

FOR SALE - PARADISE VALLEY COMMERCIAL



3402 RUTLAND DRIVE, BISMARCK

PROPERTY DESCRIPTION

This prime property spans a total of 255,769 SF, zoned CG, shovel ready in 2026, and offers the flexibility of lot division. Situated in the Paradise Valley development, this is a rare chance for strategic investment. Hundreds of apartments and residential lots are underway in the development and surrounding areas. This is a great location for a restaurant, convenience store, church, clinic, strip mall, office, and more! Don't miss out on the potential of this property!

PROPERTY HIGHLIGHTS

- 255,769 Total SF Available
- \$16.00 PSF for Subdivided Lots - Subject to Replat
- \$13.00 PSF for Entire Parcel
- City Services Available
- Lots Can Be Sub-Divided - Price to Depend on Size
- Residential Developing in Phase 1
- Great location for a restaurant, convenience store, church, clinic, strip mall, office, and more
- Paradise Valley is an approximately 165 acre development in South Bismarck

OFFERING SUMMARY

Sale Price:	\$13.00 - \$16.00 PSF
Lot Size:	38,057 - 255,769 SF
Zoning:	CG

NEARBY BUSINESSES

All Nations Church
 Bismarck Airport
 Bismarck Flight Academy
 Covenant Community Church

COLUMN 2

Five Star Storage
 Refuge Church
 Stumpf Electric
 University of Mary

- Shovel Ready in 2026
- Hundreds of apartments and residential lots are underway in the development
- Close access to the Missouri River, University of Mary, and Kirkwood Mall.



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All information herein has been obtained from sources deemed reliable. No warranty or guarantee is made as to the accuracy of the information.

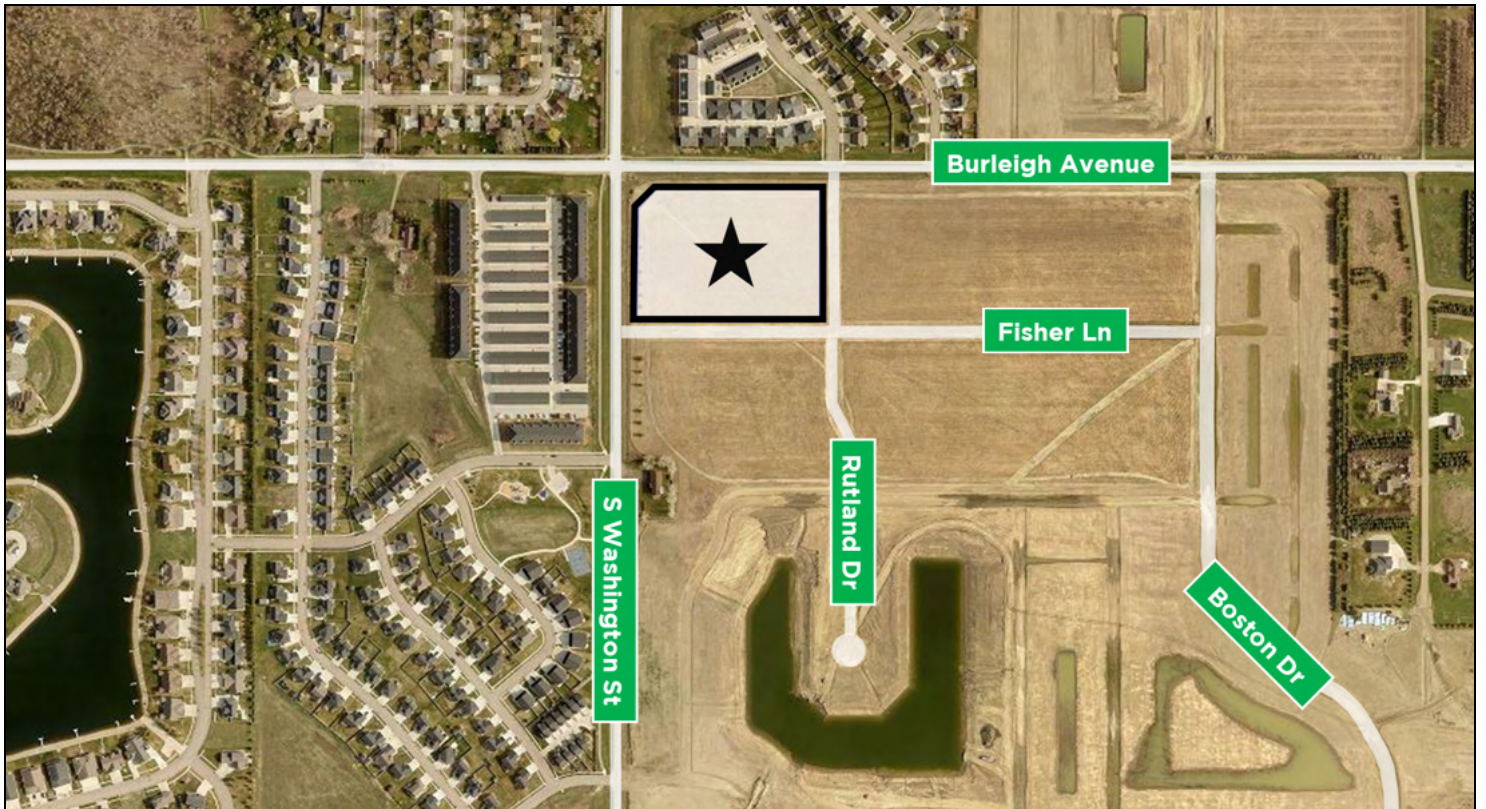
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PROPERTY PHOTOS



