

LAND FOR SALE

11090 30TH ST SW, DICKINSON, ND 58601



14 ACRES
COMMERCIAL LAND



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,120,000
Lot Size:	14 Acres
Zoning:	Industrial

PROPERTY OVERVIEW

14 Acres of Commercial Land Located in the Southeast Corner of 30th St SW and Hwy 22 in Dickinson. Zoned Industrial. Site has Road Access Easement for Lot 2 Access to 30th St SW. Adjacent to Conoco Phillips. A nice piece of land in a great location!

Proven Realty Brokered By EXP Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

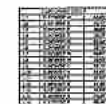
701.369.3949

Erik@ProvenRealtyND.com

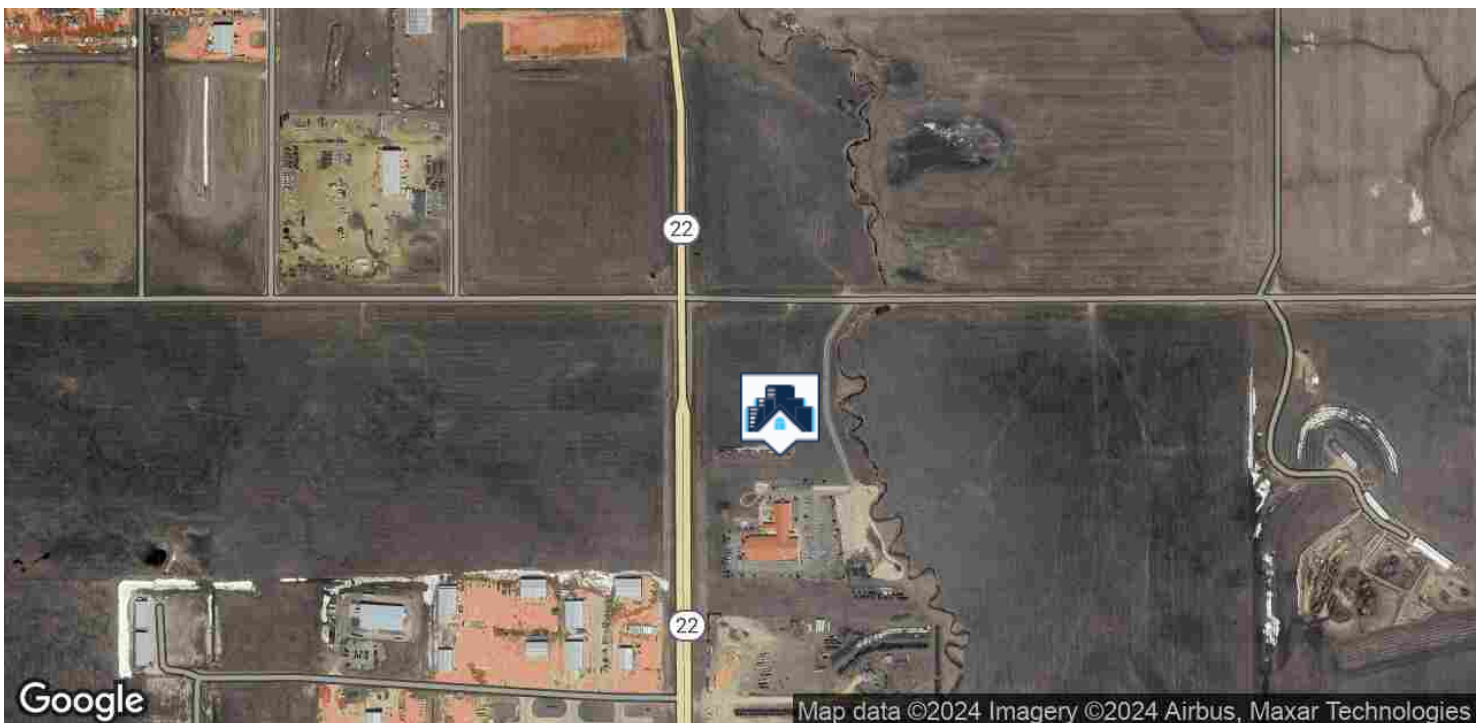
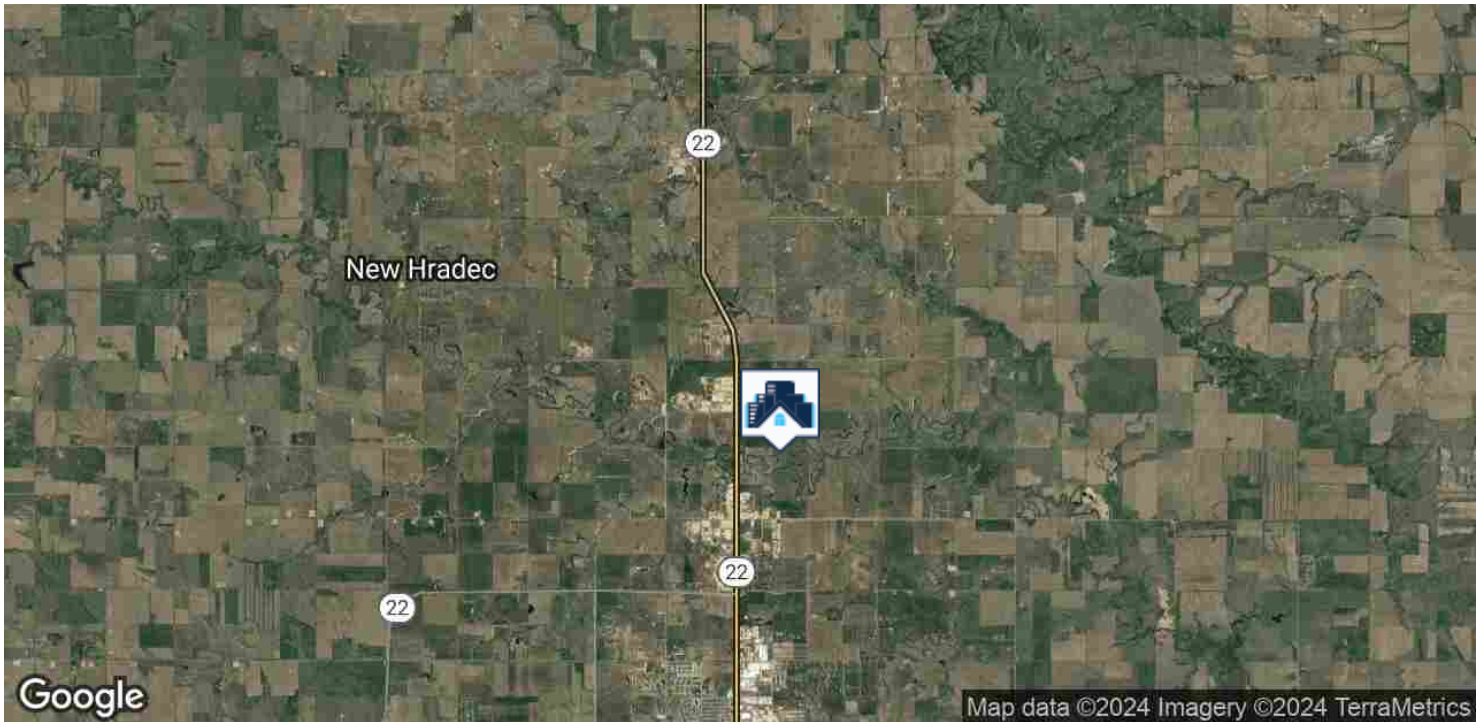
ND #9328 MT #65900



