

# 10.96 AC OF PRIME RESIDENTIAL LAND

## ZONED FOR MULTIFAMILY OR SINGLE-FAMILY DEVELOPMENT

1924 32ND AVENUE WEST WILLISTON, ND 58801

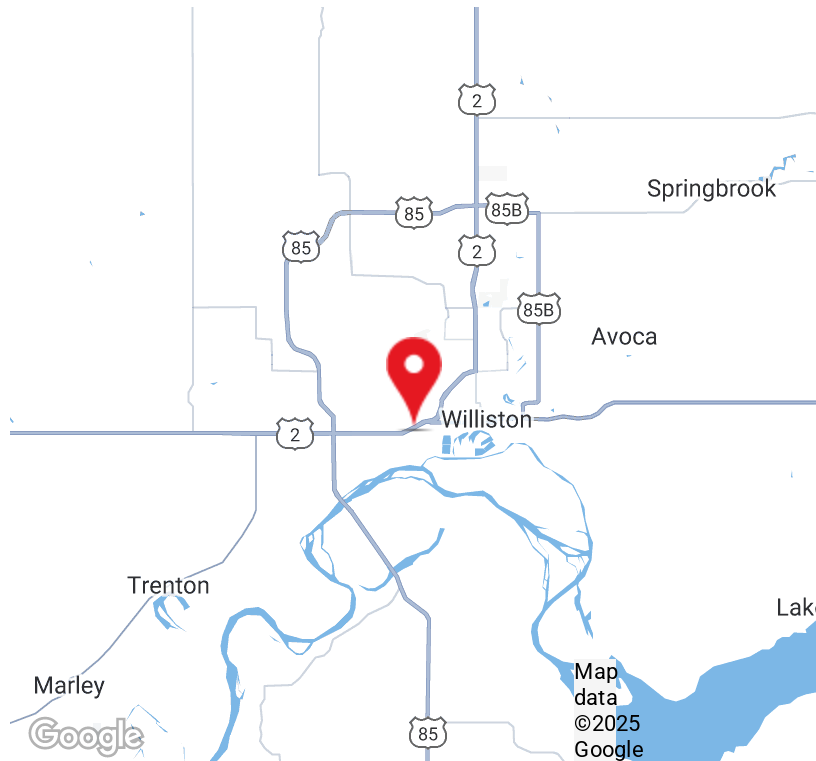
FOR SALE



**SALE PRICE CALL FOR PRICING**

### PROPERTY HIGHLIGHTS

- 10.96 +/- AC of Residential Land Ready for Development
- Zoned R-3 | Low-Rise Multifamily & Townhome Residential
- Picturesque, Rural Setting Along Sand Creek Coulee - Surrounded by Agricultural Grazing Land
- Various Options for Future Use & Development - Zoning Allows for Multifamily or Single Family Residences
- Nearby Single-Family Homes Valued Above \$400K and Average Multifamily Occupancy of 90%
- Strong Regional Demand for Well-Designed Residential Properties
- Prime Location with Convenient Access to Amenities Including Shopping, Schools, Recreation, Dining, Highways, and Hospitals
- All Existing Structures on Property Will Convey with the Land Sale in "As-Is" Condition. Additional Information Available Upon Request; Confidentiality Agreement May Be Required
- Parcel ID: 01-798-54-01-15-010