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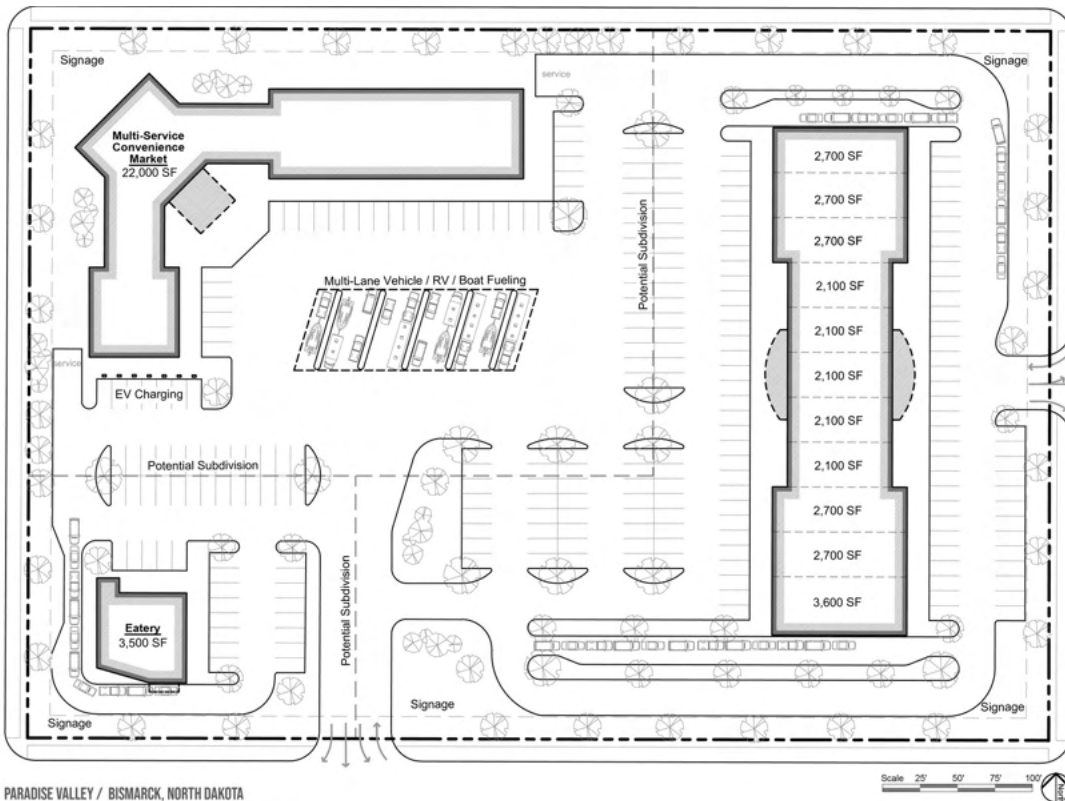
POTENTIAL LOT LAYOUT & RENDERING



