

GATEWAY WEST ENERGY PARK

47 +/- AC SHOVEL-READY DEVELOPMENT ON US-2

US-2 & 60TH AVE W, IRON POINT AVE WILLISTON, ND 58801

FOR SALE & LEASE



SALE PRICE
LEASE RATE

CALL FOR PRICING
CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 47 +/- AC of Developable Land
- Across (2) Blocks & (16) Parcels Offering Scalable Lot Sizes from 2 AC up to 41 AC Contiguous (See Breakdown)
- Diverse Zoning: Light Industrial (M-1) | General Commercial (C-2) | Highway Corridor Commercial (HCC)
- Unmatched Development Potential for Industrial Shops, Manufacturing, Warehouse, Distribution, Quick Service Restaurants, Recreation, Institutional, & Retail Establishments
- Fully Improved - Utility Infrastructure (Including City of Williston Water, Sewer, Storm Sewer), Paved Roads, Sidewalks, Mailboxes, Retention Pond & Marquis Sign Along US-2 (No Special Tax Assessments). Electricity, Natural Gas, & Fiberoptic Connections Also Available On Site
- High-demand & High-Visibility Location Along US-2 Corridor - 25K+ VPD (Vehicles Per Day)



Mike Elliott

Managing Broker

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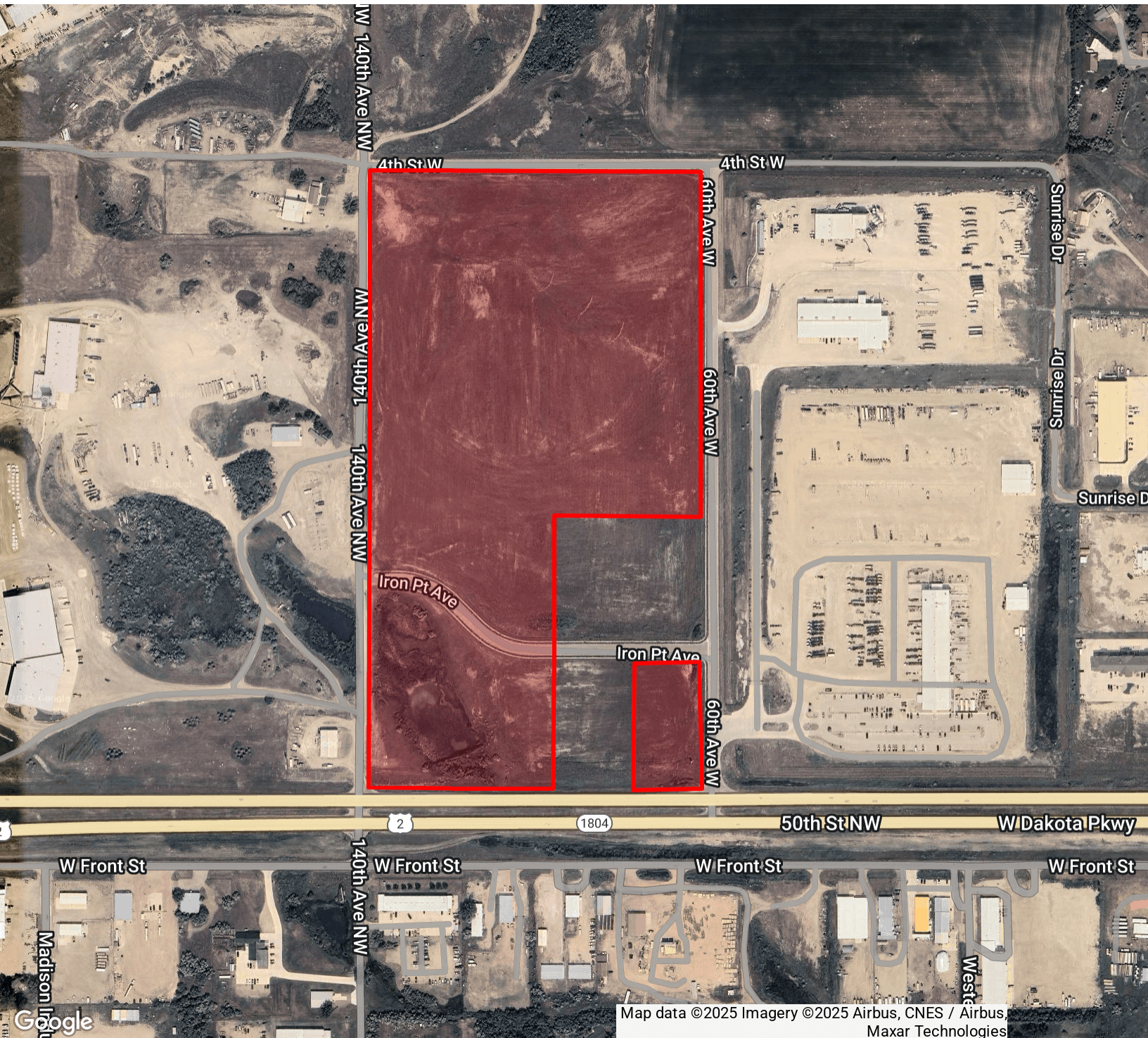
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AERIAL



