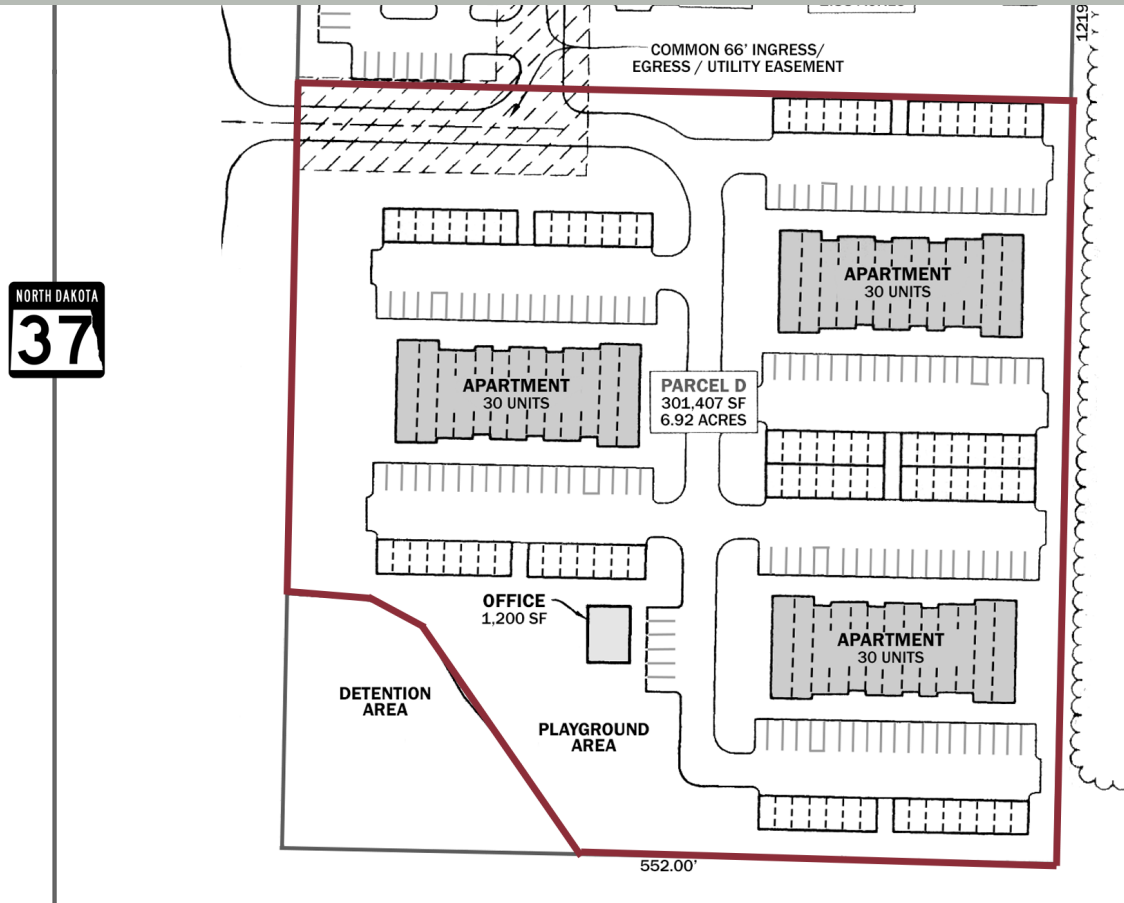




# FOR SALE

## PARSHALL, ND APARTMENT LAND

### HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND



**LOT SIZE:**  
6.92 ACRES | 301,407 SF

**PRICE:**  
\$675,000.00

**HIGHLIGHTS:**

- Prime for apartment development consisting of approx. 3 — 30-Unit Apartment Buildings
- Utilities Installed on Hwy 37 to Hwy 23
- Great Visibility at the Intersection of 2 State Highways!
- Located in the Heart of the Bakken, Parshall is 1 hour SW of Minot & just 40 mins from Hwy 83

