

# KOA Investment / Development Property

3720 Centennial Rd. - Bismarck, ND

\$3,900,000 / \$4.80 psf - 18.6 acres



**SANFORD**  
SPORTS COMPLEX

**LEGACY**  
HIGH SCHOOL



Centennial Rd.

Future Calgary Ave



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# Executive Summary for Sale

Address:	3720 Centennial Rd. - Bismarck, ND
Price:	\$3,900,000 / \$4.80 psf
Lot Size:	810,216 sf / 18.6 Acres
Zoning:	Potential CG Commercial Zoning
Taxes 2020:	\$6,367.47
Specials:	None at this time
Legal Description:	HAY CREEK TOWNSHIP Section 23 LOT A IN NE 1/4 KOA CAMPGROUND IRR PLAT 739957; 740290 23-139-50
Parcel ID:	31-139-80-00-23-220

Broker does not guarantee the information describing this property. Interested parties are advised to independently verify the information through personal inspectors or with appropriate professionals.



## DAYTIME POPULATION

1 MILES	3 MILES	5 MILES
4,535	35,031	85,761



## AVERAGE HOUSEHOLD INCOME

1 MILES	3 MILES	5 MILES
\$86,142	\$83,361	\$85,360



## 2020 POPULATION

1 MILES	3 MILES	5 MILES
5,639	36,305	74,121



## EMPLOYEES

1 MILES	3 MILES	5 MILES
1,900	22,874	63,559



## Potential Uses Upon Annexation

- ◆ Multi-Family Development
- ◆ Big Box Retail
- ◆ Medical Office Park
- ◆ Church Campus
- ◆ Recreational Complex
- ◆ Sports / Fitness Facility
- ◆ Educational Campus
- ◆ Mixed Use Development
- ◆ Senior Care Campus
- ◆ Car / Boat / RV Dealership



## Exclusively Offered by:



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# Kampgrounds of America Highlights



**117 Sites**  
 66 RV with Sewer Hookups  
 31 Electric with Water  
 20 Electricity Only



**4 Cabins**  
 Sleeps between 1 to 8 Adults



**Pull Through RV Sites**  
 50 amp service

**Amenities Include:**

- Dog Park
- Basketball Court
- Tennis Court
- Swimming Pool
- 2 Playgrounds
- Laundry / Showers
- Restrooms
- Picnic Shelters
- Snack Bar
- Pavilion



