

WWW.SHOPSOFELEDORADO.COM

*The shops of*  
**El Dorado**

**990 YOU BETCHA DRIVE, HORACE**



**DAKOTA PLAINS**  
REALTY



THE  
MIDWEST  
TEAM



THE  
MIDWEST  
TEAM



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# EL DORADO Condo & Lot INFORMATION

## SUITE BASE *Inclusions*

Every condo will have these features:

- Insulated aluminum garage doors
- 14' x 14' insulated overhead door
- Glass walk-in door w/ awning
- Multiple windows
- Exterior LED lighting
- 16' sidewalks
- Vaulted ceilings
- 200 amp service to building
- Garage opener installed. Not powered
- Landscaping and lawn care

## SUITE *Ups Grades*

In addition to the multiple base inclusions provided, you can choose to add these upgrades:

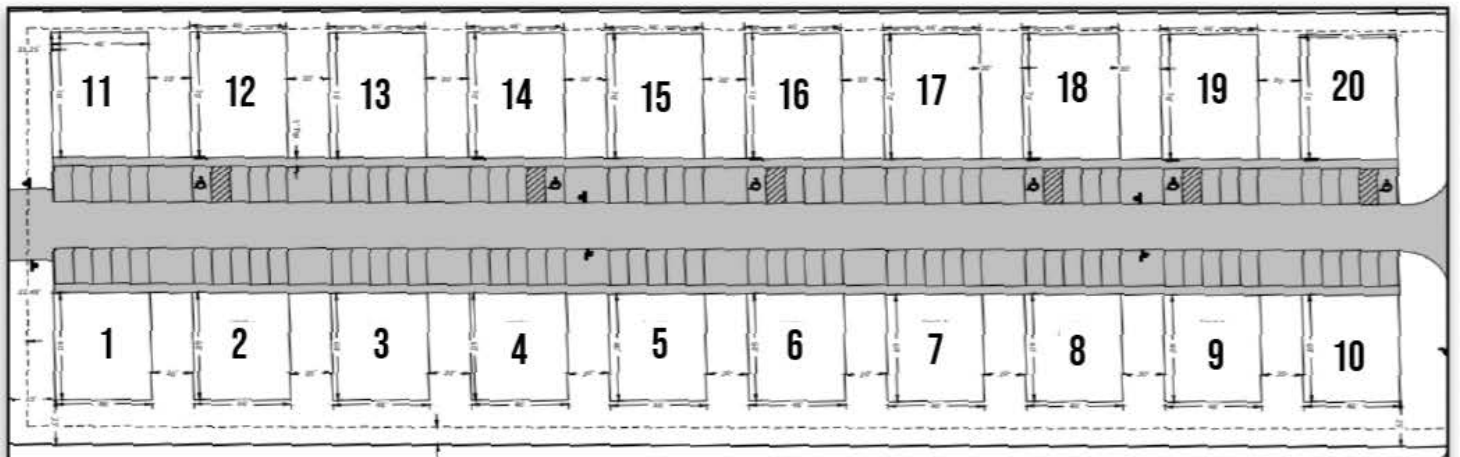
- Built to suit
- Multiple rear overhead doors
- Air conditioning
- Floor heat
- Floor drain
- Entry and waiting area
- Shop sink
- Water heater
- Ceiling fan
- Ceiling-mounted Reznor furnace
- Interior LED lighting
- Multiple offices / bathrooms
- Kitchen / bar
- Epoxy floor coating or concrete staining
- Privacy glass
- Increased electrical service

SCAN THIS QR  
CODE TO VIEW  
THE VIDEO OF THE  
LAND





**SUITES 11-20** 46' x 70' / 3220 sq ft



**SUITES 1-10** 46' x 60' / 2760 sq ft



# LOCATION ADVANTAGE:

*Horizons of Potential*

In the heart of the prairie, where opportunity meets horizon, Horace, ND, stands as a promising canvas for entrepreneurs and investors looking to transform land into vibrant business spaces. This piece explores the potential for lot and shop space development in Horace, showcasing its unique attributes and offering a compelling proposition for those seeking an advertising-friendly environment.

