

DICKINSON, ND INDUSTRIAL ACREAGE
ENERGY DRIVE & VILLARD STREET EAST | DICKINSON, ND



HIGHLIGHTS

- Located within the municipal boundary of Dickinson just South of Interstate 94 (Exit 64)
- Zoning: GI—General Industrial
- No Load Restrictions on Energy Drive
- Water & Sewer to the property

LOT SIZE

44.6 ACRES | 1,942,776 SF

PRICE

\$6.17 PSF

FOR SALE

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» PROPERTY DETAILS

PID: 41-1575-01000-100
Legal: South portion Lot 1, Block 1, Energy Center 3rd
Lot Size: 44.6 Acres (1,942,776 SF)
2023 Taxes: \$10,695.26
Specials: None at this time
Zoned: GI—General Industrial
Water: NE corner of parcel and 1/4 mile west of SW corner

Block 1 Lot 1

Square feet: 364,087
Acres: 8.36
Price: \$6.17 PSF

Block 1 Lot 4

Square feet: 425,744
Acres: 9.77
Price: \$6.17 PSF

Block 1 Lot 2

Square feet: 311,556
Acres: 7.15
Price: \$6.17 PSF

Block 2 Lot 1

Square feet: 297,082
Acres: 6.82
Price: \$6.17 PSF

Block 1 Lot 3

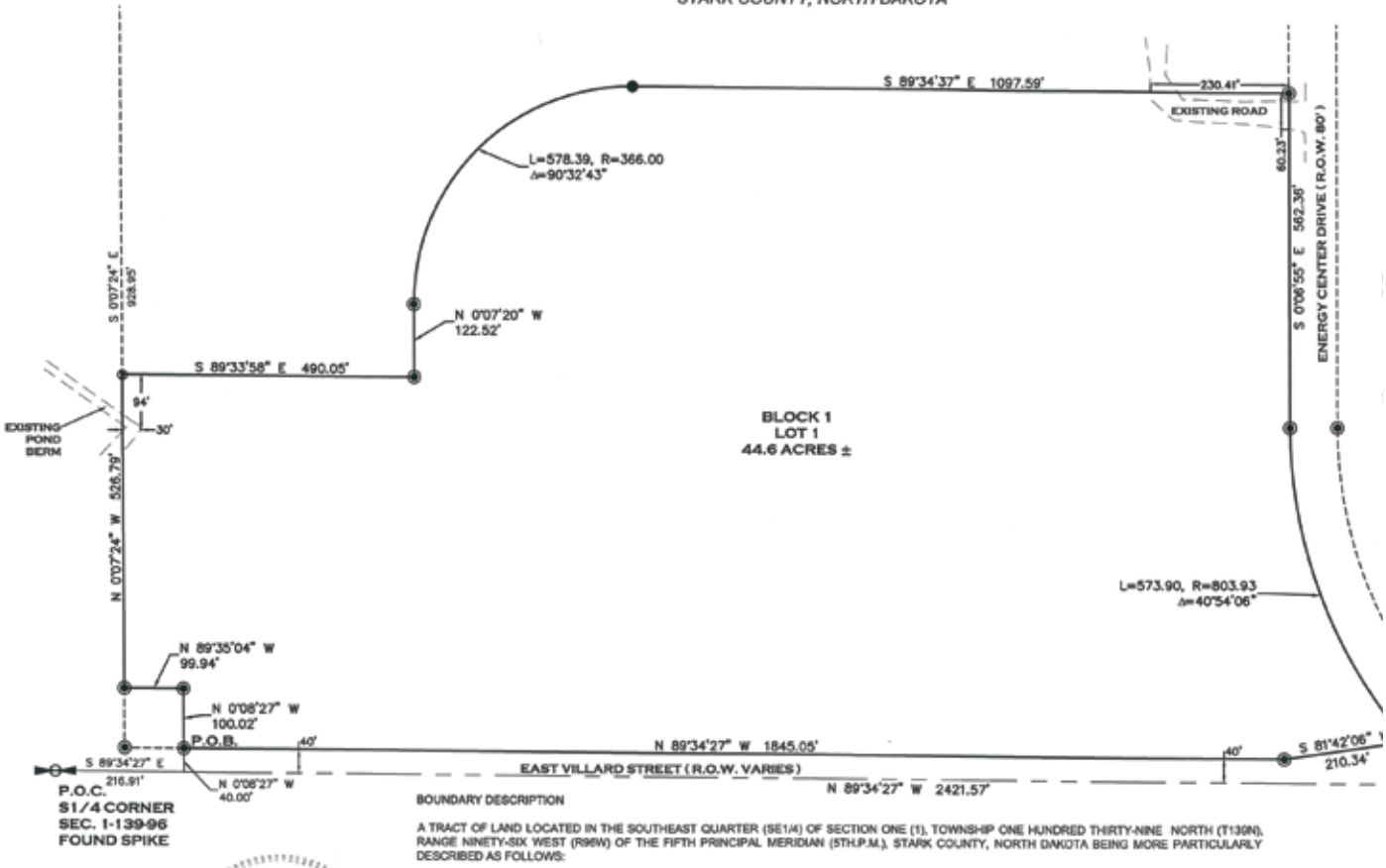
Square feet: 293,470
Acres: 6.74
Price: \$6.17 PSF

