



AGENDA

- ~ Growth trends & market assessment
- ~ Roadway update
- ~ What's happening by business districts
 - . I-94 Corridor/North Mandan
 - . Main Street/Downtown
 - . Memorial Highway/East Mandan
- ~ Business assistance programs

OPPORTUNITY **MADE IN MANDAN**



MANDAN IS GROWING

- ~ Mandan population 2013 Census estimate . 19,887
 - . Up 4.5% from 2012
- ~ Morton County population 2014 Census estimate . 29,882
 - . Up 2.87% from 2013
- ~ Makes up 24% of the four-county MSA
 - . Nation's 5th fastest growing metro area

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RED TRAIL ELEMENTARY OPEN

2 miles NW of Seven Seas Inn

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ENROLLMENT PROJECTIONS

- ~ Mandan Public Schools demographic study
 - . Projects a 21% increase in enrollment in 5 years
 - ~ From 3,423 students in 2014-15 to an estimated 4,151.
 - ~ Majority of increase expected at K-5 level.
- ~ The school district has property in southeast Mandan, the Lakewood area, for a future school site.
- ~ Potential for additions also exists at the Ft. Lincoln Elementary site in south Mandan and the Red Trail site.

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JOB OPENINGS

~ More now than a year ago

- . Statewide: 23,496, up 2.5% from last year and 11.5% from month prior
- . Burleigh & Morton counties at 4,000+ with 3,444 in Burleigh County and 625 in Morton County.

Source: Job Service North Dakota
Online Jobs Opening Report - March 2015

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PERMITS FOR NEW RESIDENTIAL UNITS

3,817 new residential units since 2000

Year	Single-family	Other units
2005	~100	~100
2006	~100	~100
2007	~100	~100
2008	~100	~100
2009	~100	~100
2010	~100	~100
2011	~100	~100
2012	~100	~100
2013	~100	~100
2014	~100	~400

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RESIDENTIAL GROWTH AREAS 2014

~ Most of new residential units in areas south

~ Southwest & south central

- Keideler
- South Heart Terrace
- Heart Ridge
- Macedonia Hills
- Lincoln Ridge
- Plainview Heights

~ Southeast

- Lakewood
- Bridgeview
- Southbay
- West Bay Estates

Through Oct. 2014

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CITY EXPANSION

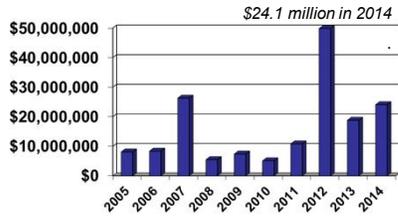
New developments underway & in planning stages on all sides of city

- ~ 1,250 acres annexed since 2009
- ~ 13.9 square miles now within city limits
 - . Up from 11.97 in 2009

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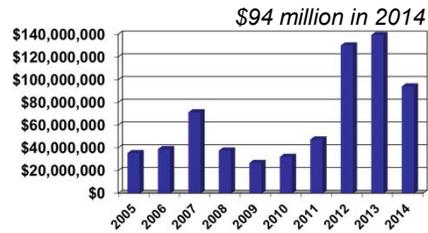
COMMERCIAL & INDUSTRIAL PERMITS New, Remodel & Additions



OPPORTUNITY



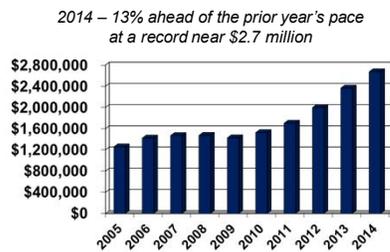
TOTAL VALUE OF PERMITS ISSUED Residential, commercial & public buildings



