

FOR SALE BUSINESS, REAL ESTATE, ASSETS & INVENTORY

BEULAH & HAZEN, ND



Opportunity to purchase 100% ownership of Basin Auto Parts, Inc. DBA Beulah & Hazen NAPA Auto Parts, real estate, assets & inventory.

PRICE:

\$1,150,000.00 plus Inventory

HIGHLIGHTS:

- Nationally, NAPA Auto Parts is the #1 brand in the industry.
- Hazen operates out of a 3500 SF building with a warehouse.
- Beulah operates a 5000 SF building and includes a 7,000 SF vacant lot for expansion.
- The stores serve West Central North Dakota with the main target market of service professionals, farmers, everyday drivers, DIYers and other local businesses.
- The stores employ 8 full-time & 2 part-time employees.
- Both locations achieve positive sales growth year after year.
- Hazen NAPA opened in 1978 with Beulah opening in 1996.
- Basin Auto Parts Inc Business, Real Estate, Assets & Inventory will be sold TOGETHER as one transaction.

STEVEN ILSE

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in



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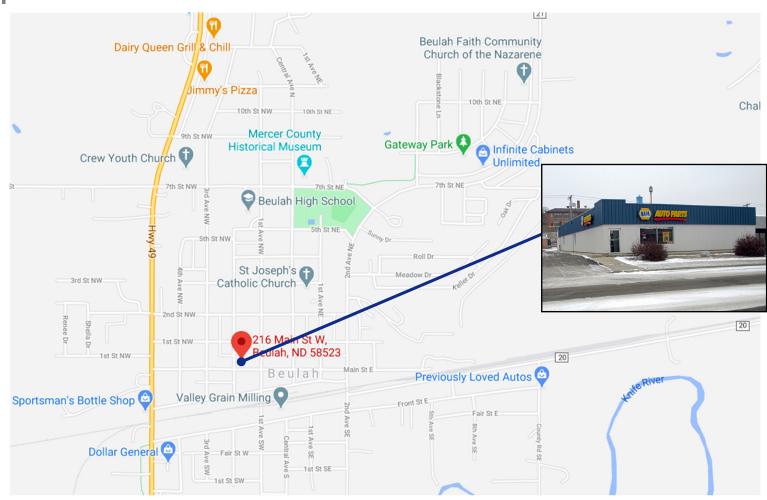
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BEULAH PROPERTY DETAILS



216 MAIN STREET WEST

PID#: BB-144-88-01-09-07

Legal: Lots 7-10, Block 9

Original Townsite

Bldg Size: 5,152 SF

Lot Size: 13,000 SF (100' x 130')

Year Built: 1971

2020 Taxes: \$2,021.41

Specials: None at this time.

112 2ND AVENUE NW

PID#: BB-144-88-01-09-06

Legal: Lot 6, Block 9

Original Townsite

Lot Size: 7,000 SF (50' x 140')

2020 Taxes: \$103.55

Specials: None at this time.









FOR SALE NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

BEULAH PHOTOS







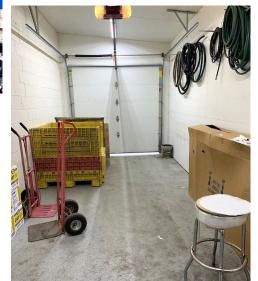
















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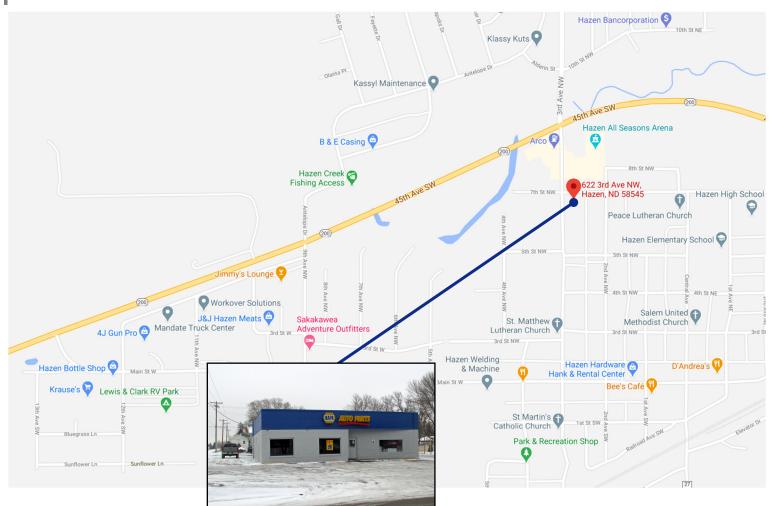
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HAZEN PROPERTY DETAILS