CONCEPTUAL RENDERINGS VIEW 4
PARADISE VALLEY / BISMARCK, NORTH DAKOTA



CONCEPTUAL RENDERINGS VIEW 1
PARADISE VALLEY / BISMARCK, NORTH DAKOTA



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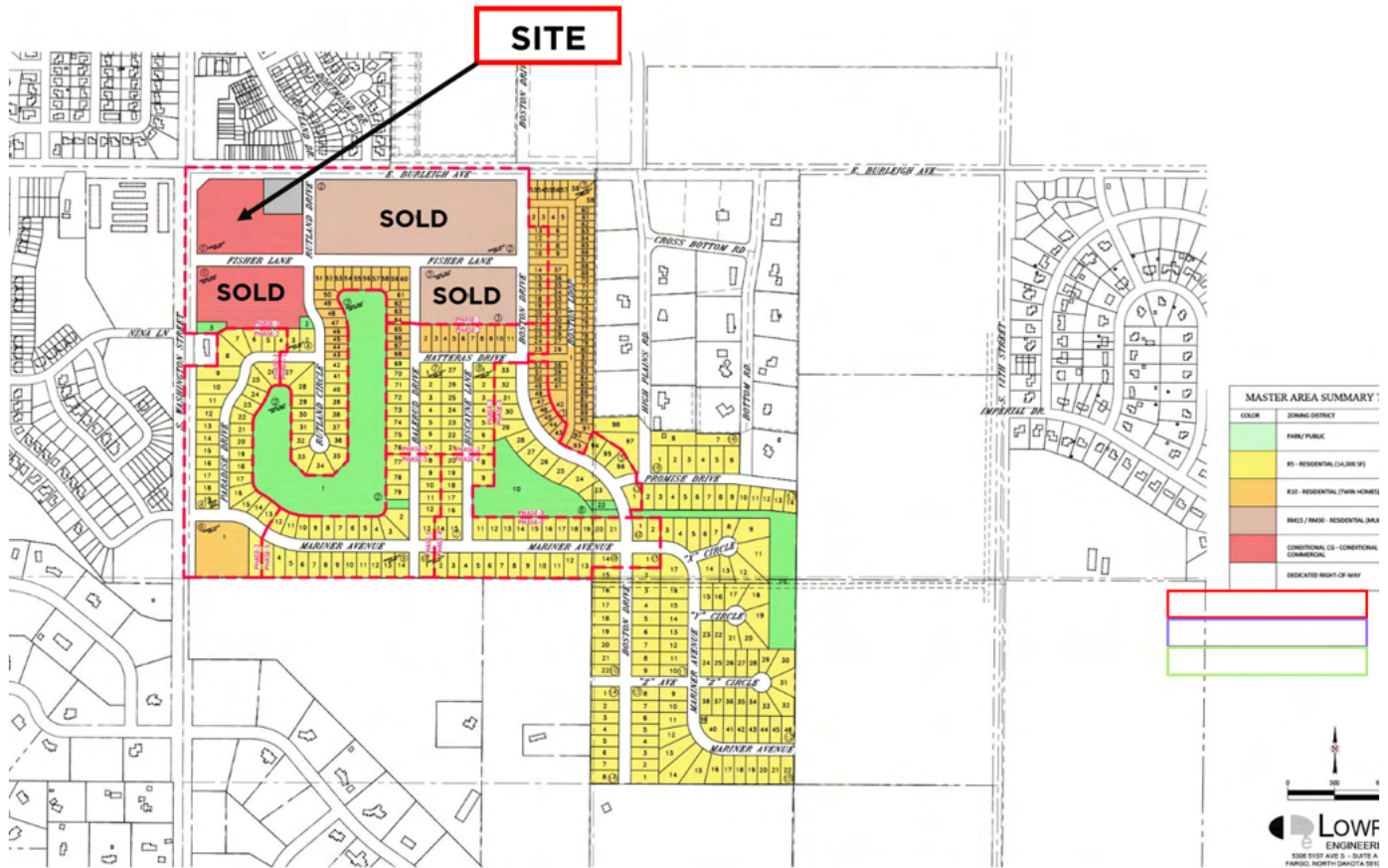
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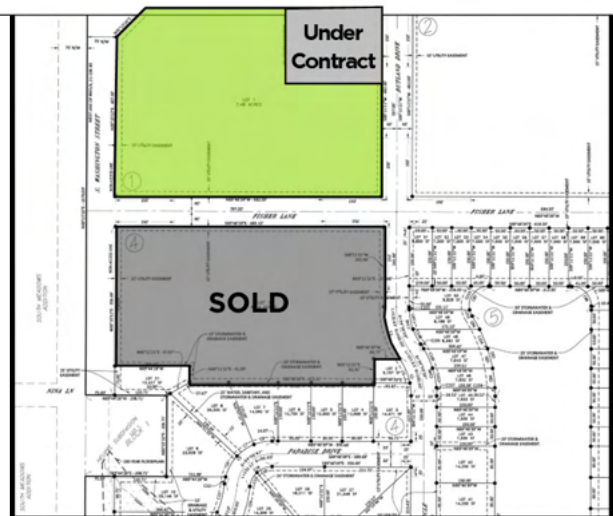
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CONCEPT PLAN



Paradise Valley is approximately 165 acre development in South Bismarck. Transformed into housing and business development close to the Missouri River, University of Mary and Kirkwood Mall with city services.



