

DEVELOPMENT- READY HEAVY INDUSTRIAL SITE

22 NW M ST
WATFORD CITY, ND 58854

Existing RV Infrastructure • Approved Expansion • Seller Invites All
Reasonable Offers

Image Is A Conceptual Rendering For Illustrative Purposes Only

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HEAVY INDUSTRIAL LAND WITH EXISTING INFRASTRUCTURE & EXPANSION POTENTIAL

EXISTING RV INFRASTRUCTURE • APPROVED EXPANSION • SELLER INVITES ALL REASONABLE OFFERS

22 NW M ST WATFORD CITY, ND 58854

FOR SALE



SALE PRICE \$150,000

PROPERTY HIGHLIGHTS

- 4.50± AC Heavy Industrial Site Near Watford City
- Existing RV Infrastructure with 2 Sites & Utilities Installed
- Entitled for 18 Additional RV Sites, Offering Future Expansion Potential
- Water, Sewer & Electrical Hookups Already Installed
- Heated Well House Providing Reliable Year-Round Water Service
- Heavy Industrial Zoning Supporting a Variety of Industrial & Development Uses
- Approx. 5 Miles South of Watford City with Convenient Highway 85 Access
- Strategically Located in the Bakken Energy Region
- Potential Uses Include RV/Workforce Housing, Industrial Support Services, Contractor Yard, Storage or Future Development

PROPERTY OVERVIEW

Located just 5 miles south of Watford City off Highway 85, this 4.50± acre Heavy Industrial property offers a rare opportunity to acquire a development-ready site in the heart of North Dakota's Bakken region.

With existing RV infrastructure already in place, approvals for 20 RV sites with utilities installed, and entitlement for 18 additional sites, the property provides immediate functionality and significant expansion potential.

A heated well house ensures reliable year-round water service, while flexible sale or lease options make this an attractive opportunity for investors, developers, and industrial operators alike.

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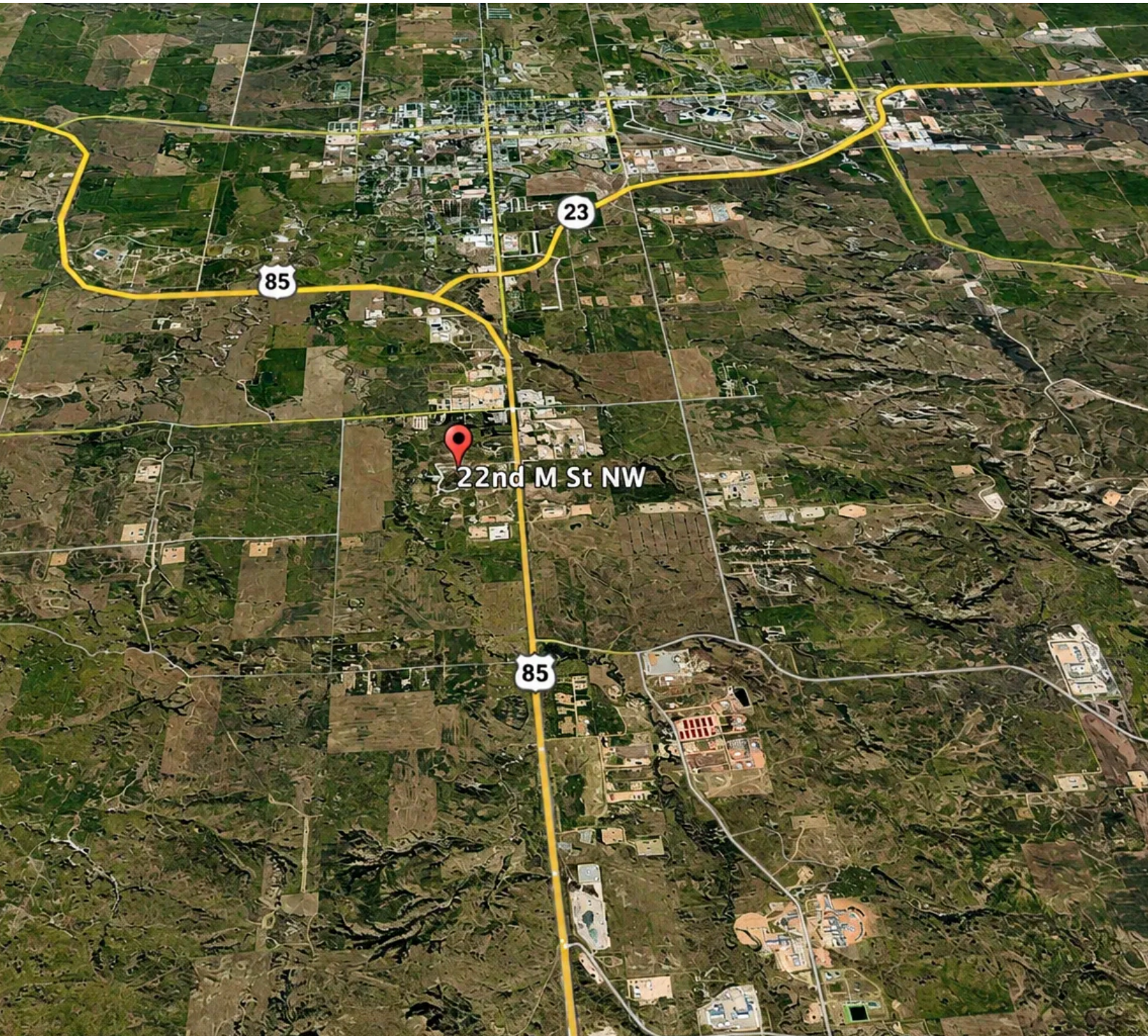


