



FOR SALE

MOUNTRAIL CO. MIXED-USE DEVELOPMENT LAND

HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND



LOT SIZE:

14.24 ACRES | 620,294 SF

PRICE:

\$2,750,000.00 | \$4.43 PSF

HIGHLIGHTS:

- Excellent Mixed-Use Development Opportunity
- Zoning: A-Agricultural
- Utilities Installed on Hwy 37 to Hwy 23
- Great Visibility at the Intersection of two State Highways
- Located in the Heart of the Bakken, Parshall is 1 hour SW of Minot & just 40 mins from Hwy 83

MATHEW REICHERT

CCIM | Broker | Founder
Partner | Commercial REALTOR®

701.223.2450

matt@aspengrouprealestate.com

in



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

701.223.2450

www.aspengrouprealestate.com

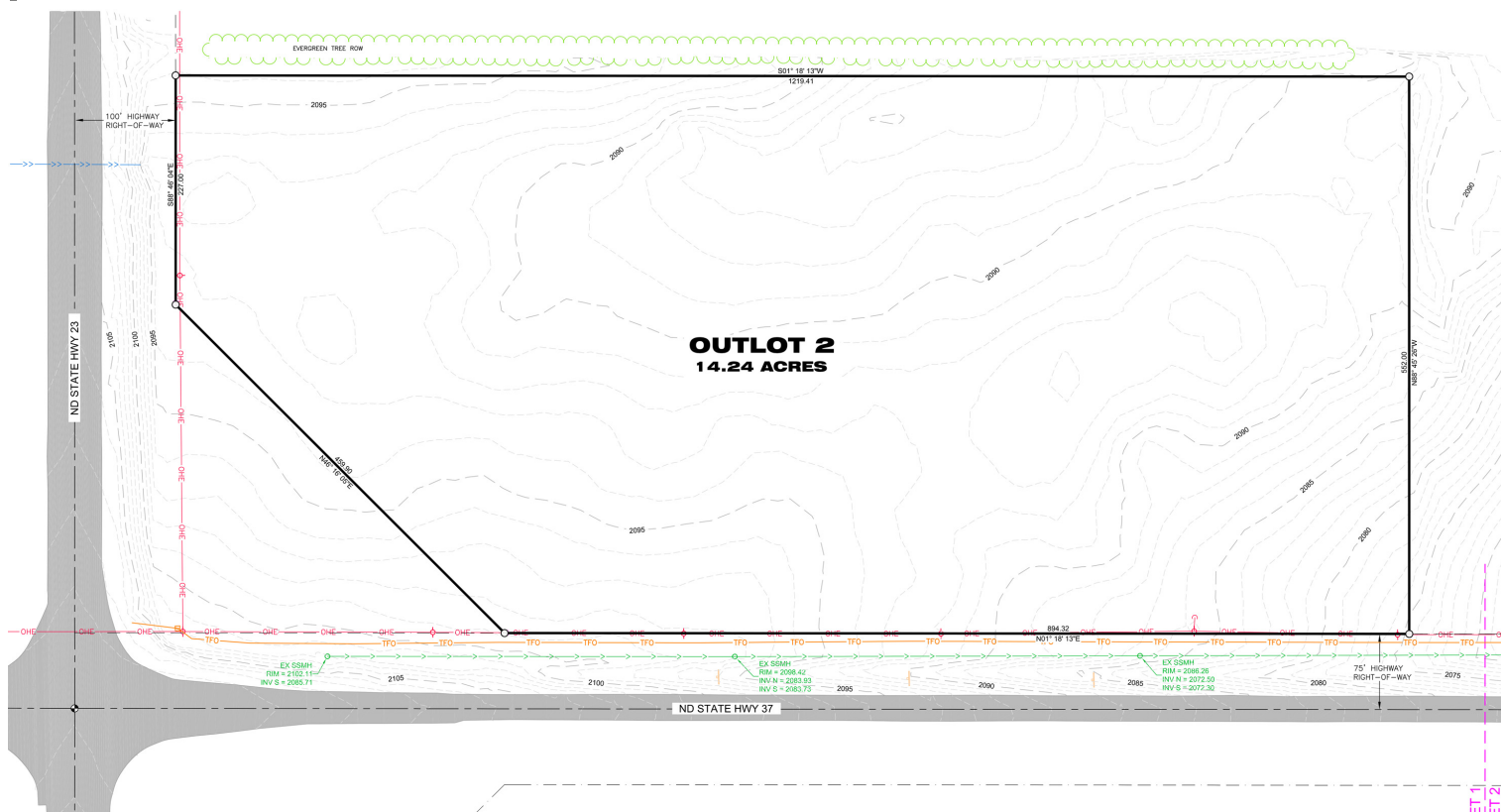
f @ in

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.

PROPERTY DETAILS

PID#: 58-0059700
 Legal: Outlot 2 of Lot 1, S19-T152-R89
 Lot Size: 14.24 Acres | 620,294 SF
 2021 Taxes: \$76.83
 Specials: None at this time
 Zoned: A - Agricultural

ALTA SURVEY



NOTES:

