

Bismarck-Mandan Development Association  
Mandan Prospective Office Property Inventory  
October 2011

## **Background**

Previously, the Bismarck-Mandan Development Association (BMDA) had compiled an inventory of sites throughout the City of Mandan and surrounding area that could support industrial development. Each year, the inventory was updated by the BMDA and used in the organization's ongoing economic development efforts.

In 2011, the Mandan City Commission requested that a similar effort be undertaken to identify sites in and around the City of Mandan that might support the development and construction of office space.

## **Minimum Requirements**

- 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

## **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

	<b>1. ORT Commercial Park</b>	<b>2. Raging Rivers</b>	<b>3. Midway Lanes</b>	<b>4. North Lakewood Commercial Lots</b>	<b>5. South Lakewood Commercial Lots</b>	<b>6. ORT &amp; 8<sup>th</sup> Ave NW</b>	<b>7. 2700 46<sup>th</sup> Ave SE</b>
<b>Location</b>	NW Mandan	SE Mandan	SE Mandan	SE Mandan	SE Mandan	NW Mandan	SE Mandan
<b>Size</b>	60 acres	8.65 acres	3.5 acres	Lot 2 (50,000 square feet) Lot 3 (105,500 square feet)	Lot 2 (164,696 square feet) Lot 4 (137,012 square feet)	Site 1 - 14.1 acres Site 2 - 3.64 acres	7.25 acres
<b>Zoning</b>	MA (Light Industrial / Heavy Commercial)	MA (Light Non-Nuisance Industrial / Heavy Commercial)	CC (Heavy Commercial)	MA (Light Non-Nuisance Industrial / Heavy Commercial)	MA (Light Non-Nuisance Industrial / Heavy Commercial)	CC (Heavy Commercial)	CB (Heavy Commercial)
<b>Ownership</b>	Mandan 94 Investors	Steve McCormick	Jim Mellon	Lee Mitzel	Lee Mitzel	Site 1 - Dennis Mayer Site 2 - Kent Schwartz	Steve McCormick
<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>	Interstate 94 & Old Red Trail	46 <sup>th</sup> Ave SE	Memorial Highway & 32 <sup>nd</sup> Ave SE	46 <sup>th</sup> Ave SE	46 <sup>th</sup> Ave SE	Old Red Trail & 8 <sup>th</sup> Ave NW	46 <sup>th</sup> Ave SE
<b>Total Price</b>	Variable	\$3,297,586.25	Variable	Variable	Variable	Site 1 - \$1,842,588 Site 2 - \$396,396	\$3,158,140
<b>Price / Square Foot</b>	\$2.50 entire parcel / \$5.00 smaller parcels	\$8.75	\$10 frontage lots / \$8 deeper lots	\$3.10	\$4.90	Site 1 - \$3.00 Site 2 - \$2.50	\$10.00
<b>Contact</b>	Niles Hushka	Matt Reichert	Kyle Holwagner	Kyle Holwagner	Kyle Holwagner	Site 1- Matt Reichert Site 2 - Kyle Holwagner	Matt Reichert