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Existing Site Conditions & Future Vision



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Existing Utilities & Well House



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Conceptual Development Renderings



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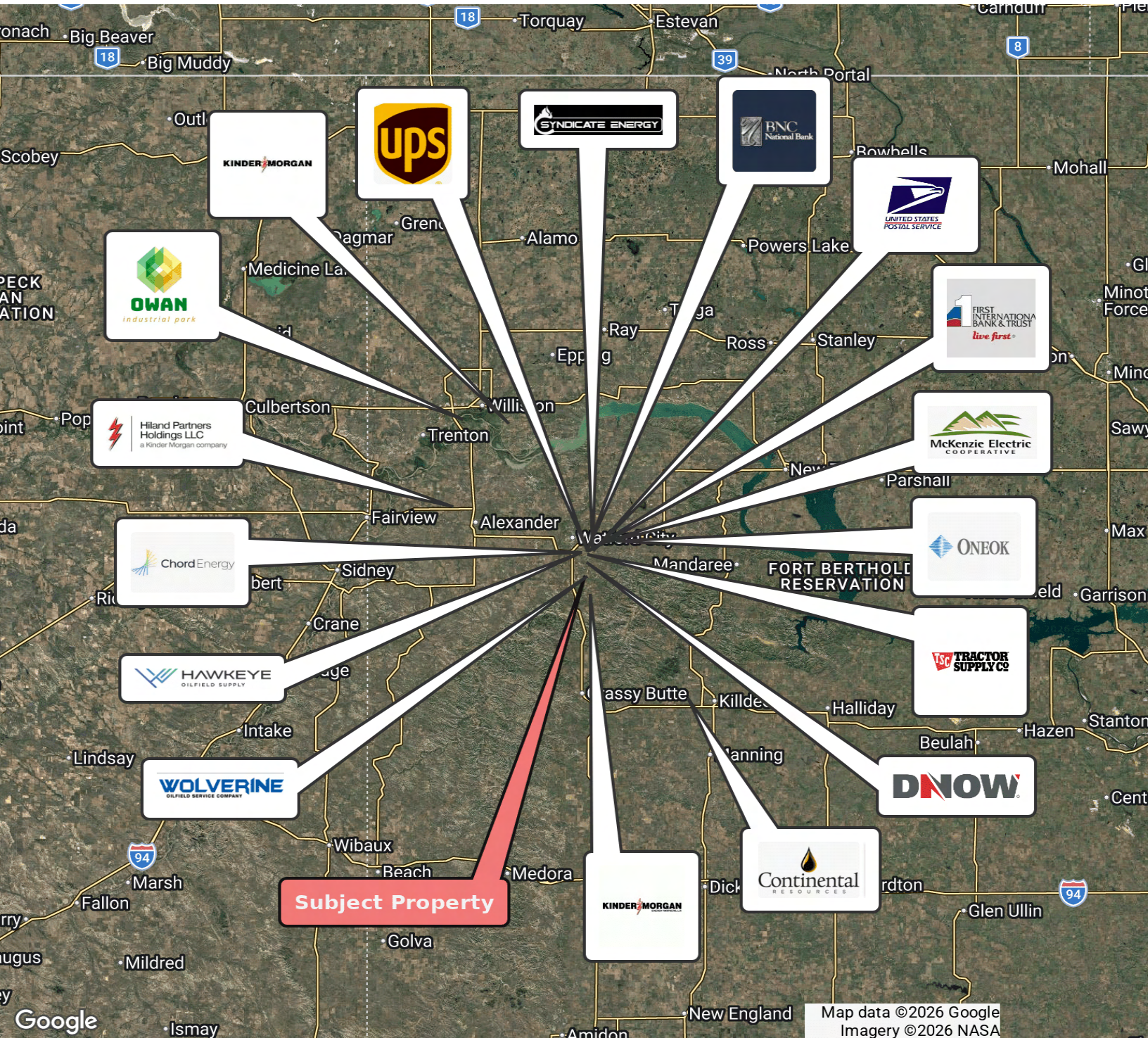


