

LOT SIZE:
2.88 ACRES | 125,482 SF

PRICE:
\$850,000.00

HIGHLIGHTS:

- Ideal for a 105 room hotel. An extended stay or blended stay concept hotel would likely best suit market demand
- 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

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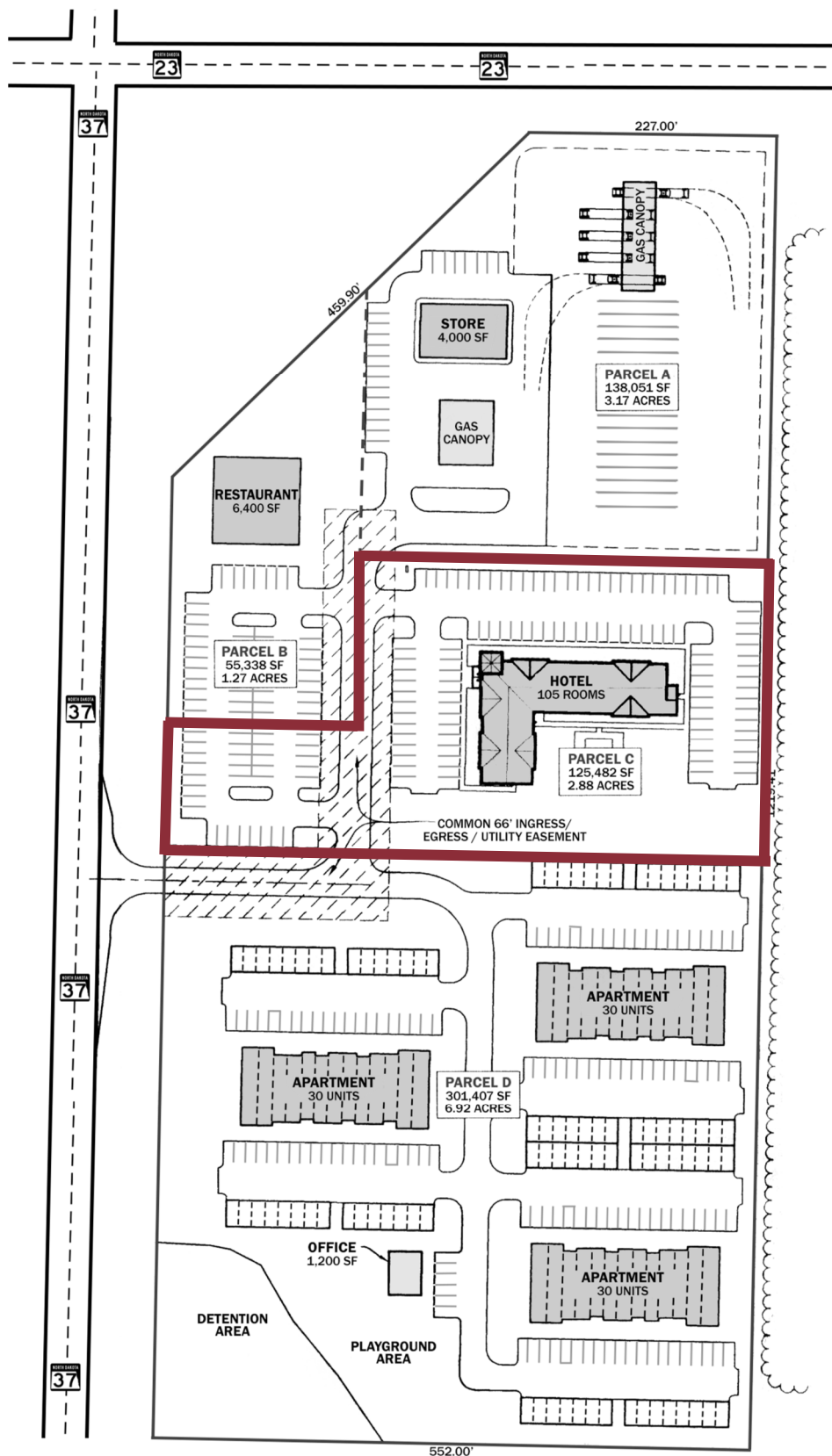
PROPERTY DETAILS