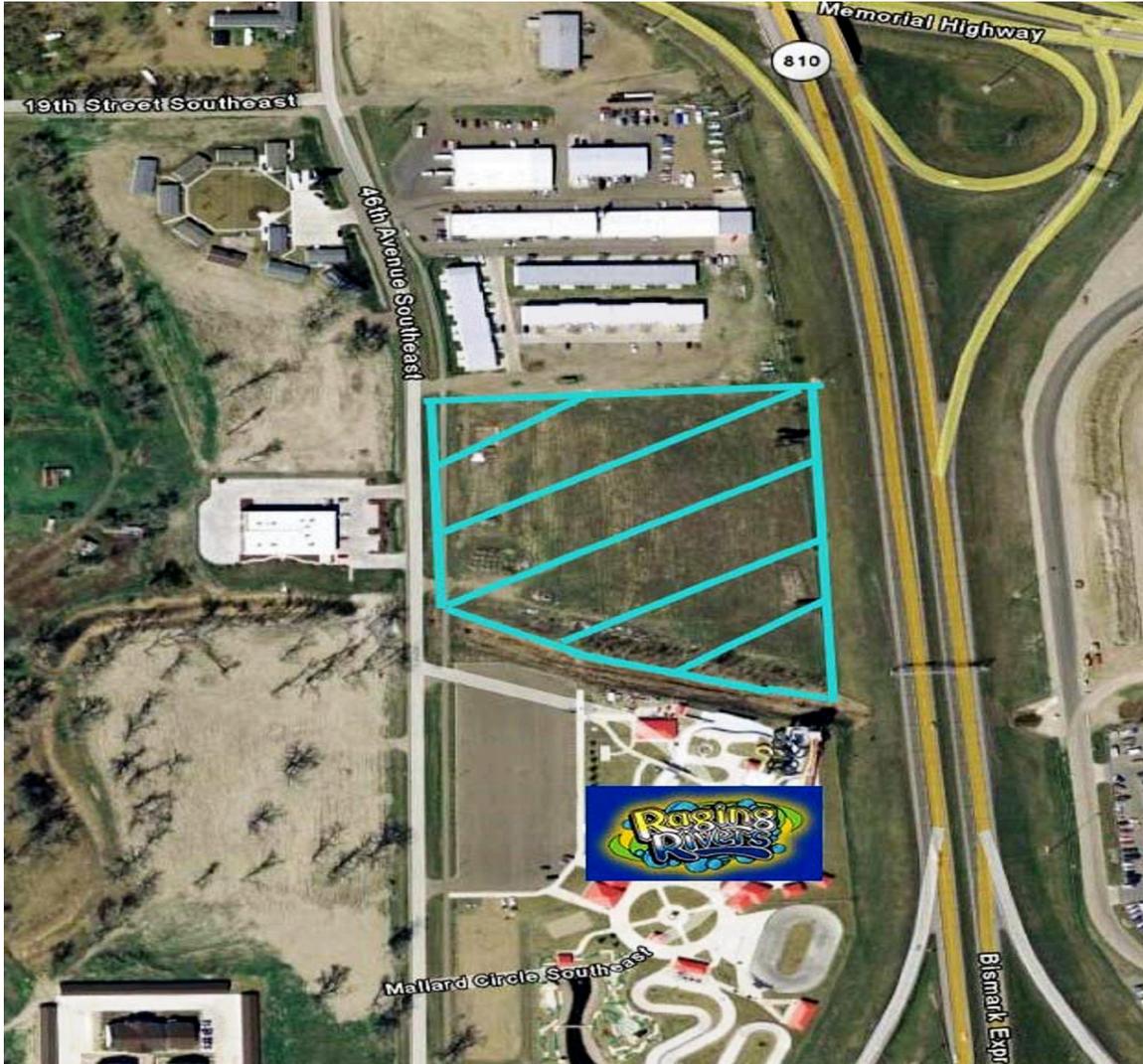
	<b>8. Riverwood Commercial Park</b>	<b>9. McCormick Property</b>	<b>10. Twin City Drive</b>	<b>11. Riverbend Centre</b>	<b>12. Collins &amp; Main</b>	<b>13. Bridgeview Bay</b>	<b>14. 46<sup>th</sup> Ave SE &amp; McKenzie</b>	<b>15. Sunset Commercial Park</b>
<b>Location</b>	SE Mandan	NW Mandan	E Mandan	SE Mandan	Downtown Mandan	SE Mandan	SE Mandan	NW Mandan
<b>Size</b>	9 acres	Approximately 200-300 developable acres	0.43 acres	0.9 acres	0.37 acres	1.07 acres	Site 1 - 0.92 acres Site 2 - 0.69 acres	3.1 acres
<b>Zoning</b>	CB (Heavy Commercial) & MB (Heavy Industrial / Heavy Commercial)	<i>Future Land Use</i> - Industrial	CB (Heavy Commercial)	CA (Light Commercial & Services)	CB (Heavy Commercial)	CB (Heavy Commercial)	Site 1 - MA (Light Industrial) Site 2 - CB Restricted (Heavy Commercial)	CB (Heavy Commercial)