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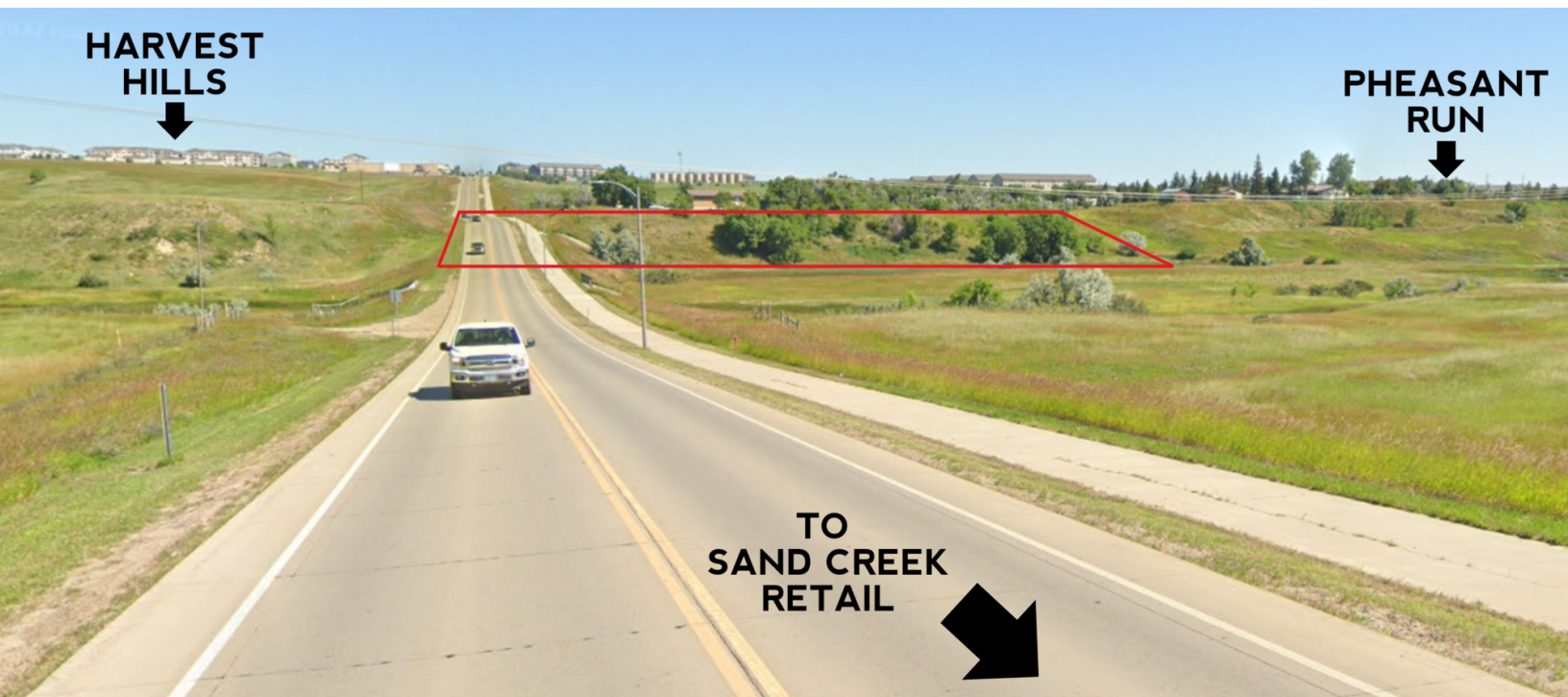
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ADDITIONAL PHOTOS



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### RETAILER MAP



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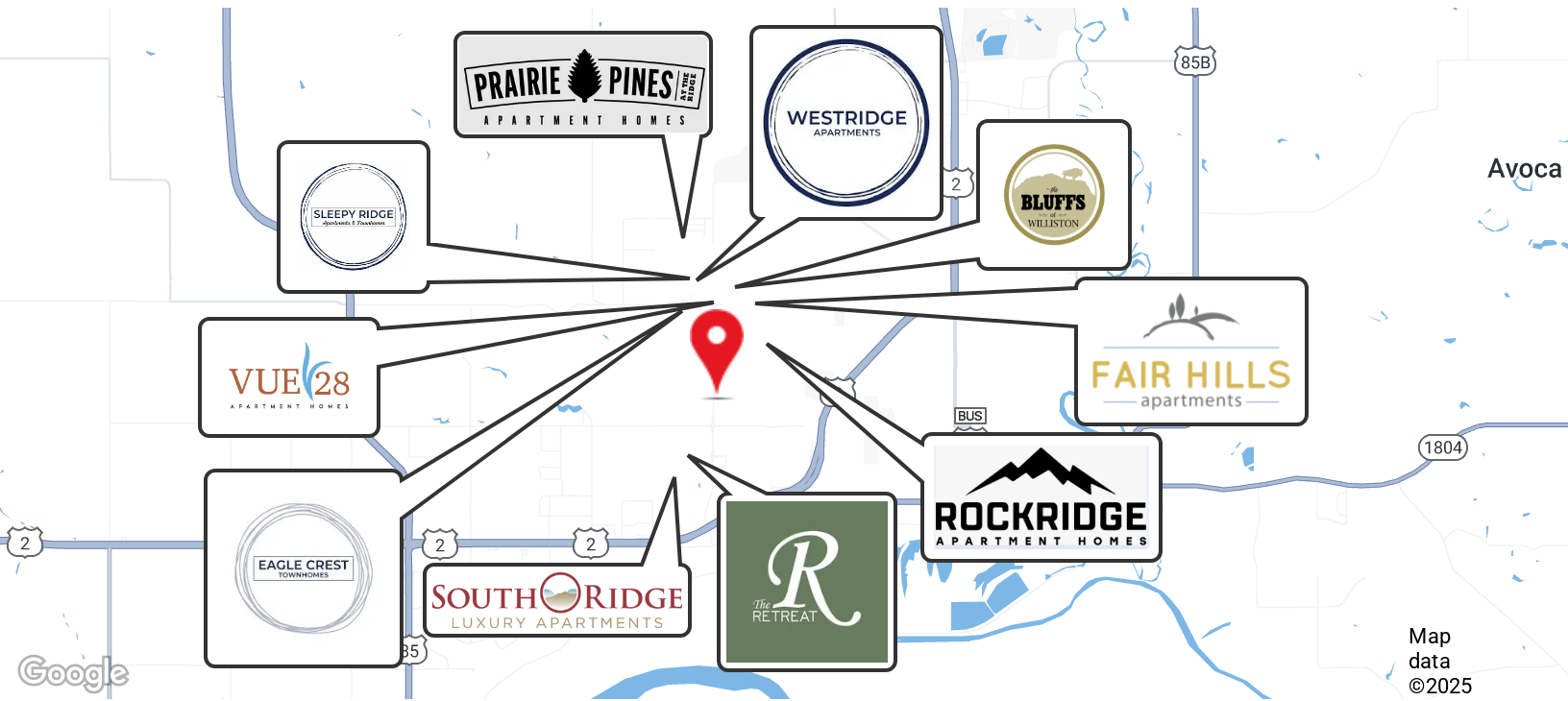
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### MULTIFAMILY MAP



