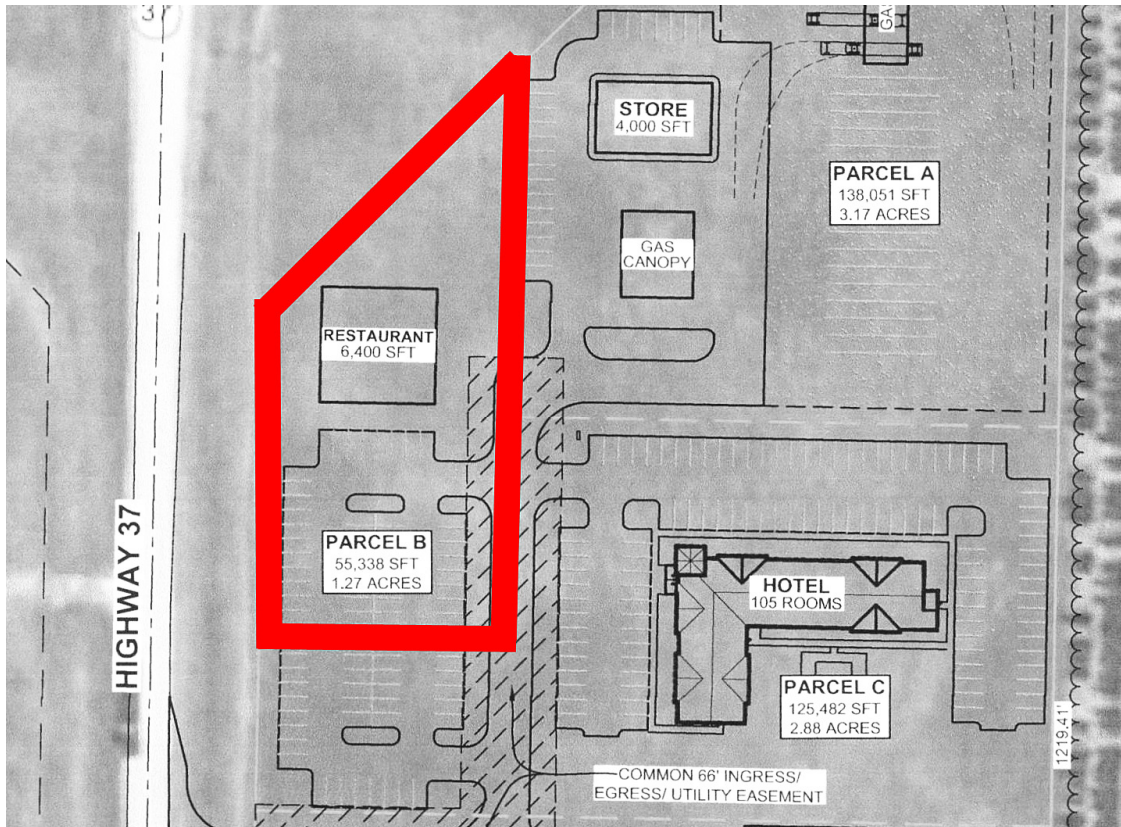


FOR SALE

PARSHALL, ND RESTAURANT LAND

HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND



DETAILS:

- \$225,000.00
- 1.27 Acres | 55,338 SF
- Ideal site for a 6,400 SF Restaurant
- Zoning: A-Agricultural
- Utilities Installed on ND State Hwy 37 to State 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 minutes from Hwy 83

MATHEW REICHERT

Broker / CCIM / Partner
Commercial REALTOR®

701.223.2450

matt@aspengrouprealestate.com



REAL ESTATE SERVICES

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www.aspengrouprealestate.com





FOR SALE

PARSHALL, ND RESTAURANT LAND

HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND

PID#: 58-0059700
Legal: [Parcel B] Outlot 2 of Lot 1, S19-T152-R89
Lot Size: 1.27 Acres | 55,338 SF
2018 Taxes: \$2,055.38
Specials: None at this time
Zoned: A - Agricultural

