

4.50± ACRES ZONED HEAVY INDUSTRIAL WITH APPROVED DEVELOPMENT CAPACITY

EXISTING RV INFRASTRUCTURE IN PLACE WITH ADDITIONAL ENTITLED EXPANSION

22 NW M ST WATFORD CITY, ND 58854

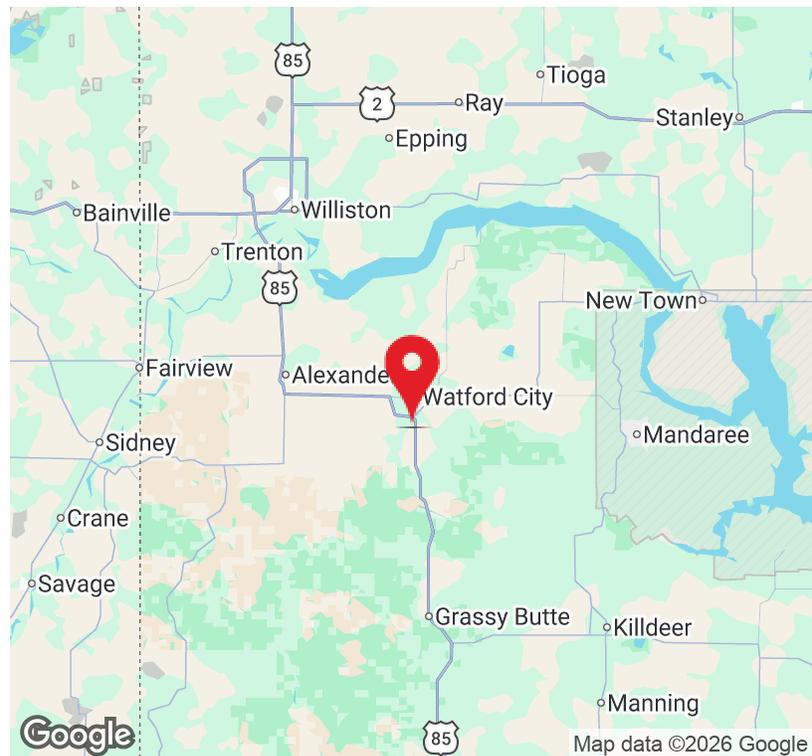
FOR SALE



SALE PRICE \$200,000

PROPERTY HIGHLIGHTS

- 4.50± Acres Near Watford City, ND
- Zoned Heavy Industrial
- 20 Approved RV Sites with Water, Sewer, and Electrical Hookups
- 18 Additional Approved RV Sites for Future Development
- Heated Well House for Dependable Year Round Water Access
- Built 2010
- APN: 65-10-00210
- For Sale with Option to Lease
- Strong Demand Drivers in the Bakken Region
- Convenient Access: 5 Miles South of Watford City off Hwy 85