OPPORTUNITY



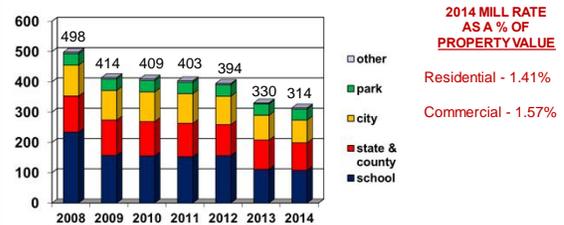
1% Local Sales Tax Collections



OPPORTUNITY



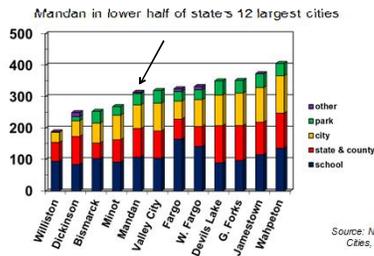
Mandan Consolidated Mill Levy TAX RATE STEADILY DECLINES



OPPORTUNITY



2014 PROPERTY TAX RANKINGS

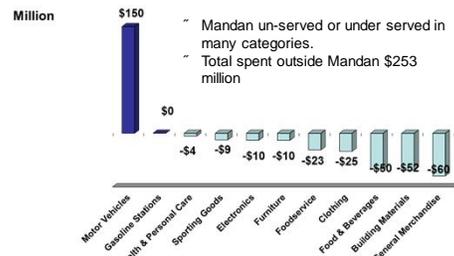


Source: N.D. League of Cities, January 2015

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MORTON COUNTY RETAIL OPPORTUNITIES Morton County - Surplus/Gap



Source: Nielsen Claritas 2015

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RECREATION FACILITIES CONSIDERED

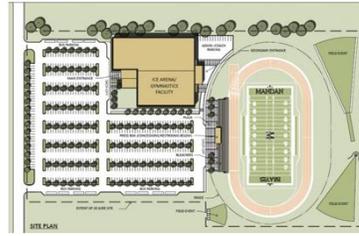


~ June 9 election on increase in local sales tax (0.75%) from 6.5% to 7.25%.

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RECREATION FACILITIES CONSIDERED



- ~ 2-rink hockey arena, including gymnastics facilities;
- ~ New football & track field;
- ~ Conversion of Faris Field into ball fields

~ Sites being studied that allow for business growth
 ~ North of middle school, south of refinery, west of hospital

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RECREATION FACILITIES CONSIDERED



Public information meetings schedule at Middle School (all at 6:30 p.m.)
 ~ May 19
 ~ May 27
 ~ June 2

Stay tuned for more info: www.mandanparks.com

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ROADWAY PROJECTS, PLANS & STUDIES

Justin Froseth
 Director of Planning & Engineering
 City of Mandan

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Business District Overview
I-94 CORRIDOR & NORTH MANDAN



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**SUPERCENTER ANCHORS
I-94 AREA DEVELOPMENT**



- ~ HIT, Inc. - Day Services/Support Services
- ~ CHI St. Alexius Medical Clinic
- ~ Arby's planning 2015 construction
- ~ New office buildings
 - ✓ Keitu Engineering, Feil Orthodontics & Witt O'riens

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I-94 CORRIDOR DEVELOPMENT



- ~ BNC National Bank opened in December.
- ~ Commercial opportunities next door.

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I-94 CORRIDOR DEVELOPMENT



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I-94 CORRIDOR DEVELOPMENT



- ~ Comfort Inn & Suites 86-room hotel to open by July
- ~ Seeking casual dining for adjacent corner of Sunset Dr. & 27th St NW
- ~ 2 44-unit apartment buildings complete, another nearly done

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I-94 CORRIDOR DEVELOPMENT



Farm Credit Services expansion complete
~ 13,800 sf

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I-94 CORRIDOR DEVELOPMENT



~ National Information Solutions Cooperative expansion planned for 2015, pending board approval.