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» PLAT MAP

SURVEY PLAT ENERGY CENTER THIRD ADDITION TRACT LOCATED IN SE 1/4 OF SECTION 1 TOWNSHIP 139 NORTH - RANGE 96 WEST, 5th P.M. STARK COUNTY, NORTH DAKOTA

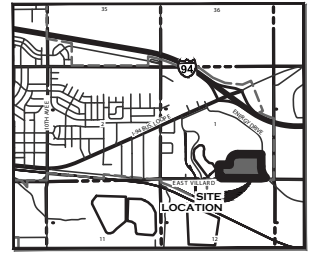
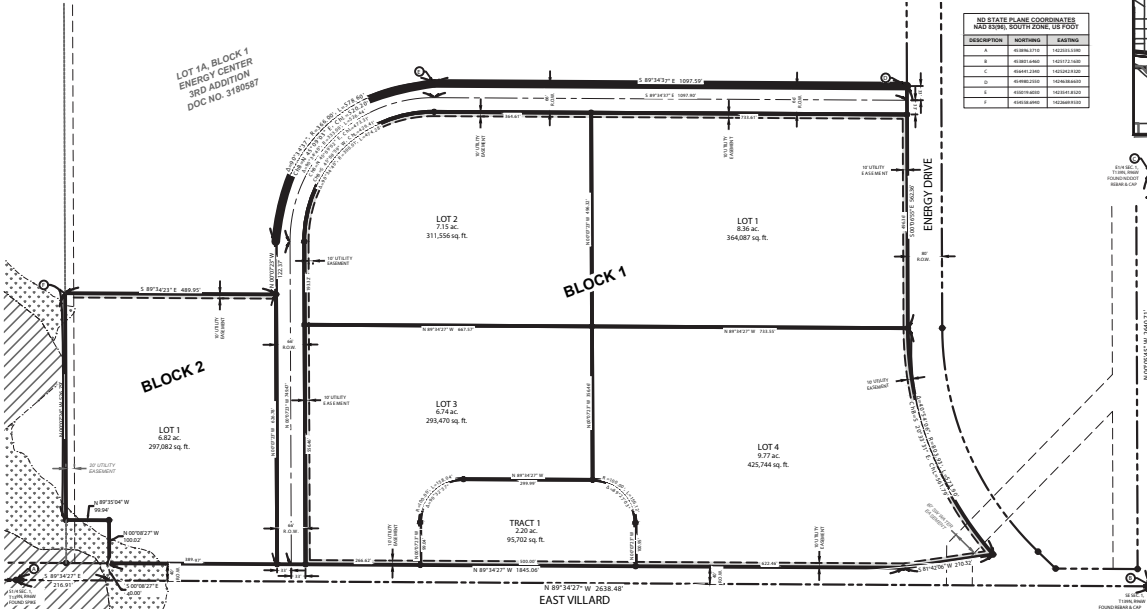