<b>Ownership</b>	Tom Friedt	Steve McCormick	Al Leingang	Mike & Geris Hopfauf	City of Mandan	Mariner Family	Tory Otto / John Morgan	Steve Thilmony
<b>Municipal Water/Sewer</b>	On-Site	North of Interstate 94	On-Site	On-Site	On-Site	On-Site	On-Site	On-Site
<b>Power Provider</b>	MDU	MDU sections 17,20,21,29 MGS sections 18 & 19	MDU	MDU	MDU	MDU	MDU	MDU
<b>Primary Road Access</b>	Riverwood Ave.	Interstate 94	Twin City Drive	East Main Street	Main Street	Pirates Loop	46 <sup>th</sup> Ave SE	Sunset Drive
<b>Total Price</b>	Variable	Negotiable	\$149,000	Negotiable	\$162,500	\$303,355	Site 1 - \$360,000 Site 2 - \$300,000	\$607,662
<b>Price / Square Foot</b>	\$5.00 - \$7.00	Negotiable	\$7.97	Negotiable	\$10.00 - Redevelopment Proposals Welcomed	\$6.50	Site 1 - \$9.00 Site 2 - \$10.00	\$4.50
<b>Contact</b>	Matt Reichert	Matt Reichert	Pat Maddock	Mike & Geris Hopfauf	Pat Maddock	Steve Mariner	Tory Otto / John Morgan	Steve Thilmony