A wide, flat, snow-covered landscape under a bright blue sky with a large sun. In the foreground, there are large piles of snow and a small wooden sign. In the middle ground, a line of trees and a few small structures are visible. In the background, a large body of water stretches to the horizon.

[illegible]

LOCATION MAP

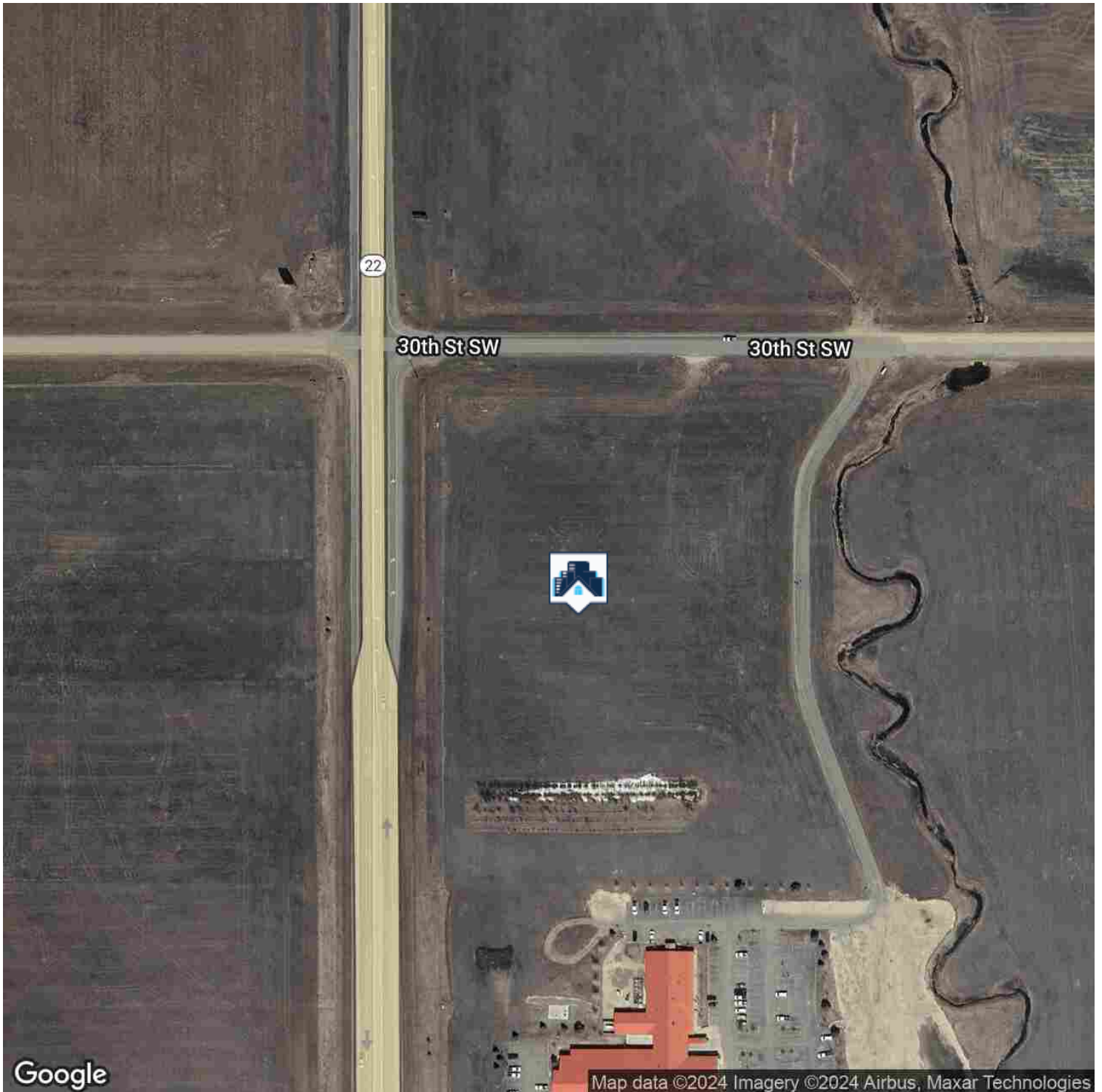


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AERIAL MAP

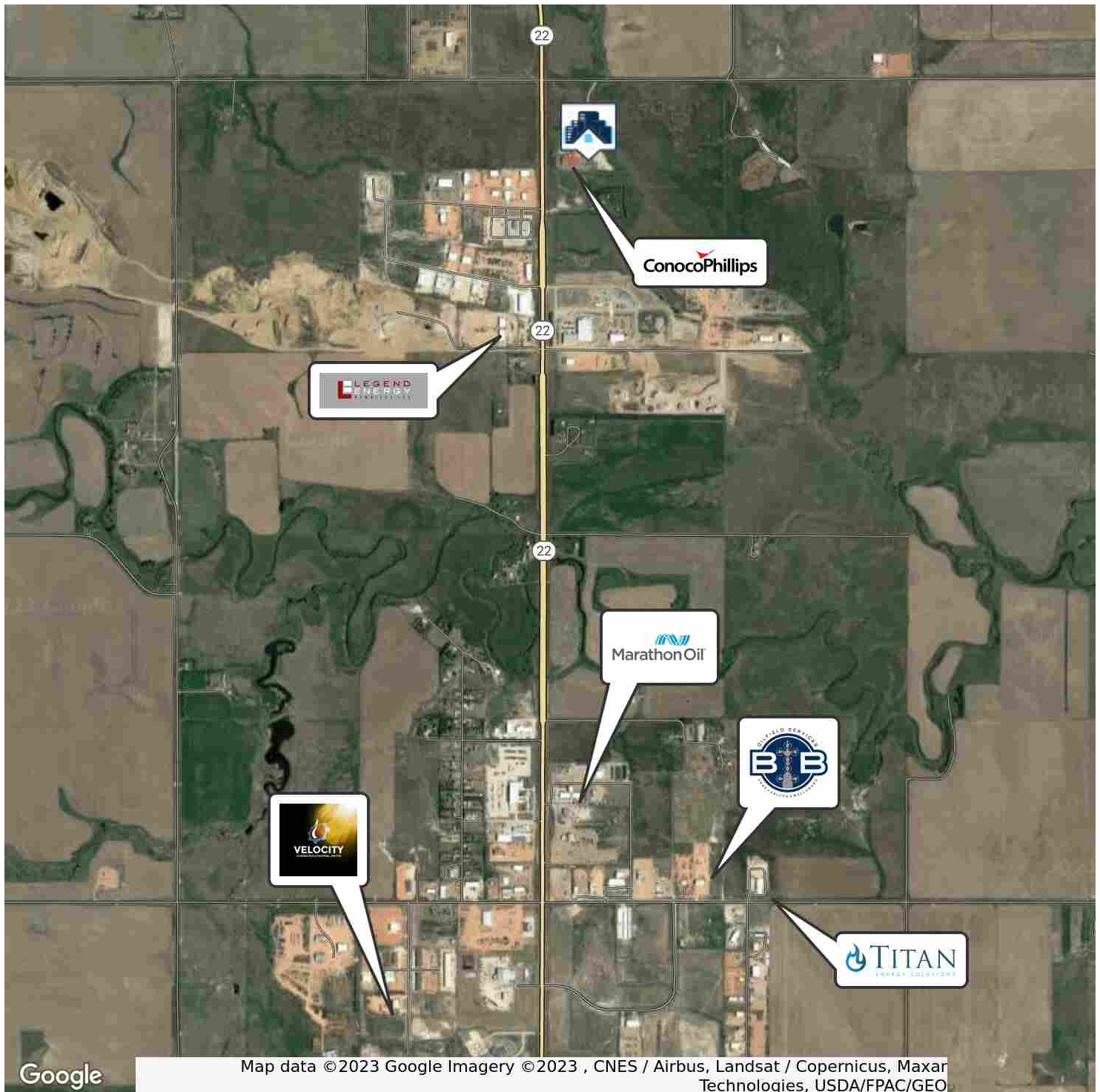


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RETAILER MAP



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Listing Facts and Details

Listing Details

Listing ID: 1037110

Original List Date: 1/30/2023

Listing Source: CREXi

Current List Price: \$1,120,000

Legal:

SUBD:4088 - BOTTRELL MINOR SUB SEC/TWN/RNG/MER:SEC 03 TWN 140 RNG 96 BOTTRELL MINOR SUB L1 B1 3-140-96 14 ACRES

Price Change History

Change Date	Description	New List Price	% Change
1/30/2023	Active	\$1,120,000	—

Public Facts

Owner Information

Owner Name

Bottrell Family Investments Lp

Mailing Address

Po Box 80284 Billings MT 59108-0284

Vesting

Partnership

Legal Description

APN:	Tax ID:	Zoning:	Census Tract:	Abbreviated Description:	City/Municipality/Township:
27-4088-01000-100	—	—	380899639.003026	SUBD:4088 - BOTTRELL MINOR SUB SEC/TWN/RNG/MER:SEC 03 TWN 140 RNG 96 BOTTRELL MINOR SUB L1 B1 3-140-96 14 ACRES	Dickinson, ND 58601

Assessed Values

Date	Improvements	Land	Total	Tax