**MATHEW REICHERT**

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**in**



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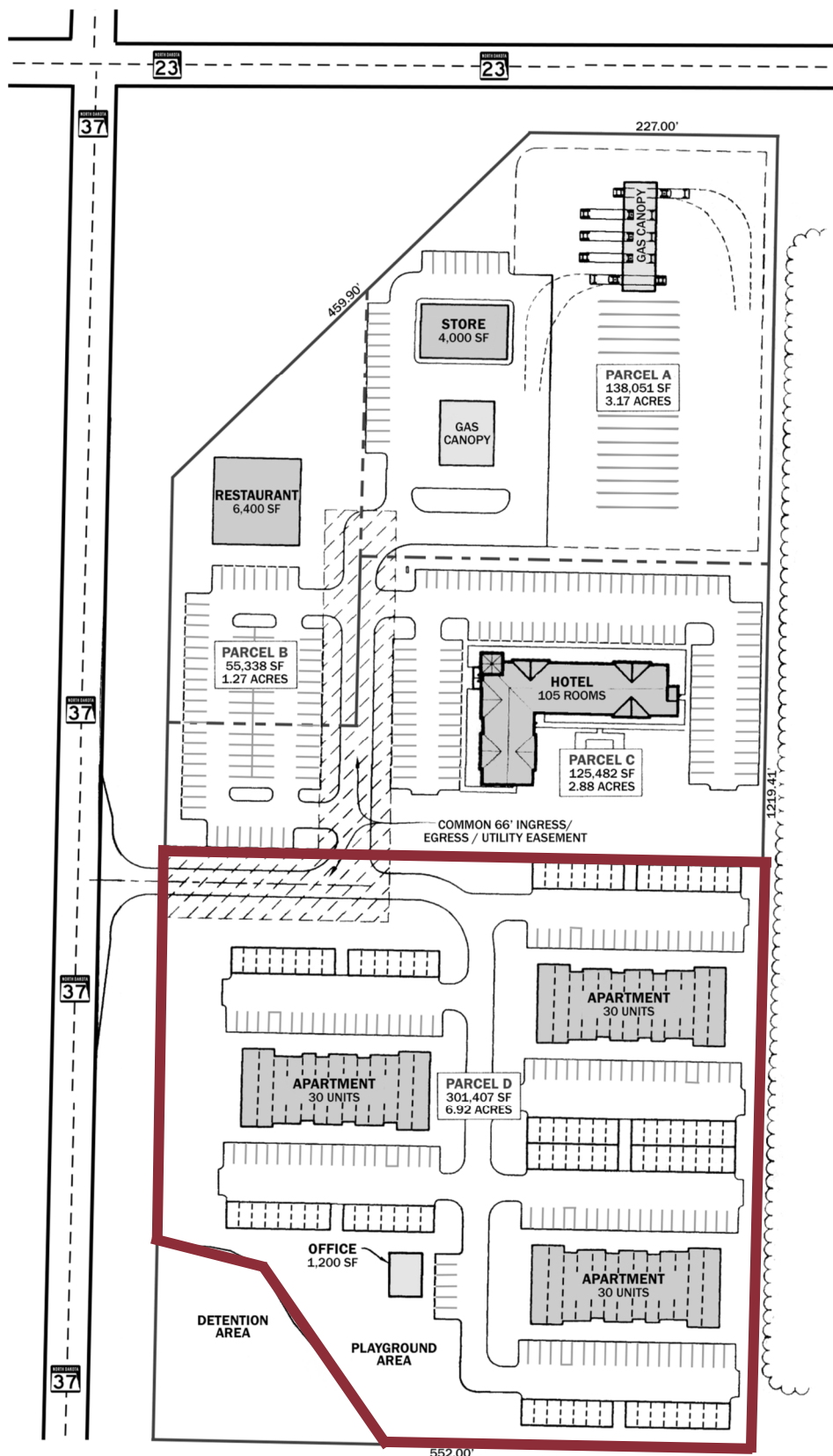
## PROPERTY DETAILS

PID#: 58-0059700  
Legal: [Parcel D] Outlot 2 of Lot 1, S19-T152-R89  
Lot Size: 2.88 ACRES | 125,482 SF  
Taxes: TBD  
Specials: None at this time  
Zoned: A - Agricultural

## MIXED-USE 14.24 AC SITE LOCATION



## | 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



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### | PARSHALL, ND