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GATEWAY WEST ENERGY PARK

MIXED-USE SUBDIVISION PLAT COMPRISED OF 16 PARCELS

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PARCEL BREAKDOWN

BLOCK	LOT	SIZE (AC)	ZONING	PARCEL ID	SALE LEASE
1	1	2.51	HCC Highway Corridor Commercial	01-325-00-00-01-010	SALE & LEASE
1	3	2.65	HCC Highway Corridor Commercial	01-325-00-00-01-030	SALE & LEASE
1	4	5.84	A Agricultural	01-325-00-00-01-040	UNAVAILABLE
2	1	2.09	C-2 General Commercial	01-325-00-00-02-010	SALE
2	2	2.74	C-2 General Commercial	01-325-00-00-02-020	SALE
2	3	2.77	C-2 General Commercial	01-325-00-00-02-030	SALE
2	4	2.74	C-2 General Commercial	01-325-00-00-02-040	SALE
2	5	2.46	C-2 General Commercial	01-325-00-00-02-050	SALE
2	6	2.97	C-2 General Commercial	01-325-00-00-02-060	SALE
2	7	4.03	M-1 Light Industrial	01-325-00-00-02-070	SALE
2	8	2.76	M-1 Light Industrial	01-325-00-00-02-080	SALE
2	9	2.65	M-1 Light Industrial	01-325-00-00-02-090	SALE
2	10	3.61	M-1 Light Industrial	01-325-00-00-02-100	SALE
2	11	3.65	M-1 Light Industrial	01-325-00-00-02-110	SALE
2	12	3.61	M-1 Light Industrial	01-325-00-00-02-120	SALE
2	2R	2.85	M-1 Light Industrial	01-325-00-00-02-132	SALE
2	3R	2.44	M-1 Light Industrial	01-325-00-00-02-141	SALE
TOTAL (AC):		46.53			