*\*\*Income Statements and Occupancy counts available to qualified buyers.*



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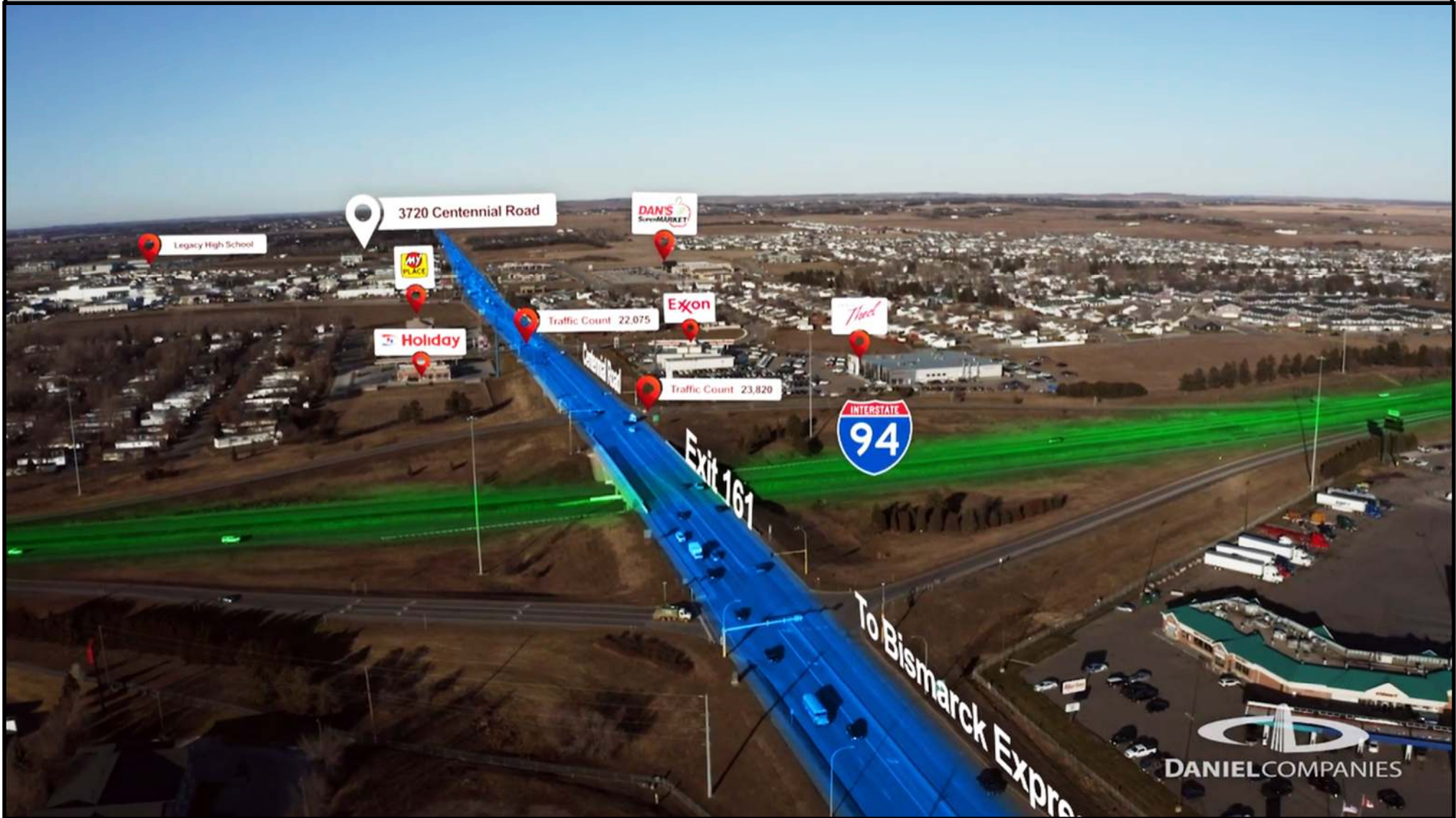
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# View Looking North

Surrounded by high traffic arterial streets and many new commercial and residential developments.