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I-94 CORRIDOR DEVELOPMENT



- ~ Eagle Ridge Multi-Family Development
- ~ East of Middle School
- ~ Apartments & twin homes

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SUNSET CENTER

**Bill Daniel & Kyle Holwagner
Daniel Companies**

OPPORTUNITY



SUNSET CENTER – 2580 Overlook Lane



SUNSET CENTER – 2580 Overlook Lane



SUNSET CENTER – 2580 Overlook Lane



- ~ 8,750 sf multi-tenant building planned
- ~ \$20-\$29 psf depending upon size and location of unit

Contact Daniel Companies, ph. 701-223-8488

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RIVERWEST DEVELOPMENT Kathleen Spilman



OPPORTUNITY

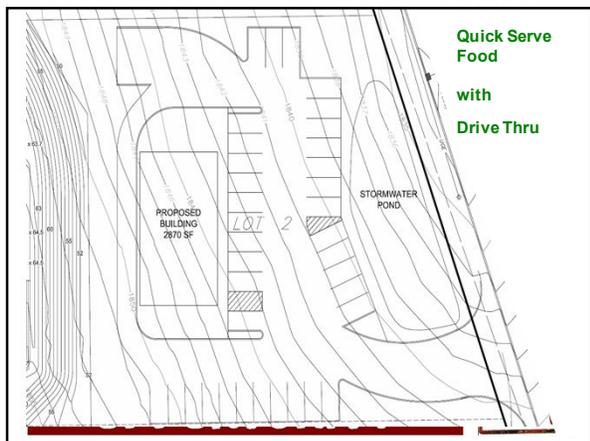
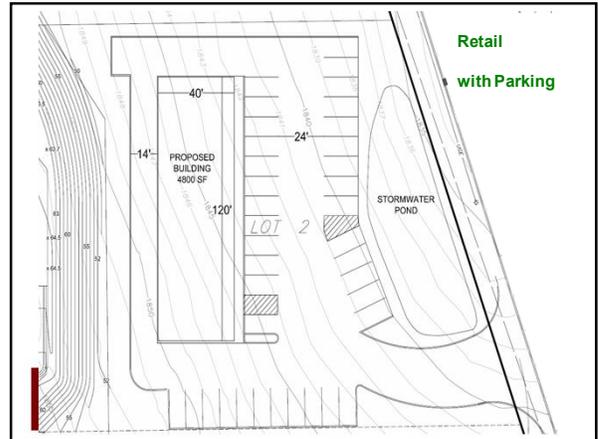




BUILDING CONCEPTS from FREY-MOSS Structures

Retail Strip Mall
 5000 sq ft or divided 3200/1800

Professional Offices 4800 sq ft



0.85 acre available along Sunset Drive

Purchase at \$425,000

Or build to Suit

Geotechnical soils study available for review

Phase I environmental site assessment available

1,500 vehicles a day traffic count now – 18,000 in 2040

City water, sewer, stormwater, phone, electrical utilities onsite

No specials

Possible city tax incentives for retail or food service

RiverWest
www.riverwest-nd.com

April 2015

**MISSOURI VALLEY ADDITION
& OLD RED TRAIL COMMERCIAL PARK**

**Scott Ritter
Aspen Group**

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**MISSOURI VALLEY ADDITION
1506 27th Street NW – Restaurant Site**



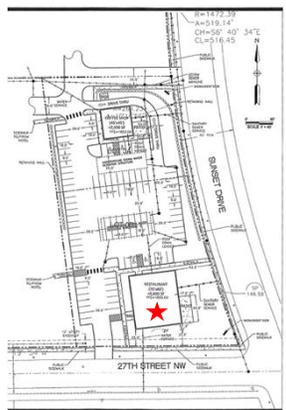
OPPORTUNITY

MADE IN MANDAN

**1506 27th Street NW
– Restaurant Site**

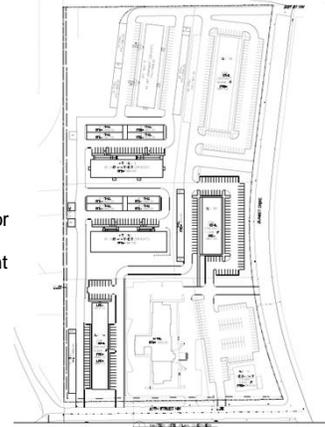
- ~ 82,481 sf lot (1.89 acres)
- ~ Asking \$15 psf

