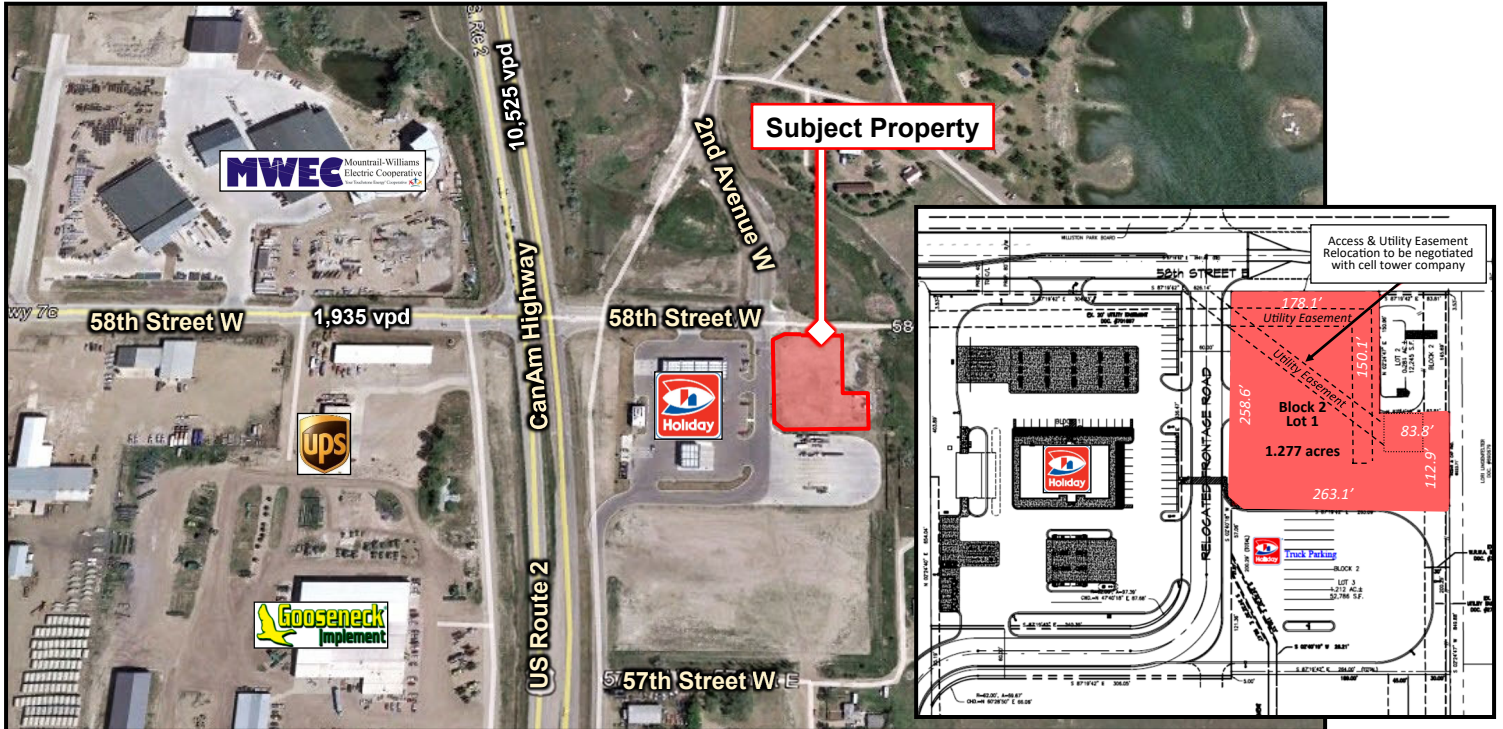


Development Land for Sale



2nd Avenue W & 58th Street W - Williston, North Dakota



Sale Price: \$500,000

- ◆ \$390,625 / acre
- ◆ \$8.97 / sf

Property Information

- ◆ 1.28 acres (55,757 sf)
- ◆ Zoned Commercial

Potential Uses

- ◆ Fast food restaurant / Diner
- ◆ Coffee shop
- ◆ Auto / tire shop
- ◆ Retail store
- ◇ Convenience store & car wash restricted by seller

Property Highlights

- ◆ Next to Holiday Stationstore
- ◆ Near new Mountrail-Williams Electric Cooperative headquarters building
 - ◇ 4 floors / 92,000 sf
 - ◇ Grand opening October 4, 2018
- ◆ Visibility from CanAm Highway / US-2
 - ◇ Primary north access to Williston from northern part of the state including Minot and from Canada
 - ◇ 10,525 vpd north of site
 - ◇ 17,200 vpd south of site
- ◆ 94 businesses w/ 1,429 employees within a 1-mile radius
- ◆ \$101,030 average household income within 1-mile radius



Duemelands Commercial Real Estate
301 E. Thayer Avenue - Bismarck, ND 58501
Phone: (701) 221-2222
www.duemelands.com

Jill Duemeland, CCIM
CEO & President
Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
Vice President of Brokerage
Direct: 701.223.5863
april@duemelands.com

Williston Aerial

Development Land

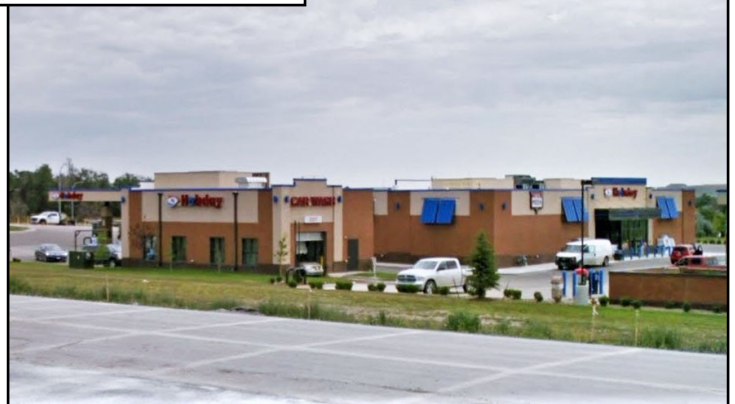
Williston, ND



Mountrail-Williams Electric Coop



Holiday Stationstore



Duemelands Commercial Real Estate
 301 E. Thayer Avenue - Bismarck, ND 58501
 Phone: (701) 221-2222
www.duemelands.com

Jill Duemeland, CCIM
CEO & President
 Phone: 701.221.9033
jill@duemelands.com

April Eide, CCIM
Vice President of Brokerage
 Direct: 701.223.5863
april@duemelands.com