

110.66± AC MIXED-USE DEVELOPMENT OPPORTUNITY

HAWKEYE VILLAGE | WEST WILLISTON

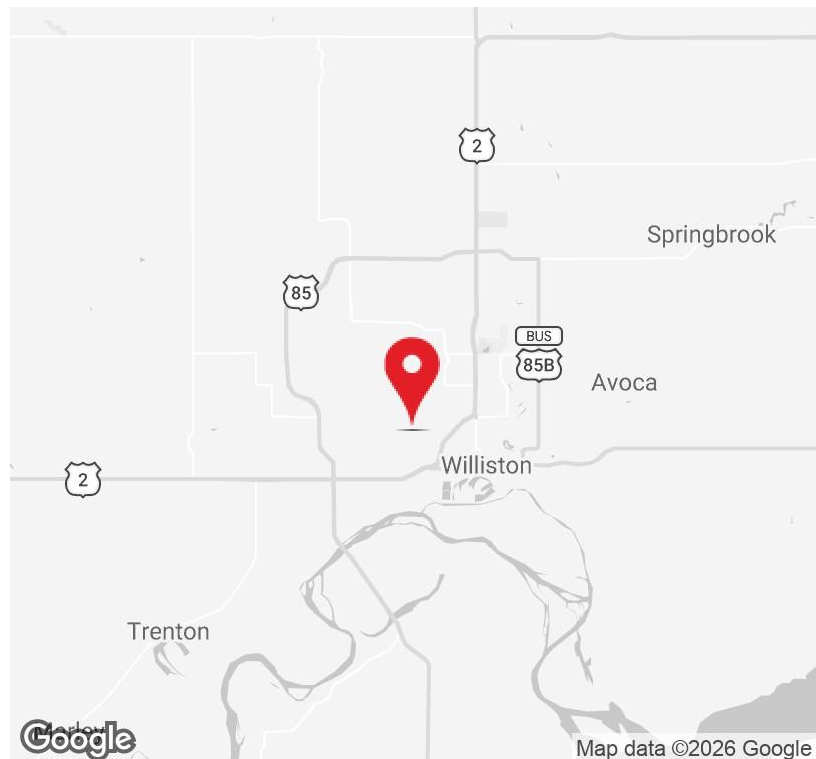
32ND AVENUE NW WILLISTON, ND 58801

FOR SALE | CALL FOR OFFERS



OFFERING HIGHLIGHTS

- 110.66± AC Subdivision Portfolio Across 207 Parcels
- Mixed-use Zoning in Place: R-1, R-2, R-3, R-4, and C-2 Designations
- 30.54± AC Commercial (C-2) with Strong Development Potential
- 80.12± AC Residential Across Multiple Density Categories:
 - 45.00± AC R-1 (Single-Family)
 - 10.20± AC R-2 (Duplex Residential)
 - 11.56± AC R-3 (Multi-Family & Townhome)
 - 13.36± AC R-4 (High-Density Multi-Family)
- Partially Completed Infrastructure, Including Bison Drive and Backbone Utilities
- Shovel-ready Lots Available with Operational Roadways and Utility Laterals
- Elevated Plateau with 360-Degree Panoramic Views Overlooking the Williston Area
- Flexible Phasing Opportunity for Residential and Commercial Development
- Located Less Than 3 Miles from Williston CBD, Near Key Economic Drivers



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MIXED-USE LAND OPPORTUNITY | HAWKEYE VILLAGE SUBDIVISION PORTFOLIO

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EXECUTIVE SUMMARY

Hawkeye Village represents a large-scale mixed-use subdivision opportunity in west Williston, North Dakota, totaling approximately 110.66± acres across 207 individual parcels. The property is fully entitled across multiple zoning classifications, including C-2 General Commercial and R-1 through R-4 residential, supporting a broad range of development strategies from single-family housing to high-density multifamily and neighborhood-serving retail.

