

3,000 +/- SF RV PARK ON A 4.50 +/- AC

EXCELLENT INVESTMENT WITH OPPORTUNITY FOR EXPANSION

22 NW M ST WATFORD CITY, ND 58854

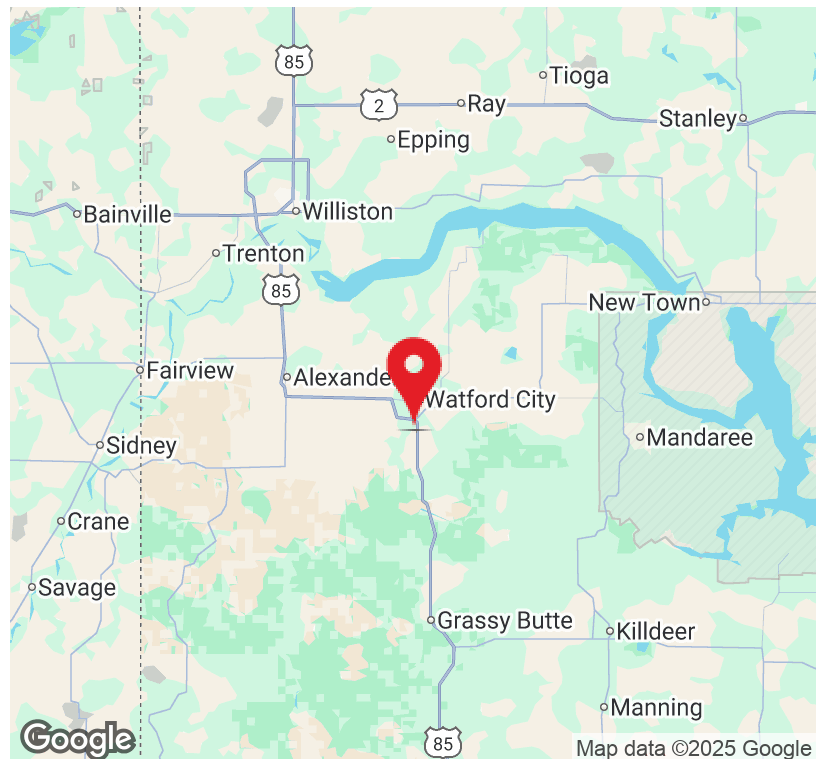
FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- For Sale with Option to Lease
- 3,000 ± SF RV Park on 4.50 ± Acres
- 20 Approved RV Sites with Water, Sewer, and Electrical hookups
- Heated Well House Provides Reliable Year-Round Water Access
- 18 Additional RV Sites Approved for Future Development
- Zoning: Other - Mobile
- APN: 65-10-00210
- Built: 2010
- Strong investment opportunity in the Bakken Region
- Located Just 5 Miles South of Watford City off Highway 85



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AERIAL MAP



Google

Imagery ©2025 Airbus,
Maxar Technologies

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ADDITIONAL PHOTOS



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RETAILER MAP



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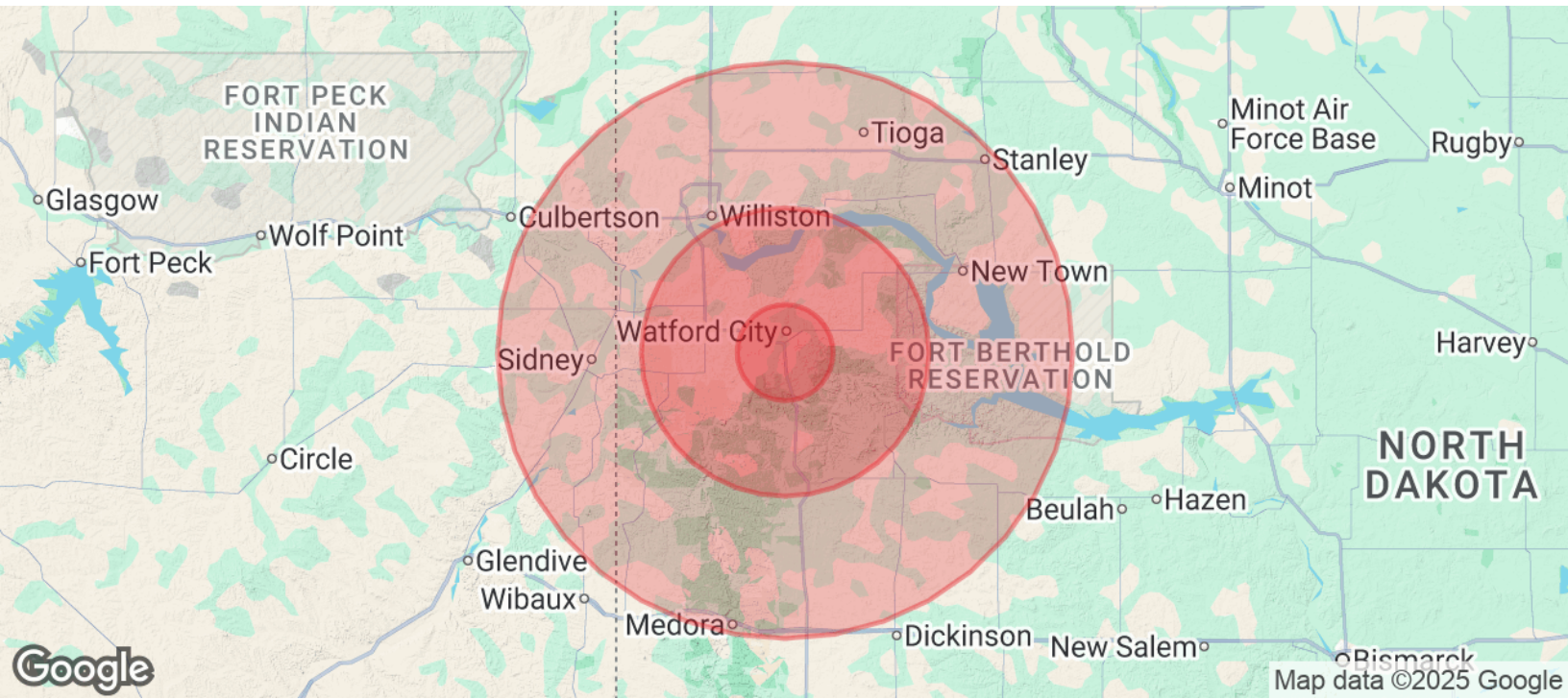
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DEMOGRAPHICS MAP & REPORT



POPULATION	60 MILES	30 MILES	10 MILES
Total Population	77,174	13,413	8,843
Average Age	36	34	33
Average Age (Male)	36	34	34
Average Age (Female)	36	34	33

HOUSEHOLDS & INCOME	60 MILES	30 MILES	10 MILES
Total Households	32,863	5,683	3,863
# of Persons per HH	2.3	2.4	2.3
Average HH Income	\$113,180	\$135,230	\$133,040
Average House Value	\$334,075	\$422,937	\$419,553

Demographics data derived from AlphaMap

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