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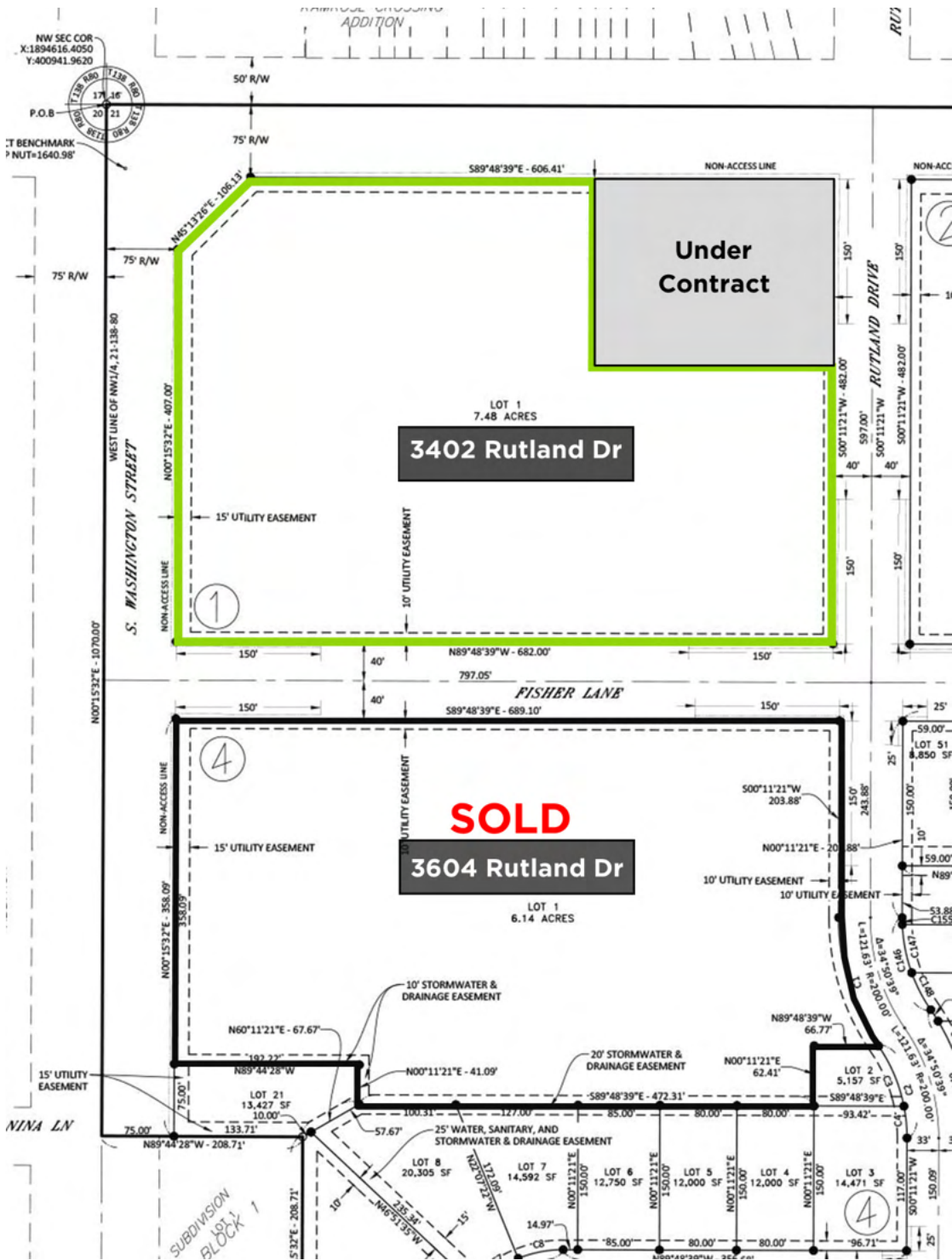
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PLAT