The project has been designed as a cohesive mixed-use community rather than a fragmented land offering. The land plan combines commercial frontage, residential neighborhoods at multiple densities, and open space, providing a framework for both short-term demand and long-term placemaking. In addition to the 110.66 acres offered, the broader master plan includes approximately 38.74 acres of dedicated parks and greenbelt space (Block 13, Lots 1, 2, 3, 7 totaling 37.62 acres, and Block 4, Lots 4 and 19 totaling 1.12 acres), further enhancing long-term placemaking and community integration. These greenbelt parcels are not included in the offering.

Infrastructure improvements have already been initiated, including the installation of Bison Drive and backbone wet and dry utilities. Some internal roadways and utility laterals are operational, and several parcels are shovel-ready, which will support near-term development and reduce upfront timelines compared to raw land.

Located less than three miles from Williston's central business district, the property is positioned within the city's west-side growth corridor, surrounded by established retail, schools, and employment drivers. Hawkeye Village is a strong opportunity for developers, builders, and investors to control a scalable, mixed-use land position in an active, expanding market.



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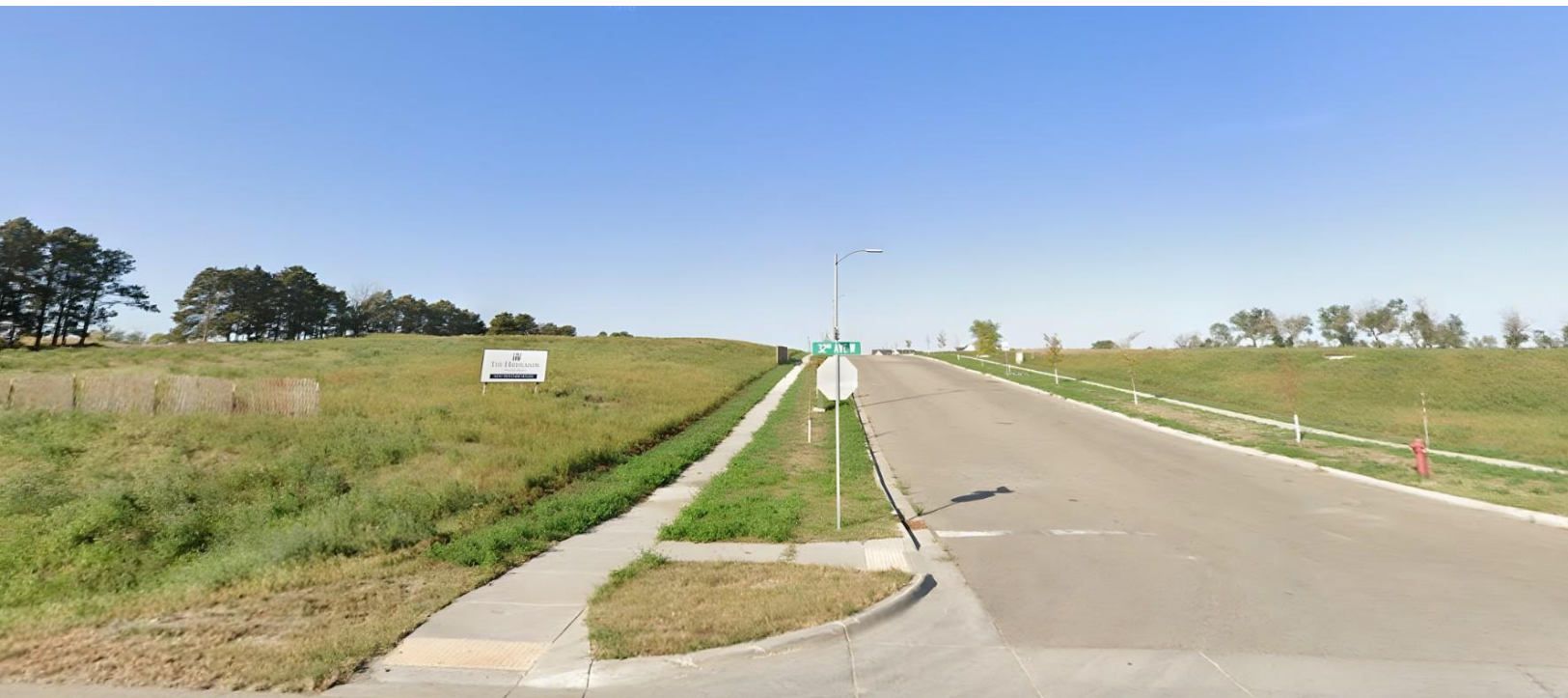
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ADDITIONAL PHOTOS