# 1. Old Red Trail Commercial Park



<p><b>Location:</b> Northwest Mandan along Interstate 94, Exit 153</p>	<p><b>Power Provider:</b> MDU</p>
<p><b>Size:</b> 60 acres</p>	<p><b>Primary Road Access:</b> Interstate 94 &amp; Old Red Trail</p>
<p><b>Zoning:</b> <i>Current</i> - MA (Light Industrial/Heavy Commercial) <i>Future Land Use Plan</i> – General Commercial</p>	<p><b>Total Land Price:</b> variable</p>
<p><b>Ownership:</b> Mandan 94 Investors</p>	<p><b>Price / Square Foot:</b> \$2.50 for the entire parcel and \$5 for smaller parcels</p>
<p><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</p>	<p><b>Contact:</b> Niles Hushka</p>

## 2. Raging Rivers (2500 46<sup>th</sup> Ave SE)



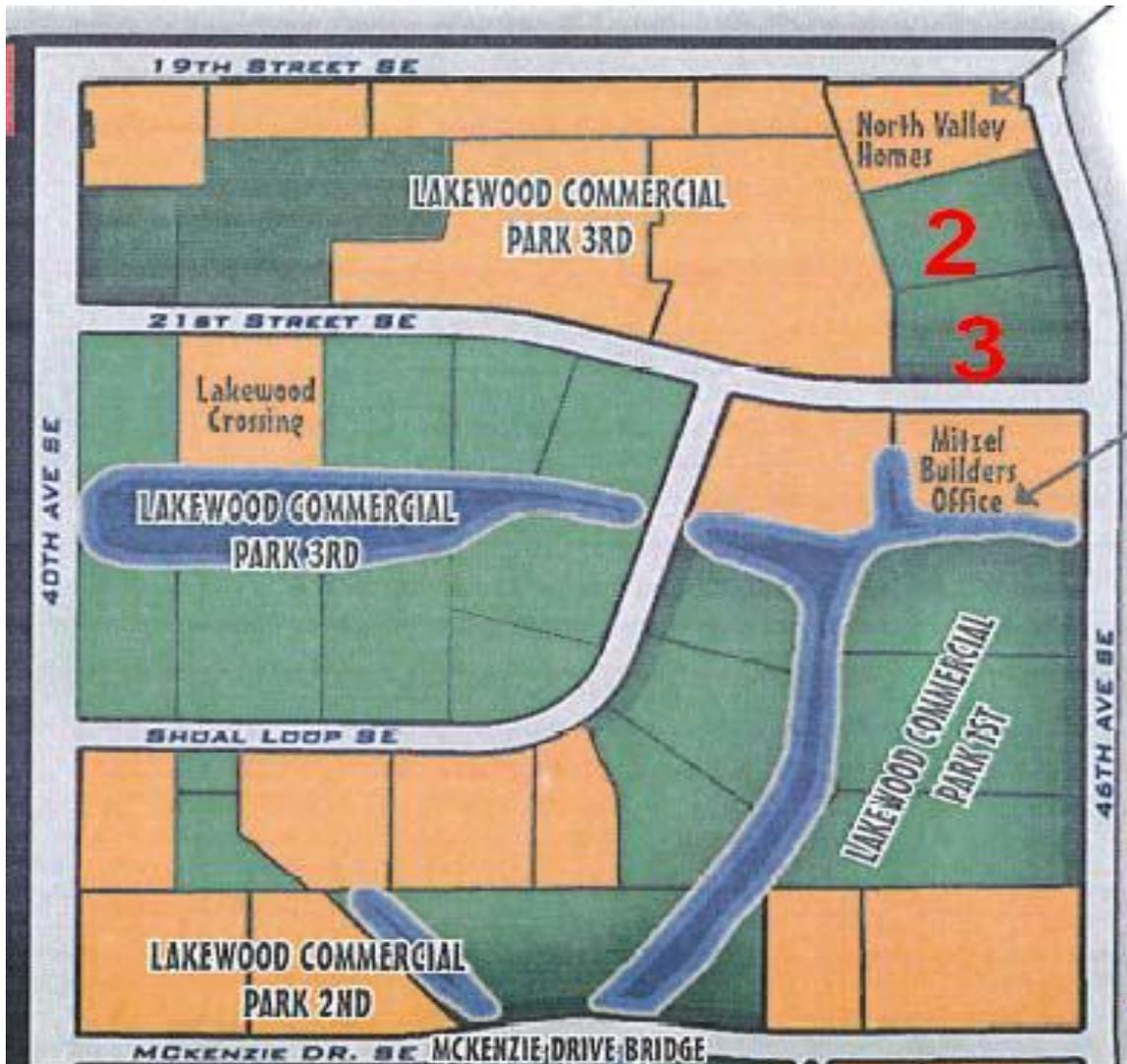
<b>Location:</b> Southeast Mandan along Memorial Highway and 46 <sup>th</sup> Ave SE	<b>Power Provider:</b> MDU
<b>Size:</b> 8.65 acres	<b>Primary Road Access:</b> 46 <sup>th</sup> Ave SE
<b>Zoning:</b> MA (Light Non-Nuisance Industrial/Heavy Commercial)	<b>Total Land Price:</b> \$3,297,586.25
<b>Ownership: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