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# View Looking South

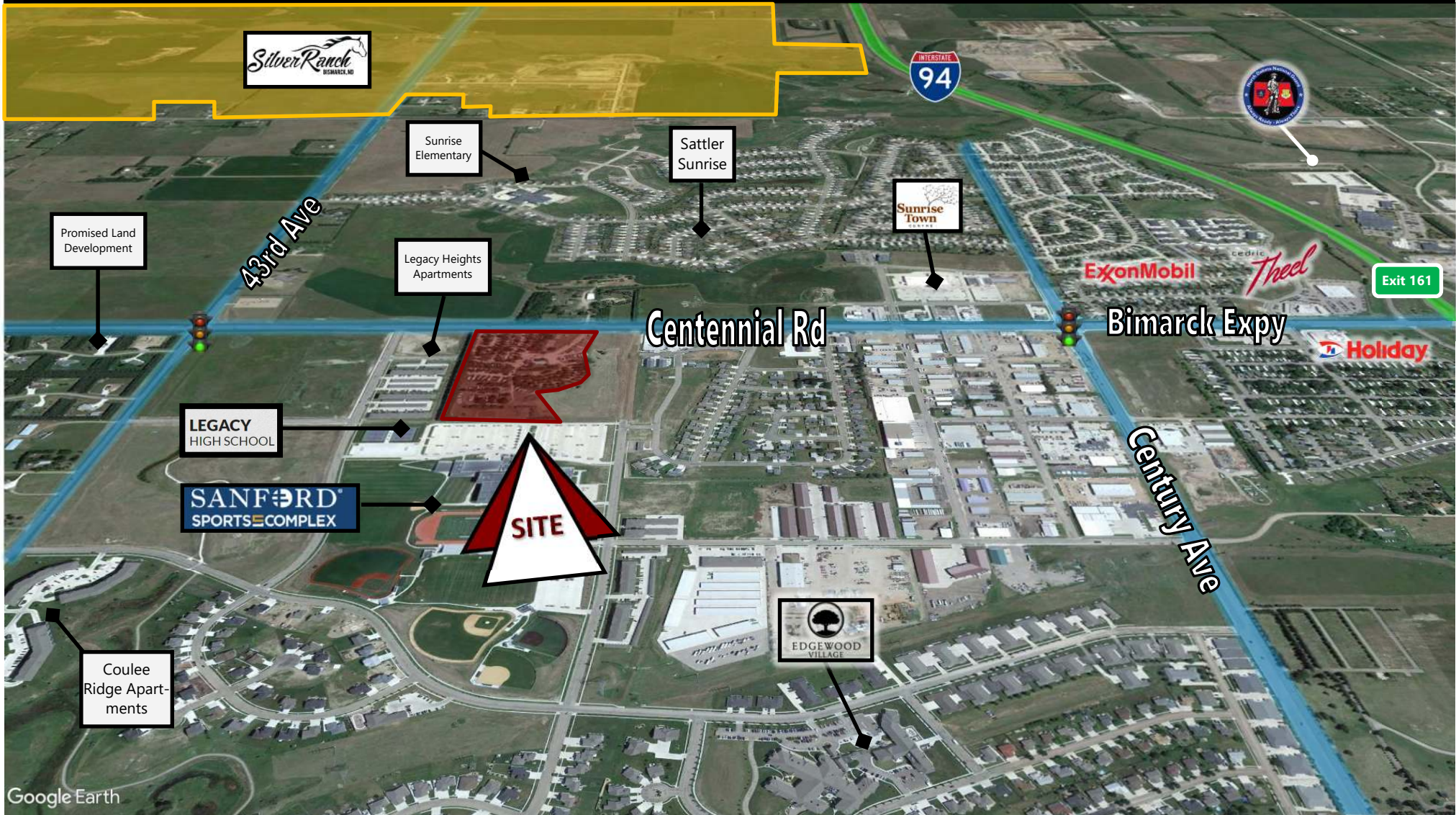
Near Legacy HS, Sanford Sports Complex, Sunrise Town Center, Silver Ranch Development, and Pebble Creek Golf Course.





# View Looking East

Numerous major residential developments surrounding Sunrise Elementary School.



# View Looking West

Easy access to Century Ave, 43rd Ave, I-94,  
and Hwy 83 N / State St.



BED BATH & BEYOND  
 CANDLEWOOD SUITES  
 DOLLAR TREE  
 MATTRESS FIRM  
 DICK'S SPORTING GOODS  
 GameStop  
 atat PANCHEROS  
 Pizza Ranch  
 ROSS DRESS FOR LESS  
 DUNN BROTHERS COFFEE  
 GRAND JUNCTION  
 CASH WISE  
 Michaels Gordmans  
 SKY ZONE  
 CHOICE BANK  
 Walmart  
 Kirklands  
 Starion BANK  
 WINGATE BY WYNDHAM  
 AspenCentral  
 Caribou COFFEE

43rd Ave NE

Coulee Ridge Apartments

Centennial Rd.

Silver Ranch  
BISMARCK, ND



SITE

CVS Health  
 DAN'S SUPERMARKET  
 Olive Garden  
 AmericInn  
 Captain Jack's  
 RED LOBSTER  
 Residence INN BY MARRIOTT  
 SUSHI BARBERS  
 SPACE WALKERS  
 COURTYARD BY MARRIOTT  
 BUFFALO WILD WINGS  
 MENARDS  
 Holiday Inn  
 TACO BELL  
 Little Caesars  
 Kirkwood BANK & TRUST  
 Applebee's  
 Papa Murphy's  
 Ruby Tuesday  
 POWER

SANFORD SPORTS COMPLEX

LEGACY HIGH SCHOOL

Sunrise Town CENTER  
 WILLIQUORS  
 DAN'S SUPERMARKET  
 Gate City Bank  
 BURGER KING  
 Capital

E Century Ave.