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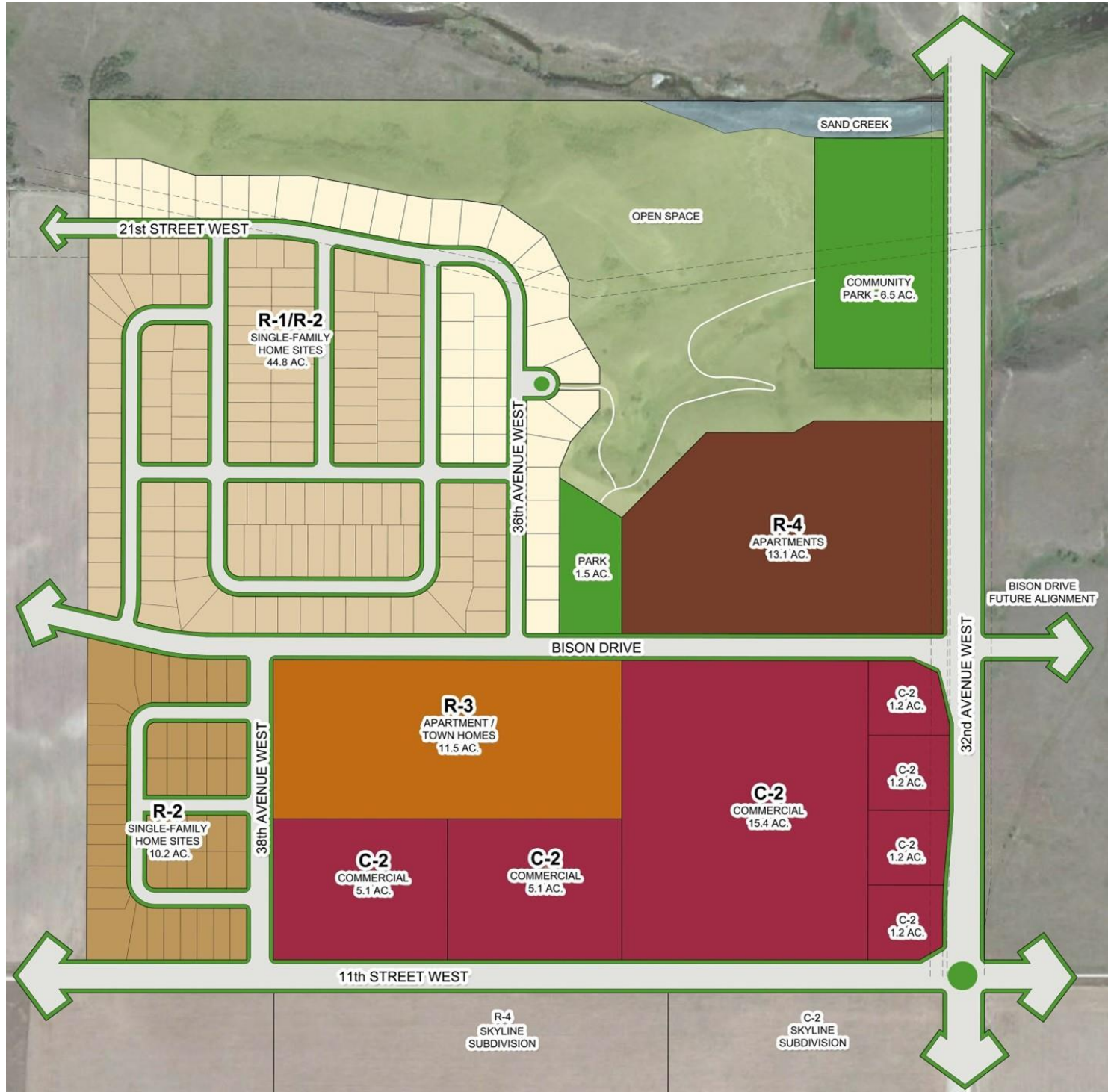
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LAND USE PLAN