Contact Aspen Group, phone 701-223-2450

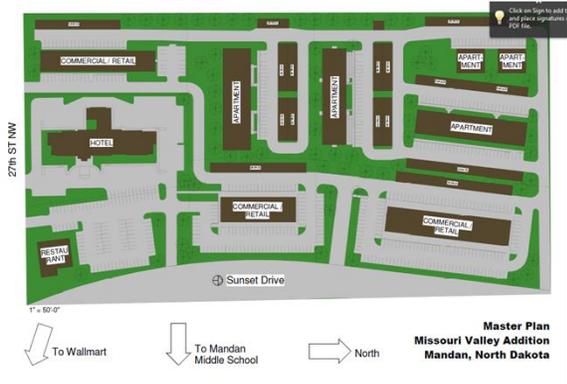


MISSOURI VALLEY ADDITION

- ~ Under construction
 - . Comfort Inn & Suites
 - . 3 apartment buildings
 - . Seeking casual dining restaurant for corner lot
 - . Future development to include mixed-use or retail strip centers



MISSOURI VALLEY ADDITION



MISSOURI VALLEY ADDITION



Concept for mixed-use commercial strip center

Contact: Don McGuire, phone 701-223-7072 or 701-220-0973

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OLD RED TRAIL COMMERCIAL PARK

Scott Ritter
Aspen Group

OPPORTUNITY

MADE IN MANDAN

OLD RED TRAIL COMMERCIAL PARK



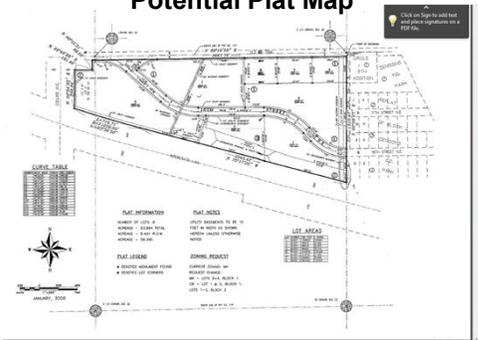
- ~ Off I-94 153 interchange & Mandan Avenue
- ~ 59.25 development acres
- ~ Asking \$4.50 psf

Contact: Aspen Group, phone 701-223-2450

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MADE IN MANDAN

OLD RED TRAIL COMMERCIAL PARK Potential Plat Map



Contact: Aspen Group, phone 701-223-2450

OLD RED TRAIL COMMERCIAL PARK



- SCHEMATIC BUSINESS CAMPUS LAYOUT**
- 1 50,000 SF CORPORATE OFFICE CAMPUS
 - 2 50,000 SF BUSINESS / COMMERCIAL BUILDING
 - 3 50,000 SF BUSINESS / COMMERCIAL BUILDING
 - 4 50,000 SF BUSINESS / COMMERCIAL BUILDING
 - 5 50,000 SF BUSINESS / COMMERCIAL BUILDING
 - 6 100,000 SF MANUFACTURING / WAREHOUSE FACILITY
 - 7 7,000 SF RESTAURANT
 - 8 20,000 SF RETAIL / RESTAURANT
 - 9 50,000 SF BUSINESS / COMMERCIAL BUILDING
 - 10 40,000 SF BUSINESS / COMMERCIAL BUILDING

Contact: Aspen Group, phone 701-223-2450

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OTHER NORTH MANDAN PROPERTIES

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MEADOW RIDGE COMMERCIAL PARK

- ~ East of Walmart
- ~ Concept plans include
 - . Hotel
 - . Restaurant
 - . Retail
 - . Professional office sites

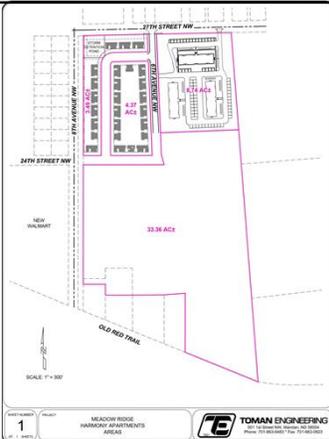


Contact: Pat Maddock, Oaktree Realtors, phone 701-391-8867

**MEADOW RIDGE
COMMERCIAL
PARK**

- ~ 25-30 acres depending upon infrastructure needs
- ~ Prices start at \$6 depending upon acreage

