

HIGHLIGHTS

- Zoning: C3 - Commercial
- Water/Sewer along North line of subdivision
- Water/Sewer to be constructed on 42nd St W from 6th Ave W
- Near Walmart and Best Western Plus
- Seller Willing to Subdivide

LOT SIZE

13.69 +/- ACRES | 596,463 SF

PRICE

\$3,800,000.00

FOR SALE

WILLISTON DEVELOPMENT ACREAGE
602 & 612 42ND ST | WILLISTON, ND

» PROPERTY DETAILS

PARCEL 1 | 612 42ND STREET WEST

| | |
|---------------------|---|
| PID# | 01-155-00-09-90-600 |
| Legal Description | Lot 1, Block 1, Edenloff Subdivision |
| Lot Size | 3.42 Acres (149,127 SF) |
| Zoning | C3 - Commercial |
| 2024 Taxes | \$8,676.58 |
| Special Assessments | \$4,203.58 Installment; \$62,661.95 Remaining Balance |

PARCEL 2 | 602 42ND STREET WEST

| | |
|---------------------|--|
| PID# | 01-155-00-09-90-700 |
| Legal Description | Lot 2, Block 1, Edenloff Subdivision |
| Lot Size | 3.42 Acres (149,110 SF) |
| Zoning | C3 - Commercial |
| 2024 Taxes | \$339.57 |
| Special Assessments | \$4,203.18 Installment; \$2,657.00 Remaining Balance |

PARCEL 3 | ADDRESS TBD

| | |
|---------------------|--|
| PID# | 01-155-00-09-90-800 |
| Legal Description | Lot 3, Block 1, Edenloff Subdivision |
| Lot Size | 3.42 Acres (149,110 SF) |
| Zoning | C3 - Commercial |
| 2024 Taxes | \$339.57 |
| Special Assessments | \$1,263.07 Installment; \$2,657.94 Remaining Balance |

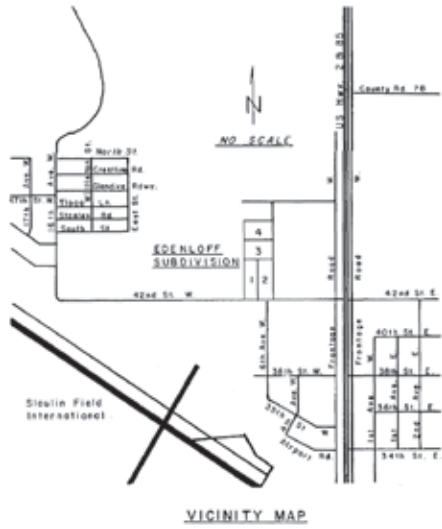
PARCEL 4 | ADDRESS TBD

| | |
|---------------------|--|
| PID# | 01-155-00-09-90-900 |
| Legal Description | Lot 4, Block 1, Edenloff Subdivision |
| Lot Size | 3.42 Acres (149,116 SF) |
| Zoning | C3 - Commercial |
| 2024 Taxes | \$339.57 |
| Special Assessments | \$1,263.07 Installment; \$2,658.13 Remaining Balance |