MainStay Suites  
 KFC  
 McDonald's  
 HOBBY LOBBY  
 GRAND 22  
 WELLS FARGO  
 LONGHORN STEAKHOUSE  
 AMC THEATRES  
 Kmart  
 arby's

Exxon  
 CENEX  
 MY PLACE  
 Holiday

cedric Theel

Exit 161

It's Time To Move  
 Starnet  
 McDonald's  
 RAMADA



## Bismarck—Mandan, ND

Bismarck-Mandan, the capital city of North Dakota with a MSA that surpasses 125,000 is a vibrant metro area with jobs, retail, and residential growth to prove it. In Livability.com's Best Places to Live 2016, Bismarck not only ranked in the top 100 - it was rated #7 out of 2,100 cities. We have made Forbes list of "Best Small Places for Business and Careers", Milken Institute's "Best Small Cities, as well as CNN Money's list of top 100 places to live.

Bismarck-Mandan is economically diverse, fast growing and dynamic. Centrally located in North America and just south of North Dakota's "Energy Corridor," this area is in the midst of robust economic growth, giving residents amazing opportunity's, with new business prospects emerging daily.

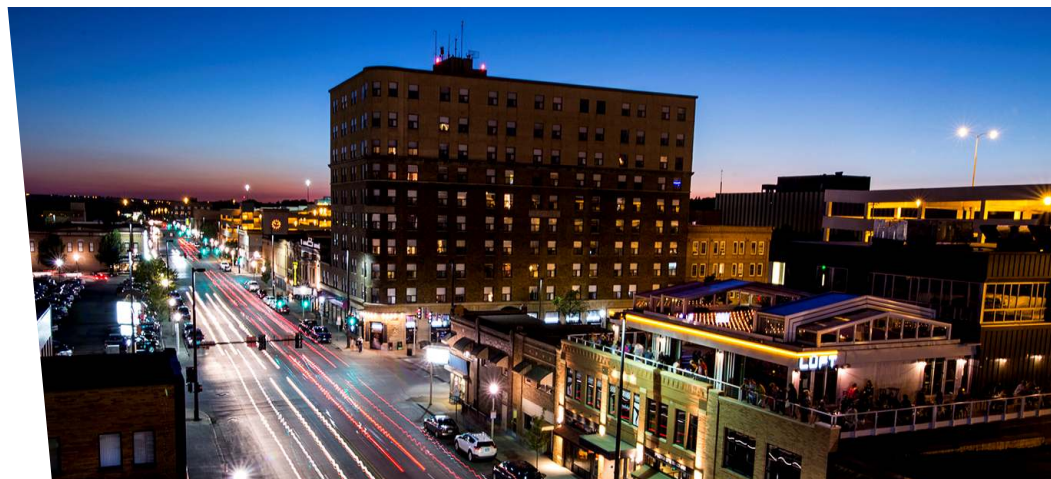
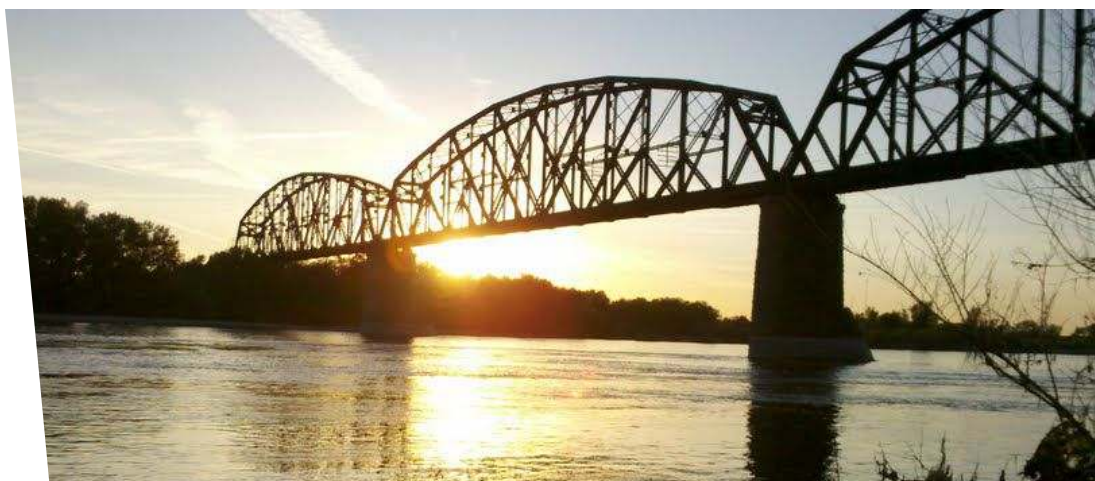
With innovation and inspiration embedded into the soil, the residents of Bismarck-Mandan work with those same ideals. We support a vibrant energy industry, two major medical facilities, a host of technical service companies and many other innovative businesses both large and small.