Contact: Pat Maddock, Oaktree Realtors, phone 701-391-8867



**CHRISTIANSON'S
FIRST ADDITION**

Contact Paces Lodging/Property Resource Group, Nate Vollmuth, ph. 701-499-3895



Todd Humphrey
American Bank Center

OPPORTUNITY **MADE IN MANDAN**

AMERICAN PLAZA - 101 E Main



Contact: Jonus Elston, American Bank Center, ph. 701-355-4947 or Todd Humphrey, ph. 701-250-3727

- ~ American Bank Center occupies main floor
 - . Retaining 2nd floor for future use
- ~ 3rd floor for lease
- ~ Renaissance Zone project
 - . Lessees may apply for state income tax exemption

OPPORTUNITY **MADE IN MANDAN**

AMERICAN PLAZA - 101 E Main



~ 8,000 sf per floor, interior build-out to suit tenants

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ADJACENT PROPERTY

OPPORTUNITY

MADE IN MANDAN



103 E MAIN STREET

Lot available for new construction

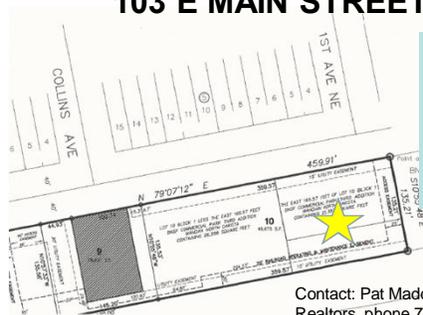
- ~ Restaurant
- ~ Business center

Contact: Pat Maddock, Oaktree Realtors, phone 701-391-8867

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103 E MAIN STREET



Lot - 22,387 sf
 . 135 ft X 165 ft

Asking \$325,000

Contact: Pat Maddock, Oaktree Realtors, phone 701-391-8867

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MANDAN PLACE & COLLINS PLACE

Lynn Watson & Roger Domres

Edgewood REIT

OPPORTUNITY

MADE IN MANDAN

MANDAN PLACE - 200 W Main



- ~ 4,000 sf of corner, street level commercial space
 - . Upper stories: 28 occupied, market-rate apartments
- ~ Drive-thru from First Ave NW
- ~ Interior lot on-site parking
- ~ \$8psf with \$10 psf allowance toward build-out
- ~ Renaissance Zone project
 - . Lessees may apply for state income tax exemption

Contact: Edgewood REIT, Lynn Watson, phone 701-757-5474 or lynn.watson@edgewoodvista.com.

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MADE IN MANDAN



COLLINS PLACE

Collins Ave & Main St

- ~ Completed Aug. 2014
- ~ 3,400 sf of corner, street level commercial space
 - . 29 apartments upper stories
- ~ \$8 psf w/ \$10 psf build-out allowance
- ~ Renaissance Zone project
 - . Lessees may apply for state income tax exemption

Contact: Edgewood REIT, Lynn Watson, phone 701-757-5474 or lynn.watson@edgewoodvista.com.

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MADE IN MANDAN

**504 W MAIN/511 FIRST STREET NW
& 310 6TH AVENUE SE**

**Bill Daniel & Kyle Holwagner
Daniel Companies**

OPPORTUNITY



504 W MAIN ST & 511 FIRST ST NW



- ~ \$2.75 million for both properties
- ~ Lease available at \$7 psf NNN
- ~ Eligible for the Renaissance Zone Program and Storefront Improvement Program.

OPPORTUNITY



504 W MAIN ST

- ~ 32,173 sf brick, steel frame building
 . Constructed 1989
- ~ 43,200 sf lot with 4 additional lots totaling 73,750 sf



Contact: Kyle Holwagner, Daniel Companies, phone 701-223-8488.

OPPORTUNITY



511 FIRST STREET NW

- ~ 15,785 sf brick/block building on 21,000 sf lot
 . Constructed 1976
- ~ Additional associated lot of 13,750 sf



Contact: Kyle Holwagner, Daniel Companies, phone 701-223-8488.