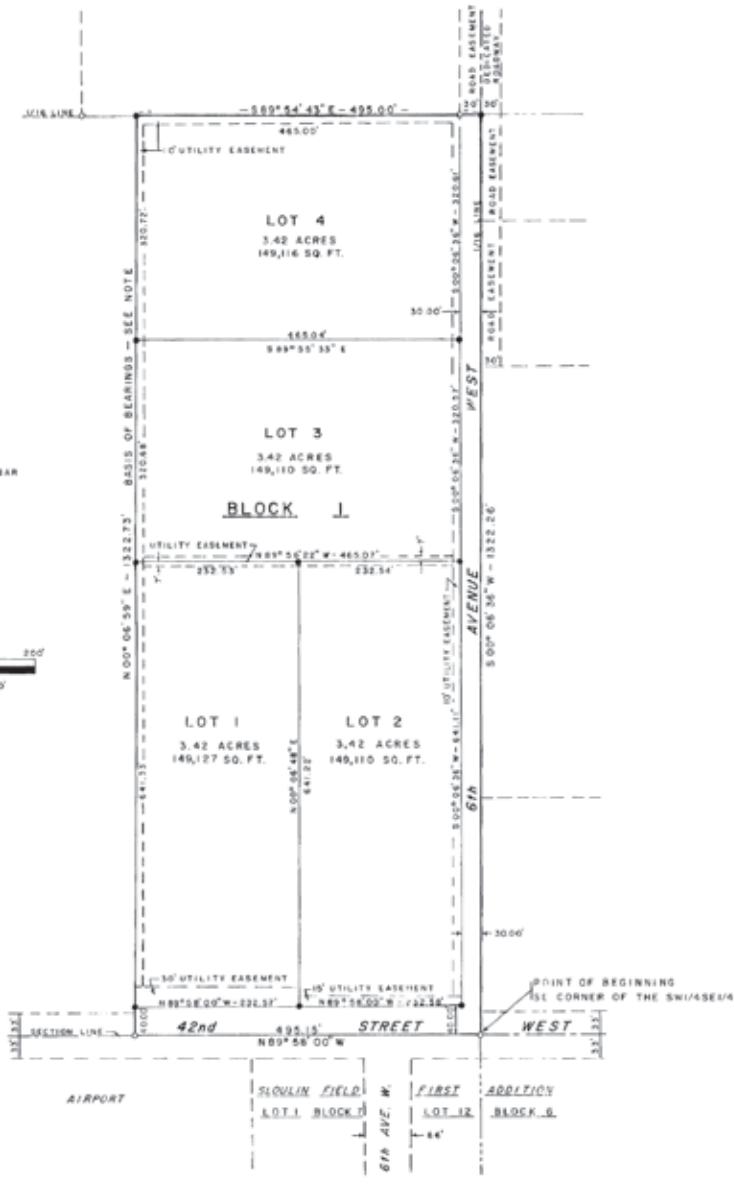
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» PLAT MAP

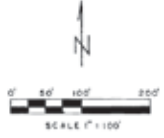


EDENLOFF SUBDIVISION
LOCATED IN THE
SW1/4SE1/4 OF SECTION 2, T154N, R101W
WILLIAMS COUNTY, NORTH DAKOTA



BASIS OF BEARINGS
BEARINGS ARE BASED ON THE WEST
PROPERTY LINE. BEARING N00°06'59"E
AS SHOWN ON THIS PLAT. ESTABLISHED
BY A 50N SHOT.

