

GATEWAY WEST ENERGY PARK

STRATEGIC LOCATION NEAR HIGHWAY 2 & 85 SOUTH

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

FOR LEASE



LEASE RATE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- 2.51 - 5.16 +/- AC of Developable Land
- For Lease OR Sale
- Across (2) Parcels (See Breakdown in Brochure) - Also Divisible
- Zoned: Highway Corridor Commercial (HCC)
- Well-suited for Developers, Investors, and End Users
- Incredible Retail or QSR Location
- 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 Available on Site
- High-demand Area with Very Low Vacancy (Industrial & Retail Below 4% | Rental Rates Averaging \$15+ PSF)
- Surrounded by Prominent Industrial & Commercial Businesses Along Thriving US-2 Corridor
- High-Visibility Location - Just One Block from Williston's Busiest Intersection at US-2 & 85 South - 25K+ VPD (Vehicles Per Day)



Mike Elliott

Managing Broker

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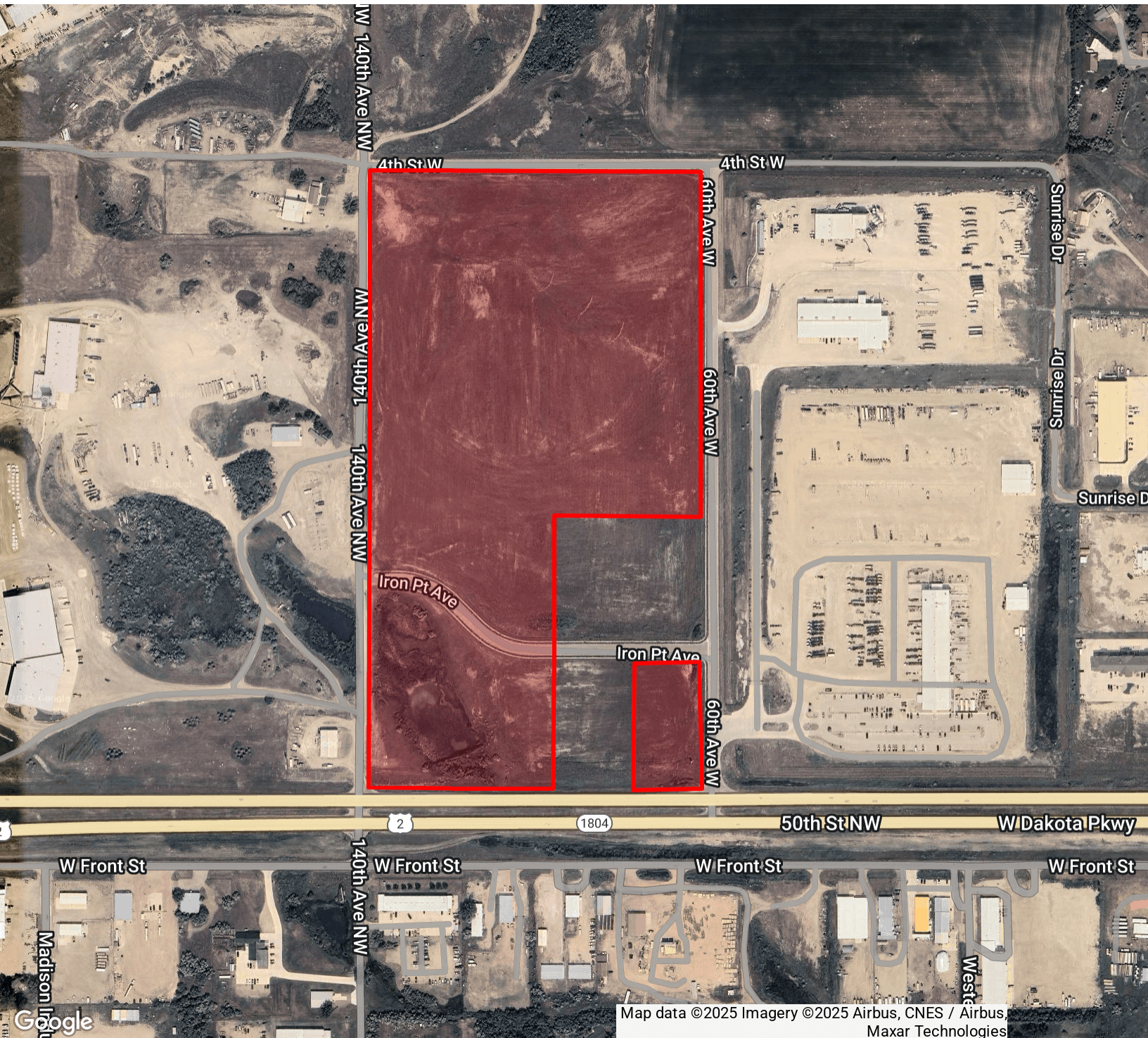
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AERIAL



