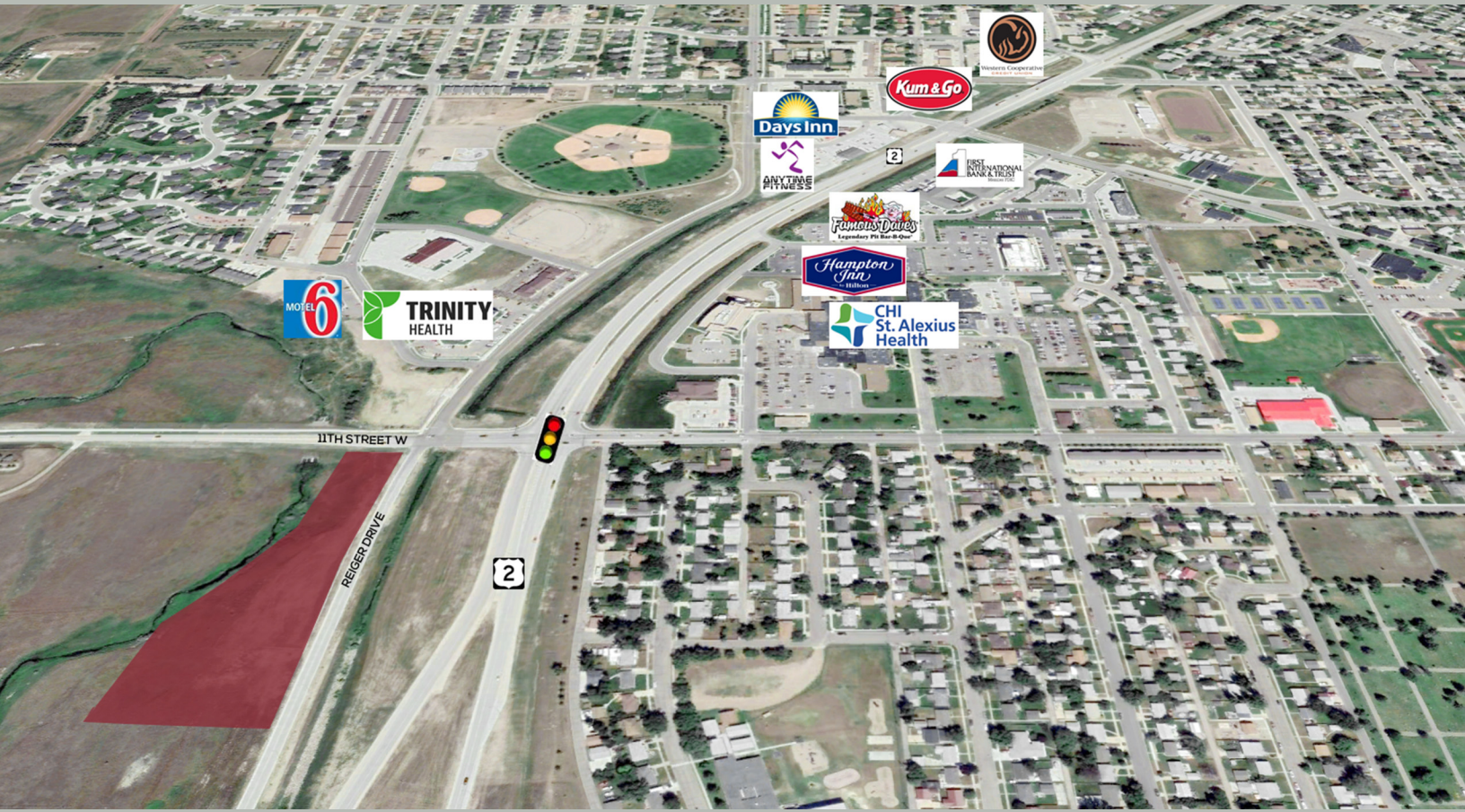




# FOR SALE

## 7 DEVELOPMENT PARCELS—HWY 2 VISIBILITY!

### ALONG REIGER DRIVE | WILLISTON, ND



### LOT SIZE: 6.28 ACRES

- LOT 1 | 1.86 ACRES
- LOT 2 | 1.01 ACRES
- LOT 3 | 1.02 ACRES
- LOT 4 | 1.21 ACRES
- LOT 5 | 1.18 ACRES

### PRICE:

**\$15.00 PSF**

### HIGHLIGHTS:

- Willing to Subdivide.
- Located near CHI St Alexis Health, Trinity Community Clinic, Papa Murphy's, Buffalo Wild Wings, Culver's, Famous Dave's, Motel 6, Hampton Inn, Clarion Hotel & Suites and First International Bank