### 3. 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

#### 4. North 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 (50,000 square feet) Lot 3 (105,505 square feet)	<b>Primary Road Access:</b> 46 <sup>th</sup> Ave SE
<b>Zoning:</b> MA (Light Non-Nuisance Industrial/Heavy Commercial)	<b>Total Land Price:</b> variable
<b>Ownership:</b> Lee Mitzel	<b>Price / Square Foot:</b> \$3.10
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Kyle Holwagner / Daniel Companies

**5. 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 Non-Nuisance Industrial/Heavy Commercial)	<b>Total Land Price:</b> variable
<b>Ownership:</b> Lee Mitzel	<b>Price / Square Foot:</b> \$4.90
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Kyle Holwagner / Daniel Companies

## 6. Old Red Trail & 8<sup>th</sup> Ave NW



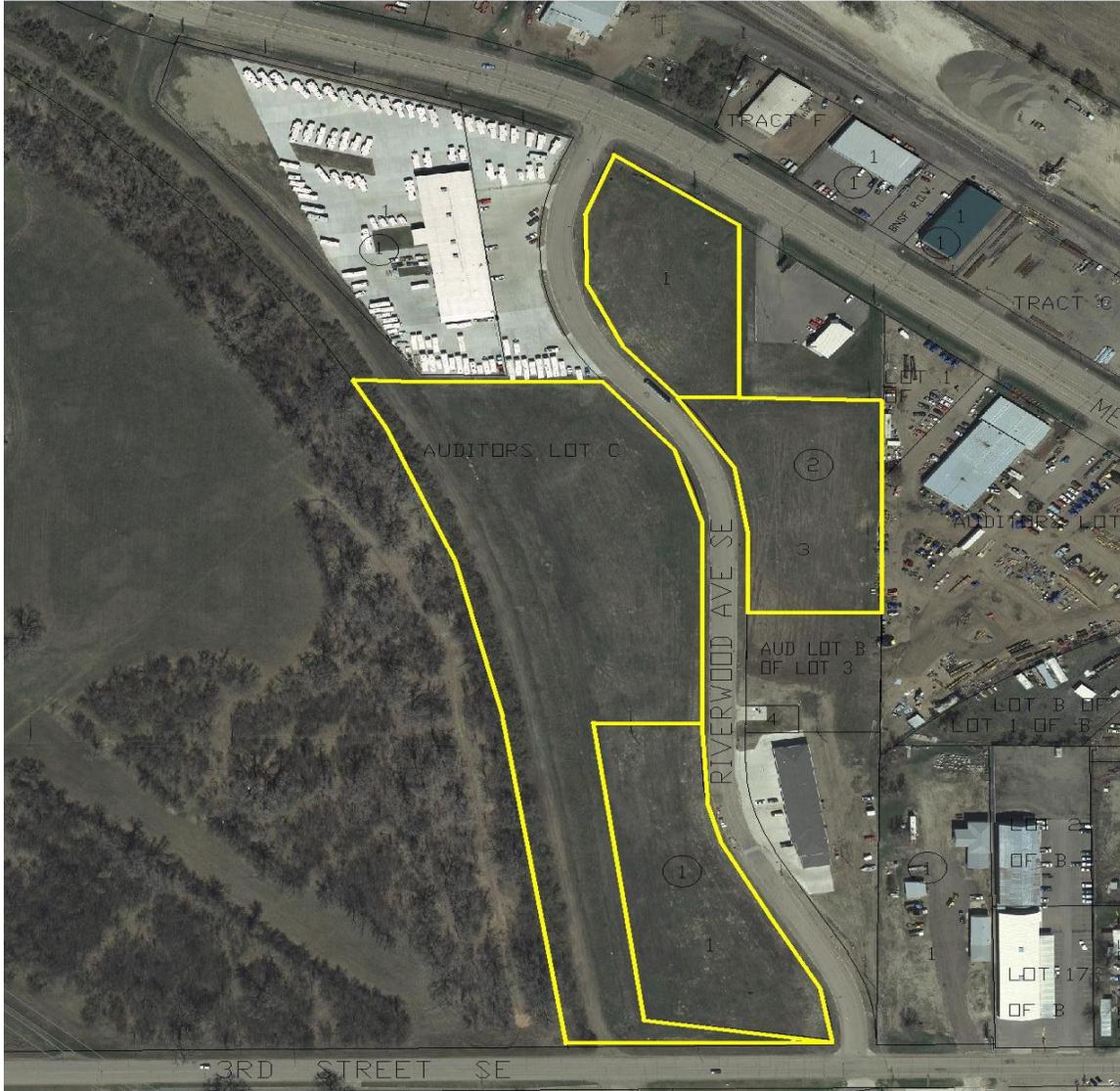
<b>Location:</b> Northwest Mandan along Old Red Trail	<b>Power Provider:</b> MDU
<b>Size:</b> Site 1 . 14.1 acres Site 2 - 3.64 acres	<b>Primary Road Access:</b> Old Red Trail & 8 <sup>th</sup> Ave NW
<b>Zoning:</b> CC (Heavy Commercial)	<b>Total Land Price:</b> Site 1 . \$1,842,588 Site 2 - \$396,396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

