

## 2.13 AC OF COMMERCIAL LAND

### PRIME LOCATION NEAR WILLISTON SQUARE

4TH AVENUE W & 35TH STREET W WILLISTON, ND 58801

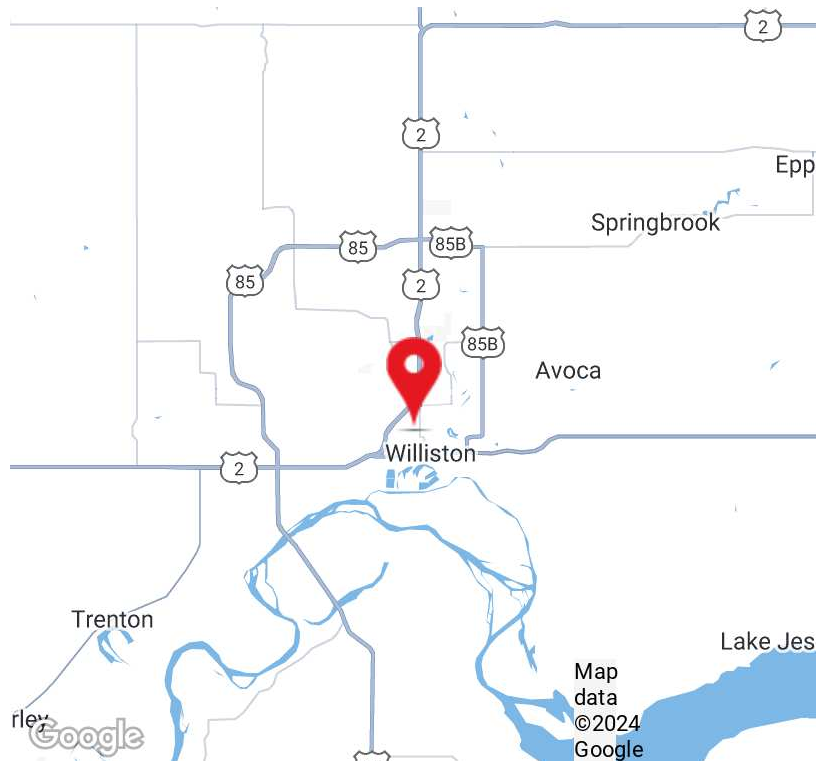
FOR SALE



**SALE PRICE CALL FOR PRICING**

#### PROPERTY HIGHLIGHTS

- 2.13 +/- AC of Vacant Land
- Situated in an Established Commercial Zone with Thriving Retail, Dining & Hotel Businesses
- Lucrative, Central Location Adjacent to the Grand Williston Hotel and Conference Center, near Williston Square and Walmart
- Average Daily Traffic Count on Nearby Highway 2 is 14,280 Vehicles/Day and 1,165 Vehicles/Day on Frontage Road (NDDOT, 2023)
- Highway 2 Realignment Plan Includes Installation of a Traffic Light at 34th Street - New Traffic Pattern Through Williston Square Will Direct Traffic North on 4th Ave W Next to Property (Improving Both Access and Visibility)
- Zoned: C-2 | General Commercial



**Mike Elliott**  
Managing Broker  
701.713.6606  
mike.elliott@erescompanies.com



## 2.13 AC OF COMMERCIAL LAND

### PRIME LOCATION NEAR WILLISTON SQUARE

4TH AVENUE W & 35TH STREET W WILLISTON, ND 58801

FOR SALE

#### RETAILER MAP



**Mike Elliott**  
Managing Broker  
701.713.6606  
mike.elliott@erescompanies.com

ERES | erescompanies.com

