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# 95-ACRE PROPERTY 8<sup>TH</sup> STREET NW & 36<sup>TH</sup> AVENUE NW, MINOT, ND



## FEATURES

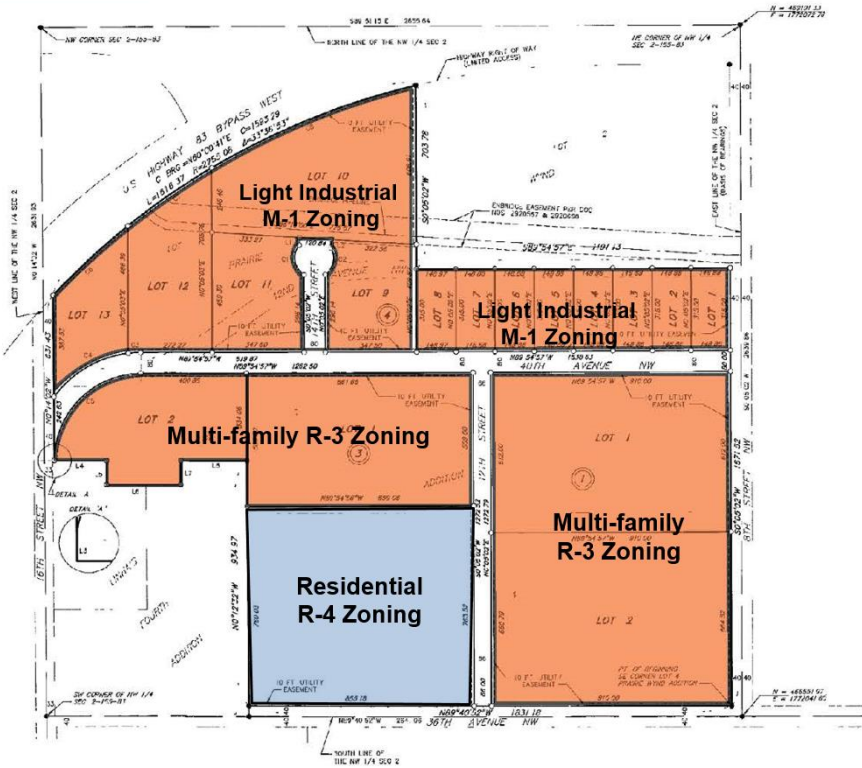
- **FOR SALE:** 95 acres
- Highway 83 Bypass frontage
- Multi-family, residential, and light industrial parcels available
- Adjacent to new Erik Ramstad Middle School
- Some underground utilities installed
- Single-family residential lots are ready-to-finish with sewer manhole, fire hydrant, and power already installed
- Light industrial lots can likely be re-zoned to commercial

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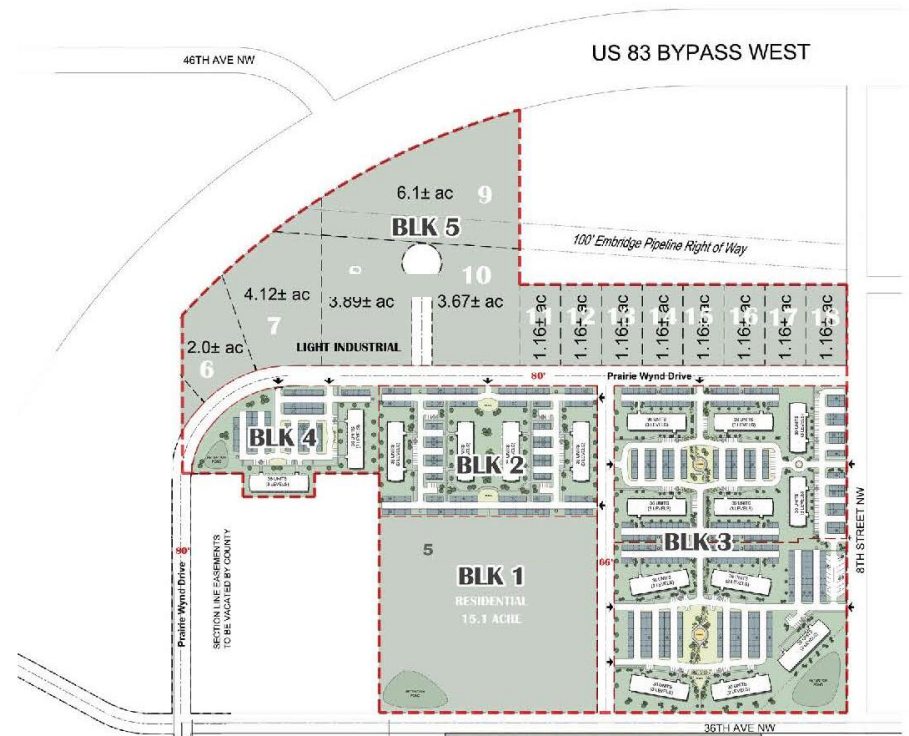
## ZONING MAP

4<sup>th</sup> Addition

5<sup>th</sup> Addition



## CONCEPT PLAN



Erik Ramstad  
Middle School



