



LOT SIZE:

13.69 +/- ACRES | 596,463 SF

PRICE:

\$1,800,000.00

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



Jessica Knutson

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424 S 3rd Street, Suite 2 | Bismarck, ND | WWW.ASPENGROUPPREALSTATE.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 on those results.

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

2023 Taxes: \$12,551.93

Special Assessments: \$8,676.58 Installment; \$68,528.06 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

2023 Taxes: \$4,214.55

Special Assessments: \$339.57 Installment; \$2,879.41 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

2023 Taxes: \$1,504.01

Special Assessments: \$339.57 Installment; \$2,879.41 Remaining Balance

PARCEL 4 | ADDRESS TBD

PID#: 01-155-00-09-90-900

Legal Description: Lot 4, Block 1, Edenloff Subdivision

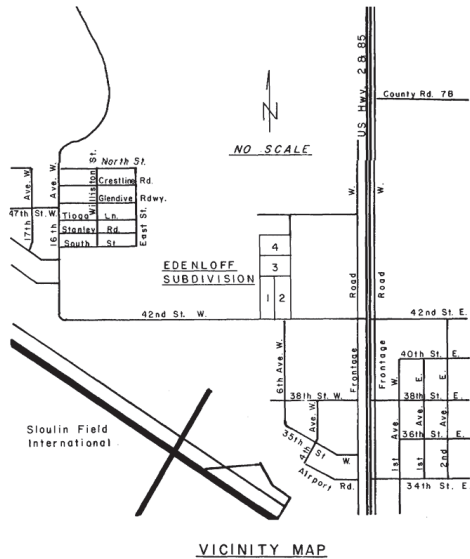
Lot Size: 3.42 Acres (149,116 SF)

Zoning: C3 - Commercial

2023 Taxes: \$1,504.01

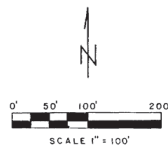
Special Assessments: \$339.57 Installment; \$2,879.41 Remaining Balance

PLAT MAP



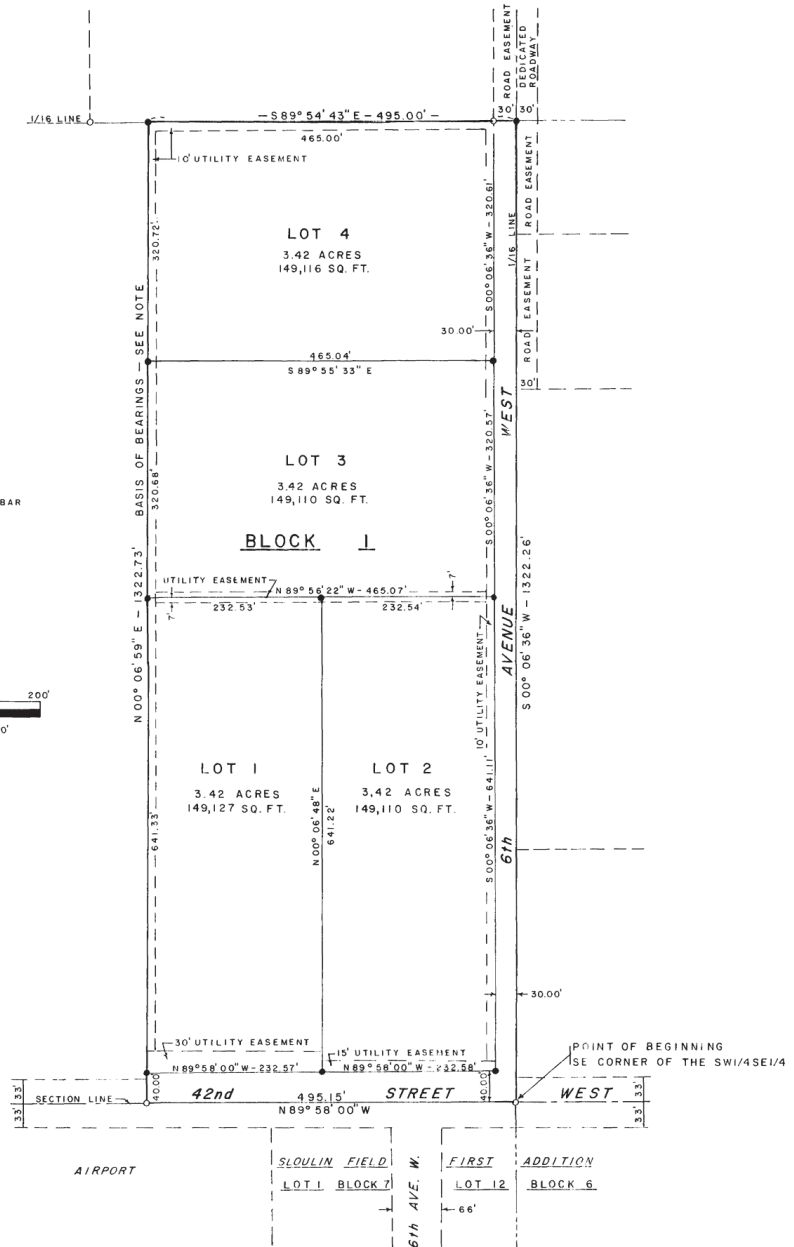
BASIS OF BEARINGS
BEARINGS ARE BASED ON THE WEST
PROPERTY LINE. BEARING N00°06'59"E
AS SHOWN ON THIS PLAT. ESTABLISHED
BY A SUN SHOT.