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PARCEL BREAKDOWN

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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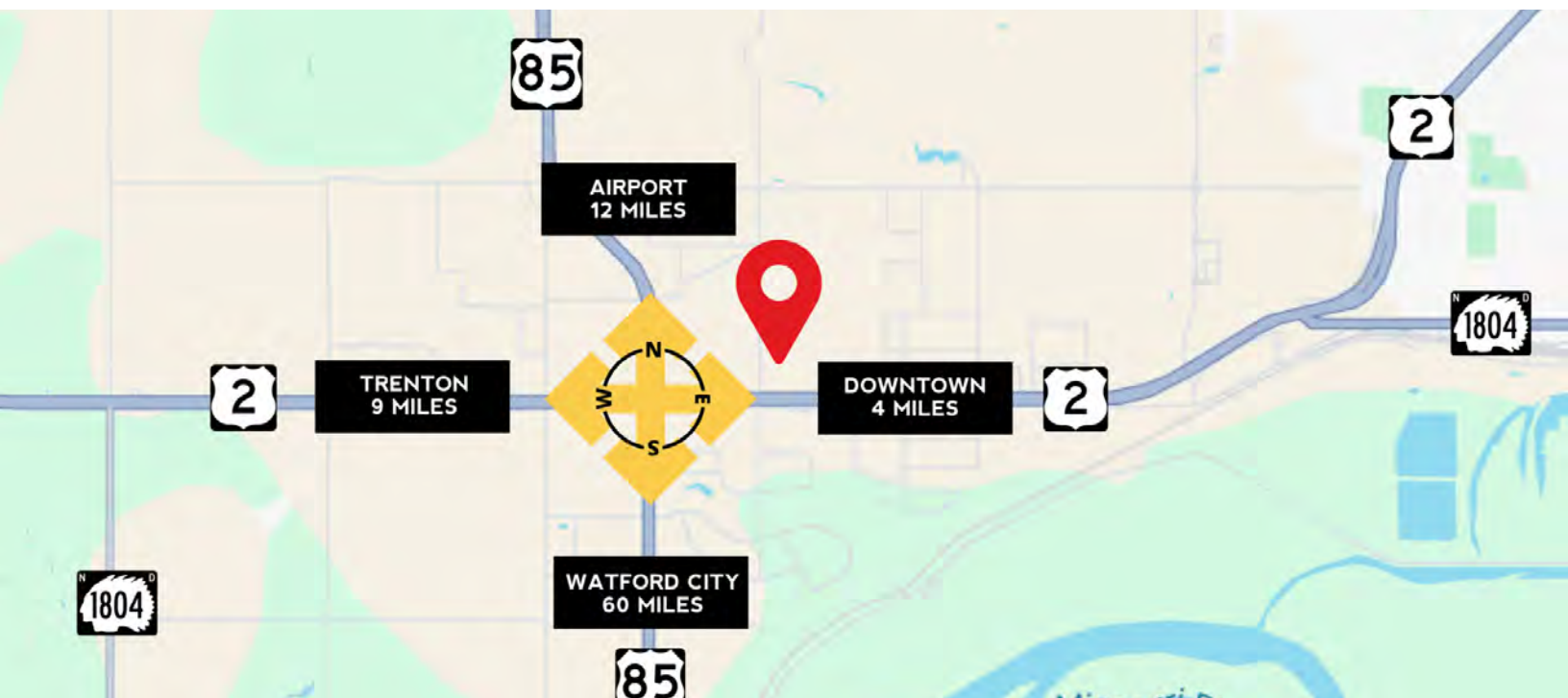
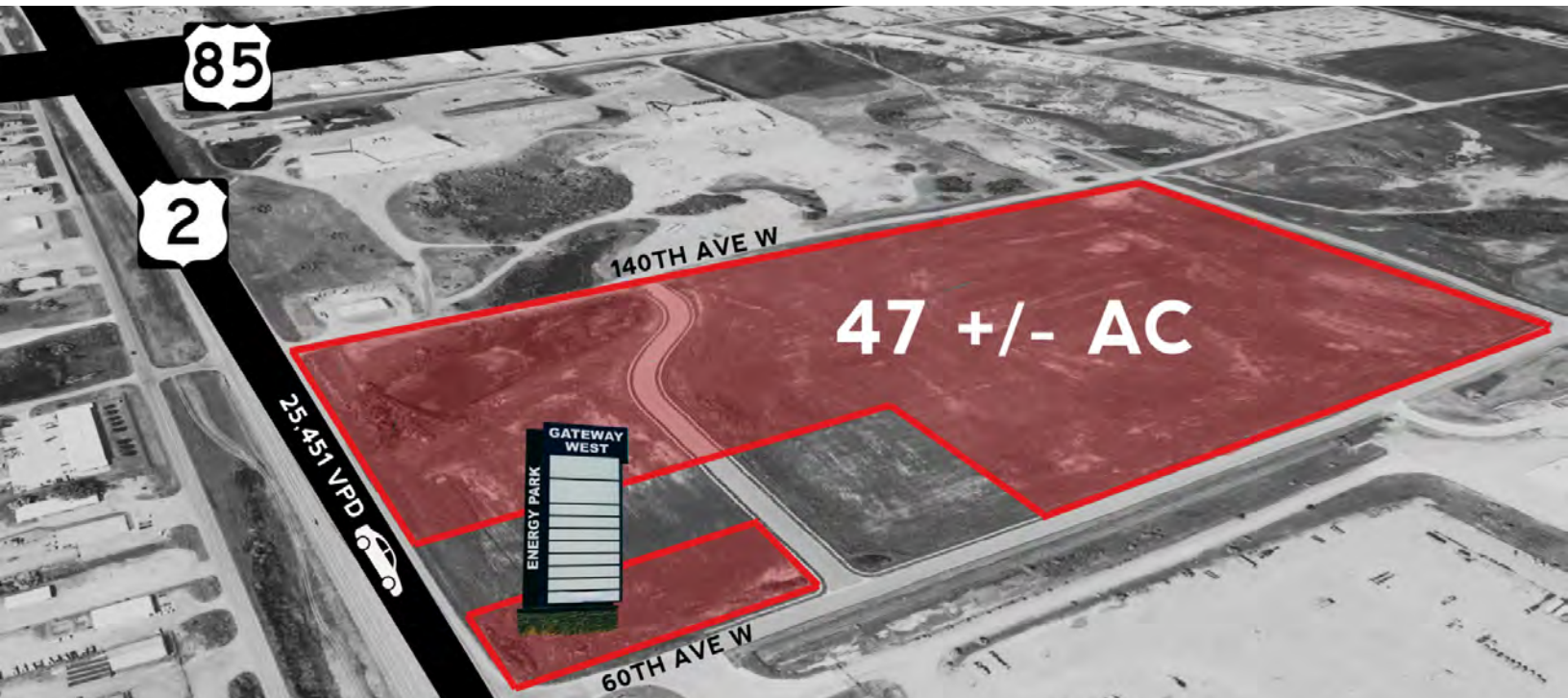
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LOCATION MAP