INFORMATION FOR UNDERGROUND UTILITY LOCATIONS WAS COMPILED FROM FIELD LOCATION MARKINGS PROVIDED FROM A ONE-CALL LOCATE, SUPPLEMENTED BY SURVEY OF UTILITY STRUCTURES VISIBLE AT GROUND LEVEL AT TIME OF SURVEY. ONE-CALL DOES NOT GUARANTEE LOCATION OF UTILITIES. ADDITIONAL UNMARKED UTILITIES MAY BE PRESENT WITHIN THE SURVEY AREA.

BASIS OF BEARING IS NORTH DAKOTA STATE PLANE COORDINATE SYSTEM - NAD 83 ND NORTH ZONE 3301. ALL DISTANCES ARE EXPRESSED AS GRID DISTANCES. GRID TO GROUND CONVERSION SCALE FACTOR=1.0001650272.

AT TIME OF SURVEY, ND STATE HIGHWAY 23 AND THE INTERSECTION OF ND STATE HIGHWAY 23 AND ND STATE HIGHWAY 37 WERE IN THE LATE STAGES OF BEING RECONSTRUCTED. PAVING WORK APPEARED TO BE NEARLY COMPLETE. SOME SHOULDER AND SLOPE WORK APPEARED TO BE ONGOING.

DATE OF SURVEY: 11-8-2012

LEGEND:

- OVERHEAD ELECTRIC LINE
- COMMUNICATIONS FIBER OPTIC LINE
- BURIED COMMUNICATIONS LINE
- PEDESTAL NATURAL GAS PIPELINE
- 8" PVC SANITARY SEWER LINE
- CULVERT
- ROAD SIGN
- COMMUNICATIONS PEDESTAL
- SANITARY SEWER MANHOLE
- VENT PIPE
- WATERMAIN GATE VALVE
- WATERMAIN CURB STOP VALVE
- POWER POLE
- CLIP WIRE
- FOUND REBAR AND CAP L5 4824
- FOUND 1/4 SECTION CORNER
- FOUND SECTION CORNER
- ASPHALT PAVEMENT
- GRAVEL SURFACE
- BUILDING FOOTPRINT