LEGEND
O - FOUND IRON PIN
● - SET 1/2" X 1/4" REBAR



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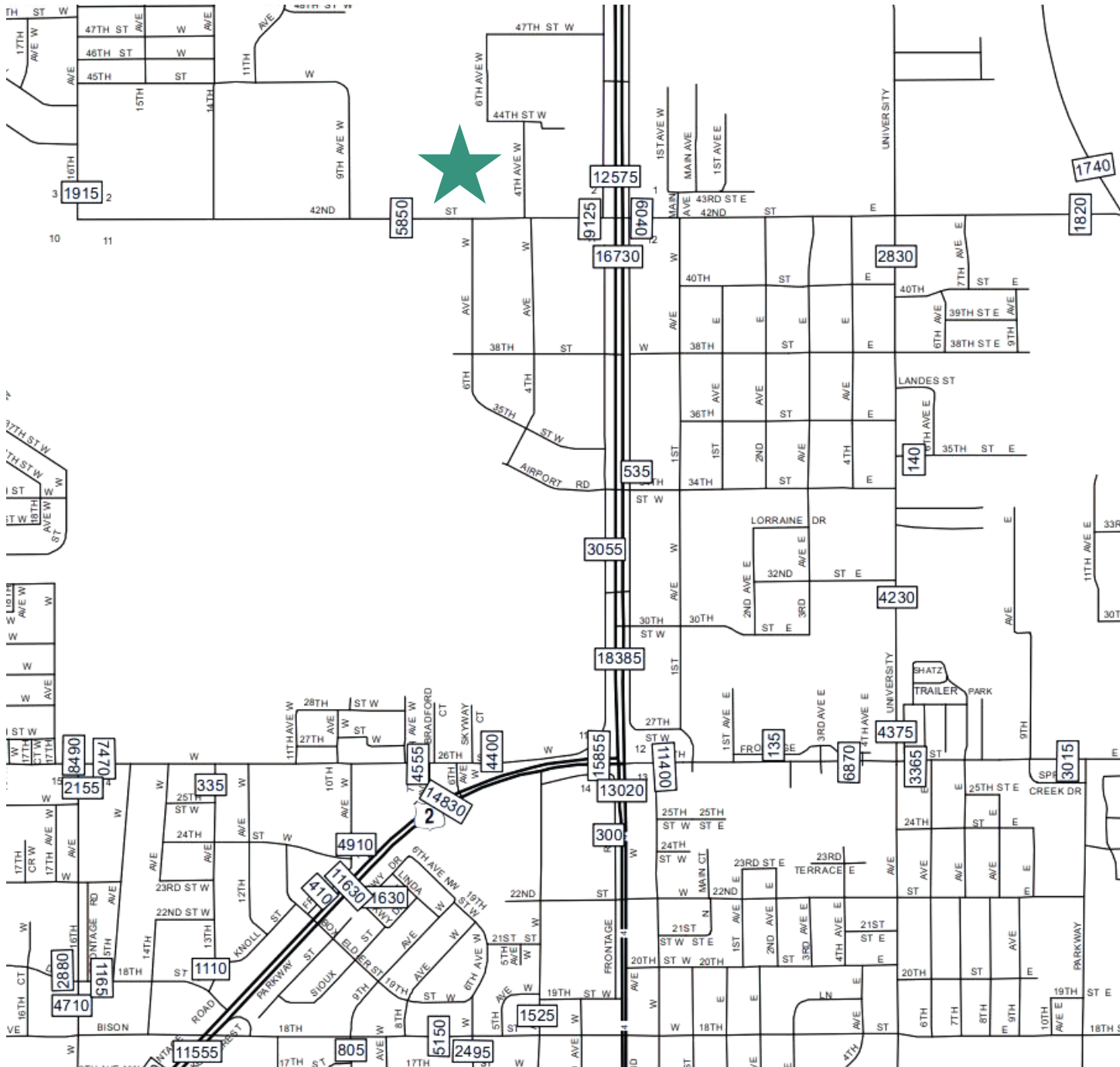
» DEMOGRAPHIC & INCOME PROFILE

| | 3 MILE | 5 MILE | 10 MILE |
|---------------------|-----------|-----------|-----------|
| 2023 POPULATION | 29,164 | 32,137 | 35,039 |
| 2028 POPULATION | 30,551 | 33,717 | 36,805 |
| 2023 HOUSEHOLDS | 11,689 | 12,851 | 13,867 |
| 2028 HOUSEHOLDS | 12,320 | 13,560 | 14,645 |
| 2023 AVG HH INCOME | 76,614 | 77,978 | 78,891 |
| 2028 AVG HH INCOME | 78,080 | 79,707 | 81,004 |
| 2023 AVG HOME VALUE | \$244,578 | \$243,972 | \$248,184 |
| 2028 AVG HOME VALUE | \$245,590 | \$258,933 | \$264,474 |
| 2023 MEDIAN AGE | 37.9 | 38.2 | 38.6 |
| BUSINESSES | 1,359 | 1,543 | 1,736 |
| EMPLOYEES | 14,082 | 16,946 | 19,407 |

