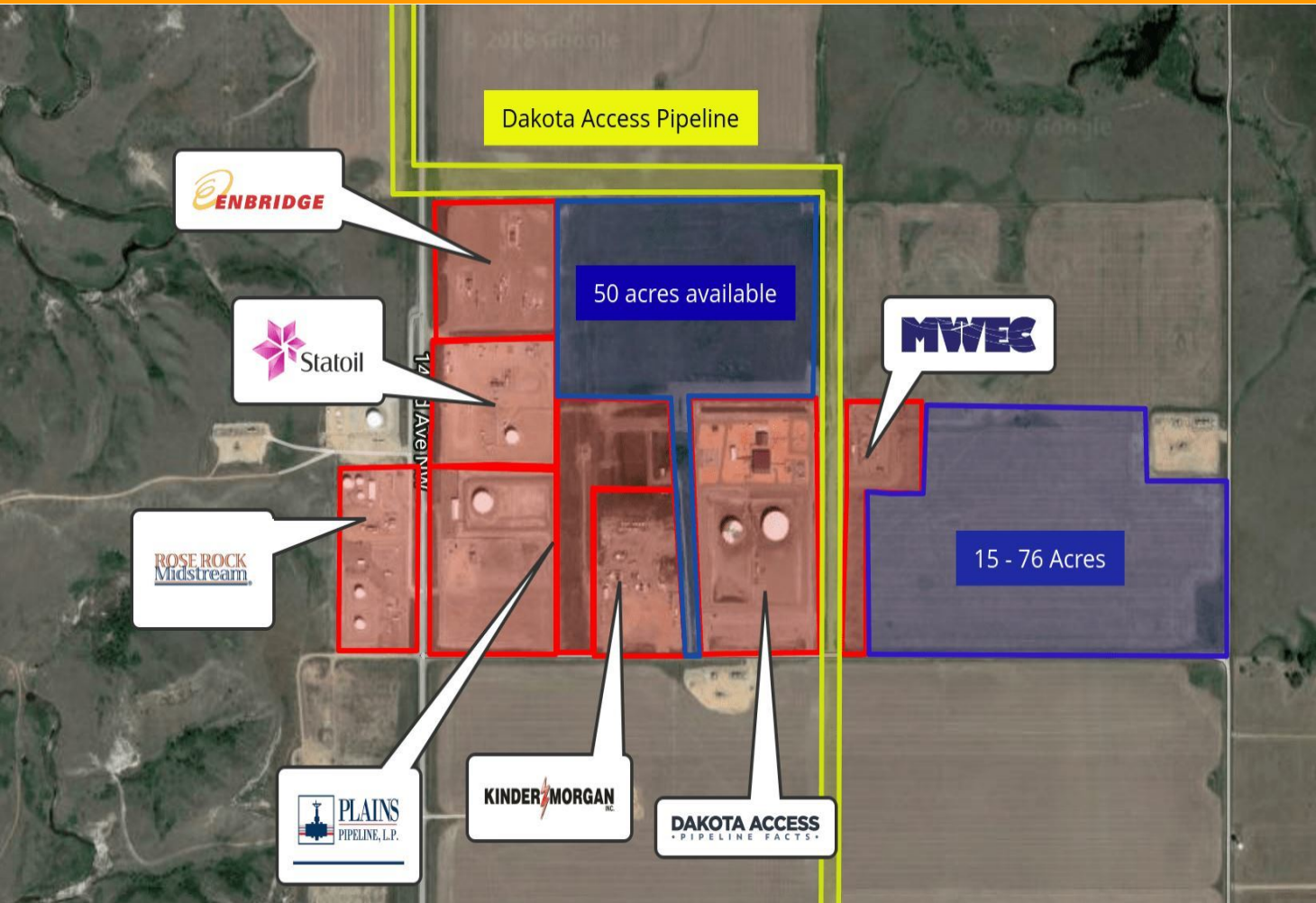


# 15 - 76 Acre Heavy Industrial Property | Adjacent to Oil Storage Hub

FOR SALE

48TH STREET NW & HWY 1804, WILLISTON, ND 58801



**LUNNEN**  
REAL ESTATE SERVICES

FOR MORE INFORMATION:

**Jeff Lunnan**

701.428.1243

jeff@lunnen.com

30220 RANCHO VIEJO ROAD SUITE A

San Juan Capistrano, CA 92675

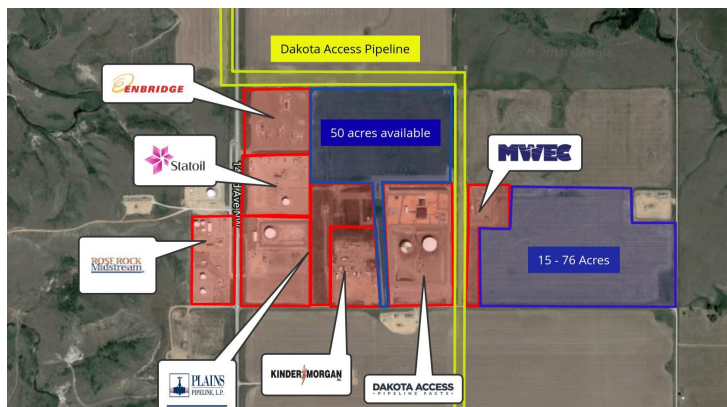
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[www.lunnennorthdakota.com](http://www.lunnennorthdakota.com)

**FOR SALE**

# 48th Street NW & HWY 1804, Williston, ND 58801

## EXECUTIVE SUMMARY



### PROPERTY SUMMARY

<b>Sale Price:</b>	Subject To Offer
<b>Lot Size:</b>	15 - 76 Acres
<b>Zoning:</b>	Heavy Industrial
<b>Cross Streets:</b>	HWY 1804 & 49th Street NW