LOCATED NEAR:

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

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

SELLER PROVIDED DATA:

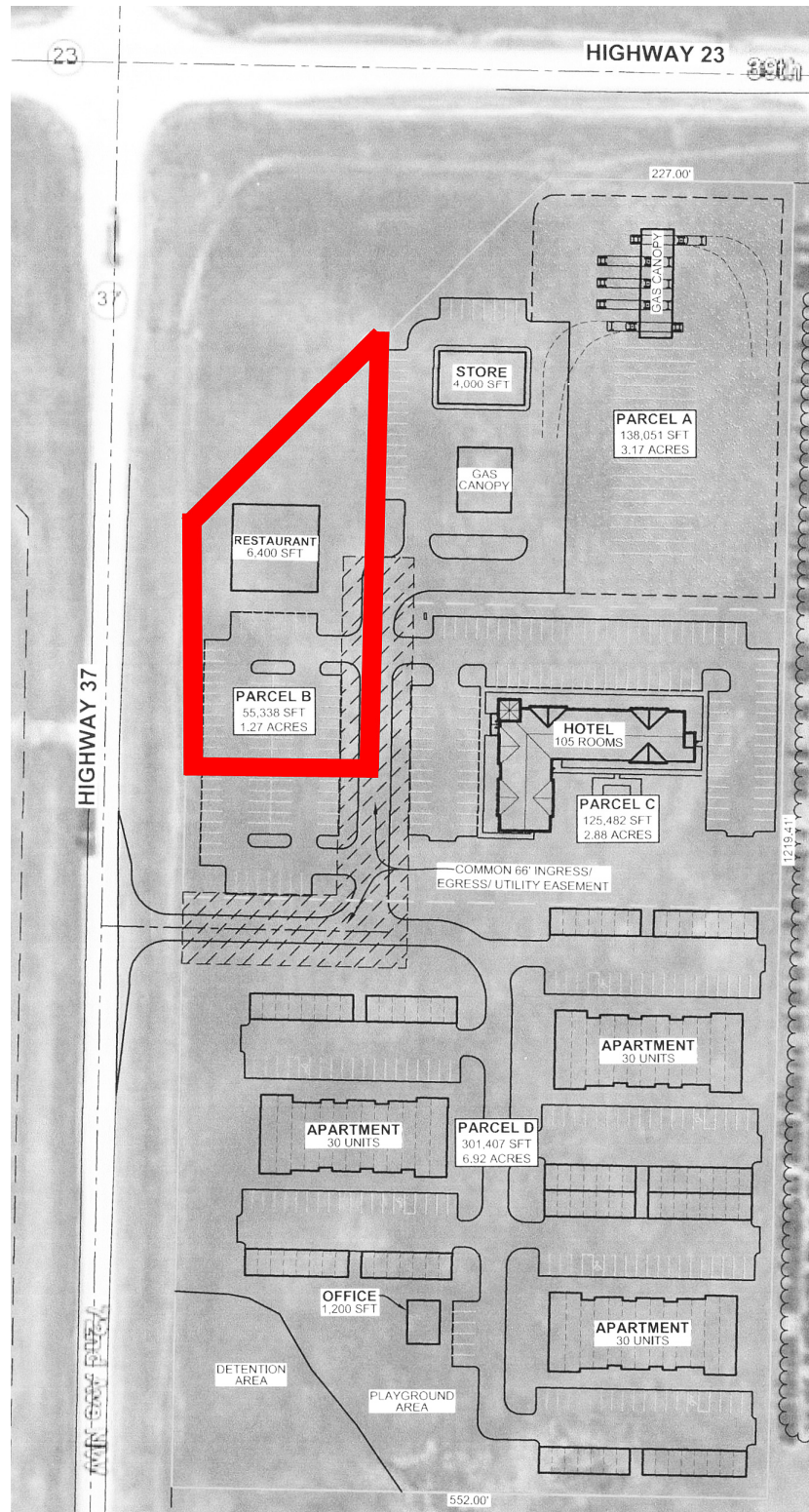
ALTA Surveys
Apartment Layouts
Geotechnical Evaluation
Phase I Environmental
Water Agreements
Wetland Assessments