2022	—	\$340,000	\$340,000	—
2021	—	\$340,000	\$340,000	—
2020	—	\$340,000	\$340,000	—
2019	—	\$340,000	\$340,000	—
2018	—	\$340,000	\$340,000	—
2017	—	\$340,000	\$340,000	\$3,121
2015	—	\$340,000	\$340,000	\$3,121
2014	—	\$340,000	\$340,000	\$3,232

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

532

2022 Est. daily traffic counts

Street: 30th St SW
Cross: Hwy 22 N
Cross Dir: E
Dist: 0.3 miles

Historical counts

Year	Count	Type
2014	530	AADT

2

5,555

2022 Est. daily traffic counts

Street: State Highway 22
Cross: 30th St SW
Cross Dir: S
Dist: 0.77 miles

Historical counts

Year	Count	Type
2019	5,550	ADT

3

5,426

2022 Est. daily traffic counts

Street: State Hwy 22
Cross: 30th St SW
Cross Dir: S
Dist: 0.77 miles

Historical counts

Year	Count	Type
2016	5,415	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

ADVISOR
BIO**ERIK PETERSON**

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

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PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

EDUCATION

North Dakota Real Estate Broker Class-License #9328

Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900

BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA

Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA

Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)

NCREA (National Commercial Real Estate Advisor)

Proven Realty brokered by eXp Realty

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