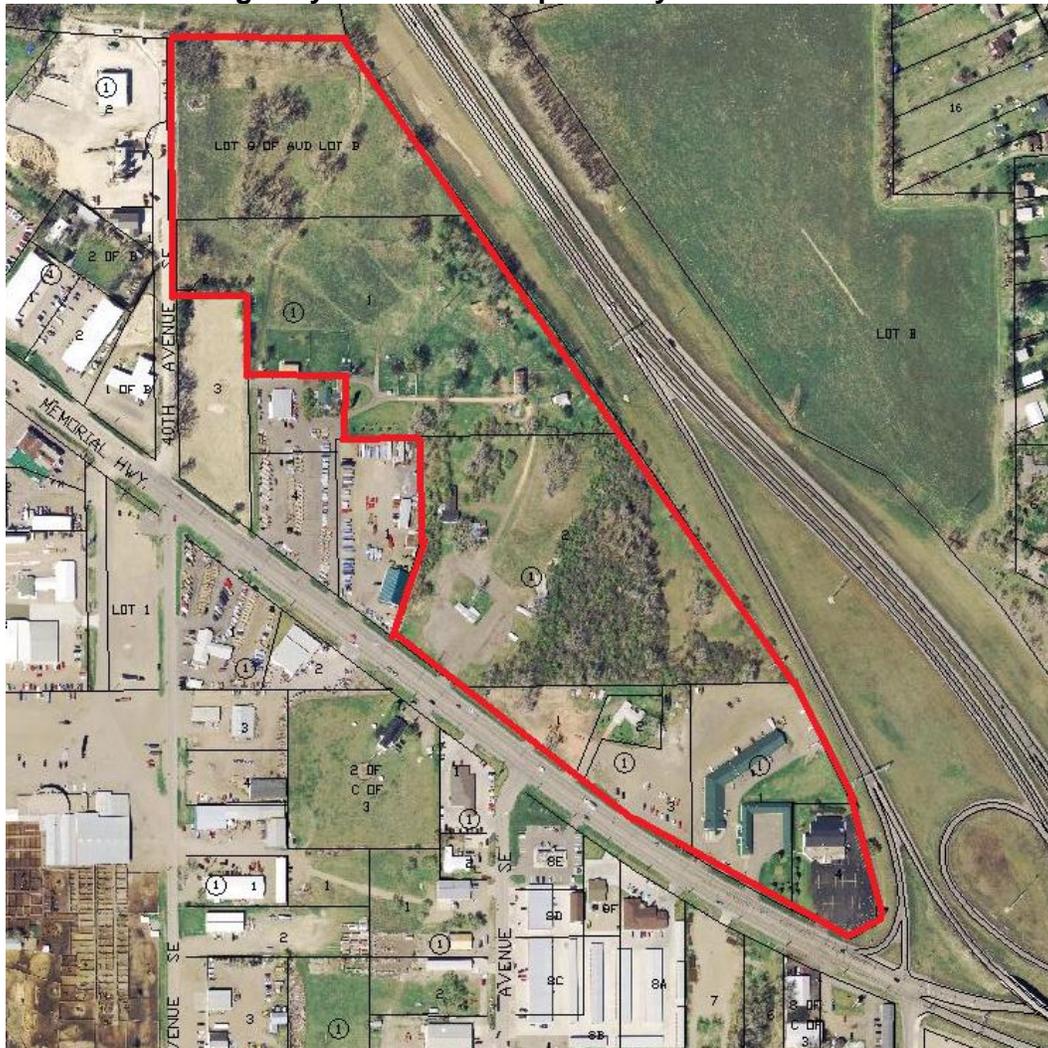
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|---|---|
| Location: NW Mandan | Power Provider: MDU |
| Size: 6.2 acres Site 1 – 3.1 acres Site 2 – 3.1 acres | Primary Road Access: Sunset Ave. |
| Zoning: CB (Heavy Commercial) | Total Land Price: Site 1 – Negotiable Site 2 - \$607,662 |
| Ownership: Site 1 – City of Mandan Site 2 - Steve Thilmony | Price / Square Foot: Site 1 - Negotiable Site 2 - \$4.50 |
| Municipal Water/Sewer: On-Site | Contact: Site 1 – Jim Neubauer Site 2 - Steve Thilmony |

