

48-UNIT MULTIFAMILY INVESTMENT

NEWLY CONSTRUCTED TOWNHOME COMMUNITY

3945 HIGHWAY 8 NEW TOWN, ND 58763

FOR SALE



INVESTMENT SALE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- Prairie Meadows Townhomes is a newly-constructed community featuring 48 spacious 2 bed/1 bath single-level units
- Each unit is 1,024 +/- RSF and comes with an extra-wide detached garage
- Some units are furnished
- Property totals 49,152 +/- RSF and is situated on a 12.4 AC parcel
- Parcel ID: 450008903
- Built in 2015
- Located in the heart of the Bakken just east of New Town, a short drive from Stanley and only one mile from Van Hook Recreational Park
- With ever-increasing Bakken oil and gas production, area housing supply continues to decrease leading to forecasts of strong occupancy and upward-trending rental rates
- Due to limited labor availability, higher material costs, and decreased access to construction financing, new multifamily supply is not coming to market in the near future



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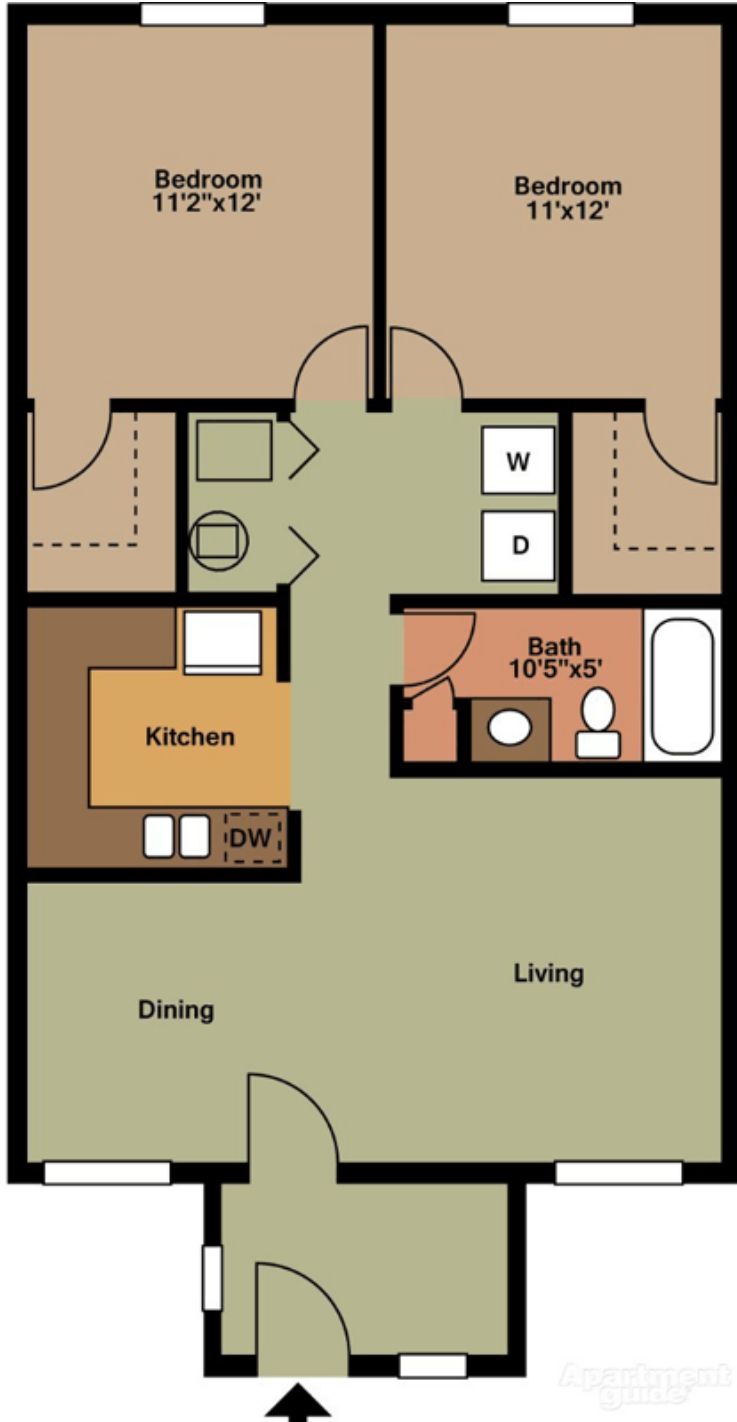
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FLOOR PLAN & FEATURES



COMMUNITY FEATURES

- Community garden
- Dog walking trails
- Extra parking
- Security cameras
- Mail center

UNIT FEATURES

- Two 11'2" x 12' bedrooms
- One 10'5" x 5' full bathroom
- Kitchen
- Dining room
- Living room
- Walk-in closet
- Mudroom with double doors
- Oversized one-car garage
- Storage space
- Full-size washer/dryer
- Double kitchen sink
- Refrigerator
- Range
- Microwave
- Dishwasher
- Utility closet

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SITE AERIAL



Google

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EXTERIOR



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FOR SALE

KITCHEN



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FOR SALE

DINING ROOM | LIVING ROOM



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FOR SALE

BEDROOM | BATHROOM | LAUNDRY



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	10 MILES	30 MILES
Total population	31	1,978	11,303
Median age	35.3	35.8	37.1
Median age (Male)	34.8	34.3	34.8
Median age (Female)	36.4	37.5	39.6
HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total households	12	754	4,306
# of persons per HH	2.6	2.6	2.6
Average HH income	\$47,340	\$55,351	\$59,290
Average house value	\$88,503	\$79,335	\$86,464

* Demographic data derived from 2010 US Census

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