### MICHAEL ILSE

Broker Associate  
Partner | Commercial REALTOR®

701.223.2450

mike@aspengrouprealestate.com



424 South 3rd Street, Suite 2  
Bismarck, ND 58504

701.223.2450

www.aspengrouprealestate.com



*This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.*



# FOR SALE

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## PROPERTY DETAILS

### LOT 1.1

Parcel ID: 01-653-00-00-01-011  
Legal: Lot 1R - A REARR OF Lot 1, Block 1, Sundown 1st Addn  
Zoning: C3—Restricted Commercial  
Lot Size: 0.75 Acres  
2021 Taxes: \$2,517.87  
Specials: None at this time.

### LOT 1.2

Parcel ID: 01-653-00-00-01-012  
Legal: Lot 2R - A REARR OF Lot 1, Block 1, Sundown 1st Addn  
Zoning: C3—Restricted Commercial  
Lot Size: 0.44 Acres  
2021 Taxes: \$1,471.23  
Specials: None at this time.

### LOT 1.3

Parcel ID: 01-653-00-00-01-013  
Legal: Lot 3R - A REARR OF Lot 1, Block 1, Sundown 1st Addn  
Zoning: C3—Restricted Commercial  
Lot Size: 0.51 Acres  
2021 Taxes: \$1,713.14  
Specials: None at this time.

### LOT 2

Parcel ID: 01-653-00-00-01-020  
Legal: Lot 2, Block 1, Sundown 1st Addn  
Zoning: C3—Restricted Commercial  
Lot Size: 1.01 Acres  
2021 Taxes: \$3,324.18  
Specials: None at this time.

---

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Broker Associate | Commercial REALTOR®

701.223.2450

MIKE@ASPENGROUPPREALESTATE.COM



WWW.ASPENGROUPPREALESTATE.COM



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---

## PROPERTY DETAILS

### LOT 3

Parcel ID: 01-653-00-00-01-030  
Legal: Lot 3, Block 1, Sundown 1st Addn  
Zoning: C3—Restricted Commercial  
Lot Size: 1.02 Acres  
2021 Taxes: \$2,908.70  
Specials: None at this time.

### LOT 4

Parcel ID: 01-653-00-00-01-040  
Legal: Lot 4, Block 1, Sundown 1st Addn  
Zoning: C3—Restricted Commercial  
Lot Size: 1.21 Acres  
2021 Taxes: \$3,178.34  
Specials: None at this time.

### LOT 5

Parcel ID: 01-653-00-00-01-050  
Legal: Lot 5, Block 1, Sundown 1st Addn  
Zoning: C3—Restricted Commercial  
Lot Size: 1.18 Acres  
2021 Taxes: \$3,135.69  
Specials: None at this time.