OPPORTUNITY



310 6TH Avenue SE



- ~ 2,000 sf of lease space, \$24 psf NNN.

Contact: Kyle Holwagner, Daniel Companies, phone 701-223-8488.

OPPORTUNITY



214 W MAIN

Karen Fleck, Oaktree Realty

OPPORTUNITY



214 W MAIN STREET



- ~ 3,250 sf
- ~ \$199,500
- ~ Eligible for Renaissance Zone & Storefront Improvement programs with qualified applications

Contact: Karen Fleck, Oaktree Realtors, phone 701-400-7066

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OTHER MAIN STREET PROPERTIES

**George Yineman
Bismarck Realty**

OPPORTUNITY



George Yineman
(701) 319-3000 Cell
(701) 222-0232 Office
George@BismarckRealty.com

For Sale



- ~ \$799,000 or lease for \$9 psf
- ~ 14,861 SF
- ~ Conditioned space



1710 East Main St., Mandan, ND 58554

George Yineman
(701) 319-3000 Cell
(701) 222-0232 Office
George@BismarckRealty.com

For Lease



- ~ 2,088 sf main floor,
- ~ 924 sf lower level
- ~ \$15 psf



305 E Main St., Mandan, ND 58554

George Yineman
(701) 319-3000 Cell
(701) 222-0232 Office
George@BismarckRealty.com

For Lease



211 West Main St., Mandan, ND 58554

George Yineman
(701) 319-3000 Cell
(701) 222-0232 Office
George@BismarckRealty.com

For Lease



- ~ Lease Rate: \$12.00 PSF . Plus \$1.75 NNN + improvements
- ~ Available: 1,888 SF
- ~ Owner will Build-to-suit
- ~ Up to 6 private offices possible



211 West Main St., Mandan, ND 58554



507 BURLINGTON ST SE

- ~ 1714 sf unit
- ~ \$1,925/mo

Contact: Pat Maddock, Oaktree Realtors, phone 701-391-8867

OPPORTUNITY **MADE IN MANDAN**

Business District Overview

MEMORIAL HIGHWAY & EAST MANDAN




OPPORTUNITY **MADE IN MANDAN**

Just off Expressway - Corner of McKenzie Drive & 46th Avenue SE

FAMILY WELLNESS CENTER



Partnership between the Missouri Valley YMCA and Sanford Health

- ~ Groundbreaking planned mid-June
- ~ Opening 2016

OPPORTUNITY **MADE IN MANDAN**

Just off Expressway - Corner of McKenzie Drive & 46th Avenue SE

FAMILY WELLNESS CENTER



- ~ Approximate \$12.3 million, 41,000 sf facility
- ~ Only a 7-minute drive for most metro area residents
- ~ Market study predicts 240,000 visits annually.

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MEMORIAL HIGHWAY & EAST MANDAN SITES

Bill Daniel & Kyle Holwagner
Daniel Companies

OPPORTUNITY **MADE IN MANDAN**

MEMORIAL SQUARE SHOPPING CENTER



- ~ 4524 Memorial Hwy
- ~ Mixed tenant use, 1,500 sf +
- ~ 3 buildings
 - . 1 . 14,750 sf
 - . 1 . 14,750 sf
 - . 1 . 5,000 sf



Contact: Daniel Companies, 701-223-8488

OPPORTUNITY **MADE IN MANDAN**

MEMORIAL SQUARE
4524 Memorial Highway



Contact: Daniel Companies, 701-223-8488

3511 MEMORIAL HIGHWAY



~ 156,512 sf
(3.5 acres)
~ Asking
\$9.50 psf

Contact: Daniel Companies,
701-223-8488

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3511 MEMORIAL HIGHWAY



Contact: Daniel Companies,
701-223-8488

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2600 MARINA ROAD SE



Contact: Daniel Companies, 701-223-8488

OPPORTUNITY



2600 MARINA ROAD SE



Contact: Daniel Companies, 701-223-8488

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2600 MARINA ROAD SE



~ Zoned CB
~ 93,114 sf (2.14 acres)
~ \$13.50 psf
(\$1,257,000)