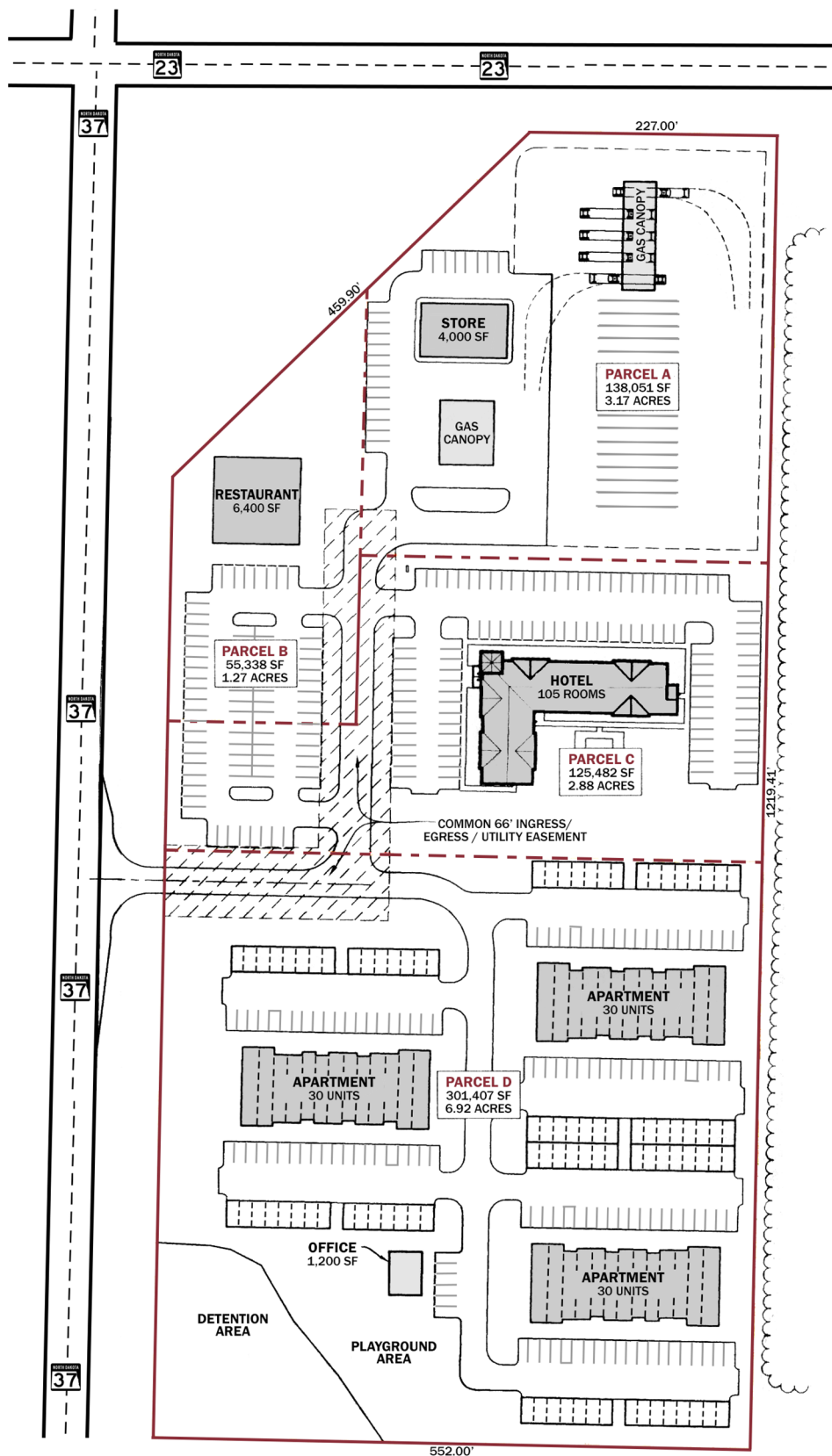
MATHEW REICHERT

CCIM | Broker | Founder | Partner | Commercial REALTOR®

701.223.2450

MATT@ASPENGROUPREALESTATE.COM

| CONCEPT LAYOUT | MIXED-USE DEVELOPMENT



MIXED-USE POTENTIAL USES:

Bank
Convenience Store
Hotel
Medical Complex
Multi-family Units
Office Complex
Restaurant
Truck Stop

FEASIBILITY STUDIES AVAILABLE BY SELLER:

Hotel
Multi-Family

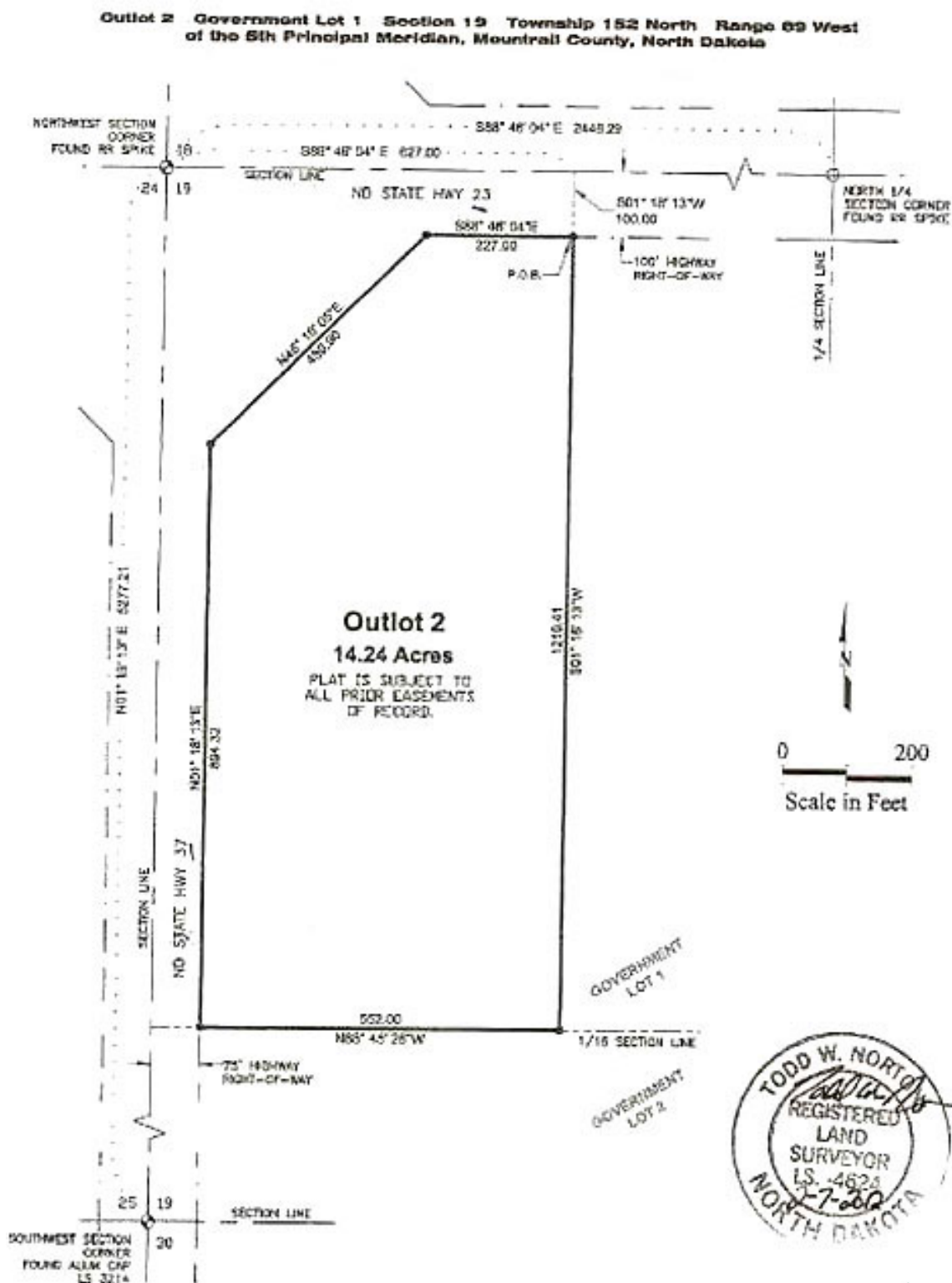
LOCATED NEAR:

The City of Parshall, ND
Lake Sakakawea
Bakken Oil & Gas Reserves

SELLER PROVIDED DATA:

ALTA Surveys
Apartment Layouts
Geotechnical Evaluation
Phase I Environmental
Water Agreements
Wetland Assessments

PLAT MAP



MATHEW REICHERT

CCIM | Broker | Founder | Partner | Commercial REALTOR®

701.223.2450

MATT@ASPENGROUPREALESTATE.COM

| PARSHALL, ND