# HORACE DEMOGRAPHICS

*Tapping into Local Demand*



**POPULATION**  
**3,141** (10.3% 1-YEAR GROWTH)



**FAMILY HOUSEHOLD INCOME**  
**\$165,167**



**MEDIAN AGE**  
**35.8**



**NONFAMILY HOUSEHOLD INCOME**  
**\$46,333**



**1,101**  
**HOUSEHOLDS**



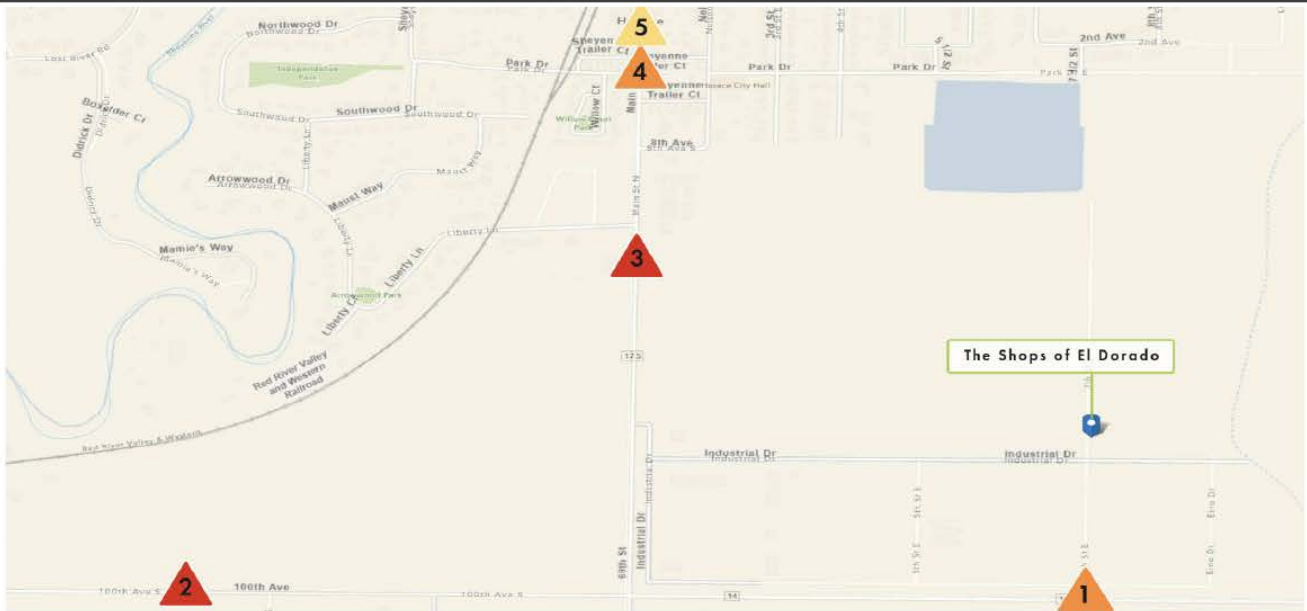
**HOME OWNERSHIP**  
**97.9%**



**AVERAGE HOUSEHOLD SIZE**  
**2.4 persons/household**



**BACH. DEGREE OR HIGHER (25+)**  
**43.2%**



MAPS DATA: GOOGLE, © OpenStreetMap®, gis.dot.

## TRAFFIC COUNTS:

**1** **2,490**  
2021 est. daily traffic count

Street: 100th Ave S  
Cross: 170th Ave S  
Cross Dir: W  
Dist: 0.5 miles

**2** **220**  
2021 est. daily traffic count

Street: 100th Ave S  
Cross: 170th Ave S  
Cross Dir: E  
Dist: 0.5 miles

**3** **2,985**  
2021 est. daily traffic count

Street: 170th Ave S  
Cross: Industrial Dr  
Cross Dir: S  
Dist: 0.5 miles

**4** **2,675**  
2021 est. daily traffic count

Street: Main St  
Cross: Industrial Dr  
Cross Dir: S  
Dist: 0.6 miles

**5** **4,100**  
2021 est. daily traffic count

Street: Main St  
Cross: Industrial Dr  
Cross Dir: S  
Dist: 0.7 miles