FOR SALE

PARSHALL, ND RESTAURANT LAND

HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND

CONCEPT LAYOUT FOR MIXED-USE DEVELOPMENT

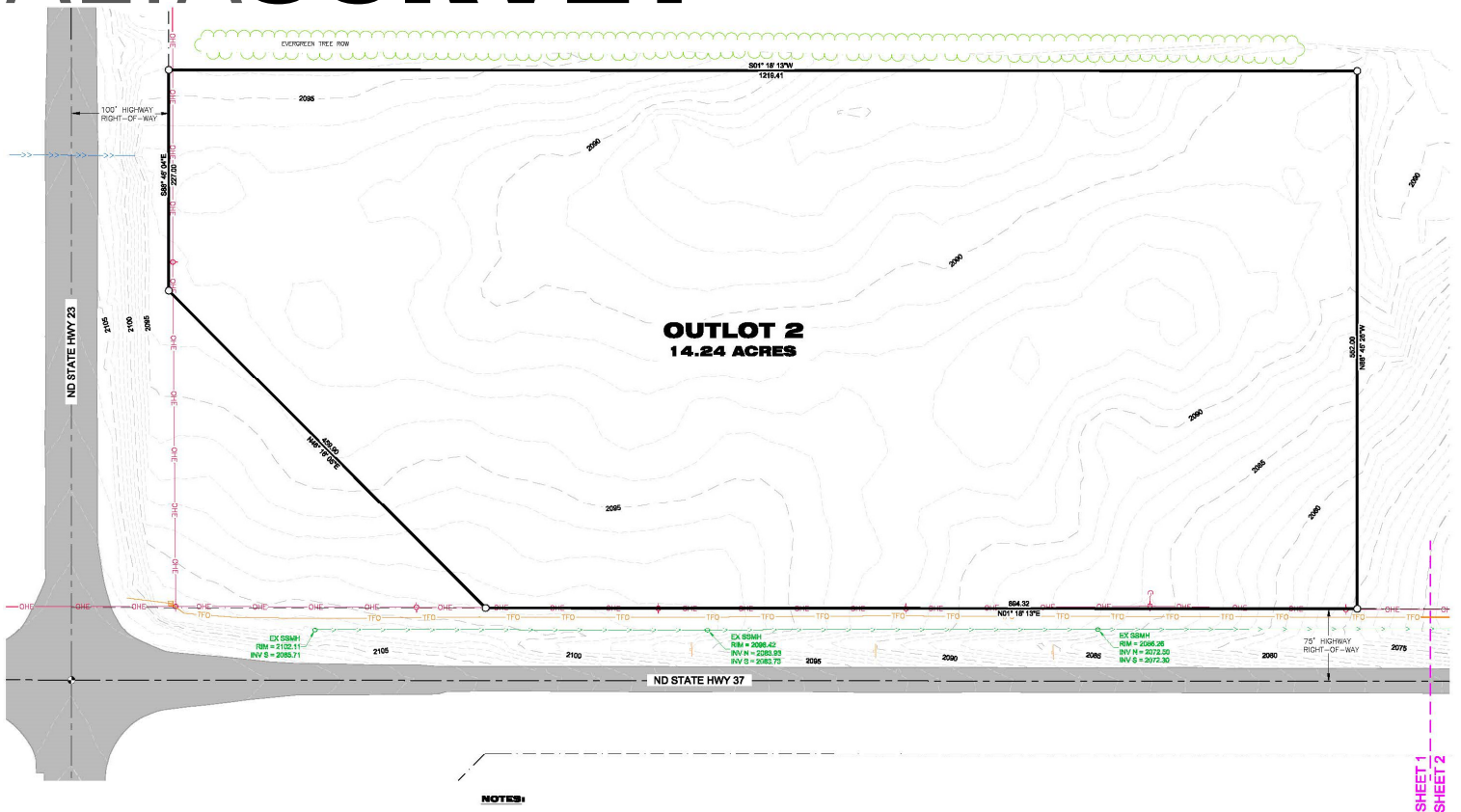


FOR SALE

PARSHALL, ND RESTAURANT LAND

HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND

ALTASURVEY



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 COMBINED SCALE FACTOR=1.0001660272.

