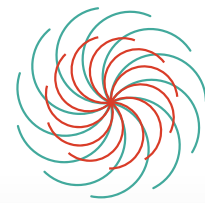


An Award Winning Master Planned Community.

A Community of Opportunity



Silver Springs

City Close, Country Quiet.

Successful developers build where economies are growing and families are looking for communities. New opportunities for the area have been announced that set the stage for a prosperous future. Silver Springs in Surrey/Minot, North Dakota offers a quiet community feel in the heart of industry.

Why Silver Springs?

Diverse Surrey Economy

- Federal Government spending \$4 billion at Minot AFB (B52 refurbishment plan and Sentinel ICBM program)
- AGT Foods opens their Extrusion Center in Minot
- N.A. Iron announces 700 acre pig iron manufacturing mega project to be located 4 minutes West of Surrey
- The gateway to the Bakken Oil Fields
- Top ranking producers of 15 agricultural commodities

Convenience

- 18 minutes from the Minot Air Force Base
- 4 minutes to proposed N.A. Iron project site
- 3.5 miles to the major industrial park including ND Port Services
- 7 miles from the largest distribution hub between Chicago and Seattle
- 6 minutes from the ND State Fair Grounds
- 15 minutes from the Minot International Airport

Community

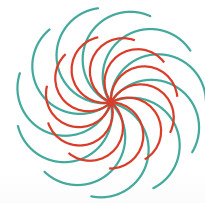
- Award winning Community Master Plan
- Close to schools, recreation and major shopping centers
- Walkable environment ripe with parks, trails, and natural water features
- Gated communities with low density housing
- City of Surrey property tax abatement on new builds

Development Your Way

- Opportunities for lot sales, blocks & builder parcels
- R4 zoning with lots open to single or multiple family dwellings
- No down payment with USDA approvals
- Awarded Building Development of the Year in ND
- Fully entitled with most infrastructure in place
- Qualified for veterans Home Loan Guaranteed Program
- Estimated 29% internal rate of return

Contact: Randy S. Cramer, CORE Property Group (701) 306-5419
Butch Hagelstrom, BAS Land & Auction Group (218) 831-4459