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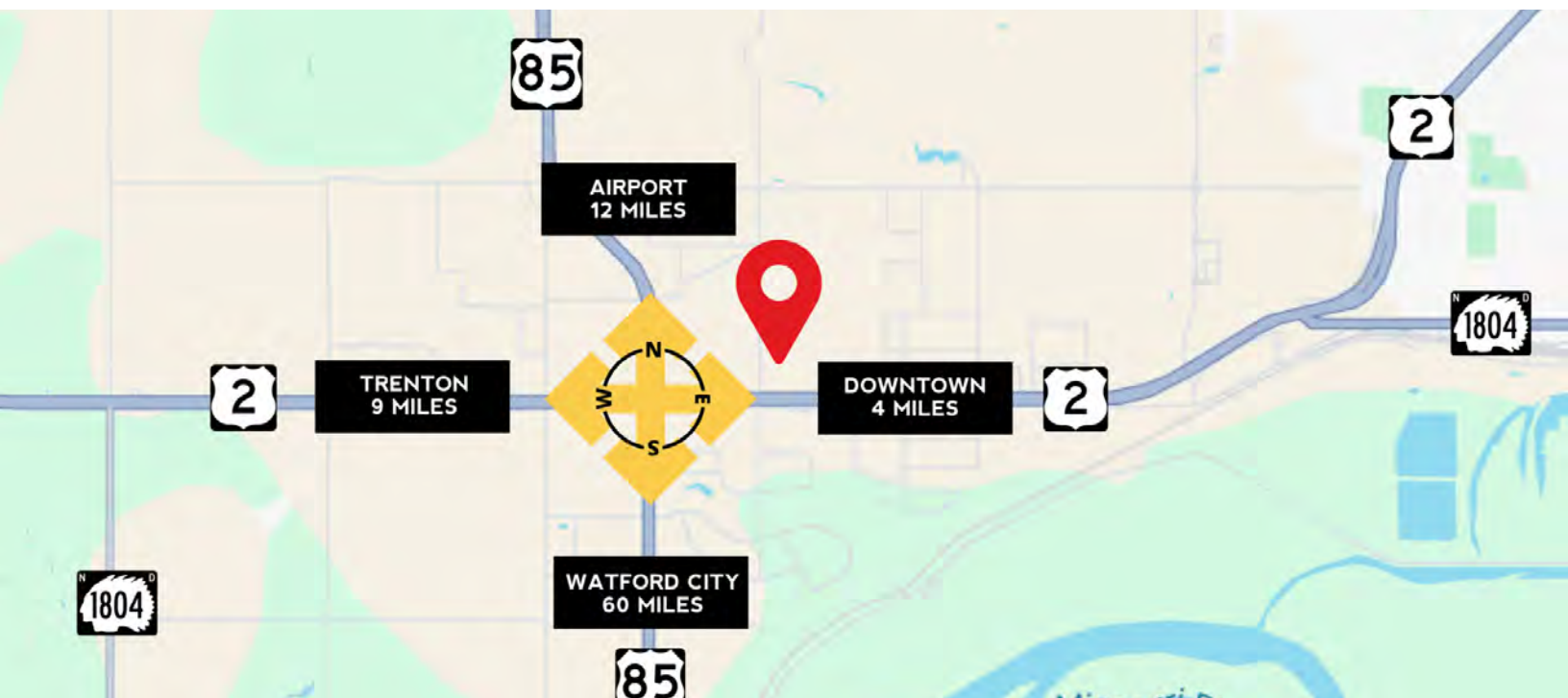
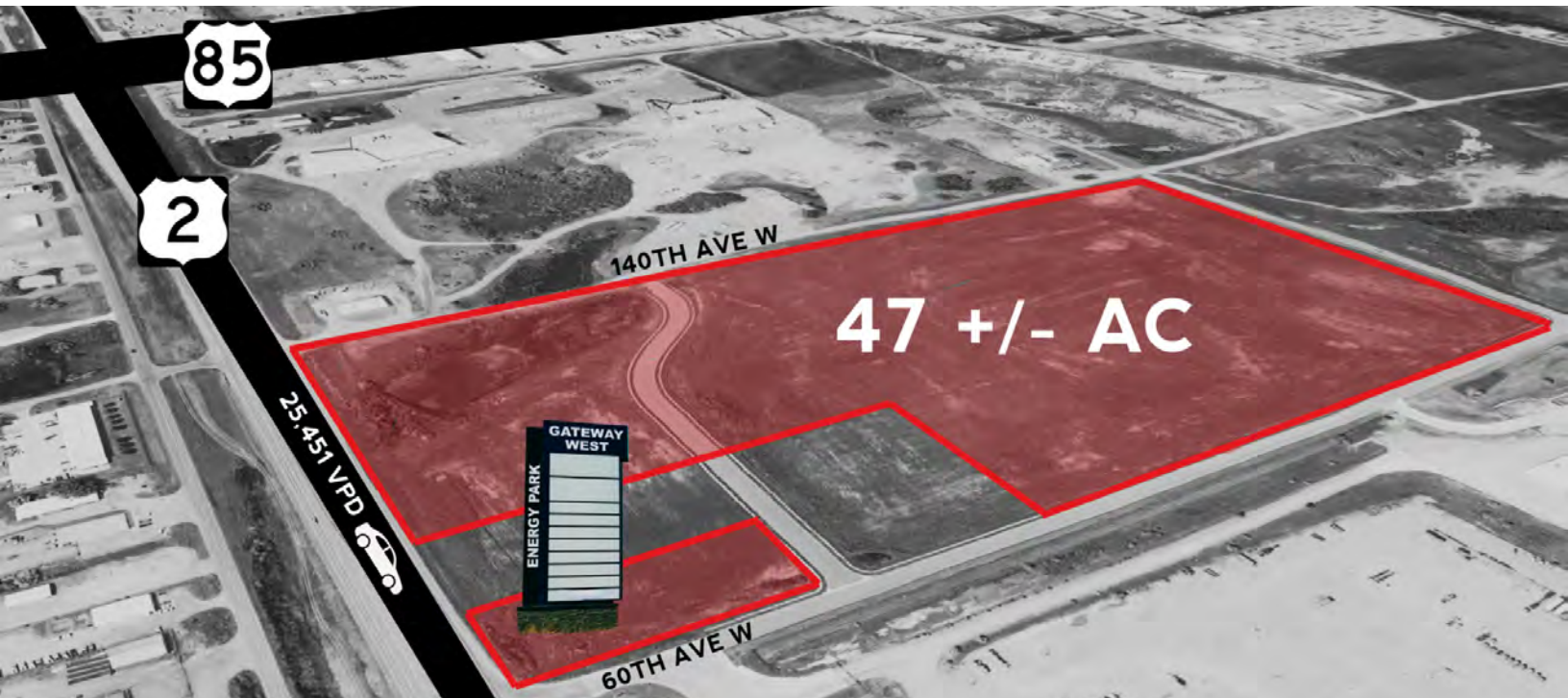
GATEWAY WEST ENERGY PARK

