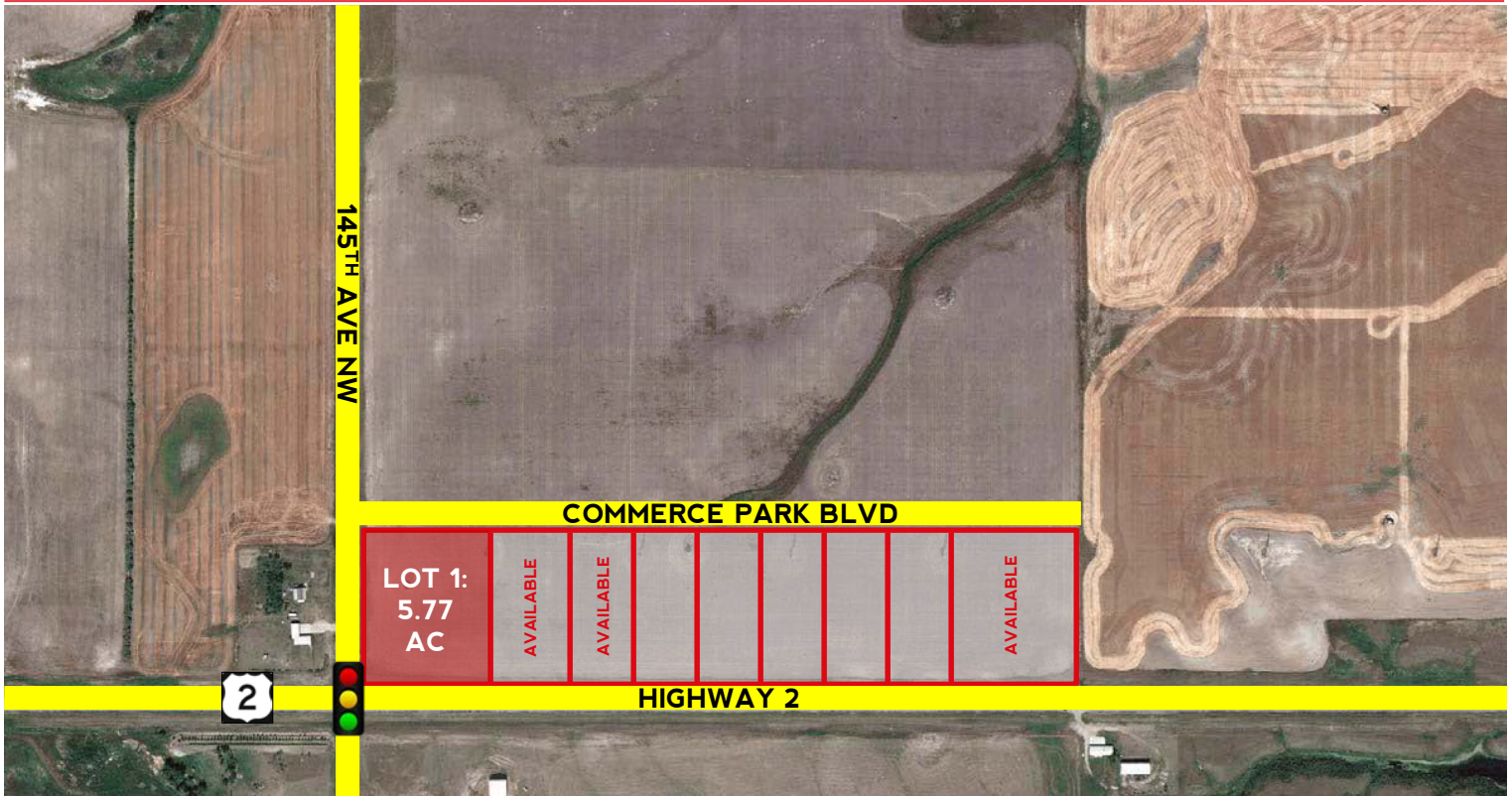


BAKKEN HIGH TRAFFIC COMMERCIAL LAND

5.77 AC AVAILABLE FOR DEVELOPMENT

145th AVE NW & HWY 2, WILLISTON, ND

DIRECT HIGHWAY 2 FRONTAGE



PROPERTY HIGHLIGHTS

- **FOR SALE OR LEASE: CALL FOR PRICING**
- 5.77 AC commercial zoned corner lot available for development
- Industrial build-to-suit opportunity is also available
- Features incredible visibility -- located on Highway 2 at the intersection of the former NW Truck Bypass (145th Avenue NW)
- Lot is fully developed with county water, septic and electricity on site
- Commerce Park Blvd provides easy and convenient access from 145th Ave. NW allowing users to access the highway via the stop light
- Great development opportunity for retail or commercial – ideal site for gas station, hotel, or other business seeking significant traffic
- Can be combined with adjacent Lot 2 (3.9 AC) for a total of 9.67 AC
- Several adjacent lots are already leased and feature mid-sized industrial warehouse facilities