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 APPLICANT TO BE NEARLY COMPLETE. SOME SHOULDER AND SLOPE WORK APPLICANT TO BE ONGOING.

DATE OF SURVEY: 11-8-2012



LEGEND:

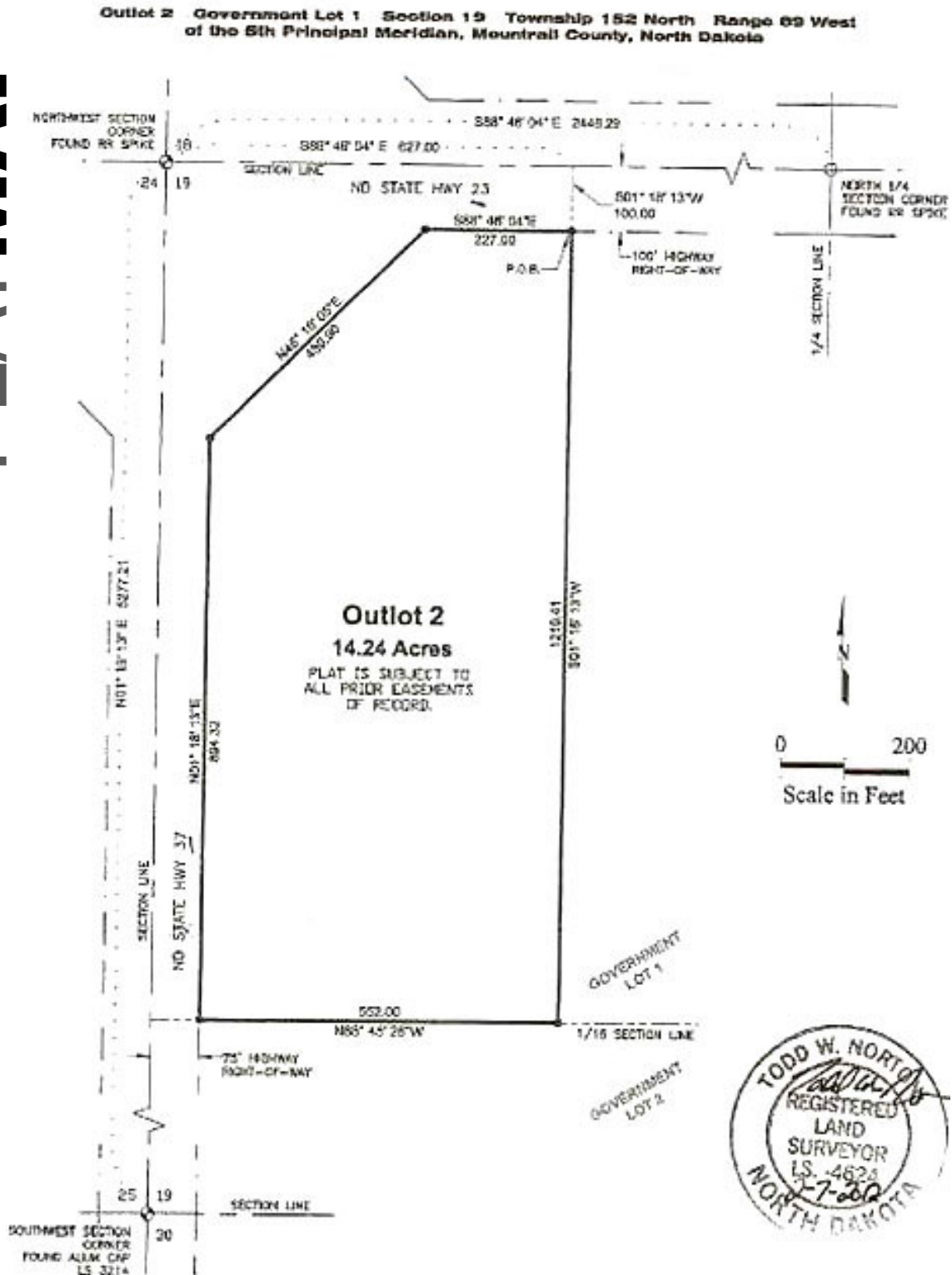
OVERHEAD ELECTRIC LINE	ROAD SIGN	FOUND REBAR AND CAP, 1/2" x 42"
COMMUNICATIONS FIBER OPTIC LINE	COMMUNICATIONS PERSONAL	FOUND 1/4" SECTION CORNER
SAWTOOTH SINKER MARKER	FOUND SECTION CORNER	ASPHALT PAVEMENT
BURIED COMMUNICATIONS LINE	VENT PIPE	GRAVEL SURFACE
PEWEE NATURAL GAS PIPELINE	WATERMAIN GATE VALVE	BUILDING FOOTPRINT
8" PVC SANITARY SINKER LINE	WATERMAIN CURB STOP VALVE	
CLAUDET	POWER POLE	
	OUT WIRE	