### PROPERTY HIGHLIGHTS

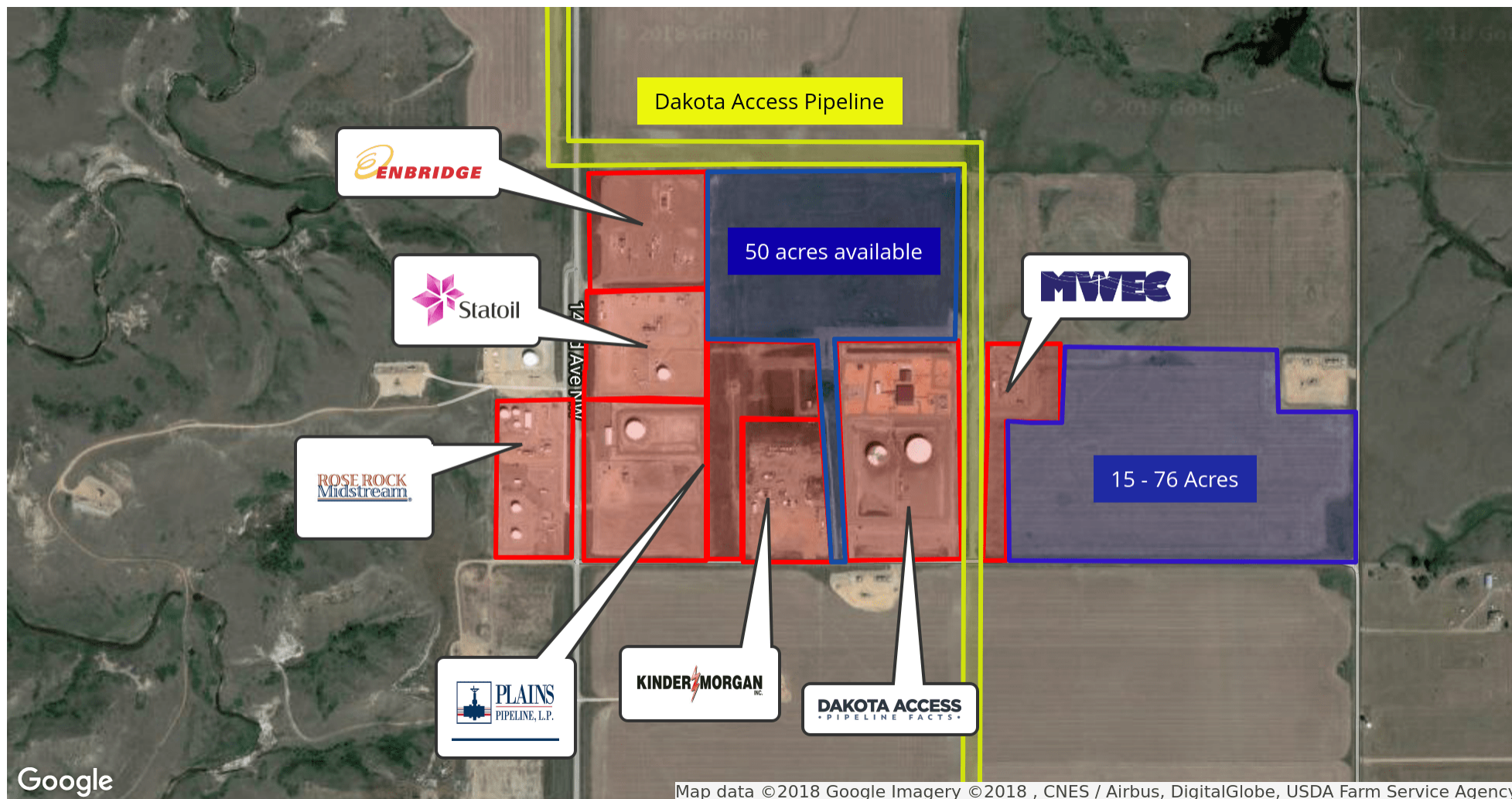
- Industrial zoned 15 - 76 acres available for sale or lease
- Prime heavy industrial land, surrounded by 8 crude oil storage facilities, salt water disposal facilities, 8 major oil pipelines, and two large pump stations for the Dakota Access and Upland Pipelines.
- Properties are adjacent to the 30 acre Dakota Access Pipeline "Trenton Terminal" which is under construction and will serve as a Pump Station for the Dakota Access Pipeline Project which is a 1,172-mile pipeline that will connect the Bakken production areas in North Dakota to Patoka, Illinois. It will transport approximately 450,000 barrels per day with a capacity as high as 570,000 barrels per day or more – which could represent approximately half of Bakken current daily crude oil production.
- Property is adjacent to the planned 50 acre TransCanada Pump Station. TransCanada is proposing the Upland Pipeline Project to connect Williston Basin crude oil from various production areas in North Dakota, Saskatchewan, and Manitoba to oil transportation connection points near the Manitoba-Saskatchewan border in Canada. The Project would transport up to 300,000 barrels of crude oil per day and is scheduled to be in-service in 2020.
- Property is adjacent to crude oil storage tank facilities owned by Enbridge, Plains Pipeline, Hiland Crude, Koch, Rose Rock Midstream, Energy Transfer Partners, TransCanada and Stat Oil.
- There is a new electrical substation being built by Mountrail Williams Electric Cooperative to provide reliable electricity to this industrial corridor.
- Flat topography, with good access to the site
- Access off of great 48th Street NW, which is just off of HWY 1804 a major truck corridor.