7. 2700 46<sup>th</sup> Ave SE



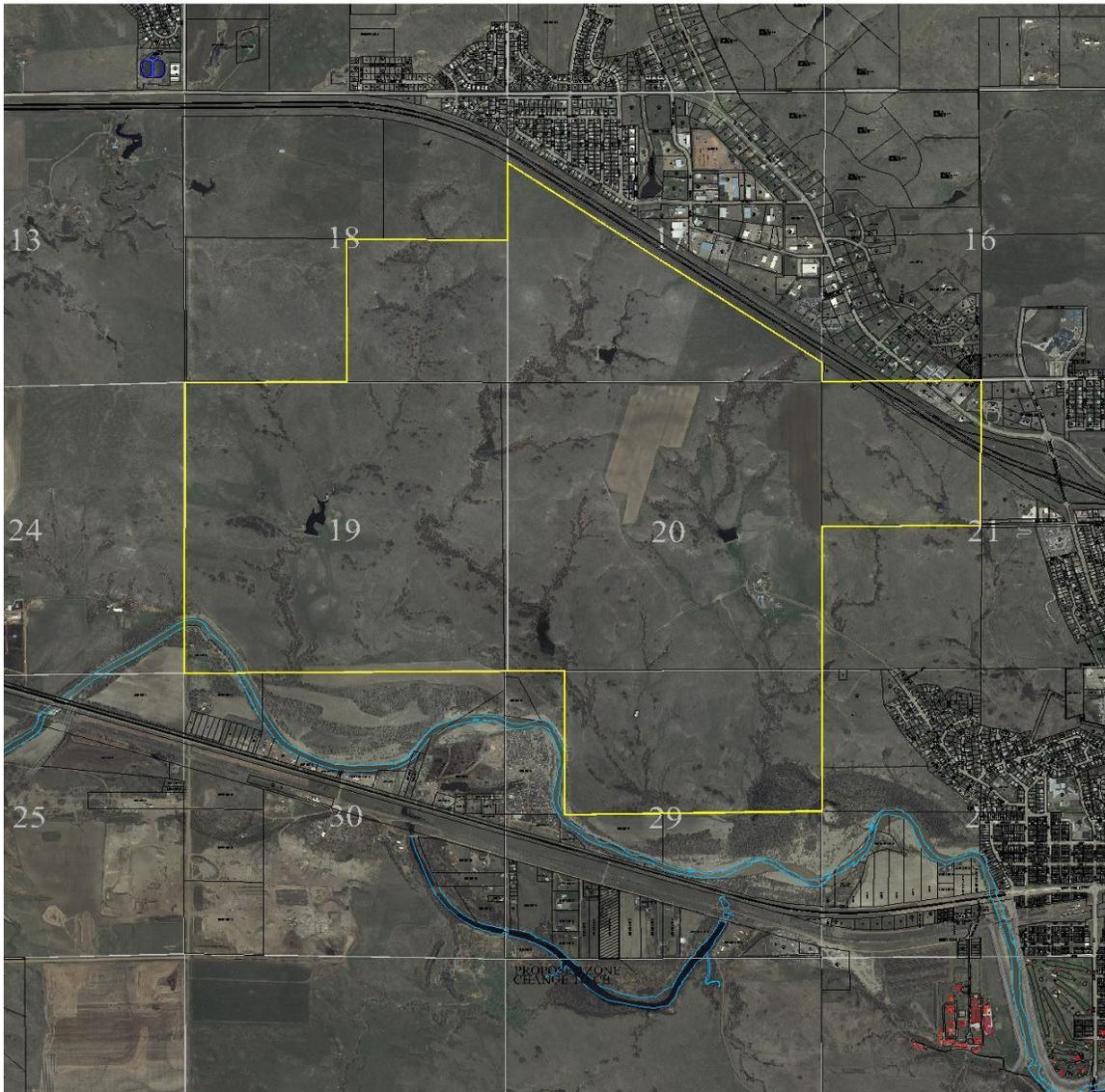
<b>Location:</b> Southeast Mandan between Memorial Highway and 46 <sup>th</sup> Ave SE	<b>Power Provider:</b> MDU
<b>Size:</b> 7.25 acres	<b>Primary Road Access:</b> 46 <sup>th</sup> Ave SE
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> \$3,158,140
<b>Ownership:</b> Steve McCormick	<b>Price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

## 8. Riverwood Commercial Park



<b>Location:</b> Southeast Mandan south of Memorial Highway (the Strip)	<b>Power Provider:</b> MDU
<b>Size:</b> Approximately 8 acres (lots vary from approximately 20,000 square feet to 391,922 square feet)	<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> Matt Reichert / Aspen Group

## 9. McCormick's Property



<b>Location:</b> Northwest Mandan along Interstate 94	<b>Power Provider:</b> MDU sections 17,20,21,29 MGS sections 18 & 19
<b>Size:</b> Approximately 200-300 acres developable	<b>Primary Road Access:</b> Interstate 94
<b>Zoning:</b> <i>Current</i> . A (Agricultural)	<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.