Contact: Daniel Companies, 701-223-8488

**CORNER OF 46TH SE & MEMORIAL HWY
& 2701 MEMORIAL HWY**

**Scott Ritter
Aspen Group**

OPPORTUNITY



46th AVENUE SE & MEMORIAL HWY



~ 100,188 sf
(2.3 acres)
~ \$9.50 psf
or
\$951,786

Contact: Aspen
Group, phone
701-223-2450

OPPORTUNITY



1800 & 1900 46th AVE SE



~ Lot 1 .
32,234 sf
~ Lot 2 .
67,954 sf

Contact: Aspen Group,
phone 701-223-2450

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2701 Memorial Highway



~ 4.25 acres .
build to suit

OPPORTUNITY



2701 Memorial Highway



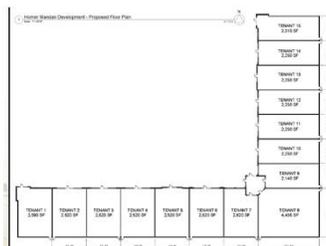
Contact:
Aspen Group,
phone 701-
223-2450

~ 38,475 SF proposed building
~ \$18 - \$21 psf NNN

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2701 Memorial Highway



Contact:
Aspen Group,
phone 701-
223-2450

~ Up to 15 tenant spaces

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MIDWAY 14TH ADDITION
Dwight Pletan

OPPORTUNITY **MADE IN MANDAN**

ACTION MOTOR SPORTS



~ 1400 Action Drive SE
 ~ New, larger location opening soon

OPPORTUNITY **MADE IN MANDAN**

**MEMORIAL HIGHWAY
 & ACTION DRIVE SE**



~ 5.22 acres of developable land available in 1+ acre lots

Contact: Dwight Pletan, phone 667-4524

OPPORTUNITY **MADE IN MANDAN**

MIDWAY FOURTEENTH ADDITION
TO THE CITY OF MANDAN
 ALL OF LOT 2 BLOCK 1, MIDWAY 8TH ADDITION, CITY OF MANDAN, MORTON COUNTY, NC

~ Lot 3, 4, 5 and possibly 6 remain available
 ~ 5.22 acres in total
 ~ \$6.50 psf for lots 3-4, \$7.50 for lots 5-6



49,658 sf
 59,241 sf
 47,045 sf
 71,438 sf

Contact: Dwight Pletan, phone 667-4524

1417 39TH AVENUE SE
Karen Fleck, Oaktree Realty

OPPORTUNITY **MADE IN MANDAN**

1417 39TH AVENUE SE



~ Available approximately June 1
 ~ 4,000 sf office/showroom, 6,000 sf shop.
 ~ 40X80 building may also be available
 ~ \$10 psf

Contact: Karen Fleck, Oaktree Realty, ph. 701-663-3535

OPPORTUNITY **MADE IN MANDAN**

**SHORES OF LAKEWOOD
& SHOPS ON 40TH AVENUE SE**

Les Kern, Oaktree Realty

OPPORTUNITY

MADE IN MANDAN

**46TH Avenue Frontage
SHORES OF LAKEWOOD**



- Premier Homes constructing twin homes & four-plex units along water inlet.
- Retail or mixed-used strip centers along 46th Avenue frontage.

OPPORTUNITY

MADE IN MANDAN

**46TH Avenue Frontage
SHORES OF LAKEWOOD**



Contact: Les Kern, Oaktree Realty,
ph. 701-471-0815



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MADE IN MANDAN

40TH AVENUE SE & 21ST STREET SE



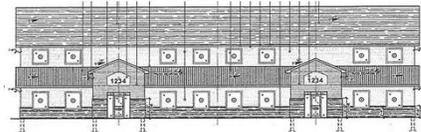
- Available July 1, \$700/month
- 16 private suites, 10 X 16 or 11 X 20, common break & laundry rooms
- Open to stylists, massage therapists, and other similar retail or service businesses.