6. Missouri Drive off of Mandan Avenue Exit



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

7. NWC Memorial Highway & Bismarck Expressway



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|--|---|
| Location: Southeast Mandan along Memorial Highway and Bismarck Expressway | Power Provider: MDU |
| Size: 41.47 acres | Primary Road Access: Memorial Highway |
| Zoning: CC (Heavy Commercial) and CC Restricted | Total Land Price: Negotiable |
| Ownership: LW Hunchke Foundation – 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 | Price / Square Foot: Negotiable |
| Municipal Water/Sewer: On-Site | Contact: Otto Dohm, Marlene Magilke, JB Helm, David Wise |

8. 2500 and 2700 46th Ave SE



| | |
|--|---|
| <p>Location: Southeast Mandan between Memorial Highway and 46th Ave SE</p> | <p>Power Provider: MDU</p> |
| <p>Size: Site 1 – 8.65 acres Site 2 - 7.25 acres</p> | <p>Primary Road Access: 46th Ave SE</p> |
| <p>Zoning: CB (Heavy Commercial)</p> | <p>Total Land Price: Site 1 – \$3,297,586 Site 2 - \$3,158,140</p> |
| <p>Ownership: Steve McCormick</p> | <p>Price / Square Foot: Site 1 - \$8.75 Site 2 - \$10.00</p> |
| <p>Municipal Water/Sewer: On-Site</p> | <p>Contact: Matt Reichert / Aspen Group</p> |

9. 2701 Memorial Highway



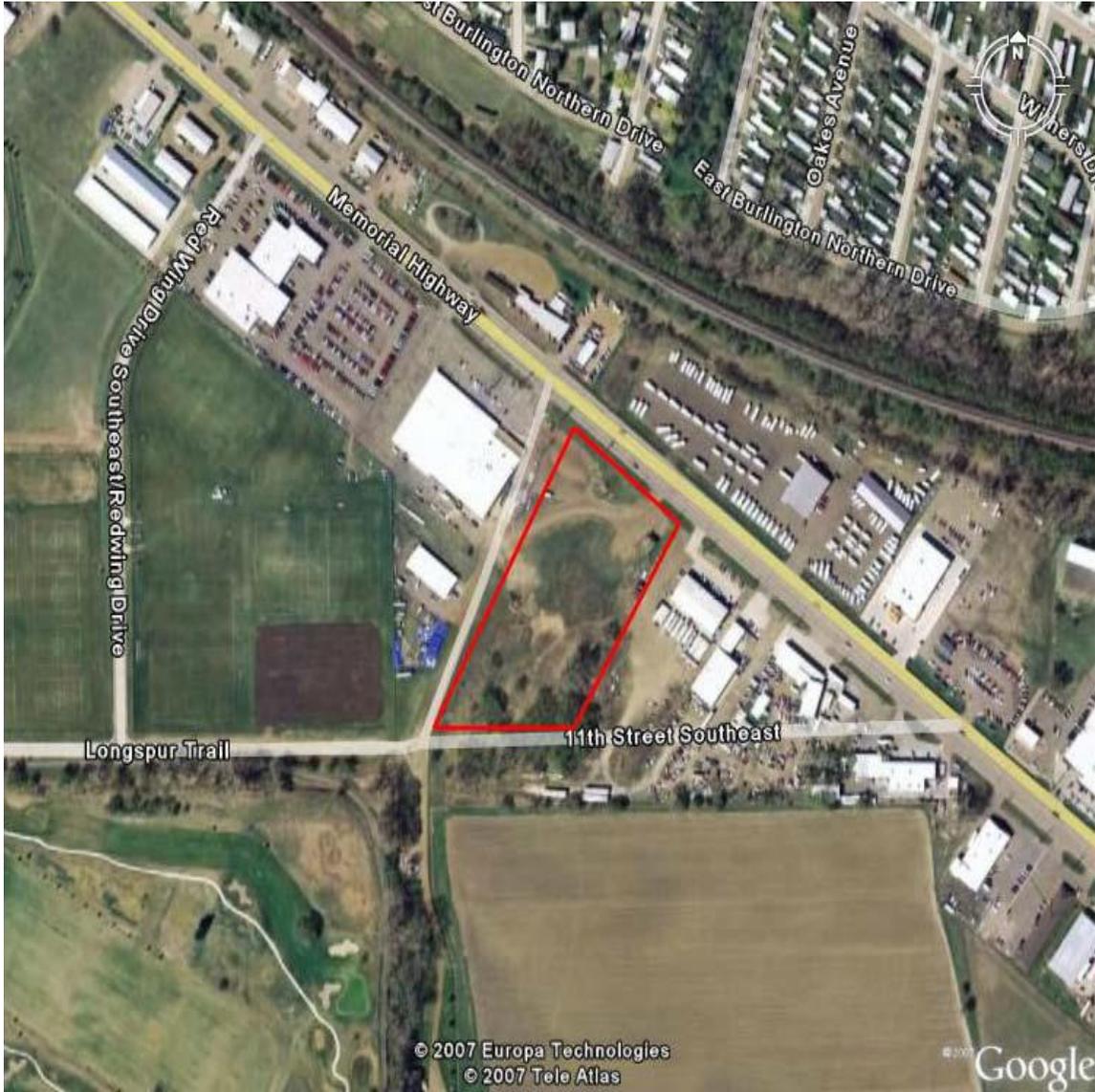
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|--|---|
| Location: 2701 Memorial Highway | Power Provider: MDU |
| Size: 4 acres | Primary Road Access: 46 th Ave SE |
| Zoning: CC (Heavy Commercial) | Total Land Lease Price: Negotiable |
| Ownership: Randy Horner | Price / Square Foot: Negotiable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