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» PROPOSED PLAT

ENERGY CENTER PARK ADDITION TRACT BEING A PORTION OF LOT 1, BLOCK 1, ENERGY CENTER 3RD ADDITION SE 1/4 SECTION 1, T139N, R96W, OF THE 5TH PRINCIPAL MERIDIAN CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA



VICINITY MAP
1" = 2000'

LEGEND

- PROPERTY BOUNDARY
- PROPOSED LOTS
- EXISTING LOTS
- FOUND MONUMENT
- SET 5/8-INCH BEAR & CAP
- CONCRETE MONUMENT
- SECTION LINE
- SECTION CORNER
- QUARTER CORNER
- RIGHT OF WAY LINE
- PROPOSED UTILITY EASEMENTS
- EXISTING EASEMENTS
- BUILDING SETBACK
- 100-YEAR FLOODPLAIN
- REGULATORY FLOODWAY

- NOTES**
- A PORTION OF THIS SUBDIVISION IS LOCATED WITHIN THE 0.2% ANNUAL CHANCE FLOOD AREA AS SHOWN BY ZONE "AE" OF FEMA FLOOD INSURANCE RATE MAP FROM NUMBER 58002R01R, PANEL 231 OF 800, WITH AN EFFECTIVE DATE OF NOVEMBER 4, 2016.
 - THIS PLAT DEDICATES A TOTAL OF 3.60 ACRES OF PUBLIC RIGHT-OF-WAY FOR X STREET AS DEPICTED BY THIS PLAT.

- SURVEY NOTES**
- DISTANCES SHOWN ARE MEASURED GROUND DISTANCES, INTERNATIONAL FOOT, DERIVED FROM A LOCAL COORDINATE SYSTEM.
 - VERTICAL DATUM NAVD 88
 - DATE OF LATEST FIELD WORK:

CITY OF DICKINSON COMMISSION APPROVAL

PRESIDENT

CITY ENGINEER APPROVAL

CLERK

CITY PLANNING COMMISSION APPROVAL

SECRETARY

HIGHLANDS ENGINEERS
19 24TH STREET EAST, DICKINSON, ND 58501
OFFICE: 701.483.2444 | WWW.HIGHLANDSENG.COM

Project Number: 241270 Scale: 1"=100'
Drawn By: AJA Date: 02/26/24

LEGAL DESCRIPTION

A TRACT OF LAND IN LOT ONE (1), BLOCK ONE (1), ENERGY CENTER 3RD ADDITION LOCATED IN THE SOUTHWEST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP ONE HUNDRED THIRTY-NINE (139N), RANGE NINE (96W), WEST (W) 1/2 OF THE 5TH PRINCIPAL MERIDIAN (5TH PM), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID SECTION ONE (1); THENCE S 89°42'37" E ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER (SE 1/4) OF SAID SECTION ONE (1) A DISTANCE OF 216.81 FEET; THENCE N 0°00'00" W A DISTANCE OF 84.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N 0°00'00" W A DISTANCE OF 100.00 FEET; THENCE N 89°42'37" E A DISTANCE OF 48.85 FEET; THENCE N 0°00'00" W A DISTANCE OF 123.37 FEET TO THE BEGINNING OF A CURVE; THENCE S 89°42'37" E ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE, HAVING A RADIUS OF 300.00 FEET; THENCE N 0°00'00" W A DISTANCE OF 100.00 FEET TO THE WESTERLY RIGHT-OF-WAY OF ENERGY CENTER DRIVE; THENCE S 0°00'00" E ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE, A DISTANCE OF 562.85 FEET TO THE BEGINNING OF A CURVE; CONTINUE NORTHEASTERLY AND HAVING A RADIUS OF 300.00 FEET; THENCE SOUTHWESTERLY ALONG SAID CURVE AND ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE THROUGH A CENTRAL ANGLE OF 89°42'37" AND AN ARC DISTANCE OF 47.94 FEET; THENCE N 89°42'37" W ALONG THE WESTERLY RIGHT-OF-WAY OF SAID ENERGY CENTER DRIVE, A DISTANCE OF 57.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF EAST VILLARD STREET; THENCE S 89°42'37" W ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST VILLARD STREET, A DISTANCE OF 216.81 FEET; THENCE CONTINUE N 89°42'37" W ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID EAST VILLARD STREET A DISTANCE OF 184.16 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 44.6 ACRES, MORE OR LESS, AND IS SUBJECT TO ANY PREVIOUS EASEMENTS, AGREEMENTS, CONVEYANCES AND SURTIES.