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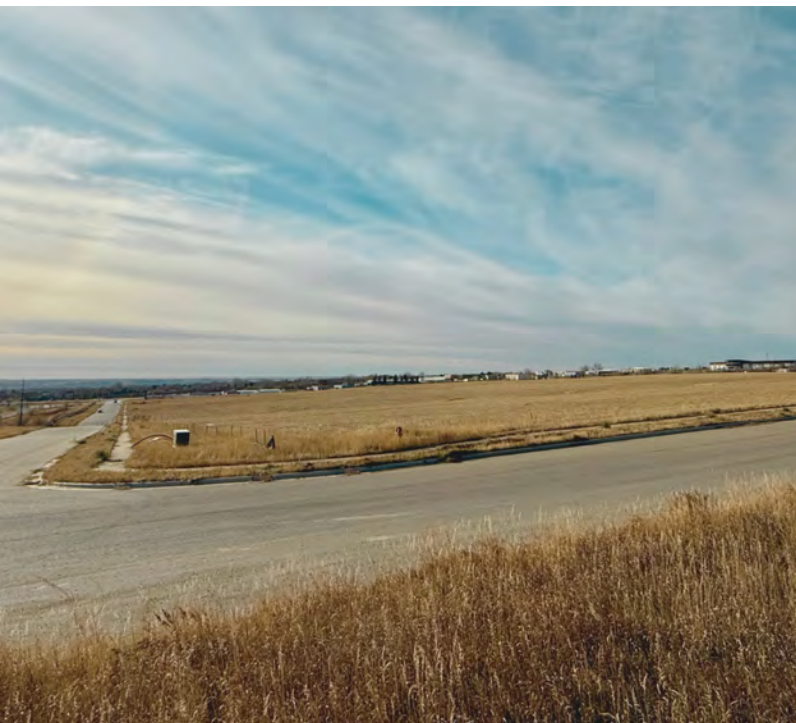
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IMPROVEMENT PHOTOS