An Award Winning Master Planned Community

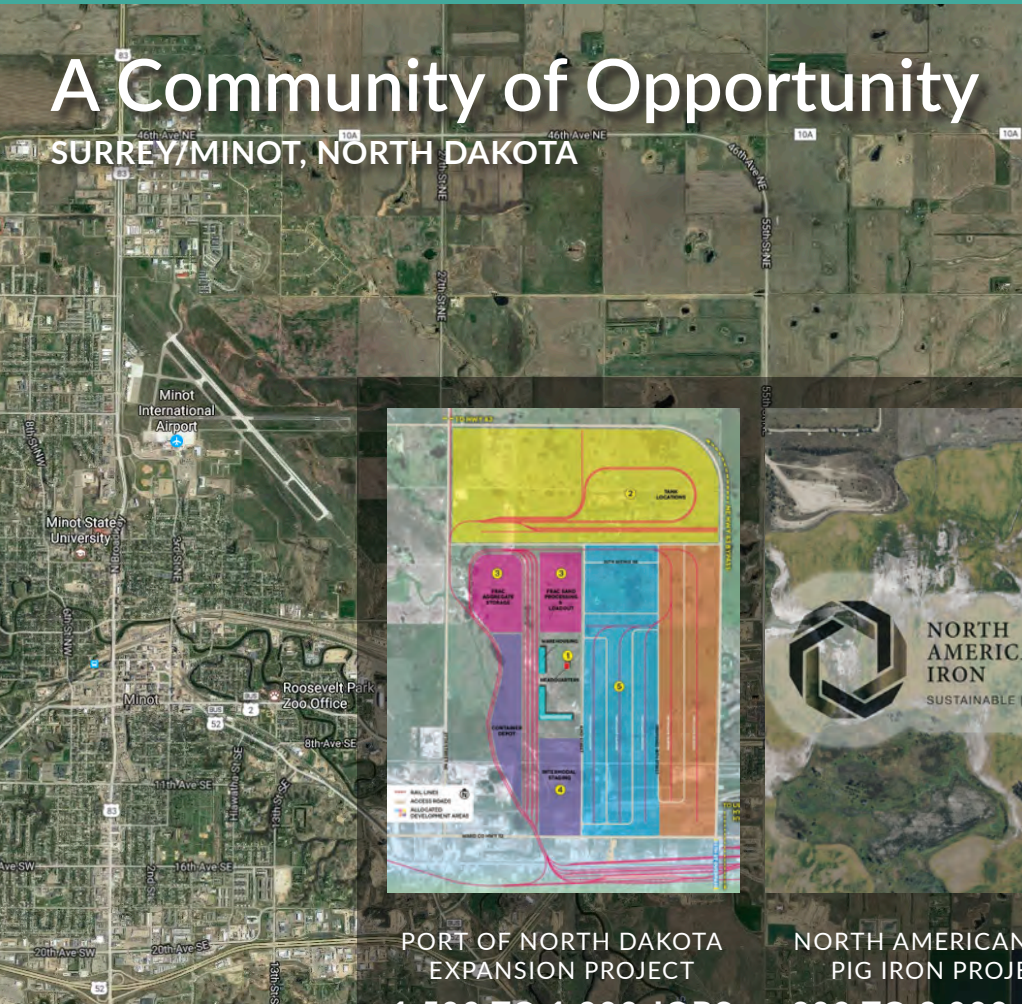


Silver Springs

City Close, Country Quiet.

A Community of Opportunity

SURREY/MINOT, NORTH DAKOTA



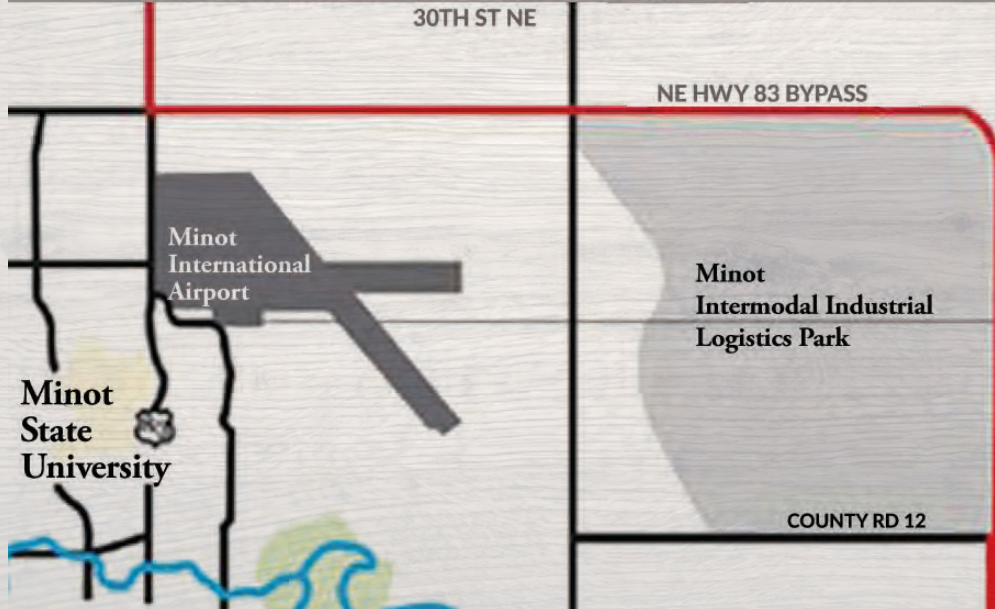
PORT OF NORTH DAKOTA
EXPANSION PROJECT
1,500 TO 1,800 JOBS



NORTH AMERICAN IRON
PIG IRON PROJECT
900 TO 3,000 JOBS



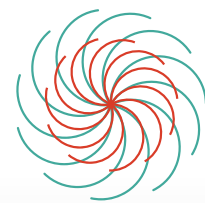
MAFB 18 Minutes from Silver Springs



An Award Winning Master Planned Community

A Community of Opportunity

SURREY/MINOT, NORTH DAKOTA



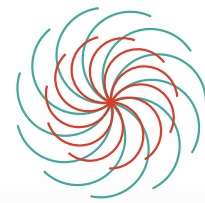
Silver Springs

City Close. Country Quiet.



Lot Summary

DEVELOPMENT	TYPE	#LOTS	#UNITS	LOT SIZE (NET)
Brookside	Single Family	14	91	16.11 acres
Stone Brook	Single Family	81	114	22.11 acres
Stone Brooks TH	Townhomes	19	112	16.02 acres
Geysers Peak	Approved Multi-Family Housing/ Proposed Single-Family Housing	3	up to 950 Doors	19.32 acres
The Paseo	Approved Single-Family, Multi-Family, and Townhomes	174	174	42.53 acres
Hidden Village	Single-Family/Low & High-Density Multi-Family/ Townhomes/Light Industrial	1	Variable	26.34 acres
Village Landing	Retail/Commercial	6	6	03.96 acres
Totals				146.39 acres



Silver Springs
City Close. Country Quiet.