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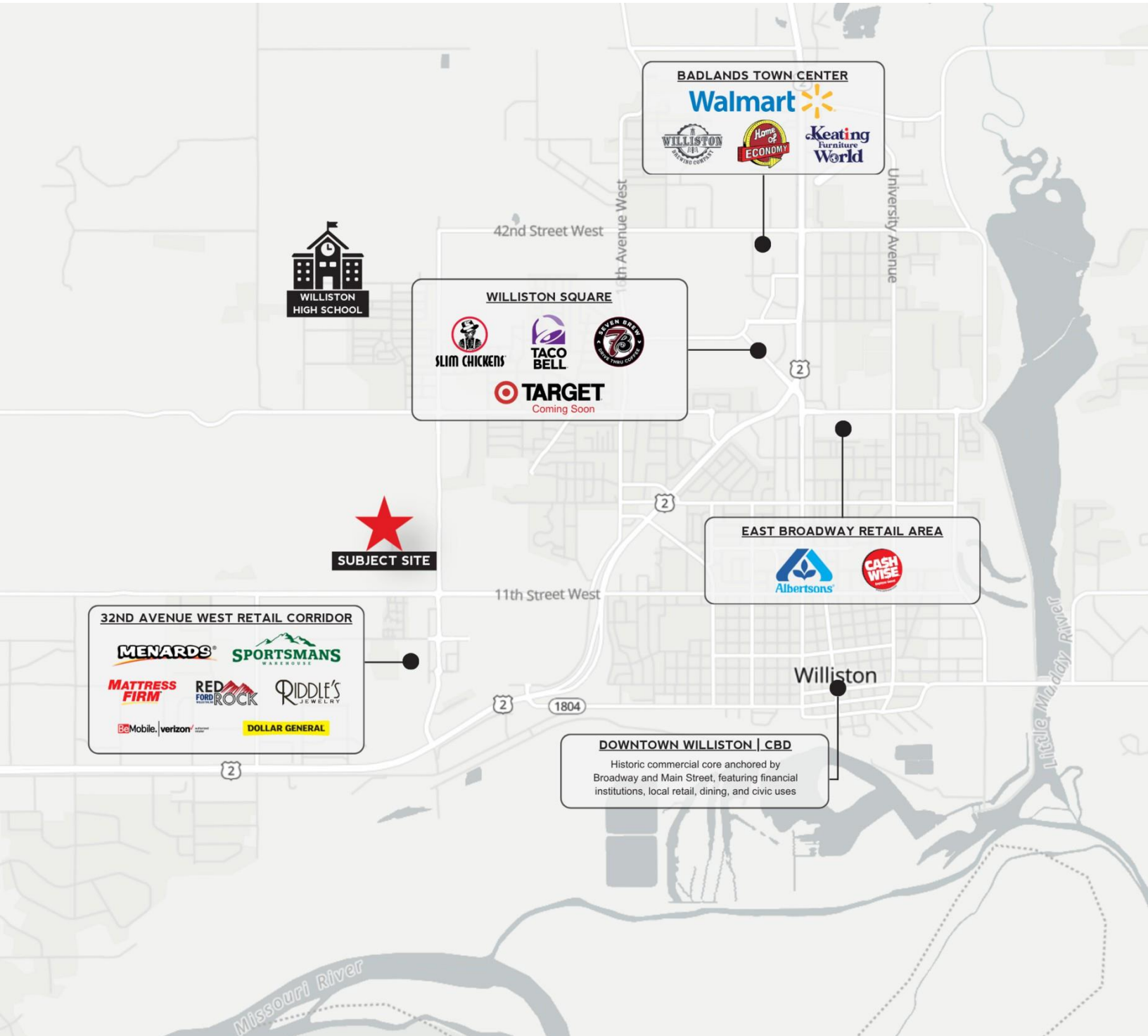
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RETAILER MAP