### REGIONAL MULTIFAMILY STATS

- Average Occupancy is Over 90%
- Average Townhome Rent: Over \$2K/Month
- Average Apartment Rent: \$1,250/Month
- Larger (3+ Bedroom) Townhomes & Single Family Home Rentals in High Demand with Rents of Over \$3K/Month with Desirable Amenities

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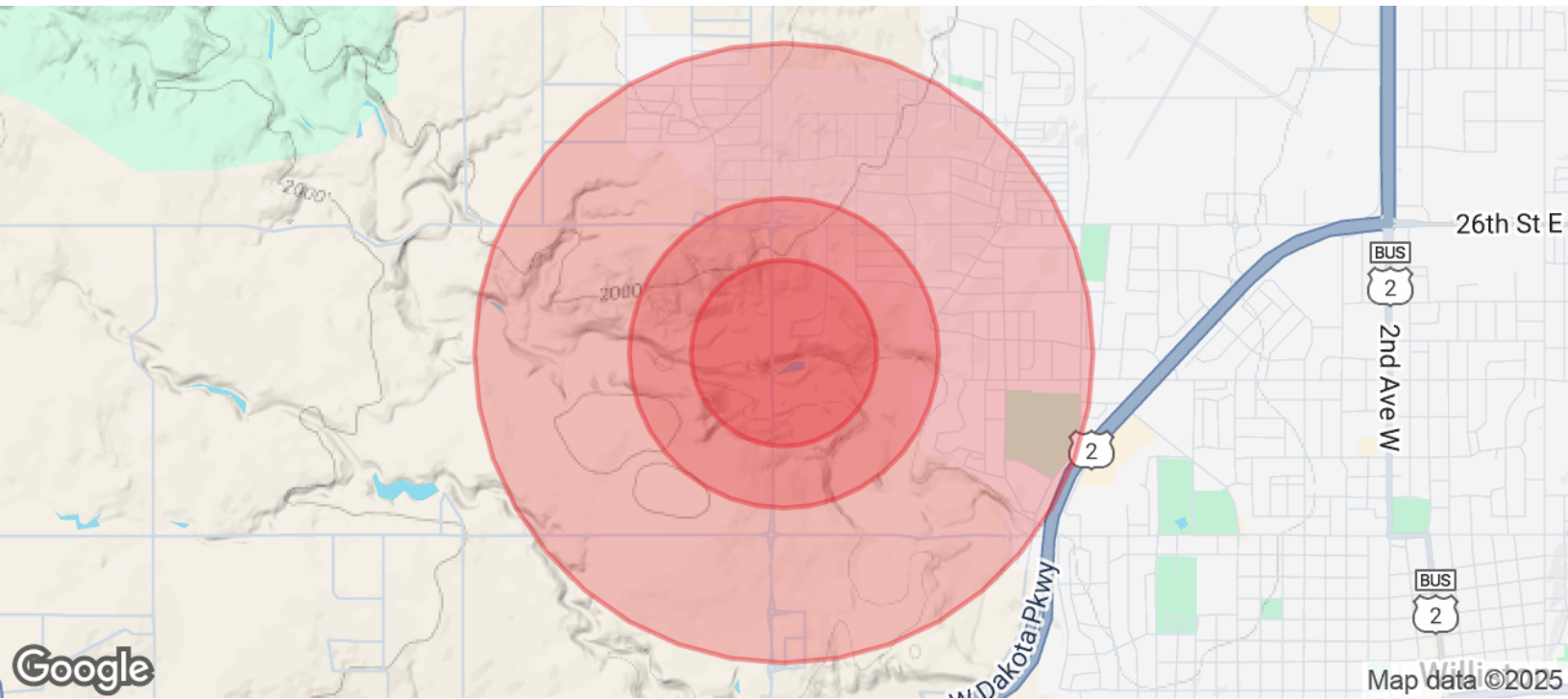
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### DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	113	1,254	7,025
Average Age	31	31	31
Average Age (Male)	31	31	31
Average Age (Female)	31	31	31

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	46	513	2,912
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$175,143	\$159,665	\$128,263
Average House Value	\$413,022	\$381,589	\$312,056

Demographics data derived from AlphaMap

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