10. 4720 19th Street SE



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

11. Midway Lanes (32nd Ave SE)



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

12. 4631 Memorial Highway



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

13. Lakewood Commercial Lots



| | |
|--|---|
| Location: South Mandan along Memorial Highway & 46 th Ave SE | Power Provider: MDU |
| Size: Lot 1 & 2 - 3.57 acres Lot 3 - 3.78 acres Lot 4- 4.31 acres Lot 5 - 3.14 acres | Primary Road Access: 46 th Ave SE |
| Zoning: MA (Light Non-Nuisance Industrial/Heavy Commercial) | Total Land Price: variable |
| Ownership: Lee Mitzel | Price / Square Foot: \$3.10 - \$4.90 |
| Municipal Water/Sewer: On-Site | Contact: Kyle Holwagner / Daniel Companies Les Current / Oaktree Realtors |

14. 46th Avenue SE and McKenzie Drive



| | |
|--|--|
| Location: SE Mandan | Power Provider: MDU |
| Size: Site 1 - 0.92 acres (40,000 square feet) Site 2 – 0.69 acres (30,000 square feet) | Primary Road Access: 46 th Ave SE |
| Zoning: Site 1 – MA (light industrial) Site 2 CB Restricted (Heavy Commercial) | Total Land Price: Site 1 - \$360,000 Site 2 - \$300,000 |
| Ownership: Site 1 - Tory Otto Site 2 – John Morgan | Price / Square Foot: Site 1 - \$9.00 Site 2 - \$10.00 |
| Municipal Water/Sewer: On-Site | Contact: Site 1 - Tory Otto Site 2 – John Morgan |

15. 1121 E. Main Street



| | |
|---------------------------------------|---|
| Location: Downtown Mandan | Power Provider: MDU |
| Size: 3.25 acres | Primary Road Access: Main Street |
| Zoning: CB (Heavy Commercial) | Total Price: \$299,000 BNSF Land Lease: \$39,000 per year |
| Ownership: Richter Properties | Price / Square Foot: |
| Municipal Water/Sewer: On-Site | Contact: Pat Maddock / Oaktree Realtors |

16. City Parcels



Redevelopment Opportunities at Collins Ave. & Main

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|--|---|
| Location: Downtown Mandan | Power Provider: MDU |
| Size: 0.37 acres (16,250 square feet) | Primary Road Access: Main Street |
| Zoning: CB (Heavy Commercial) | Total Land Price: \$162,500 |
| Ownership: City of Mandan | Price / Square Foot: \$10.00 |
| Municipal Water/Sewer: On-Site | Contact: Pat Maddock |