---

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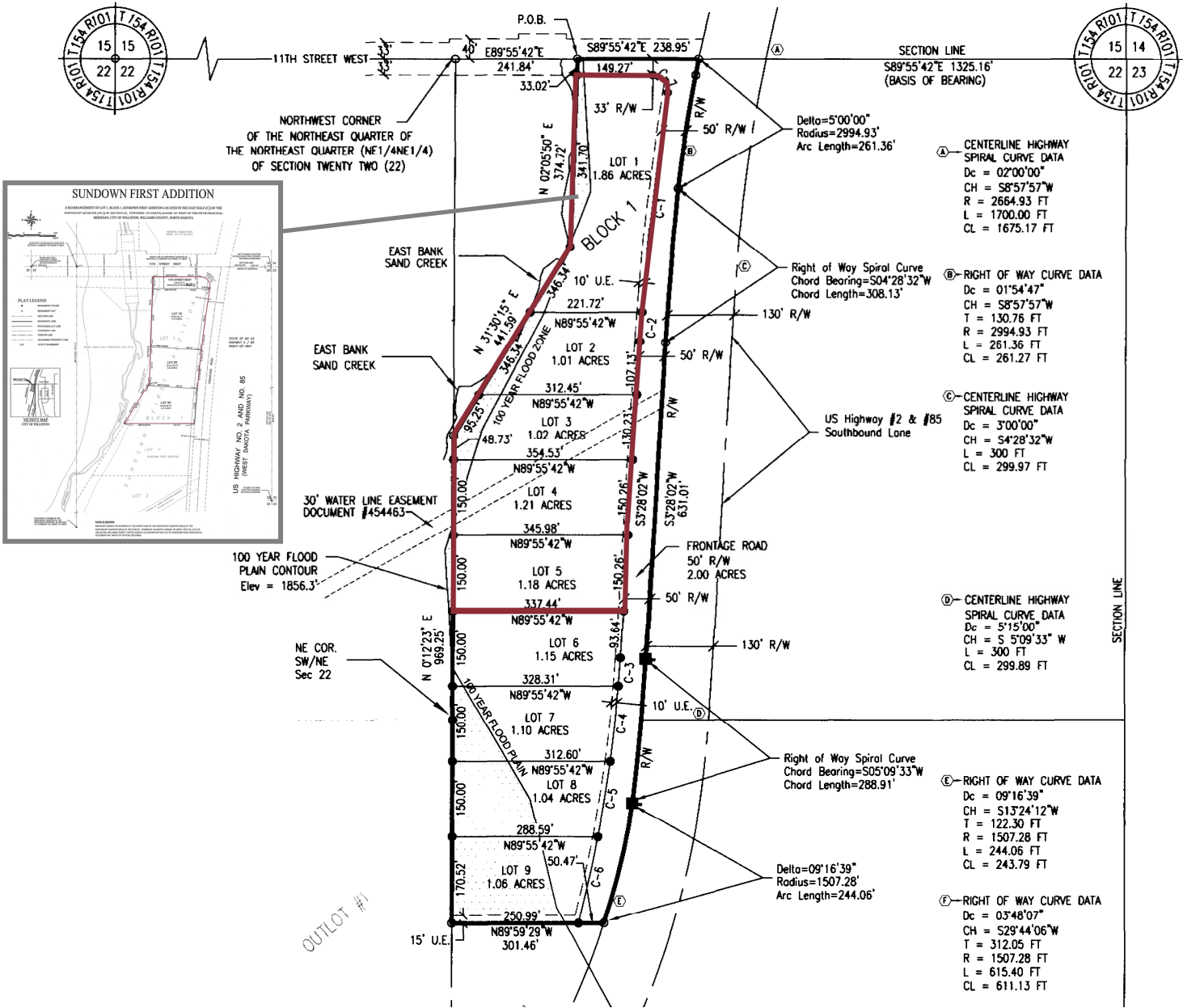


## PLAT MAP

### SUNDOWN FIRST ADDITION

A REARRANGEMENT OF LOT 1, BLOCK 1, SUNDOWN SUBDIVISION

LOCATED IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 154 NORTH, RANGE 101 WEST OF THE FIFTH PRINCIPAL MERIDIAN, CITY OF WILLISTON, WILLIAMS COUNTY, NORTH DAKOTA



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## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2020 POPULATION	6,459	29,770	31,702
2020 HOUSEHOLDS	2,683	12,548	13,317
2020 AVG HH INCOME	\$109,421	\$92,975	\$93,580
2020 MEDIAN AGE	39.7	37.4	37.3
2020 DAYTIME POPULATION	5,475	28,772	35,676
BUSINESSES	255	1,450	1,694
EMPLOYEES	4,088	18,870	20,101
WHITE COLLAR EMPLOYEES	55.8%	51.2%	51.3%
BLUE COLLAR EMPLOYEES	29.7%	33.8%	33.8%
SERVICES	14.5%	15%	14.9%

Source: ESRI. Based on 897-1099 Reiger Drive, Williston, ND.

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### | IN THE AREA

#### DINING | HOSPITALITY



#### SHOPPING | RETAIL



#### OFFICE | BANKING | MEDICAL



#### COMMUNITY | RECREATION



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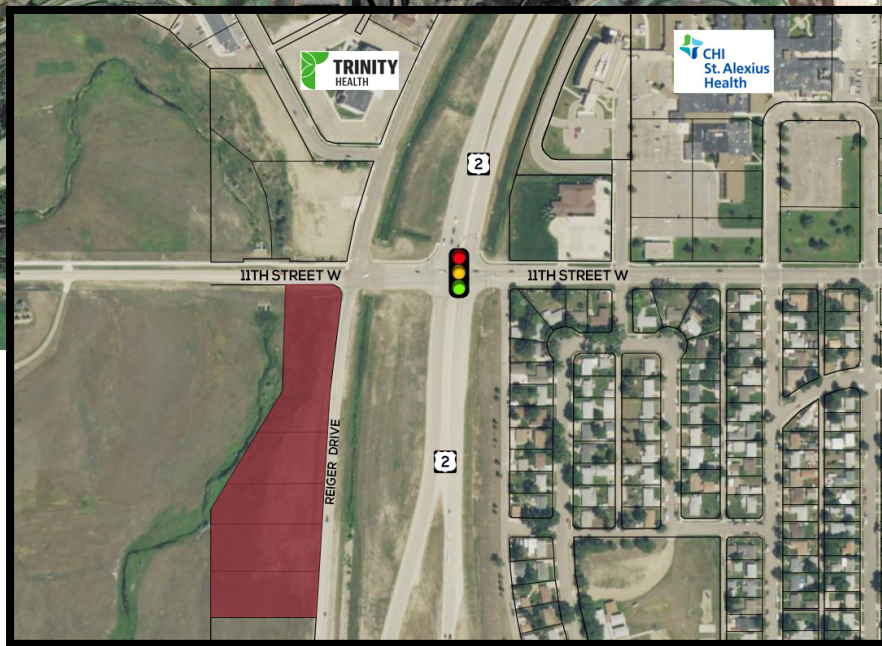
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## LOCATION MAP