FOR SALE

# 48th Street NW & HWY 1804, Williston, ND 58801

RETAILER MAP



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ADDITIONAL PHOTOS



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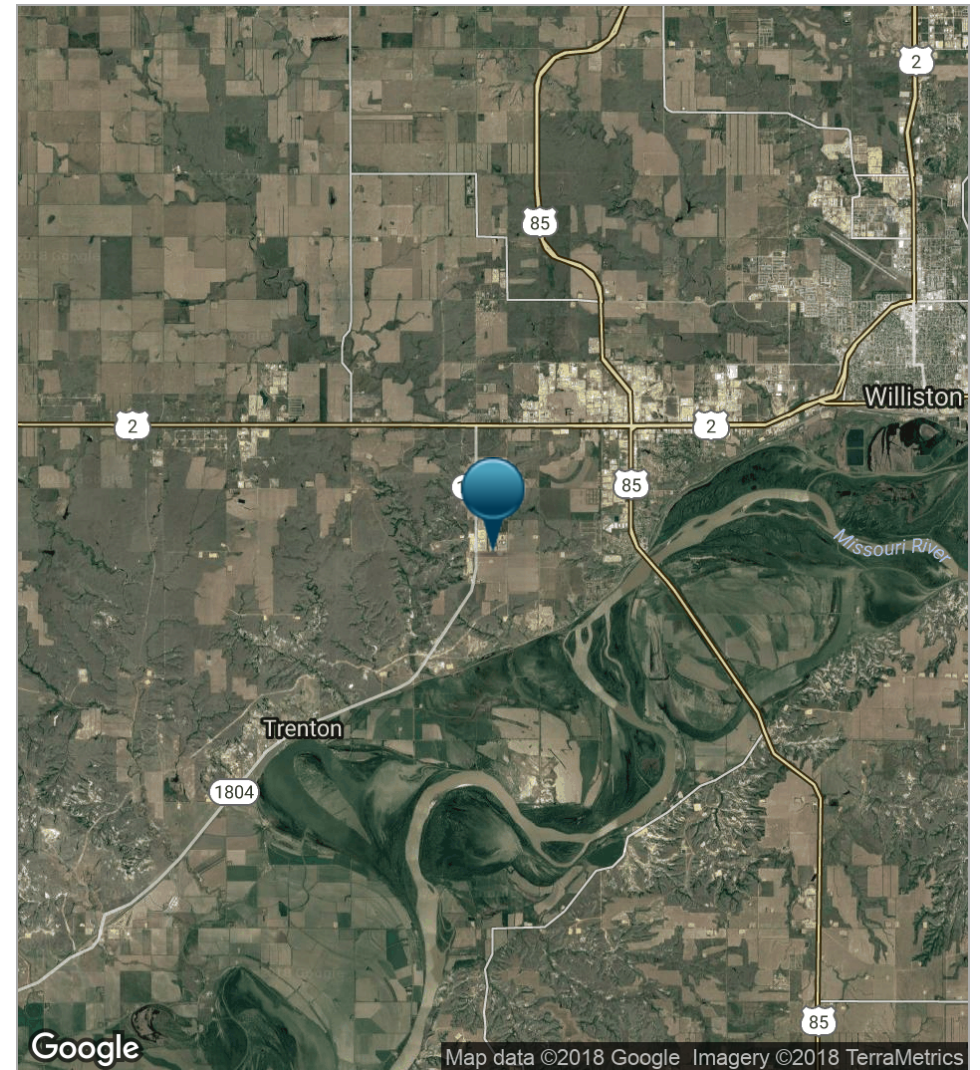
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LOCATION MAPS



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FOR SALE

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REGIONAL MAP



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**FOR SALE**

# 48th Street NW & HWY 1804, Williston, ND 58801

**ADVISOR BIO & CONTACT 1**

## **JEFF LUNNEN**

**Managing Principal & Broker**



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ND #9171

### **Professional Background**

Lunnen Real Estate Services Inc. is a multi-state Real Estate Development, Brokerage & Investment Company with a 35 year tradition of successful development of over 2 million square feet of creative office, industrial, residential and retail developments. The company has had a hand in the development of over 13,000 acres in Colorado, Utah, California and North Dakota.

Lunnen has been involved in over \$100MM in real estate transactions in the Bakken, created 5 industrial parks and built over 500,000 SF of industrial space for lease and sale.

Jeff Lunnen is a Commercial Real Estate Broker who specializes in the analysis, marketing, and disposition of commercial and residential real estate portfolios held by both private individuals and community and national banking institutions.

Using his experience and insight into the marketing and disposition processes Jeff has marketed over 900 million in commercial and residential assets throughout the country.

Jeff manages all facets of the business including business development, graphic design, media coordination, marketing, budgets, contracts, negotiations, escrows, and client interface. His record of success includes successful sales of Coca-Cola Enterprises bottling/distribution centers, ski resorts, tentative maps, finished lots, business condos, retail centers, RV parks, apartments, industrial/warehouses and vacant land.

### **Memberships & Affiliations**

Jeff is a licensed Real Estate Broker in both California & North Dakota, licensed by FINRA, and is a CA Registered Securities Agent.

### **Education**

Jeff holds a BA in Business and Public Administration from Arizona State and a certificate in Light Construction and Development Management from UC Irvine.

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