A Community of Opportunity

SURREY/MINOT, NORTH DAKOTA

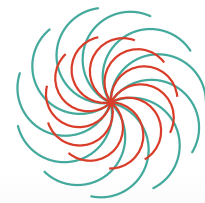


BrookSide

Silver Springs City Close. Country Quiet.

- Single Family (Zoned R4)
- 14 Lots
- 91 Units
- 10,824 SF Avg. Lot Size
- Property Tax Abatement





Silver Springs
City Close, Country Quiet.

A Community of Opportunity

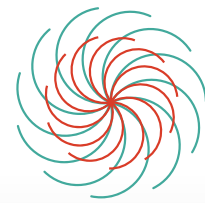
SURREY/MINOT, NORTH DAKOTA



- Single Family (Zoned R4)
- 81 lots
- 114 Units
- 7,800 SF Avg. Lot Size

STONE BROOK SILVER SPRINGS

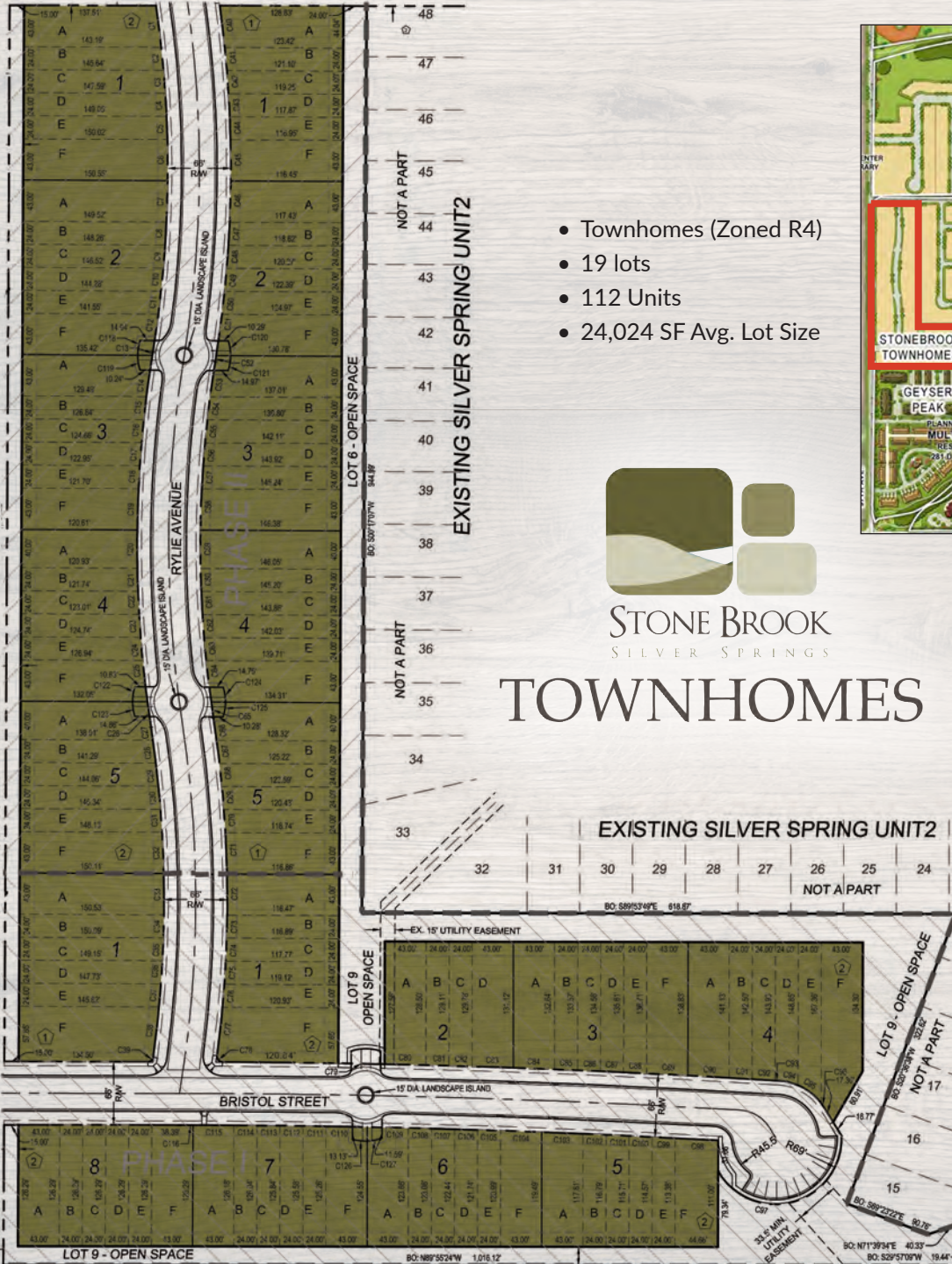




Silver Springs
City Close. Country Quiet.