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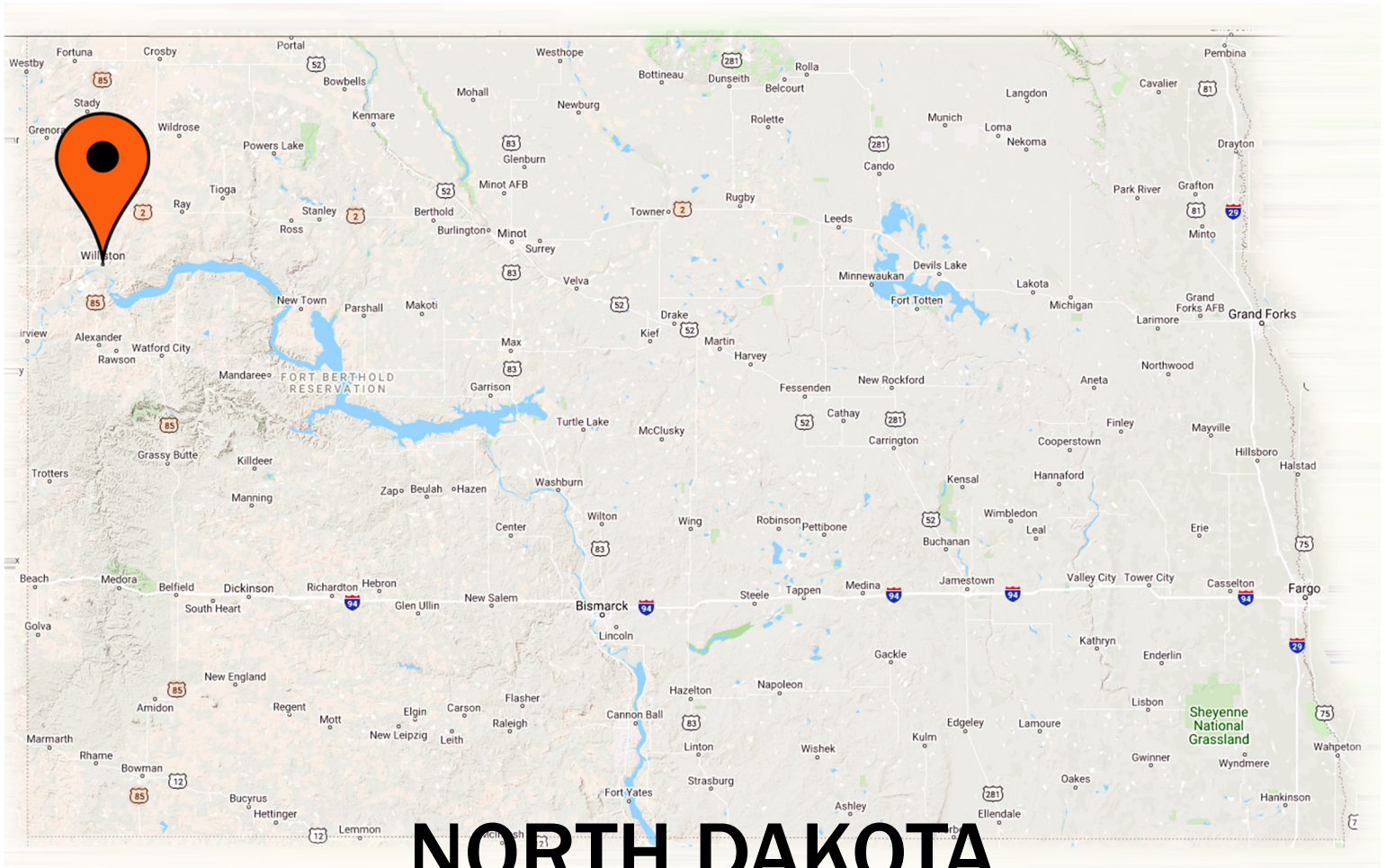


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