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AERIAL MAP



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PROPERTY PHOTOS



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ADDITIONAL PHOTOS



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A.I. CONCEPTUAL RENDERINGS



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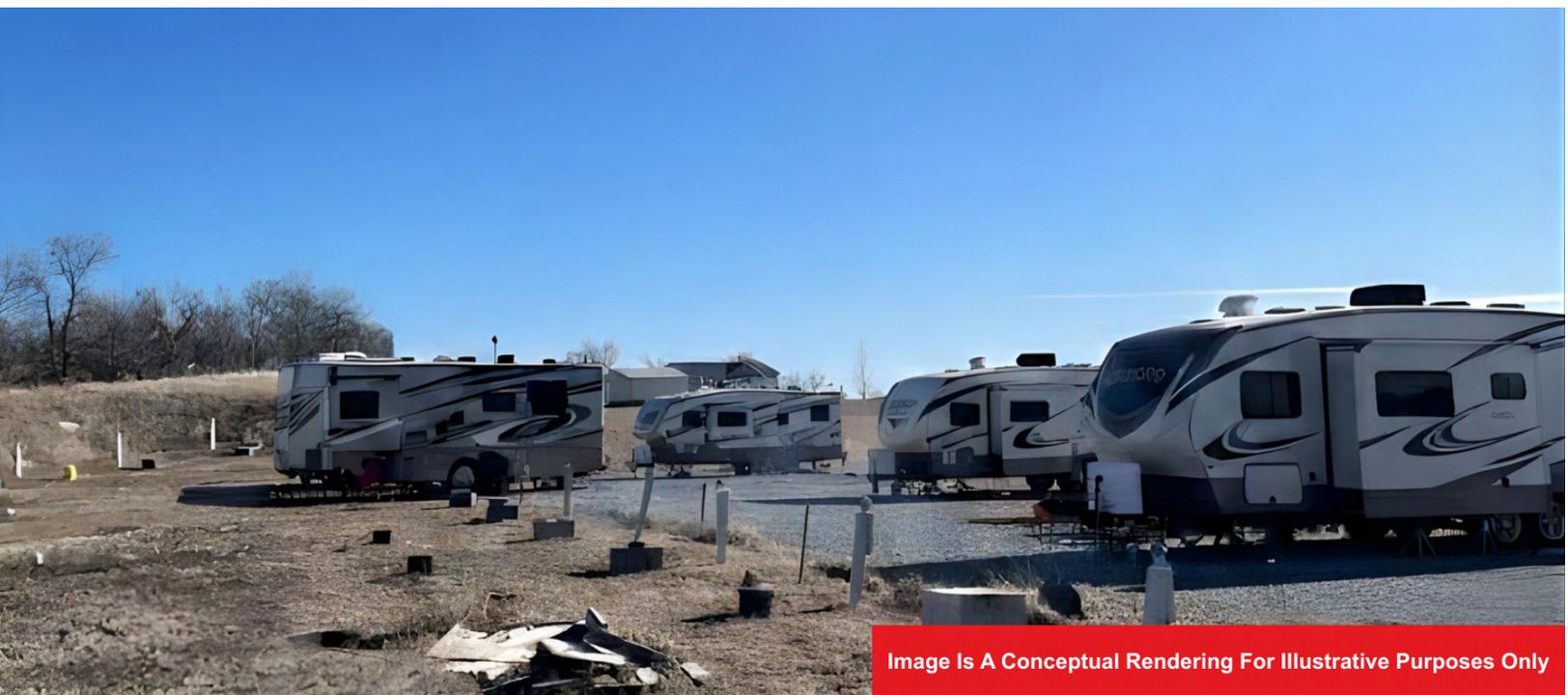


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3-MILE RADIUS OVERVIEW



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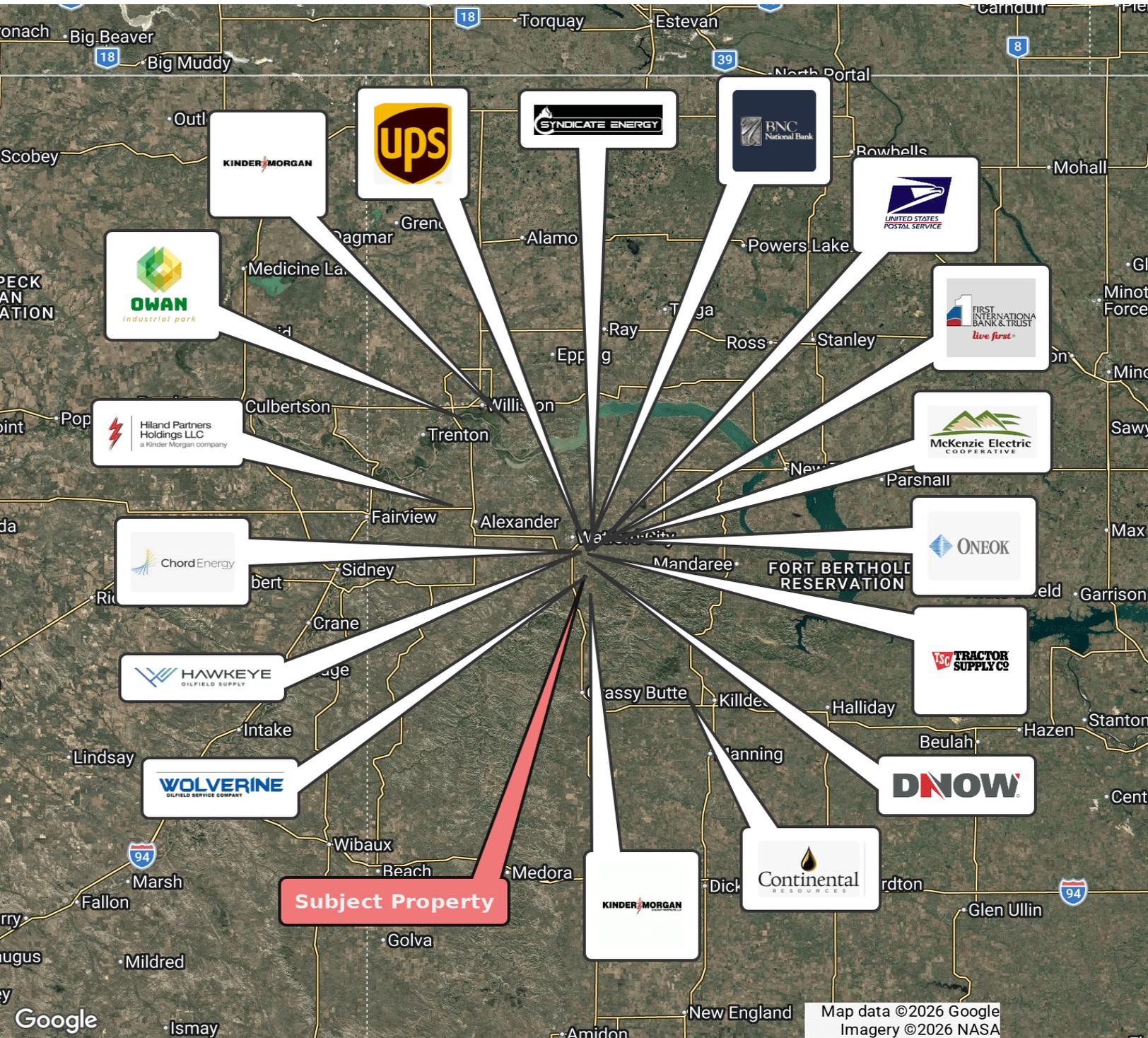
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INDUSTRIAL PARKS AND MAJOR EMPLOYERS



