

CROSSROADS BUSINESS PARK

73

Developable Lots

2,700

Feet of Rail Frontage

156

Developable Acres

85 & 12

US Highway Access

\$1.50-1.95

Price Per Square Foot

Natural Gas
High Speed Fiber Optic
Water and Sewer
3-Phase Power



COMMERCIAL

19 Lots
9 Highway Frontage
Lot Size: .92-2.13 Acres
Total Area: 27.42 Acres

INDUSTRIAL

16 Lots
Lot Size: 1.22-2.93 Acres
Total Area: 23.89 Acres

TRANSITIONAL

6 Lots
Lot Size: 1.16 Acres
Total Area: 6.96 Acres

Crossroads Business Park is the perfect location for your new or expanding business. This progressive development has been designed to provide an outstanding location for business to reap the benefit of operating in the community more aptly described as the Gateway between the Black Hills and the Bakken Oil Field.



PO Box 1143
Bowman, ND 58623
701.523.5880

CrossroadsBowmanCounty.com

Transportation

AIR

Bowman Municipal Airport–6 Miles
 Dickinson Theodore Roosevelt
 Regional Airport–69 Miles
 Bismarck Regional Airport–174 Miles
 Rapid City Regional Airport–176 Miles

RAIL

Burlington Northern Santa Fe
 Potential Direct Access

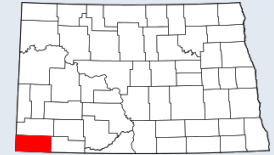
HIGHWAY

US Highway 12
 US Highway 85
 I-94–58 Miles
 I-90–129 Miles

DISTANCES

MILES

| | |
|------------------|-----|
| Denver, CO | 527 |
| Minneapolis, MN | 597 |
| Winnipeg, Canada | 567 |
| Bismarck, ND | 175 |
| Fargo, ND | 369 |
| Sioux Falls, SD | 477 |
| Rapid City, SD | 160 |
| Billings, MT | 271 |
| Williston, ND | 169 |



Utilities

WATER

City of Bowman
 Source: Local Wells
 100% of population served
 Chemical Breakdown: Chlorine

SEWER

City of Bowman
 Type of Service: Lagoons
 Total cell acreage: 51.1

SOLID WASTE

City of Bowman
 Category: Intermediate
 Class: II
 All refuse transported to Coral Creek
 Landfill in Baker, MT
falloncounty.net/landfill.html

NATURAL GAS

Montana Dakota Utilities
 Different Rates Available
 Interruptible Transportation & Sales
 Firm Rate
Ken.Callahan@mdu.com
 701.572.1620

ELECTRIC 3-PHASE POWER

Slope Electric Cooperative, Inc.
 701.579.4191
 Montana Dakota Utilities
 701.572.1620

TELECOMMUNICATIONS

Consolidated Telcom
 State-of-the-art,
 fiber-optic-based broadband
 701.456.5252
ctctel.com/business-services
 Mid-Continent Communications
 1.800.888.1300

Business

INCOME TAX

Corporate Income Tax Rates:
 1.68-5.15%

SALES TAX

State Sales Tax: 5%
 Local Sales Tax: 2%
 Total Sales Tax: 7%

FINANCIAL INCENTIVES

Unique packaging of incentives
 available to best fit your
 business including land rebates
 and interest buy-downs.