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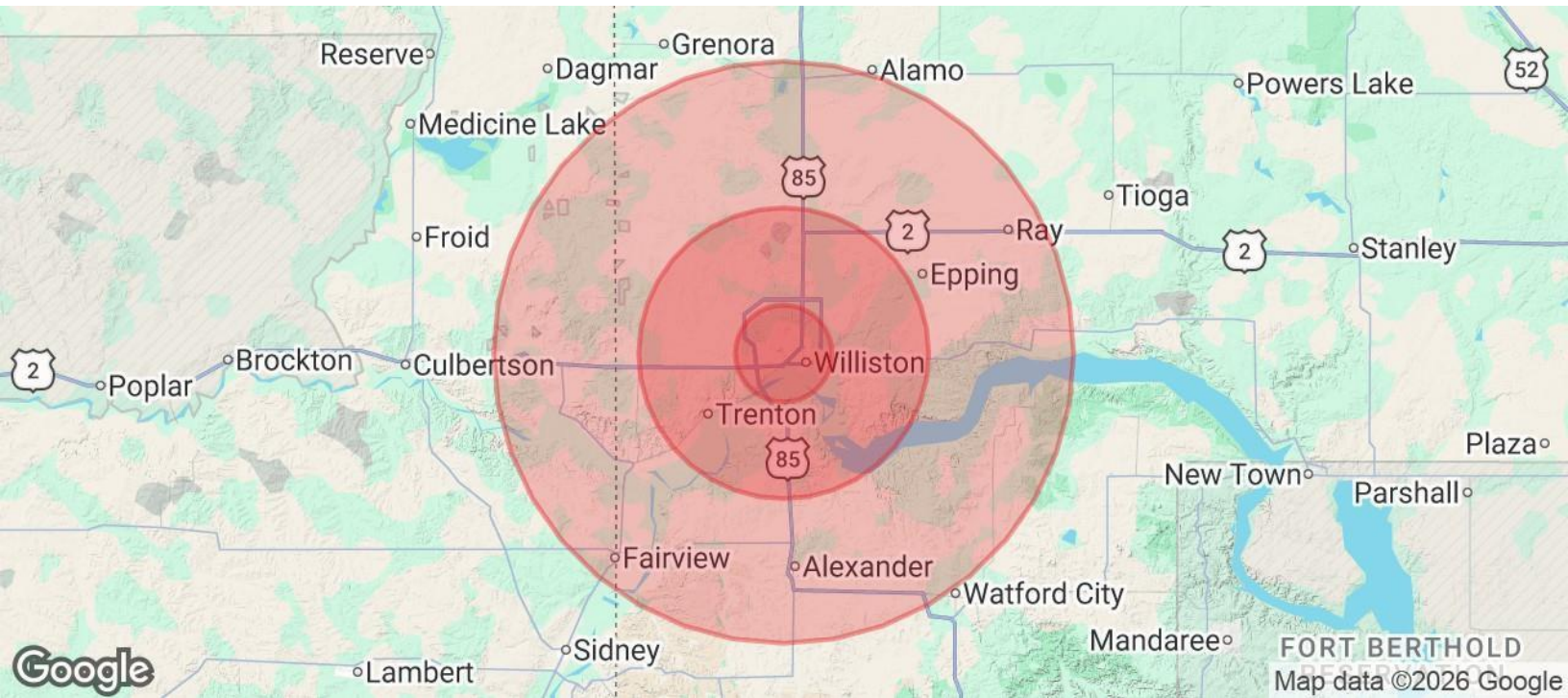
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DEMOGRAPHICS MAP & REPORT



