



CENTERED FOR GROWTH, INNOVATION, AND OPPORTUNITY Optometrist Needed to Serve One of North Dakota's Largest Small Towns

Why Rugby? Rugby, N.D. is a bustling community of approximately 2,500 residents and serves as the county seat for Pierce County, about 4,000 in population. Positioned at the crossroads of ND Highways 2 and 3, Rugby is proud to be the geographical center of North America. The community is 45 minutes from Canada, with drive times to larger metro areas of 1 hour to Minot; 2.5 hours to Bismarck and Grand Forks, and 3.5 hours to Fargo. This means Rugby is largely self-sufficient in many services.

Pierce County per capita income is \$66,733 while median household income is \$59,803. The age breakdown is 30% under 25; 21% ages 25-44; 35% ages 45-65; and 24% ages 65+. Housing is mostly owner occupied at 78%. Residents are well-educated with 93% having a high school diploma or more, and 63% having at least some college. Unemployment is low at 2.5%.

Largest employers are Heart of America Medical Center, Rugby Manufacturing, Rugby Public School District, Firstlight Home Care of ND, Pierce County, Gooseneck Implement, Envision, Rugby Livestock Auction, City of Rugby, and Center Mutual Insurance.

Rugby prioritizes education, offering top-notch K-12 schooling, including a senior and junior high, recently remodeled and expanded elementary school, plus a private elementary school. With a fall opening of the new Heart of America Medical Center, Rugby is poised for further growth and prosperity.

Business Opportunity

- For 30+ years, concluding in 2023, Dakota Eye Institute served the community, seeing an average 90 patients weekly. Their former clinic space, adjacent to the Heart of America Medical Center, is available rent-free through Sept. 2024, to help an entrepreneurial optometrist get started.

- Independent and stand-alone locations are also available including buildings for remodel or lots with infrastructure for new construction.

Assistance & Incentives

- **Rugby JDA Assistance** — Up to \$50,000 over five years toward student loan repayment, building, leasehold improvements, equipment or other associated expenses.
- **Interest Buydown** — The rate on a business loan can be reduced by as much as 5% with the Bank of North Dakota Flex PACE program.
- **Business Sign Match** — 50% cost-share, up to \$5,000.
- **Renaissance Zone Program** — Up to a 5-year 100% property tax exemption on building improvements plus a 100% state income tax exemption (up to \$10,000 annually) for a qualified investment in commercial or residential new construction or building rehabilitation within a designated 23-block zone in the central city area.
- **Housing** — Among opportunities is Rugby's Chalmers Addition with more than 30 lots available for new construction. When a buyer closes on the purchase of a Chalmers lot, the Rugby JDA will pay the balance of special assessments, which cover infrastructure costs for streets, water and sewer installed to service the lots.

FOR MORE INFORMATION:

Contact Rugby Job Development Authority
Board Secretary/Treasurer Sara Radomski,
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Learn more: RugbyJDA.com