## 10. 821 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

## 11. Riverbend Centre



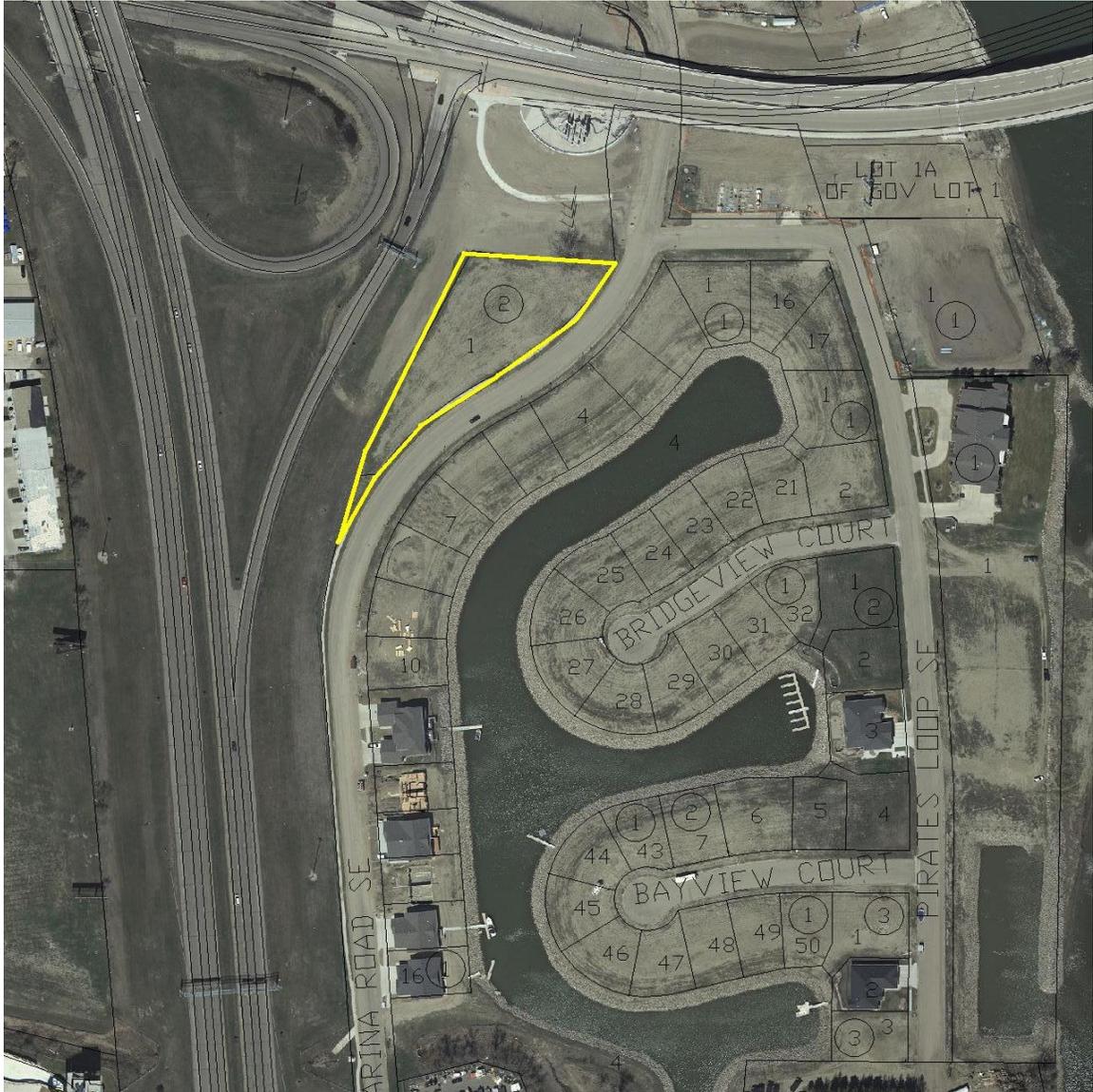
<b>Location:</b> East Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> Approximately 0.9 acres (40,000 sq feet)	<b>Primary Road Access:</b> Interstate 94 & East Main Street
<b>Zoning:</b> CA (Light Commercial & Services)	<b>Total Land Price:</b> Negotiable
<b>Ownership:</b> Mike & Geris Hopfauf	<b>Price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