622 3RD AVENUE NW

PID#: HH-144-86-17-02-01

Legal: Lot 1 & 2 in NW1/4 of NE1/4

M Oster 2nd Addn

Bldg Size: 3,400 SF

Shed: 960 SF (48' x 20') Lot Size: 16,560 SF (90' x 184')

Year Built: 1950

2020 Taxes: \$1,205.04

Specials: \$300.34 Installment

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HAZEN PHOTOS

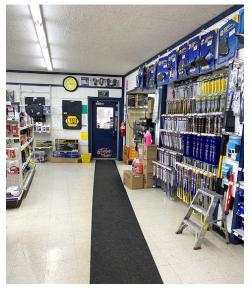






















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|BEULAH / HAZEN AREA

- Beulah and Hazen are located in the "Heart of Coal Country" in an area of North Dakota known as the "Powerbelt" region. Beulah is often referred to as the "Energy Capital of North Dakota." Dakota Gasification Company's GREAT PLAINS SYNFUELS PLANT is the only commercial-scale coal gasification plant in the US that manufactures natural gas. The COTEAU FREEDOM MINE north of Beulah is one of the largest coal mines in the US. ANTELOPE VALLEY STATION is the newest coal-based power plant in ND. Southwest of Beulah, the COYOTE CREEK MINE is ND and Mercer County's newest coal mine. Delivering about 2.5 tons of lignite coal to the adjacent Coyote Station annually, the mine employs over 100 people.
- Agriculture and the energy industry make up the majority of the local economy.
- Hazen, located along HIGHWAY 200, and Beulah, located along HIGHWAY 49, have variety of restaurants, medical facilities, retail and other services in their well-rounded business districts.
- LAKE SAKAKAWEA and the Missouri River system have become one of the top fisheries in the nation. The area is well-known for its excellent walleye and northern fishing, bringing people in from miles around.
- Roughrider Motor Inn, AmericInn Lodge & Suites, Cobblestone Hotel and Suites, Dakota Farms Inn, Scotwood Motel, and Dakota Waters Resort plus numerous campgrounds and recreation areas offer sleeping accommodations while in the area.
- Hazen is home to the SAKAKAWEA MEDICAL CENTER, a 13-bed critical access hospital and a 34-bed basic care facility. The center is community-owned and serves Dunn, Mercer and Oliver counties. Opening in 2017, the current 30.5 million (replacement) facility houses a health clinic, expanded ER & surgical area, nurse's station and a centralized registration. The center offers many services to the region, including a full service lab, a level V Trauma Center team, Urgent Care, a Radiology Department, Rehab programs & more!
- Outdoor recreation abounds in the area! The BEULAH WATER PARK offers a zero-entry pool, lazy river, water playground and super slide. BLACK SANDS GOLF COURSE of Beulah offers 9 holes featuring water hazards, elevation changes, grass and coal slag bunkers. HAZEN GOLF CLUB is a 9 hole regulation length course offering scenic holes with mature trees and rolling greens. The HAZEN ALL SEASONS ARENA is used for hockey, figure skating and curling programs.
- The MERCER COUNTY FAIR is a four day event held every July in Beulah. With something for everyone, fair-goers can enjoy concerts, rodeos, a parade, 4h & FFA livestock shows and a carnival.
- For the 2020-21 school year, Beulah has 300 students enrolled in PreK-4th grade, 242 students in grades 5-8 and 201 students enrolled in the Beulah High School. Hazen has 312 kids in grades PreK-6th Grade and 257 students enrolled in grades 7-12.

