



PARADISE VALLEY

BISMARCK'S PREMIER DEVELOPMENT

ONE

Residential Lots Available

SOUTH BISMARCK, ND

THE FUTURE OF SOUTH
BISMARCK HAS JUST ARRIVED!

REALTY**ONE**GROUP
ENCORE

BROKER: PATRICK KOSKI | 701-471-1331 | PAT@ROGENCORE.COM | WWW.ROGENCORE.COM



DEVELOPMENT OVERVIEW

- 164 acre master - planned community
- Includes a mixture of RESIDENTIAL, MULTI-FAMILY, & COMMERCIAL lots.
- Future neighborhood park
- Lake/Waterfront lots
- OFF water lots
- SCHOOLS: Solheim, Wachter, and BHS
- PICK your LOT...PICK your BUILDER!

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

Phase ONE Pricing...

BLK 3 - TWIN-HOME LOTS ●

- BLK 3 LOT 10/11 \$119,800
- BLK 3 LOT 12/13 \$119,800
- BLK 3 LOT 14/15 **SOLD**
- BLK 3 LOT 16/17 **SOLD**
- BLK 3 LOT 18/19 **SOLD**
- BLK 3 LOT 20/21 **SOLD**

BLK 4 - SINGLE FAMILY LOTS ●

- BLK 4 LOT 2 \$89,900
- BLK 4 LOT 3 **SOLD**
- BLK 4 LOT 4 **SOLD**
- BLK 4 LOT 5 \$89,900
- BLK 4 LOT 6 \$99,900
- BLK 4 LOT 7 \$99,900
- ★★★★★ BLK 4 LOT 8 \$99,900
- BLK 4 LOT 9 \$99,900
- BLK 4 LOT 10 \$99,900
- BLK 4 LOT 11 \$99,900
- BLK 4 LOT 12 \$89,900
- BLK 4 LOT 13 \$89,900
- BLK 4 LOT 14 \$89,900
- BLK 4 LOT 15 \$89,900
- BLK 4 LOT 16 \$89,900
- BLK 4 LOT 17 \$89,900
- BLK 4 LOT 18 \$89,900
- BLK 4 LOT 19 \$89,900



BLK 2 - SINGLE FAMILY WATERFRONT LOTS ●

- BLK 2 LOT 13 \$179,900
- BLK 2 LOT 14 \$179,900
- BLK 2 LOT 15 \$179,900
- BLK 2 LOT 16 \$179,900
- BLK 2 LOT 17 \$199,900
- BLK 2 LOT 18 \$199,900
- BLK 2 LOT 19 \$199,900
- BLK 2 LOT 20 \$199,900
- BLK 2 LOT 21 \$199,900
- BLK 2 LOT 22 \$199,900
- BLK 2 LOT 23 \$199,900
- BLK 2 LOT 24 \$199,900
- BLK 2 LOT 25 \$199,900
- ★★★★★ BLK 2 LOT 26 \$199,900
- BLK 2 LOT 27 \$199,900
- BLK 2 LOT 28 **SOLD**
- BLK 2 LOT 29 \$139,900
- BLK 2 LOT 30 \$139,900
- BLK 2 LOT 31 **SOLD**
- BLK 2 LOT 32 \$250,000
- BLK 2 LOT 33 \$250,000
- BLK 2 LOT 34 \$250,000
- BLK 2 LOT 35 \$250,000
- BLK 2 LOT 36 \$250,000
- BLK 2 LOT 37 **SOLD**
- BLK 2 LOT 38 \$159,900
- BLK 2 LOT 39 \$159,900
- BLK 2 LOT 40 \$159,900
- BLK 2 LOT 41 **SOLD**
- BLK 2 LOT 42 \$199,900

* = SOLD

BLK 2 - TWIN-HOME WATERFRONT LOTS ●

- BLK 2 LOT 43/44 \$179,800
- BLK 2 LOT 45/46 \$179,800
- BLK 2 LOT 47/48 \$179,800
- BLK 2 LOT 49/50 \$179,800
- BLK 2 LOT 51/52 \$119,800
- BLK 2 LOT 53/54 \$139,900
- BLK 2 LOT 55/56 \$139,900
- BLK 2 LOT 57/58 **SOLD**
- BLK 2 LOT 59/60 \$119,800
- BLK 2 LOT 61/62 \$179,800
- BLK 2 LOT 63/64 \$179,800

BLK 9 - MULTI-FAMILY LOT ●

- BLK 9 LOT 1 \$6.50/ft

BLK 9 - SINGLE-FAMILY LOT ●

- BLK 9 LOT 2 \$109,900

Take a Flyover tour of Paradise Valley!



Call Patrick to reserve your lot! 701-471-1331

REALTY ONE GROUP

★★★★★ = Phase 1 Spring vs Phase 2 (Fall 2026)



PARADISE VALLEY

BISMARCK'S PREMIER DEVELOPMENT

Located in South Bismarck, Paradise Valley offers an exclusive opportunity to build your dream home in one of the most sought-after locations in the city. This premier subdivision is not just a place to live, but a lifestyle choice for those seeking a blend of luxury, comfort, and natural beauty. Paradise Valley provides convenient access to schools, shopping destinations, parks and outdoor recreation on the Missouri River.

SEE THE EXACT LOCATION OF THE DEVELOPMENT...



SCAN ME



Meet

PATRICK KOSKI

Hello, it is my pleasure to provide you with the knowledge and consultation of South Bismarck, while you're picking out your next dream location! In addition to my 18+ years of real estate sales & development experience, I was also born and raised in South Bismarck, so there was no better fit for myself and my brokerage to bring what the south-side of Bismarck offers to the next generation of home buyers!

I look forward to visiting more with you on this amazing development!

PATRICK KOSKI

Broker

OFFICE

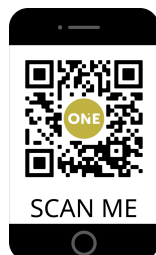
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MOBILE

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WWW.PATKOSKI.COM



MY INNOVATIVE APPROACH TO REAL ESTATE MARKETING GIVES ME A COMPETITIVE ADVANTAGE.

35+

TEAM MEMBERS

1,000+

Properties SOLD

\$500M+

GENERATED REVENUE

Top

Local Market

UNTRADITIONAL. UNCONVENTIONAL. WE ARE REALTYONEGROUP

LET'S TALK. CONTACT US TODAY.

701-751-7040 | www.rogencore.com

REALTYONEGROUP
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