## 12. Collins & Main



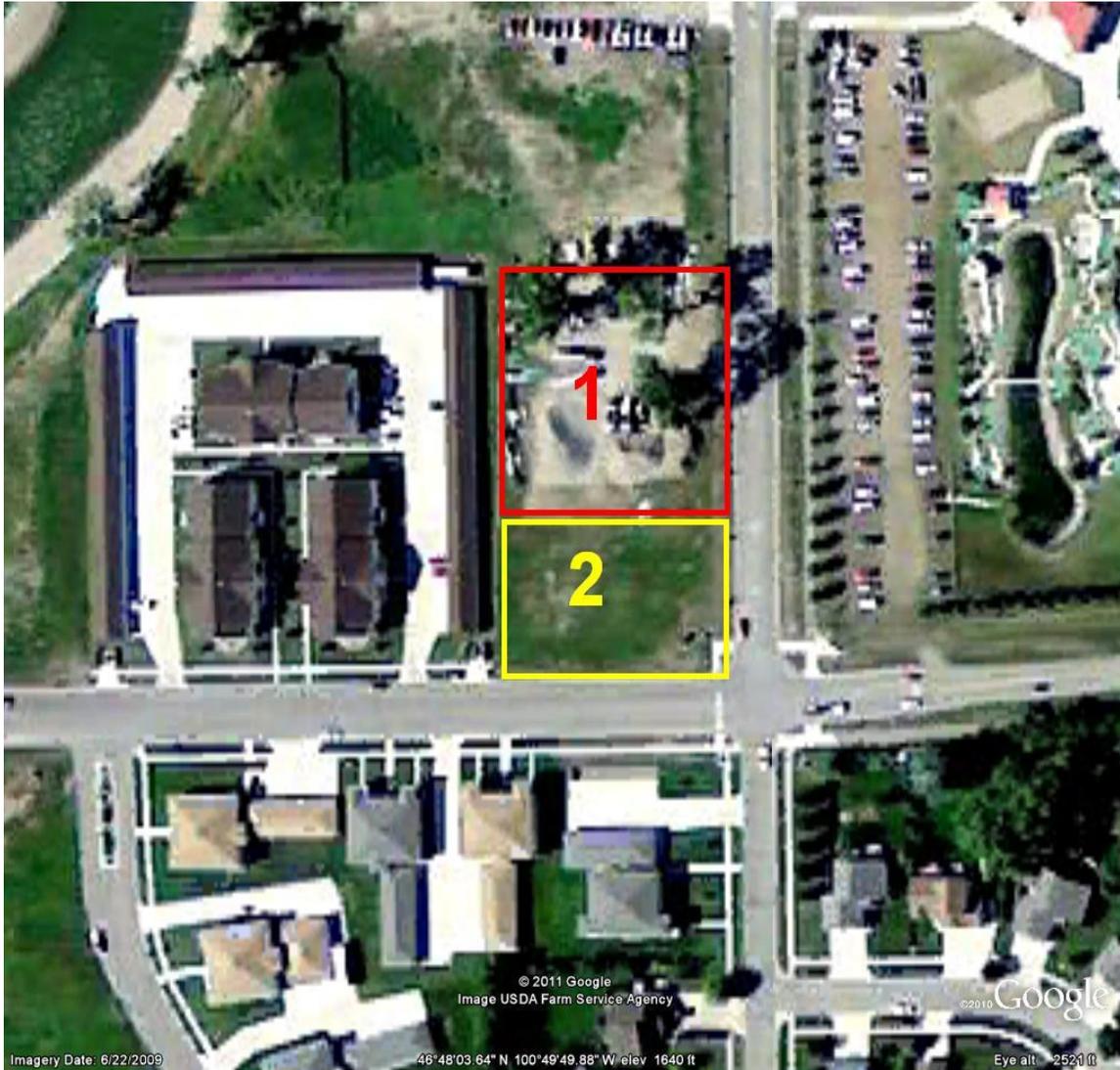
<b>Location:</b> Downtown Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 0.37 acres (16,250 square feet)	<b>Primary Road Access:</b> Main Street
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> \$162,500
<b>Ownership:</b> City of Mandan	<b>Price / Square Foot:</b> \$10.00 . Redevelopment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

### 13. Bridgeview Bay



<b>Location:</b> SE Mandan	<b>Power Provider:</b> MDU
<b>Size:</b> 1.07 acres (46,670 square feet)	<b>Primary Road Access:</b> Pirates Loop
<b>Zoning:</b> CB (Heavy Commercial)	<b>Total Land Price:</b> \$303,355
<b>Ownership:</b> Art & Steve Mariner	<b>Price / Square Foot:</b> \$6.50
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Steve Mariner

## 14. 46th Avenue SE and McKenzie Drive



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

**15. Sunset Commercial Park -**



<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> \$607,662
<b>Ownership:</b> Steve Thilmony	<b>Price / Square Foot:</b> \$4.50
<b>Municipal Water/Sewer:</b> On-Site	<b>Contact:</b> Steve Thilmony

# Mandan Office Site Inventory

	Size	Access	Visibility	Surrounding Uses	TOTAL	RANK
1. ORT Commercial Park	14	8	1	14	37	12
2. Raging River	10	12	3	5	30	Tie 6
3. Midway Lanes	9	2	6	10	27	4
4. North Lakewood	6	10	10	2	28	5
5. South Lakewood	7	11	11	1	30	Tie 6
6. ORT / 8th Ave NW	11	7	5	12	35	10
7. 2700 46th Ave SE	12	9	4	7	32	8
8. Riverwood Commercial Park	13	3	12	11	39	13
9. McCormick Property	15	15	2	15	47	15
10. Twin City Drive	2	5	8	9	24	2
11. Riverbend Centre	4	4	9	8	25	3
12. Collins & Main	1	1	7	3	12	1
13. Bridgeview Bay	5	14	13	13	45	14
14. 46th Ave / McKenzie	3	13	14	6	36	11
15. Sunset Commercial Park	8	6	15	4	33	9

**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.