



Land Area: 631 acres, more or less, bordered by Airway Ave on the west, Lincoln Rd. on the south and 66th St. on the east.

Zoning: Currently, zoned agricultural, likely zoning would be light Industrial or Commercial on the west side; residential east of Apple Creek.

Amenities: A plan being looked at by Engineers is to move dirt form near Apple Creek to the west thereby removing the area that may be Light Industrial / Commercial from the flood plain and leaving an area for a large commons / park area which would be overlooked by the lots east of Apple Creek. The lots along the east side of Apple Creek would be very nice view lots and this common area would greatly enhance the whole residential area.

Commerce Center: The Northern Plains Commerce Center is nearly adjacent to this property and has great potential for attracting future commercial and industrial development. The property does include the railway bed that connects to the existing short line railway servicing the Commerce Center, which would allow for rail service to this property.

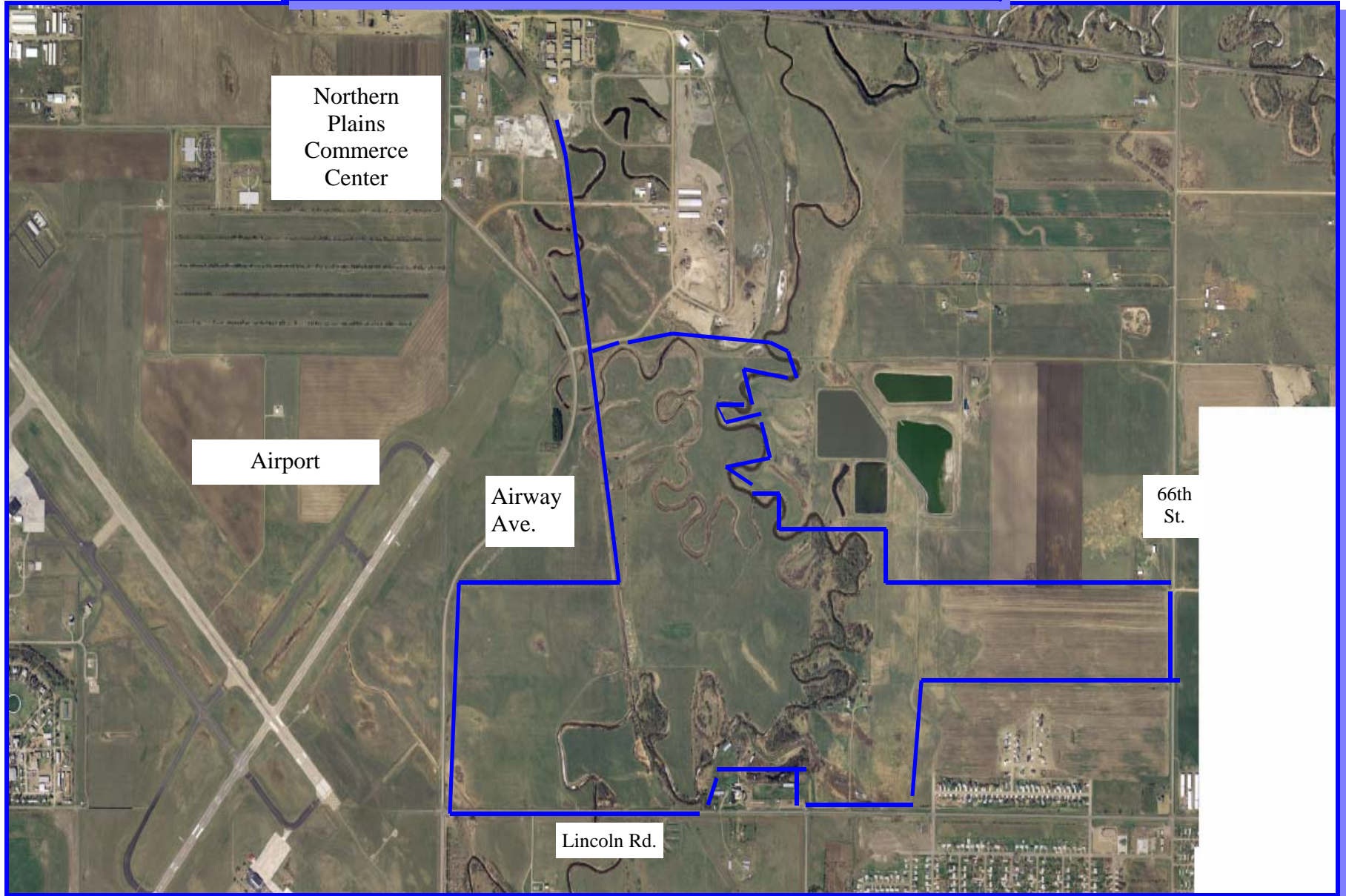
Investment: Priced at \$10,000 / acre or \$6,310,000.

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The property includes area bordered in blue, 631 approx. acres. The line extending to the north is a railroad bed that extends to the current line serving the Commerce Center development. Good commercial / light industrial uses on the west side - excellent residential lots east of the Creek.



Northern
Plains
Commerce
Center

Airport

Airway
Ave.

66th
St.

Lincoln Rd.

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