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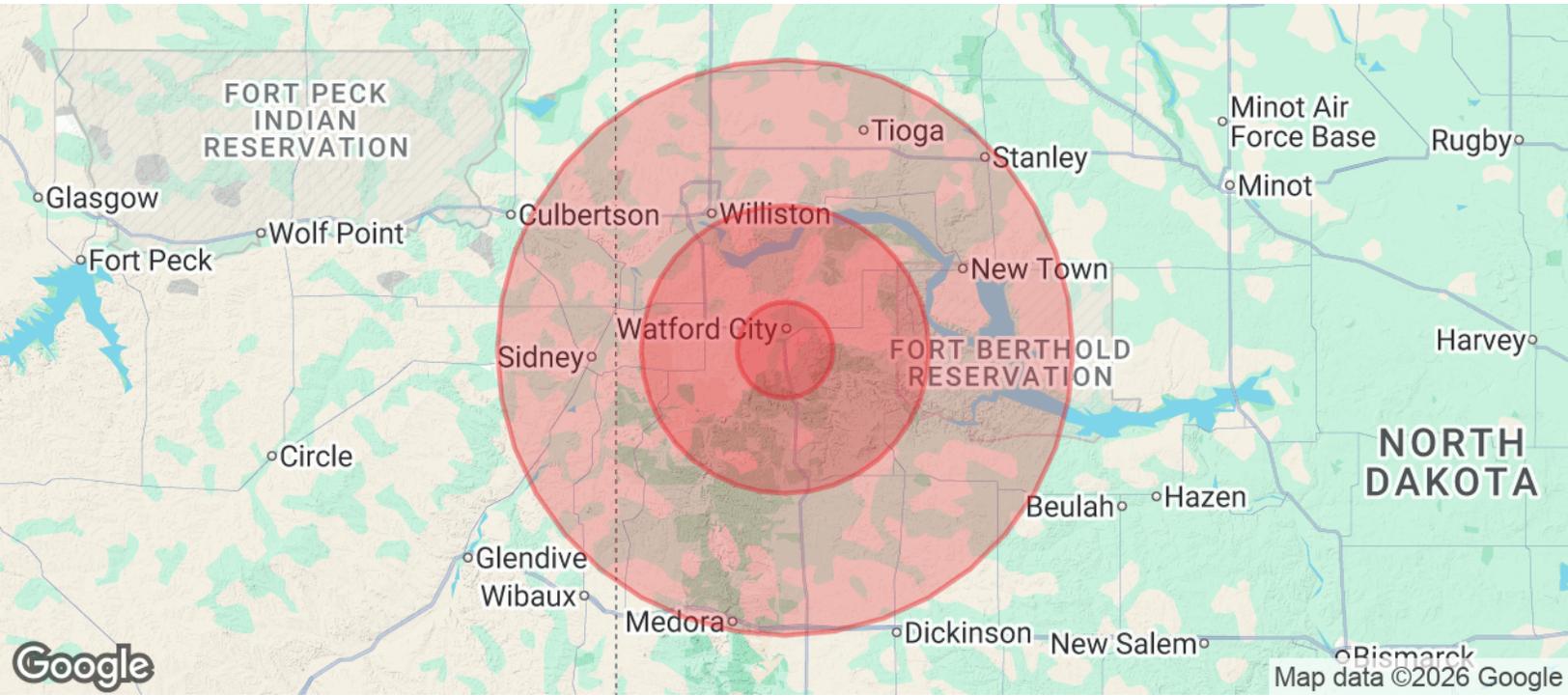
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DEMOGRAPHICS MAP & REPORT



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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