A Community of Opportunity

SURREY/MINOT, NORTH DAKOTA

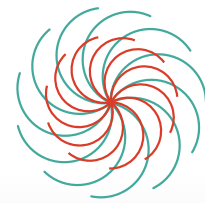


- Townhomes (Zoned R4)
- 19 lots
- 112 Units
- 24,024 SF Avg. Lot Size



STONE BROOK
SILVER SPRINGS

TOWNHOMES



Silver Springs

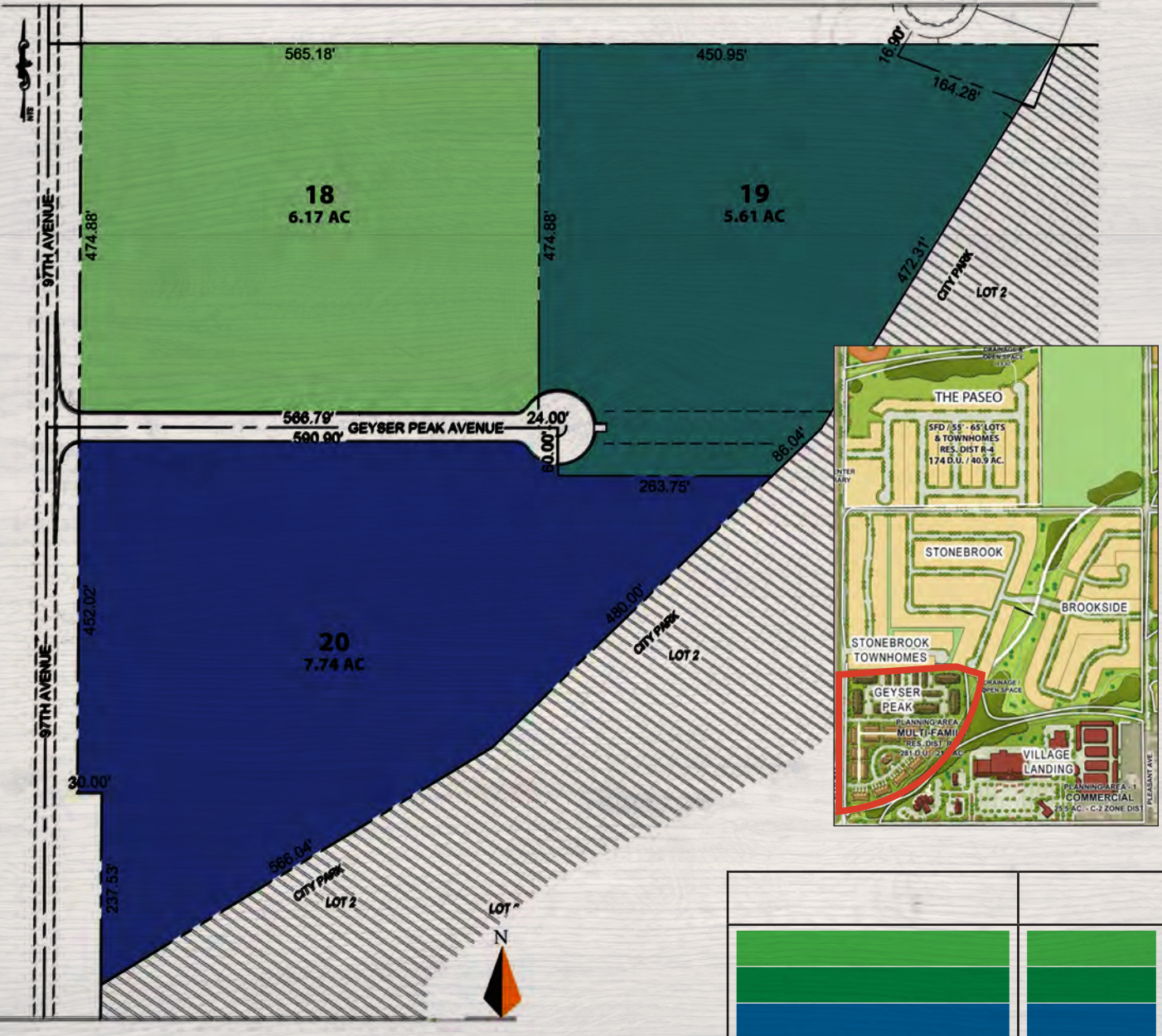
City Close, Country Quiet.