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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
 - No
 - Yes
- COWsanitarysewer - SAS_SERVICE

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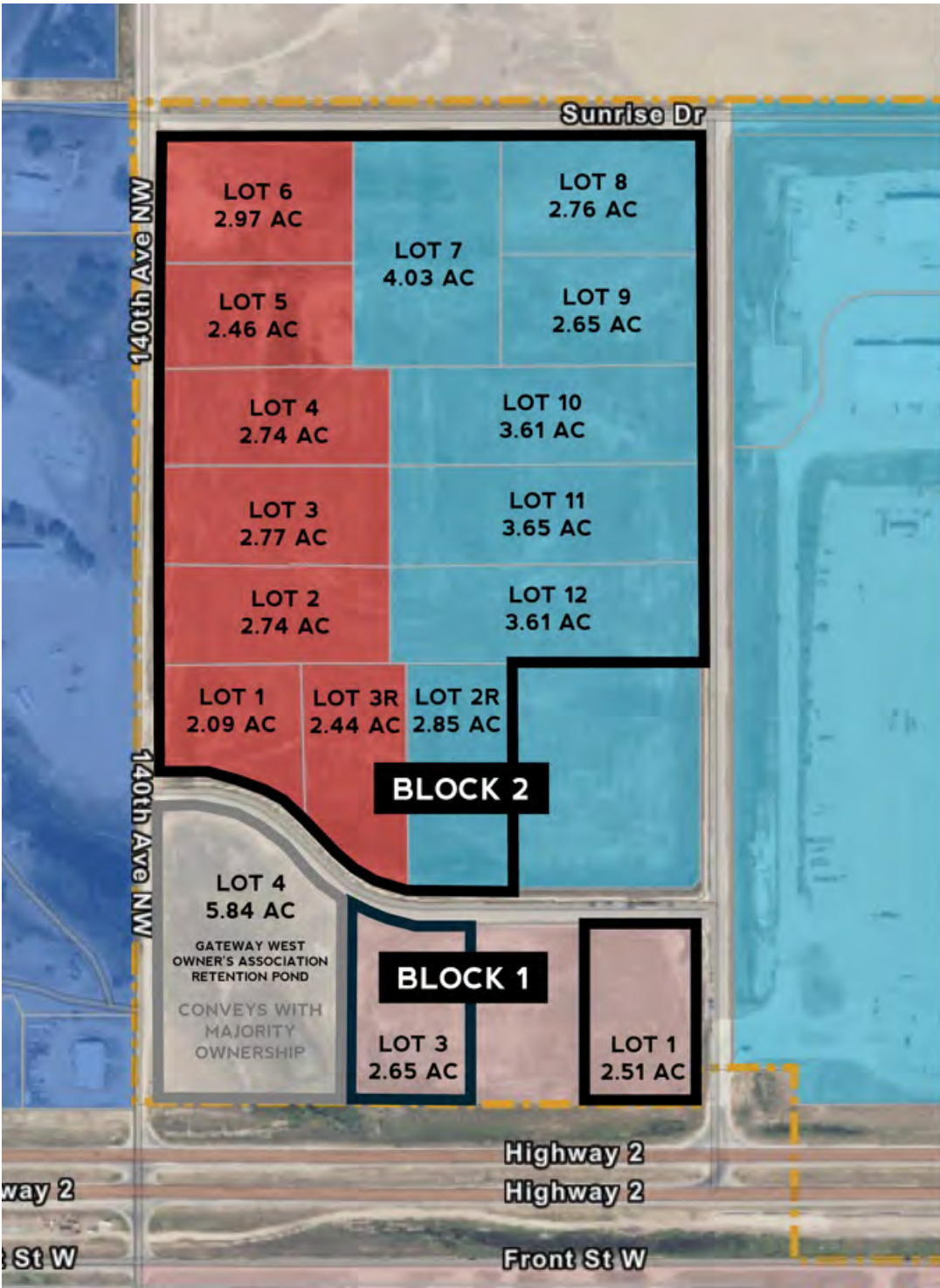
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ZONING MAP