STRATEGIC LOCATION NEAR HIGHWAY 2 & 85 SOUTH

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LOCATION MAP



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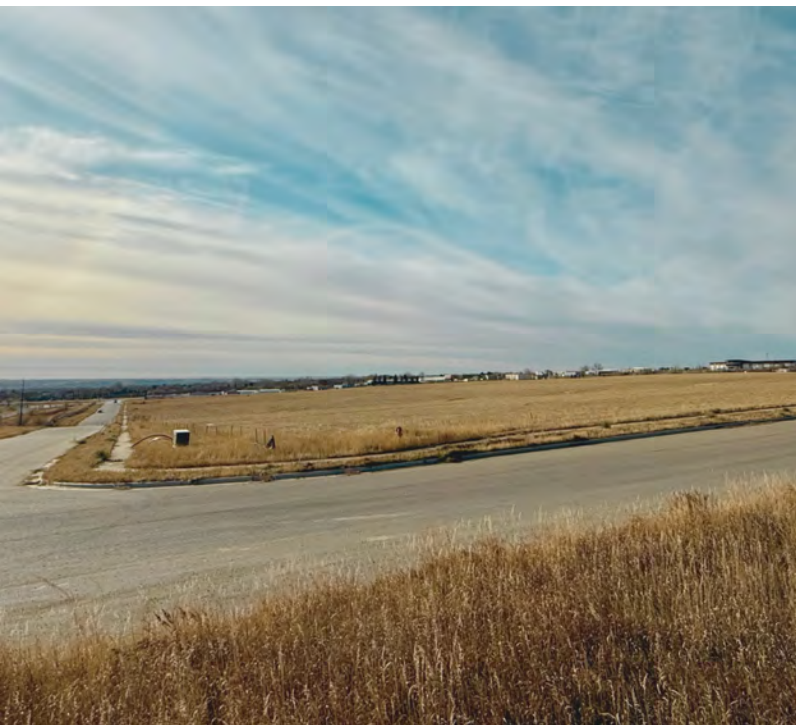
GATEWAY WEST ENERGY PARK

EXTENSIVE LAND IMPROVEMENTS & UTILITY INFRASTRUCTURE

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IMPROVEMENT PHOTOS



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GATEWAY WEST ENERGY PARK

PUBLIC UTILITIES INSTALLED THROUGHOUT PROPERTY

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UTILITY MAP



WATER

- COWwater - WTR_HYD
- COWwater - WTR_ARV
- COWwater - WTR_PRV
- COWwater - WTR_MAIN

STORM SEWER

- COWstorm - STS_MH
- COWstorm - STS_MH_INLET
- COWstorm - STS_INLET
- COWstorm - STS_OUTLET
- COWstorm - STS_LEAD
- COWstorm - STS_MAIN

SANITARY SEWER

- COWsanitarysewer - LIFT_STATIONS
- COWsanitarysewer - SASMH
- COWsanitarysewer - SAS_MAIN
- COWsanitarysewer - SAS_SERVICE

