

# Industrial Lots for Sale



Alexander Energy Park • Highway 85, Alexander, ND

**Planned Master Industrial Development**  
22 miles south of Williston & 20 miles west of Watford City



## Property Highlights

- Size: 145 acres, platted & subdivided
- Available: approx. 2.44 – 7.47 acre lots
- Price: \$1.50 - \$3.00 per square foot
- Planned master industrial development
- Pad ready industrial sites
- Truck stop on corner of Hwys 85 & 68
- Planned traffic signal at Hwy 85 & Hwy 68
- Located in the heart of North Dakota's oil country, approximately 22 miles south of Williston & 20 miles west of Watford City



Duemelands Commercial Real Estate  
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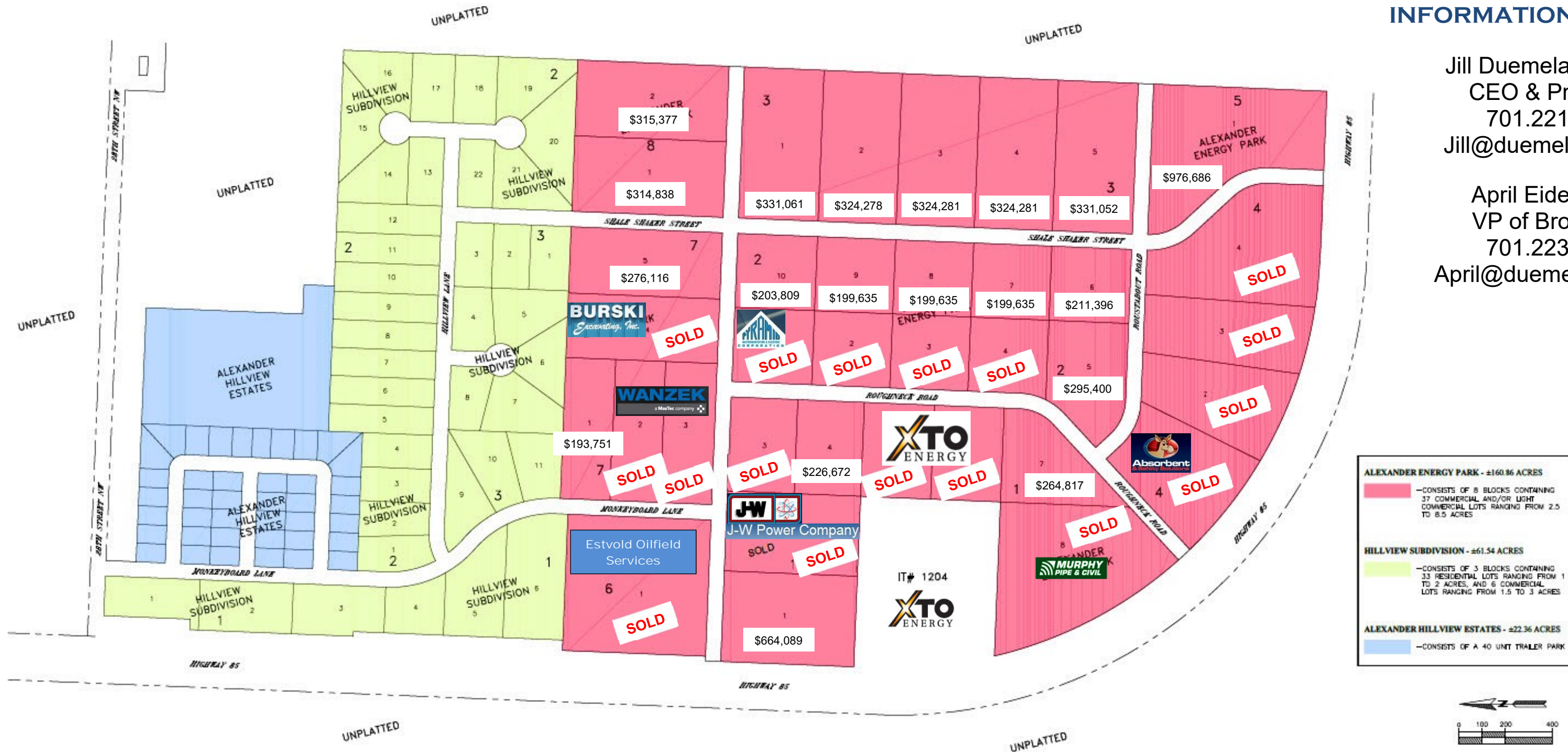
**CAMP CREEK DEVELOPMENT, SECTION 17**  
 PART OF THE WEST HALF OF SECTION 17, TOWNSHIP 150 NORTH, RANGE 101 WEST  
 OF THE FIFTH PRINCIPAL MERIDIAN,  
 COUNTY OF MCKENZIE, STATE OF NORTH DAKOTA