FOR SALE

PARSHALL, ND RESTAURANT LAND

HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND

PLATMAP

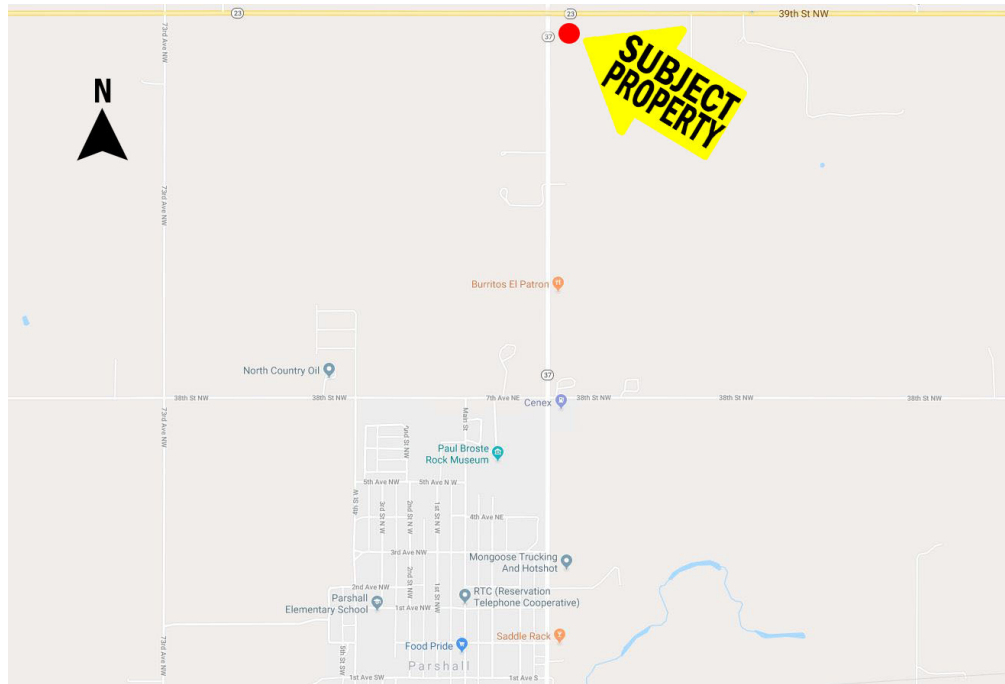


FOR SALE

PARSHALL, ND RESTAURANT LAND

HIGHWAY 23 & HIGHWAY 37 | PARSHALL, ND

LOCATION MAPS



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