Zoning Districts

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

City Limits



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COMMERCIAL BUSINESS MAP



Google

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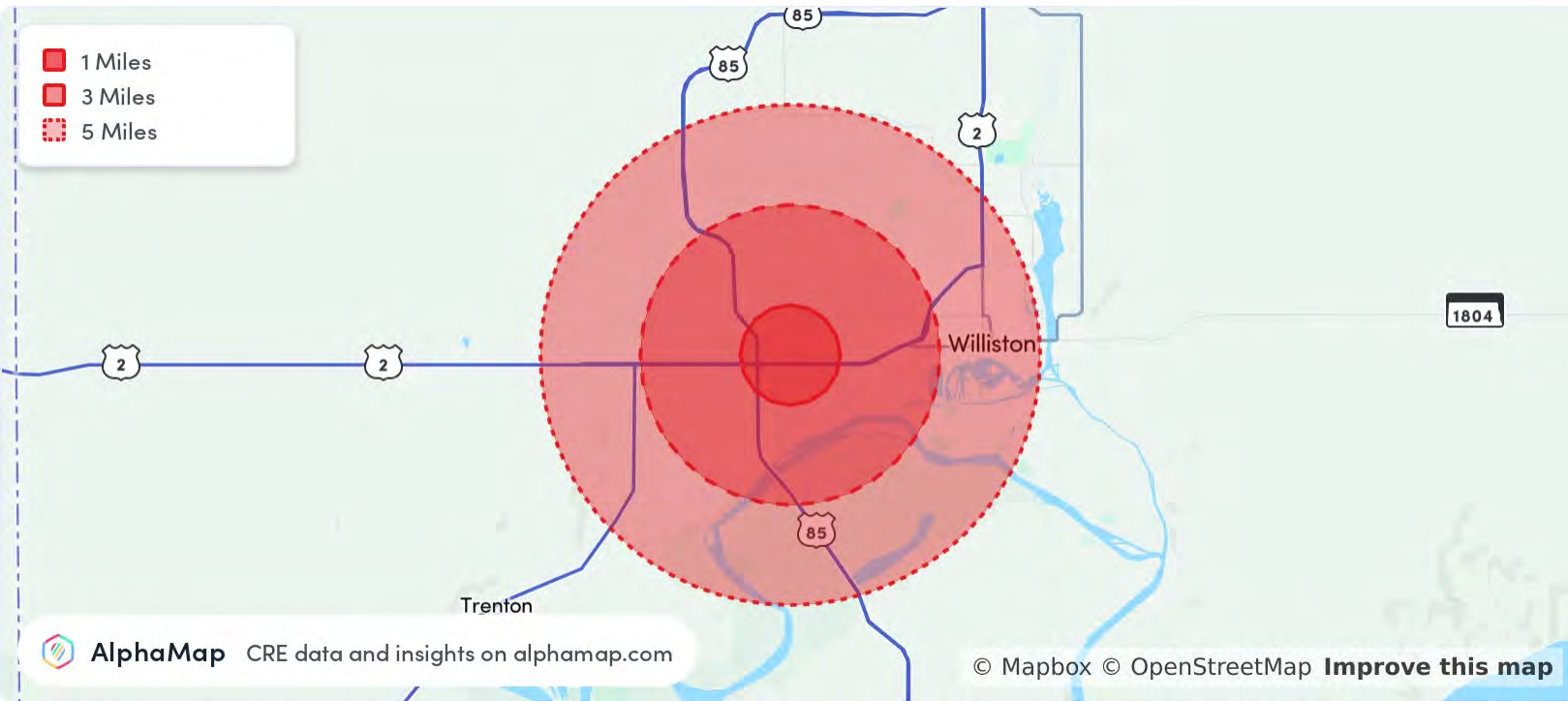
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AREA ANALYTICS



| 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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