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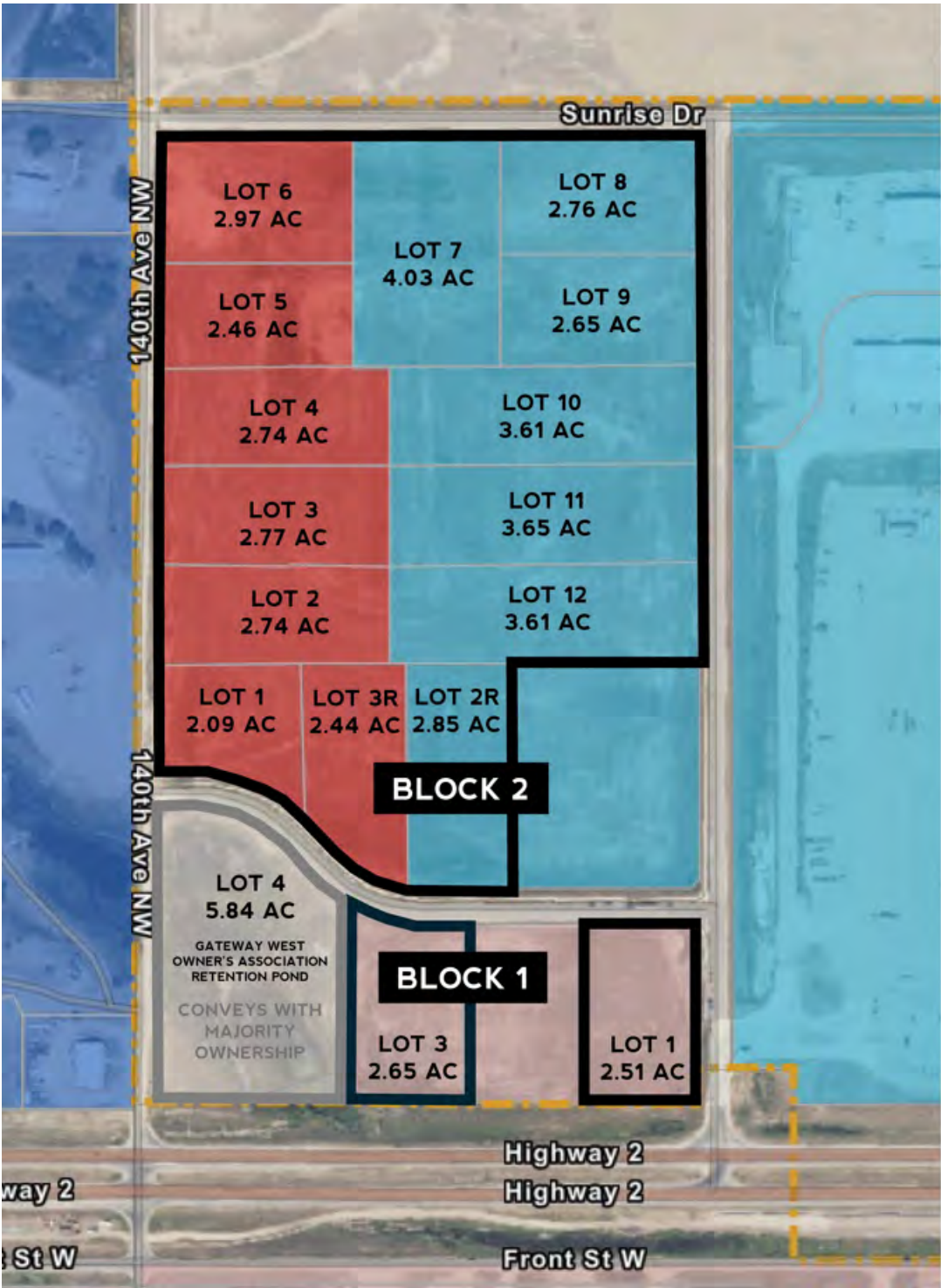
GATEWAY WEST ENERGY PARK