Bismarck-Mandan offers unlimited opportunities to participate in outdoor activities, a variety of professional sporting events and cultural events. Whether you prefer music, dancing, hunting, hiking, theater, art, or bull riding, Bismarck-Mandan has it all.

Business climate is thriving in Bismarck—Mandan. Wallet hub ranks North Dakota in the Top 10 states to start a business. The state consistently ranks at the top for economic growth:

- #1 Highest in Growth in Small Businesses
- #1 in Industry Variety
- #1 Most Accessible Financing
- #1 Startups per Capita

The community was named in the Top 30 safest cities in America by WallettHub in 2017. Year after year Bismarck has been named a Playful City USA by the KaBBOM! Playful City USA program. With modest home prices, affordable property taxes, high-performing schools, manicured parks and active recreation, Bismarck-Mandan is a great place to put down your roots.



## Nationally Recognized Education

When it comes to education, Bismarck-Mandan takes no chances. We demand quality education from pre-school through post-graduate degrees. Whether public or private, education is a top priority for this community.

Elementary and secondary education in Bismarck-Mandan ranks above average in the nation. October 2013 North Dakota State Assessment scores indicated that 77% of students in grades 3-8 are advanced or proficient in reading and math. In 2009 Mandan opened a new middle school with advanced classroom capabilities that cater to students who are excited to be part of a new era of education.

Bismarck growth has led to the completion of two new elementary schools, Sunrise Elementary in 2010 and Liberty Elementary in 2014. In August 2015 Bismarck Public Schools opened Legacy High School.

Options in private education abound in Bismarck-Mandan. In 2012 Catholic parishes of Bismarck came together to form the Light of Christ Catholic Schools. This includes three elementary schools, a middle school and newly built high school in 2019. Other private education options include Montessori schools, Shiloh Christian School and Dakota Adventist Academy.

Together Bismarck-Mandan hosts four public and three private high schools. The graduation rate is consistently more than 80%, close to 90% of seniors plan to pursue higher education, and ACT test takers score higher than national average.

Higher Education in Bismarck-Mandan is also in the increase. With twelve institutions of higher learning we have provided continuing education and attract students from across the nation. Bismarck State College, a two-year college offering associate degrees as well as vocational technology degrees has been designated the National Power Plant Operations Technology and Education Center.

University of Mary is a private Catholic university that offers more than 60 undergraduate, 14 master's degrees and three doctoral programs. United Tribes Technical College provides an outstanding education to the Native American people of our region and around the country. It is a regionally accredited institution, having achieved accreditation through the Higher Learning Commission of the North Central Association of Colleges and Schools.

NDSU Nursing at Sanford Health offers an upper-division program leading to a Bachelor of Science in Nursing.





# DANIEL COMPANIES

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Serving commercial real estate clients with unmatched market knowledge, experience and a well-deserved reputation for integrity. They know the Bismarck-Mandan commercial real estate market better than anyone.

**Powerful Team. Powerful Process. Powerful Results.**