POPULATION	5 MILES	15 MILES	30 MILES
Total Population	29,729	33,857	42,196
Average Age	32.5	32.6	32.8
Average Age (Male)	32.0	32.3	32.8
Average Age (Female)	32.9	32.8	32.9

HOUSEHOLDS & INCOME	5 MILES	15 MILES	30 MILES
Total Households	11,495	12,997	16,295
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$121,484	\$121,353	\$121,576
Average House Value	\$266,803	\$270,222	\$284,957

2023 American Community Survey (ACS)

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LAND USE AND DEVELOPMENT PROGRAM

Hawkeye Village is a fully entitled mixed-use subdivision structured to support phased residential and commercial development across a range of densities and product types. The site's land plan establishes a clear framework for long-term growth, integrating housing, commercial nodes, and open space into a cohesive community layout.

The development is strategically organized to allow flexibility in execution, enabling developers to phase projects based on market demand while maintaining a unified vision for the overall community.

C-2	R-1	R-2	R-3	R-4	ZONING SUMMARY
30.54± AC	45.00± AC	10.20± AC	11.56± AC	13.36± AC	

Program Breakdown:

- 30.54± AC Commercial (C-2) positioned for neighborhood-serving retail, services, and commercial users
- 45.00± AC R-1 (Single-Family Residential) supporting traditional detached housing
- 10.20± AC R-2 (Duplex Residential) providing medium-density residential options
- 11.56± AC R-3 (Multifamily & Townhome) allowing for increased density and rental product
- 13.36± AC R-4 (High-Density Multifamily) supporting large-scale residential development

Key Highlights:

- Mixed-use zoning in place across all parcels
- Logical separation of residential densities and commercial uses
- Integrated park and open space components within the plan
- Designed for flexible phasing and multiple exit strategies
- Suitable for a range of developers, from single-product to master developers



The conceptual rendering illustrates the long-term vision for a fully realized mixed-use community.

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INFRASTRUCTURE & DEVELOPMENT STATUS

Infrastructure in Place with Immediate Development Potential

Hawkeye Village offers a significant advantage over typical raw land opportunities, with critical infrastructure already completed across portions of the site. The development has progressed beyond initial planning stages, allowing buyers to accelerate timelines and reduce upfront development risk.

Select parcels are positioned for near-term vertical development, while the broader site supports continued phased expansion.

Infrastructure & Readiness:

- Bison Drive installed, providing primary access through the development
- Backbone wet and dry utilities in place, supporting future buildout
- Operational internal roadways serving portions of the subdivision
- Utility laterals installed to select parcels
- Multiple shovel-ready lots available for immediate development

Development Advantage:

- Reduced upfront capital requirements compared to raw land
- Ability to deliver projects on an accelerated timeline
- Flexibility to develop individual parcels or larger tracts
- Existing improvements establish a clear path for continued growth



Infrastructure in place supports immediate and accelerated development.

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AREA DRIVERS + RETAILER MAP + DEMOGRAPHIC HIGHLIGHTS

Positioned Within an Established and Growing Trade Area

Hawkeye Village is located in the western Williston growth corridor, an area supported by existing residential neighborhoods, expanding commercial activity, and proximity to key employment drivers. The site benefits from its location just minutes from the Williston CBD while maintaining accessibility to regional infrastructure and services.

The surrounding area continues to demonstrate demand for both residential and commercial development, driven by stable population levels and sustained economic activity tied to the Bakken region.

Location Advantages:

- Approximately 3 miles from downtown Williston
- Situated within an established and expanding residential corridor
- Proximity to major roadways and regional access points
- Surrounded by existing and planned commercial development
- Strong alignment with workforce housing and neighborhood retail demand



Retail & Area Support:

- Nearby national and regional retailers and service providers
- Established neighborhood infrastructure including schools and services
- Continued commercial expansion within the surrounding trade area
- Proven demand for mixed-use and residential development formats



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