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» TRAFFIC COUNTS



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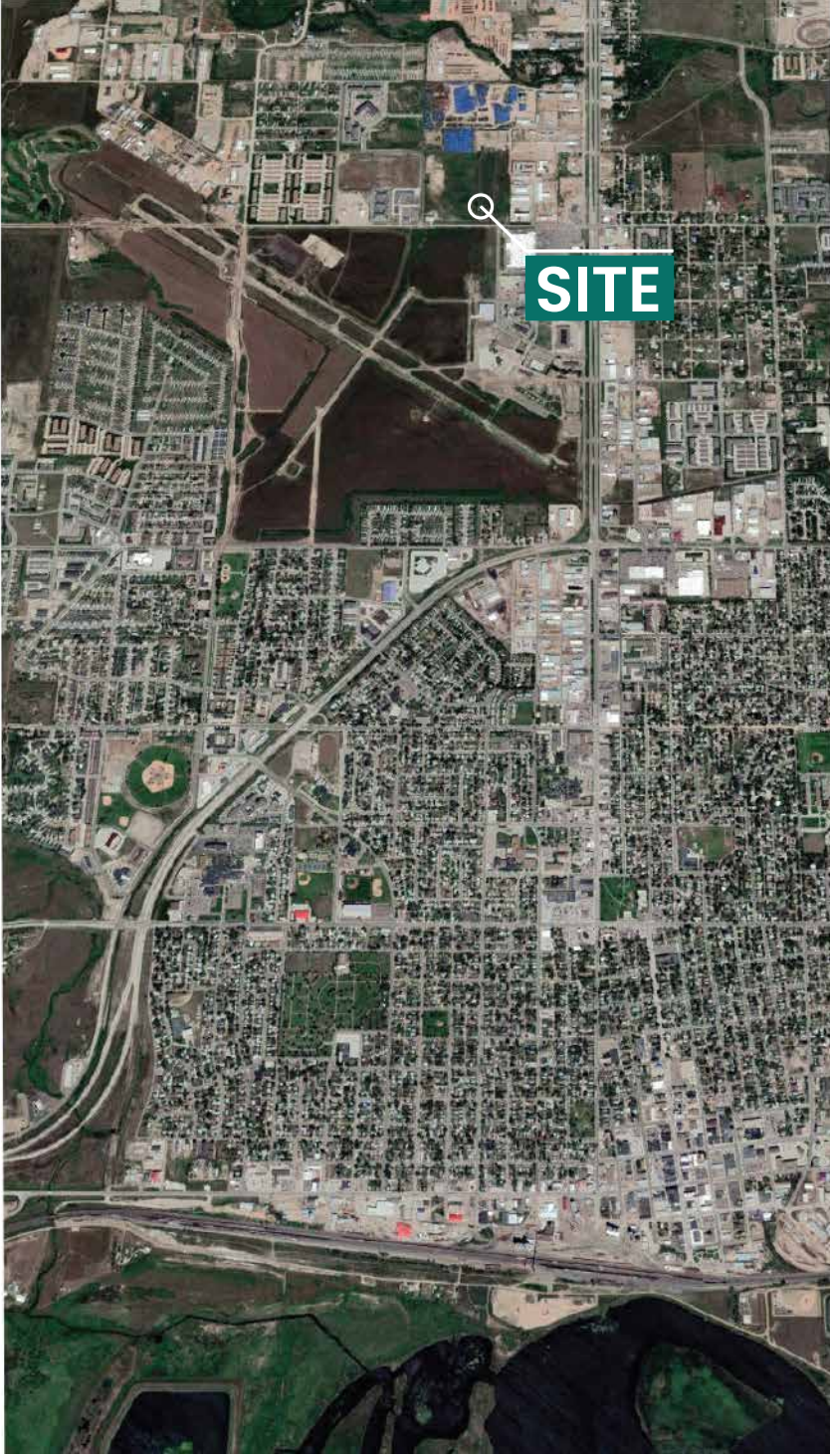
» POTENTIAL LAYOUTS



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» AERIAL PHOTOS



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DISCLOSURE

This information has been obtained from sources we consider reliable; however, we do not provide any guarantees, express or implied, regarding its accuracy. All details regarding square footage, taxes, special assessments, income, and expenses are approximate. Buyers or tenants are advised to conduct their own independent investigations and base their decisions on those findings.

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