SURVEYOR'S CERTIFICATE

I, JC HANBORN, REGISTERED PROFESSIONAL LAND SURVEYOR, LICENSE NO. 100434, FOR HIGHLANDS ENGINEERING AND SURVEYING, PLLC, RESIDING AT 219 24TH STREET EAST, DICKINSON, ND, DO HEREBY CERTIFY THAT THE ENERGY CENTER PARK ADDITION PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THE SURVEY, THAT ALL DISTANCES AND CORRECT MEASUREMENTS ARE PLACED IN THE GROUND AS SHOWN, THAT THE OUTSIDE BOUNDARY LINES ARE CORRECTLY DESIGNATED, ON THE PLAT AND WHO MADE BY ME, OR UNDER MY DIRECTION, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

IN WITNESS WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME:

JC HANBORN, L.S. 100434

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, BEING CO-OWNERS TO THE SAME, PERSONALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND GENERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____
RESIDING AT COUNTY OF _____ STATE OF _____

PROPRIETOR'S CERTIFICATE

WE, DICKINSON ENERGY PARTNERS, LLC, HAVING AS ITS HIGHWAY 1804 NE, BISMARCK, ND 58503, OWNERS AND PROPRIETORS OF PROPERTY LING IN THE SOUTHWEST QUARTER (SE 1/4) OF SECTION ONE (1), TOWNSHIP ONE HUNDRED THIRTY-NINE (139N), RANGE NINE (96W), WEST (W) 1/2 OF THE 5TH PRINCIPAL MERIDIAN (5TH PM), CITY OF DICKINSON, STARK COUNTY, NORTH DAKOTA, ON THIS PLAT SHOWN HEREON AND DESCRIBED IN THE SURVEYOR'S CERTIFICATE, DO HEREBY DECLARE THAT WE HAVE CAUSED THE SAME TO BE SURVEYED AS SHOWN ON THE ACCOMPANYING PLAT, AND DO HEREBY DEDICATE ALL UTILITY EASEMENTS AND PUBLIC RIGHT OF WAY AS SHOWN TO PUBLIC USE FOREVER.

IN WITNESS WHEREOF, I HAVE HEREBY SUBSCRIBED MY NAME:

DICKINSON ENERGY PARTNERS REPRESENTATIVE

BY: _____

STATE OF _____

COUNTY OF _____

ON THIS _____ DAY OF _____, 20____, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED _____, BEING CO-OWNERS TO THE SAME, PERSONALLY APPEARED _____, BEING CO-OWNERS TO THE SAME, PERSONALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE FOREGOING INSTRUMENT AND GENERALLY ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME.

NOTARY PUBLIC: _____ MY COMMISSION EXPIRES: _____
RESIDING AT COUNTY OF _____ STATE OF _____

FOR SALE

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» LOCATION MAP



JESSICA KNUTSON
Commercial Realtor, CCIM

✉ jessica@knutsonteam.com
☎ 701-712-8100

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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.

JESSICA KNUTSON

Commercial Realtor, CCIM
jessica@knutsonteam.com
701-712-8100

ALICIA REHBEIN

Nest Real Estate
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Office: 701-483-5297