LEGEND
O - FOUND IRON PIN
● - SET 1/2" X 24" REBAR



EDENLOFF SUBDIVISION

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



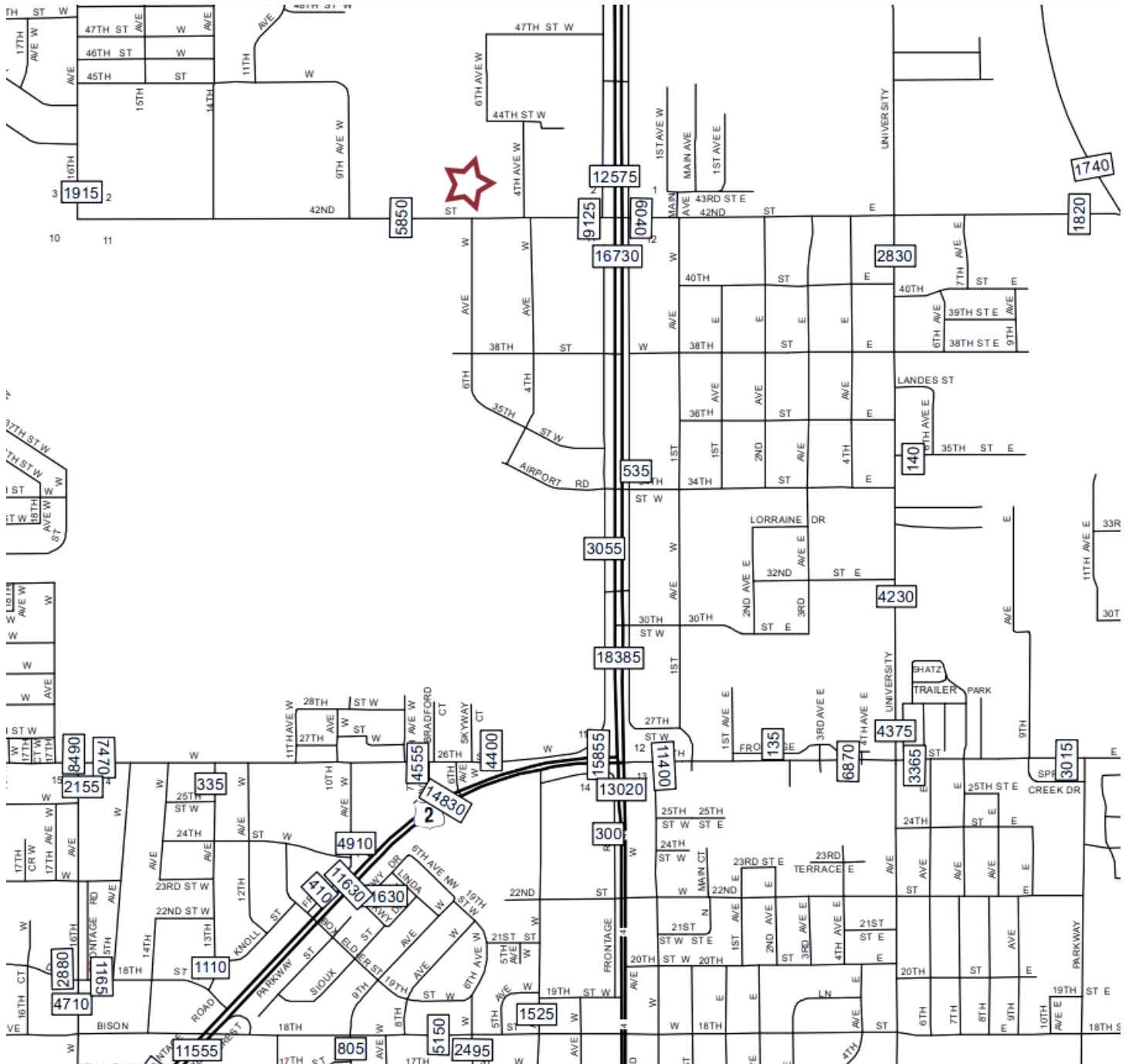
DEMOGRAPHIC & INCOME PROFILE

	3 MILES	5 MILES	10 MILES
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 HOUSEHOLD INCOME	76,614	77,978	78,891
2028 AVG HOUSEHOLD 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