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AREA DEMOGRAPHICS—10 MILES

POPULATION BY GENERATION **KEY FACTS VARIABLES** 10 miles 2020 Generation Alpha Population (Born 2017 or Later) (Esri) 276 2020 Generation Z Population 1.237 (Born 1999 to 2016) (Esri) 2020 Millennial Population 1,251 (Born 1981 to 1998) (Esri) 2020 Generation X Population 6,595 2.3 6,457 1,404 46.8 (Born 1965 to 1980) (Esri) 2020 Baby Boomer Population 2025 Total Population Average Median Age 1,923 (Born 1946 to 1964) (Esri) Household Size Population (Esri) 2020 Population by Generation Base (Esri) 6,595 **INCOME** ANNUAL HOUSEHOLD SPENDING \$1,991 \$5,889 Apparel & Services Groceries 88,665 73,152 189,675 \$7,253 2020 Average 2020 Average 2020 Average Home 11,001,778 Household Income Disposable Income Value (Esri) Health Care 2020 Entertainment/ (Esri) (Esri) Recreation **DINING EXPEDITURES BUSINESS** 1,338,072 1,620,848 2020 Lunch at Fast Food/ 2020 Lunch at Full Service Take-Out/Delivery Restaurants 3,817 393 2,720,858 1,612,634 Total Businesses Total Employees 2020 Dinner at Fast Food/ 2020 Dinner at Full Service Take-Out/Delivery Restaurants

Based on 216 Main Street West, Beulah, ND.

This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2020, 2025.

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50 miles

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AREA DEMOGRAPHICS—50 MILES

KEY FACTS

37,765

Population

2.3

Average Household Size 47.3

Median Age

VARIABLES

39,445

2025 Total Population (Esri)

POPULATION BY GENERATION	1
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2020 Generation Alpha Population (Born 2017 or Later) (Esri) 1,558

2020 Generation Z Population 7,277 (Born 1999 to 2016) (Esri)

2020 Millennial Population 6,893 (Born 1981 to 1998) (Esri)

2020 Generation X Population 7,637 (Born 1965 to 1980) (Esri)

2020 Baby Boomer Population 11,071 (Born 1946 to 1964) (Esri)

2020 Population by Generation Base (Esri) 37,765

INCOME



88,146

2020 Average Household Income (Esri)



71,863

2020 Average Disposable Income (Esri)



234,568

2020 Average Home Value (Esri)

ANNUAL HOUSEHOLD SPENDING



\$1,979

Apparel & Services



\$7,038



60,302,268

2020 Entertainment/ Recreation

DINING EXPEDITURES



8,915,526

2020 Lunch at Fast Food/ Take-Out/Delivery



8,961,674

2020 Dinner at Fast Food/ Take-Out/Delivery



7,518,649

2020 Lunch at Full Service Restaurants



15,781,720

2020 Dinner at Full Service Restaurants

BUSINESS



1,922

Total Businesses



16,571

Total Employees

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NAPA BUSINESS, REAL ESTATE, ASSETS & INVENTORY

AREA DEMOGRAPHICS—100 MILES

POPULATION BY GENERATION **KEY FACTS VARIABLES** 100 miles 2020 Generation Alpha Population (Born 2017 or Later) (Esri) 15,731 2020 Generation Z Population (Born 1999 to 2016) (Esri) 68,824 2020 Millennial Population 75,961 (Born 1981 to 1998) (Esri) 2020 Generation X Population 317,306 58.482 2.3 341,433 39.6 (Born 1965 to 1980) (Esri) 2020 Baby Boomer Population 2025 Total Population Average Median Age 72,749 (Born 1946 to 1964) (Esri) Household Size Population (Esri) 2020 Population by Generation Base (Esri) 317,306 **INCOME** ANNUAL HOUSEHOLD SPENDING \$2,010 \$5,259 Apparel & Services Groceries 84,844 68,523 254,407 \$5,969 2020 Average 2020 Average 2020 Average Home 434,918,667 Household Income Disposable Income Value (Esri) Health Care 2020 Entertainment/ (Esri) (Esri) Recreation **DINING EXPEDITURES BUSINESS** 75,283,217 59,833,736 2020 Lunch at Fast Food/ 2020 Lunch at Full Service Take-Out/Delivery Restaurants 15,744 179,772 136,397,098 78,027,393 **Total Businesses** Total Employees 2020 Dinner at Fast Food/ 2020 Dinner at Full Service Take-Out/Delivery Restaurants

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