ZONED FOR COMMERCIAL & INDUSTRIAL USE

US-2 & 60TH AVE W, IRON POINT AVE WILLISTON, ND 58801

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ZONING MAP



Zoning Districts

- A
- C-2
- HCC
- M-1
- M-2

City Limits



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GATEWAY WEST ENERGY PARK

SITUATED ALONG THRIVING INDUSTRIAL CORRIDOR

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INDUSTRIAL BUSINESS MAP



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GATEWAY WEST ENERGY PARK

CONCENTRATED COMMERCIAL DEVELOPMENT TO THE EAST

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COMMERCIAL BUSINESS MAP



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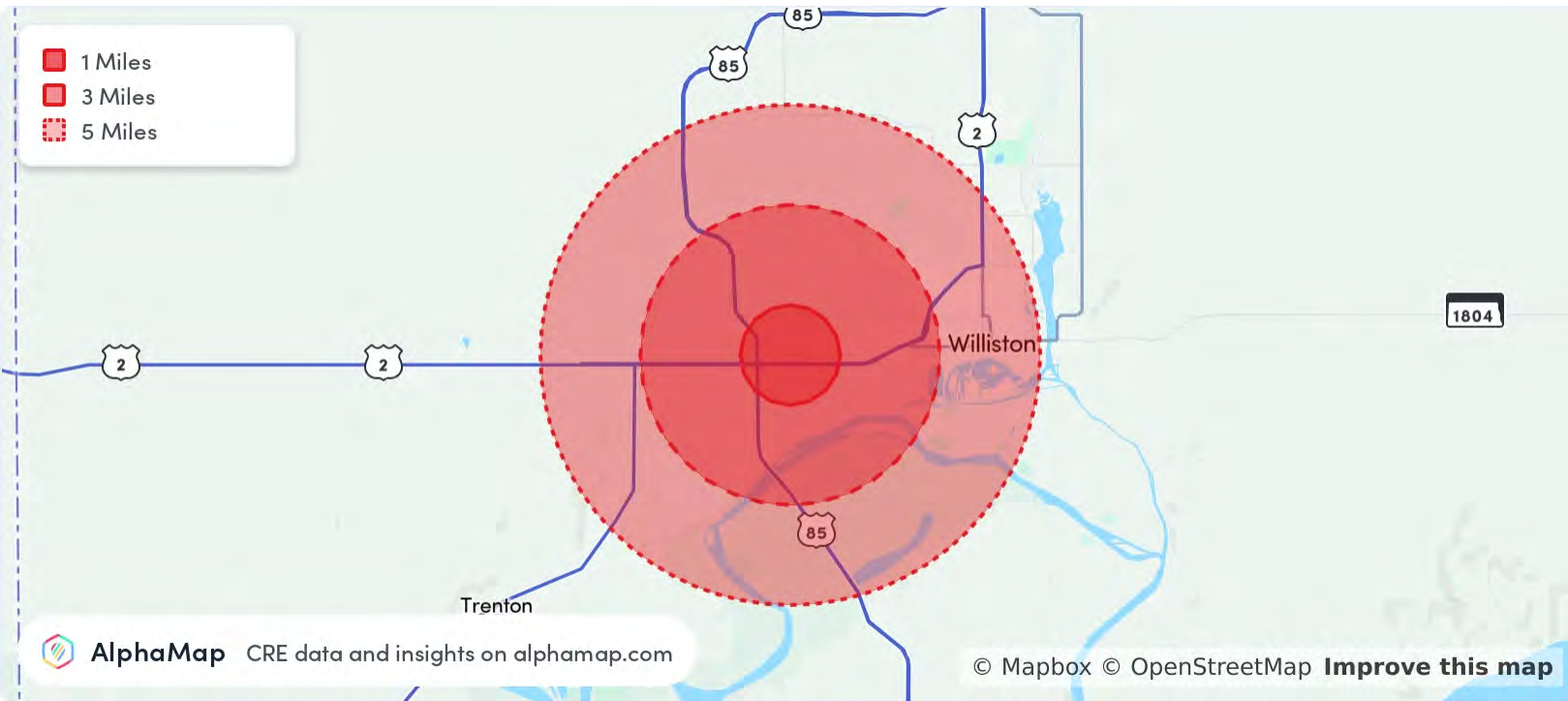
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AFFLUENT RESIDENTIAL NEIGHBORHOODS NEARBY

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AREA ANALYTICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	608	6,662	22,753
Average Age	31	31	34
Average Age (Male)	31	31	34
Average Age (Female)	31	31	34

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	247	2,762	9,889
Persons per HH	2.5	2.4	2.3
Average HH Income	\$175,143	\$138,476	\$117,736
Average House Value	\$413,022	\$339,953	\$294,846
Per Capita Income	\$70,057	\$57,698	\$51,189

Map and demographics data derived from AlphaMap

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