FOR SALE

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

TRAFFIC COUNTS



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POTENTIAL LAYOUTS

AIRPORT



WALMART

BEST WESTERN
HOTEL



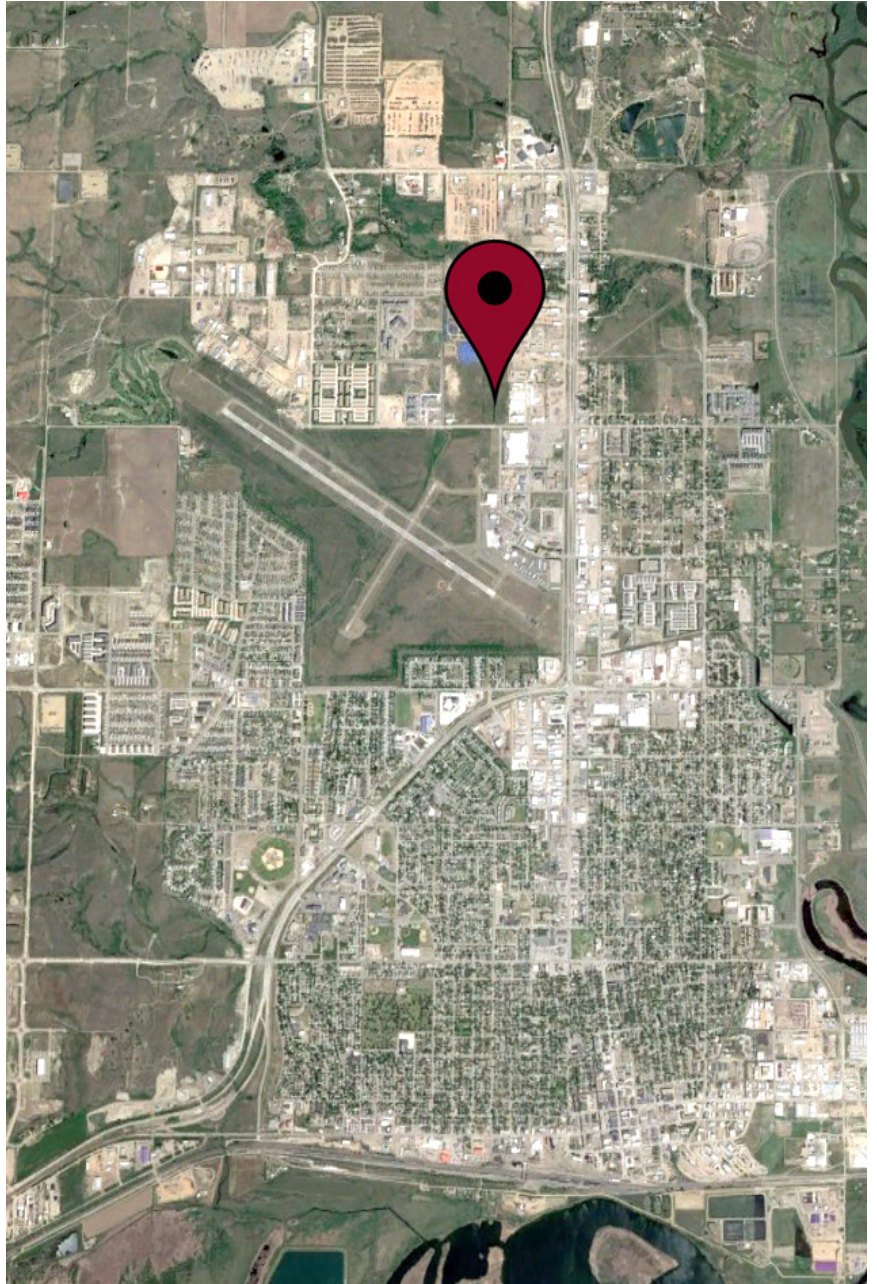
WALMART

BEST WESTERN
HOTEL

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AERIAL PHOTOS



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