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# Area Highlights

Alexander Energy Park

## Area Highlights

- ONEOK \$280M gas plant near Watford City (20 miles west of Alexander Energy Park)
- ND GDP grew 9.7% in 2013 – largest growth in the nation (source: marketwatch.com)
- ND 2nd largest oil producer in the US (source: Yahoo! News.com)
- US Geological Survey calls Bakken shale largest oil formation (source: oilshalegas.com/bakken shale)
- Governor's budget includes \$2.2 billion for schools, roads & housing; total budget \$15.72 billion, largest budget on record (source: Bismarck



## Close Proximity to the Following

- Lonesome Creek Station  
[http://www.basinelectric.com/Projects/Lonesome\\_Creek\\_Station/index.html](http://www.basinelectric.com/Projects/Lonesome_Creek_Station/index.html)
- ONEOK's Lonesome Creek Plant  
[http://bismarcktribune.com/oneok-expanding-its-operation/article\\_d86de0c2-9e38-11e3-a622-0019bb2963f4.html](http://bismarcktribune.com/oneok-expanding-its-operation/article_d86de0c2-9e38-11e3-a622-0019bb2963f4.html)
- Caliber Midstream Facility  
<http://www.calibermidstream.com/operations>

## Location Highlights

- Platted & subdivided
- Planned master industrial development
- Pad ready industrial sites
- Across from truck stop on corner of Hwys 85 & 68
- Planned traffic signal at Hwy 85 & Hwy 68
- Average HH income 5 miles: \$85,598
- Average HH income 10 miles: \$88,100

PRICING GUIDE ALEXANDER ENERGY PARK				
Block	Lot	\$/sq ft	Lot Size (sq ft)	Lot Price
1	1	\$3.00	221,363	\$664,089.00
1	2			SOLD
1	3			SOLD
1	4	\$1.88	120,570	\$226,671.60
1	5			SOLD
1	6			SOLD
1	7	\$1.88	140,860	\$264,816.80
1	8			SOLD
2	1			SOLD
2	2			SOLD
2	3			SOLD
2	4			SOLD
2	5	\$1.95	151,487	\$295,399.65
2	6	\$1.95	108,408	\$211,395.60
2	7	\$1.88	106,189	\$199,635.32
2	8	\$1.88	106,189	\$199,635.32
2	9	\$1.88	106,189	\$199,635.32
2	10	\$1.88	108,409	\$203,808.92
3	1	\$1.50	220,707	\$331,060.50
3	2	\$1.50	216,185	\$324,277.50
3	3	\$1.50	216,187	\$324,280.50
3	4	\$1.50	216,187	\$324,280.50
3	5	\$1.50	220,701	\$331,051.50
4	1			SOLD
4	2			SOLD
4	3			SOLD
4	4			SOLD
5	1	\$3.00	325,562	\$976,686.00
6	1			SOLD
7	1	\$1.50	129,167	\$193,750.50
7	2			SOLD
7	3			SOLD
7	4			SOLD
7	5	\$1.50	184,077	\$276,115.50
8	1	\$1.50	209,892	\$314,838.00
8	2	\$1.50	210,251	\$315,376.50



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