FOR MORE INFORMATION
PLEASE CONTACT

Mike Elliott
Energy Real Estate Solutions
Managing Broker
+1 701 713 6606
mike.elliott@energyreco.com

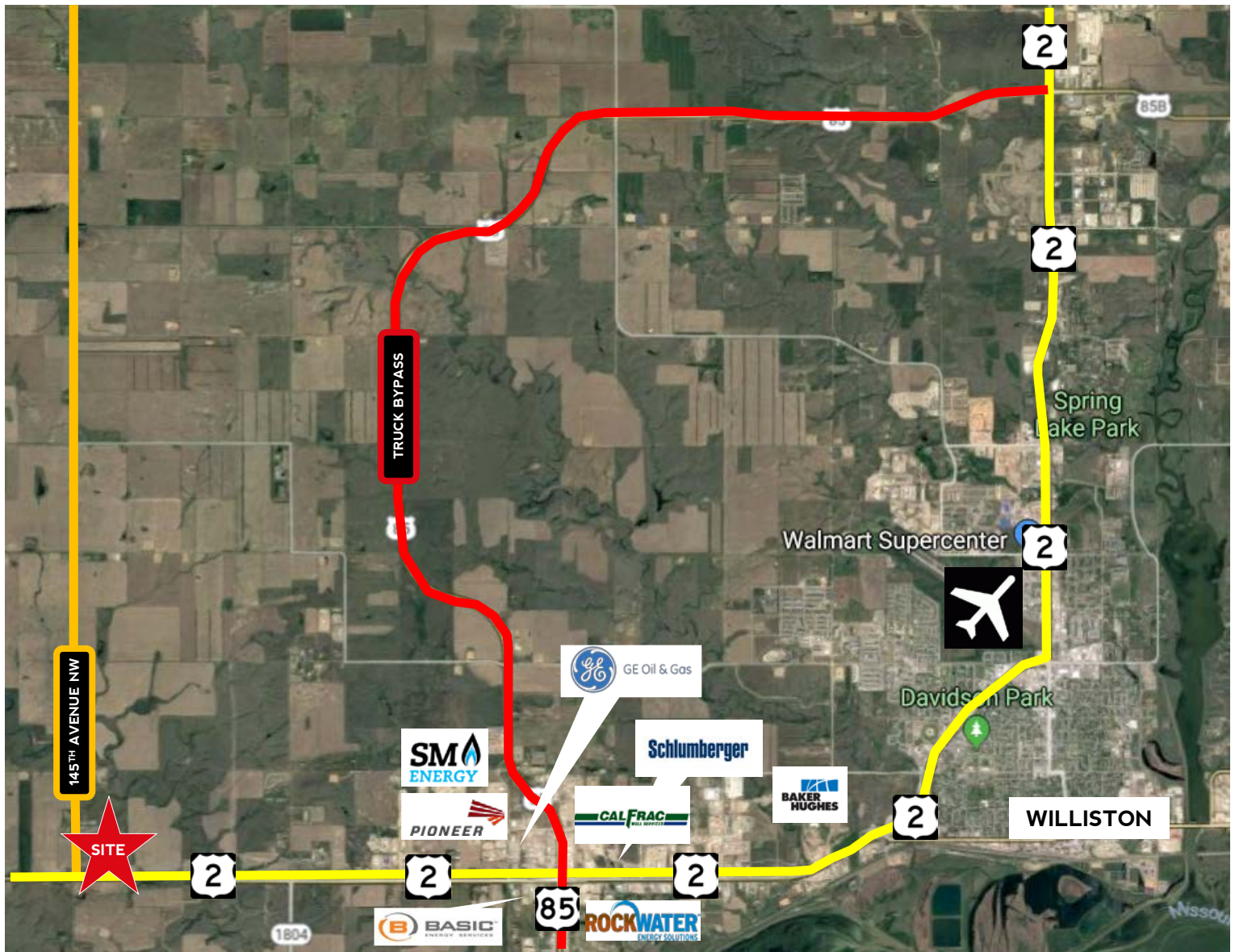


BAKKEN HIGH TRAFFIC COMMERCIAL LAND 5.77 AC AVAILABLE FOR DEVELOPMENT

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WILLISTON AREA AERIAL



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