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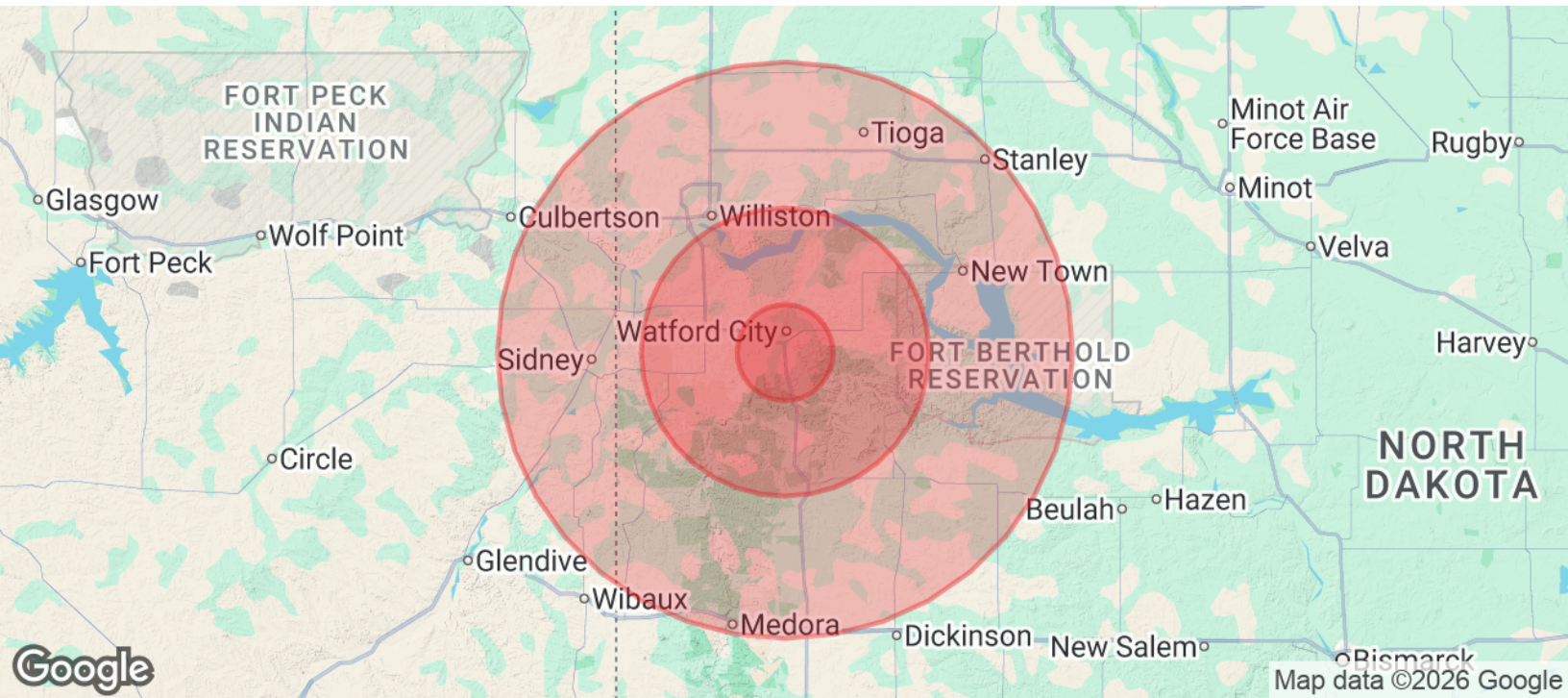


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POPULATION	60 MILES	30 MILES	10 MILES
Total Population	77,174	13,413	8,843
Average Age	36	34	33
Average Age (Male)	36	34	34
Average Age (Female)	36	34	33

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

2020 American Community Survey (ACS)

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