Contact: Les Kern, Oaktree Realty, ph. 701-471-0815

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MADE IN MANDAN

1234 40TH AVENUE SE



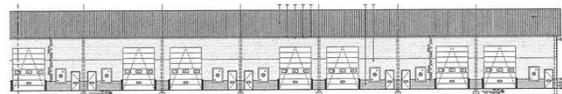
- Construction to begin spring 2015.
- 4 combination office & warehouse/shop spaces for lease
 - 30 X 70 units with overhead garage doors in back
- \$15 psf for office space and \$8.50 for warehouse space.

Contact: Les Kern, Oaktree Realty, ph. 701-471-0815

OPPORTUNITY

MADE IN MANDAN

40TH AVENUE SE & 21ST STREET



- Construction to begin in 2015.
- 9 units of warehouse space
 - 70 X 30 or larger if leased before sidewalls are constructed
- \$1,500 per month.

Contact: Les Kern, Oaktree Realty, ph. 701-471-0815

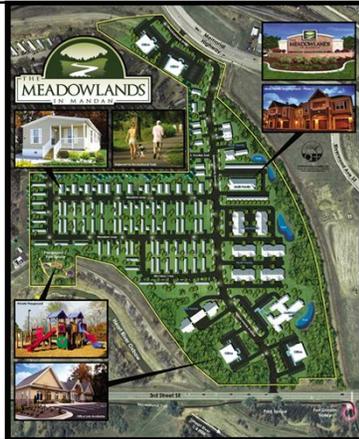
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MADE IN MANDAN

MEADOWLANDS PARK

- ~ North of 3rd St SE
- ~ Phase I- 55+ mobile home community
- ~ Phase II . multi-family, commercial & offices

More info at
www.meadowlandspark.com



BUSINESS ASSISTANCE PROGRAMS

Ellen Huber
 City of Mandan
 Business Development
 & Communications Director

OPPORTUNITY



INFORMATION & SUPPORT

- ~ Market intelligence
 - . Available properties
 - . Traffic counts
 - . Demographics
 - . Retail gap analysis
 - . Development news
- ~ Platting, zoning
- ~ Building & fire code
- ~ Infrastructure information, permitting
- ~ Business assistance programs

OPPORTUNITY



REVOLVING LOAN PROGRAMS

- ~ Partnering with the Lewis & Clark Regional Development Council
 - . Two \$1 million revolving loan pools for businesses in Mandan & a 10-mile radius in Morton County
 - ~ Formed 2X with \$250,000 in Mandan sales tax dollars to secure \$750,000 loan through USDA Rural Development Intermediary Relending Program
 - . \$9.7 million secured for loan participation program through U.S. Treasury Small Business Credit Initiative
 - ~ N.D. Opportunity Fund

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Bank of ND PACE & Flex PACE Loans INTEREST BUY-DOWN

- ~ Leverages Bank of North Dakota funds
 - . Primary sector projects - up to \$300,000
 - ~ Minimum 1 job for every \$100,000 of loan proceeds
 - . Regular projects . up to \$100,00
 - . Affordable housing . up to \$500,000
 - . Childcare . up to \$300,000
- ~ Requires a 35% local match, generally provided as a low-interest loan
- ~ Buy-down period generally 5 years or less

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RETAIL & RESTAURANT INCENTIVE PROGRAM



Harvest Brazilian Grill - 308 W Main

Broa - 305 W Main

- ~ For businesses that fill a gap in Mandan's market profile
- ~ More niche retail & eateries welcomed!

OPPORTUNITY



STOREFRONT IMPROVEMENT PROGRAM

- ~ Downtown core & fringe
 - . 33 projects completed to date
 - . 2 in process
- ~ \$30,000 per building available in matching funds
 - . Up to double for a downtown corner building
- ~ Memorial Highway program established in September
 - . Also encourages landscaping



OPPORTUNITY



RENAISSANCE ZONE



- ~ Entices investment
 - . 5-year property tax exemption on value of building
 - . 5 year state income tax exemption



OPPORTUNITY



GREAT THINGS
FOR BUSINESSES, RESIDENTS & VISITORS

COMMUNITY OPPORTUNITY ADVENTURE
MADE IN MANDAN
ACHIEVEMENT

FOR MORE INFO
WWW.CITYOFMANDAN.COM