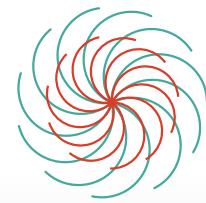
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SURREY/MINOT, NORTH DAKOTA



- Multifamily (Zoned R4)
- 3 lots
- 6.5 Acres Avg. Lot Size
- 19.76 Acres Total





A Community of Opportunity

SURREY/MINOT, NORTH DAKOTA

Silver Springs

City Close. Country Quiet.

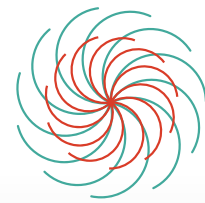


PASEO

Silver Springs

- Single Family, Multi-Family, Townhomes (Zoned R4)
- 151 Lots
- 174 Units
- 5,350 SF Avg. Lot Size





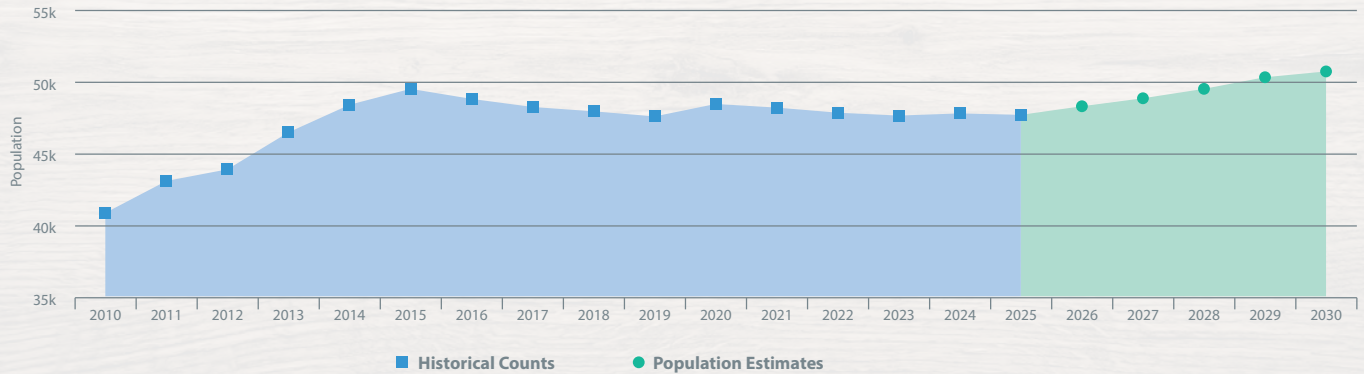
Silver Springs
City Close, Country Quiet.

A Community of Opportunity

SURREY/MINOT, NORTH DAKOTA

DEMOGRAPHICS

Minot City Population



All historic Minot population data above are from the US Census Bureau.

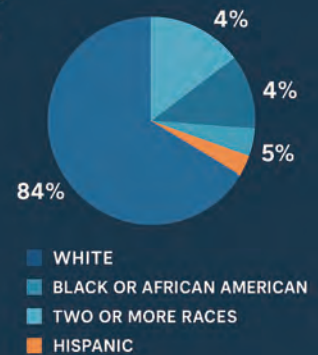
- With ~50,700 people, greater Minot municipality is the 4th most populated city in the state of North Dakota.
- Minot's largest racial/ethnic groups are White (86.2%) followed by Two or More (7.2%) and Hispanic (4.7%)
- Minot Air Force Base boasts a population of ~4,900 with a median age of 22.2 years of mostly active-duty personnel and families.
- In 2023, the median household income of Minot residents was \$77,431 and the median household income of Surrey residents was \$105,125
- The median age for Minot residents is 33.6 years and for Surrey it is 36.1 years.

10-Mile Area Around Minot, North Dakota

POPULATION
50,700

MEDIAN HOUSEHOLD INCOME
\$81,231

MEDIAN AGE
34.0 YEARS



Demographics Profile

Statistic	Minot	North Dakota	National
Population	50,700	796,568	~348,000,000
Population density (sq mi)	1,850	12	96
Median age	34.0	36.8	38.9
Male/Female ratio	1.0:1	1.0:1	1.0:1
Married (15yrs & older)	53%	59%	55%
Speak English	95%	95%	79%
Speak Spanish	2%	1%	13%