PID#: 58-0059700
Legal: [Parcel C] 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

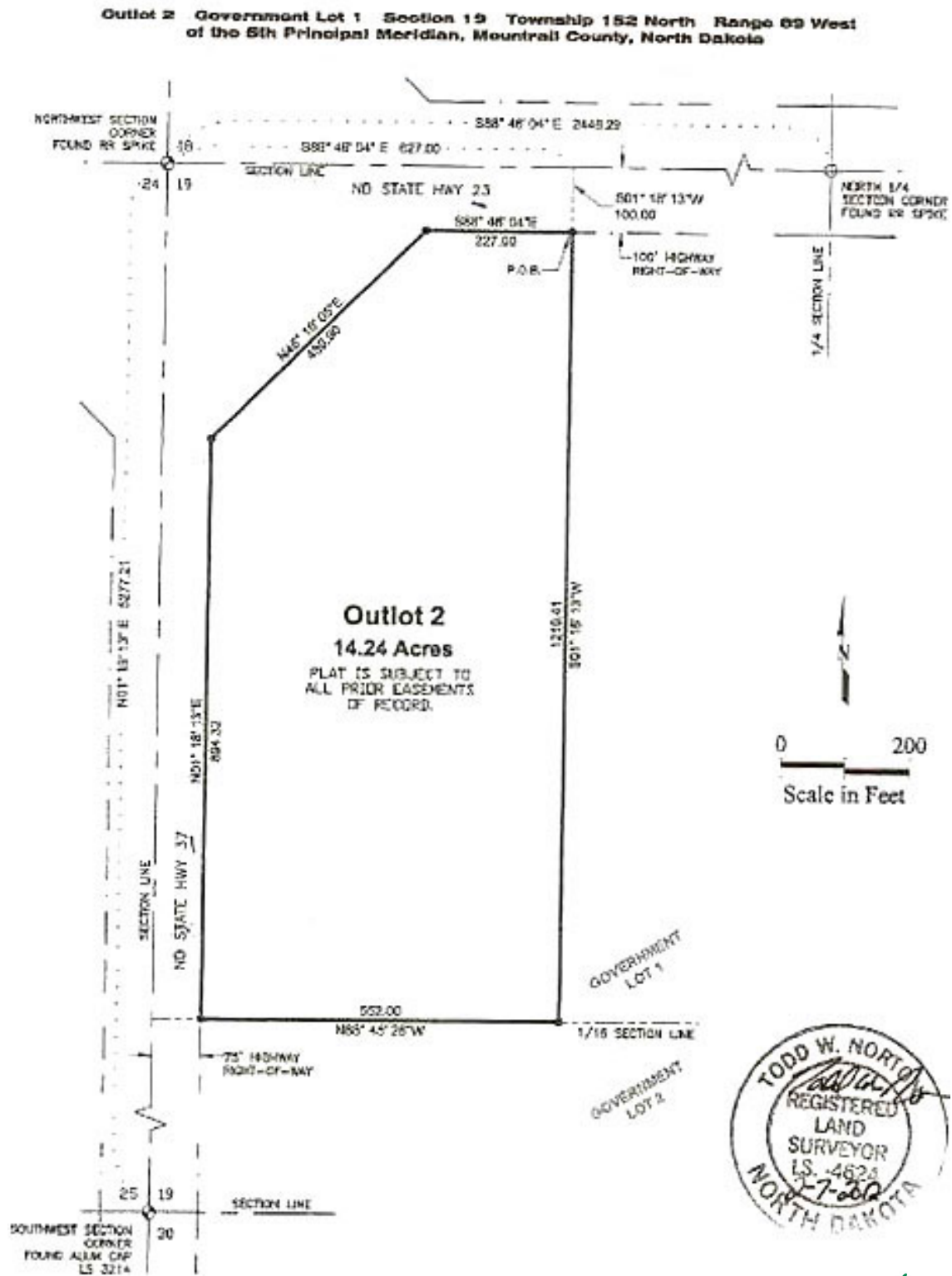
LOCATED NEAR:

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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