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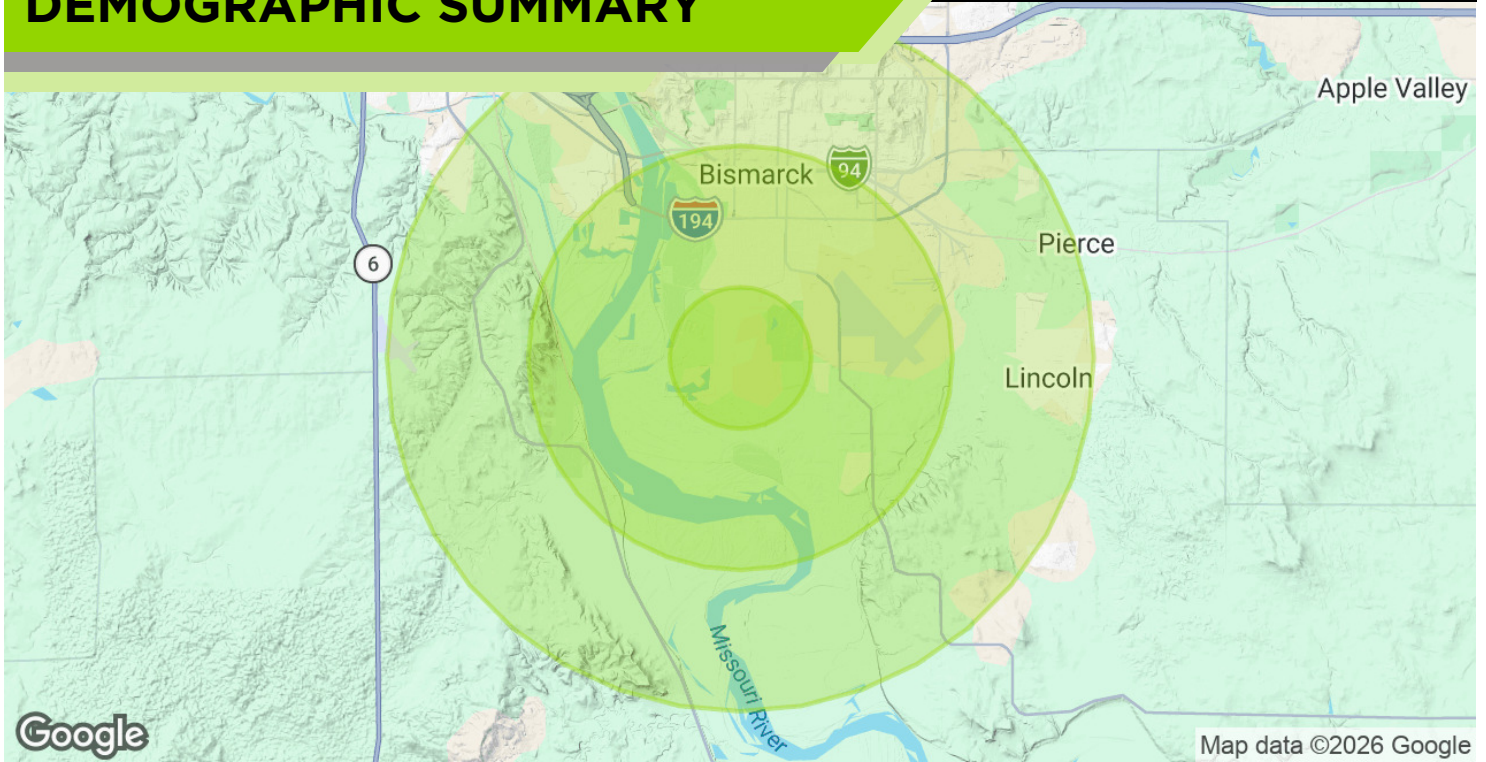
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DEMOGRAPHIC SUMMARY



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,744	23,783	71,112
Average Age	37	39	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,926	10,471	30,175
# of Persons per HH	2.5	2.3	2.4
Average HH Income	\$104,727	\$91,129	\$91,708
Average House Value	\$299,583	\$288,047	\$302,807

2020 American Community Survey (ACS)



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PROPERTY LOCATION



LOCATION OVERVIEW

The Paradise Valley subdivision is located in South Bismarck with close access to the Missouri River, University of Mary, and Kirkwood Mall



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COMMERCIAL REAL ESTATE AT AN ELEVATED LEVEL



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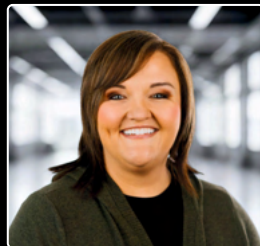
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