industrial land

FOR SALE OR LEASE





LUNNEN
REAL ESTATE SERVICES

LUNNEN | 10 TO 76 ACRES FOR SALE

$19,900 PER ACRE • WILLISTON, ND

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Lunnen Real Estate Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Lunnen Real Estate Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Lunnen Real Estate Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Lunnen Real Estate Services, LLC makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Lunnen Real Estate Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Lunnen Real Estate Services, LLC in compliance with all applicable fair housing and equal opportunity laws.

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
SALE COMPARABLES	15
LEASE COMPARABLES	18
DEMOGRAPHICS	21
ADVISOR BIOS	23

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

section 1

PROPERTY INFORMATION



LUNNEN
REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price:	$19,900 / acre
Lease Rate:	Negotiable
Available SF:	10 - 76 Acres
Lot Size:	10 Acres

PROPERTY HIGHLIGHTS

- Industrial zoned lots from 10 to 76 acres at $19,900/acre
- Adjacent to the Dakota Access Pipeline Trenton Terminal
- Surrounded by 8 crude oil storage facilities, 8 pipelines and salt water disposal
- Adjacent to MWEC substation with [X MW] available, suited for power-intensive users
- Flat, ready to build, with truck access off 48th Street NW near HWY 1804
- Lots also available for lease
- Industrial zoned lots from 10 to 76 acres starting at $19,900/acre
- Adjacent to the Dakota Access Pipeline Trenton Terminal
- Surrounded by 8 crude oil storage facilities, 8 pipelines and salt water disposal
- Adjacent to MWEC substation, suited for power-intensive users
- Flat, ready to build, with truck access off 48th Street NW near HWY 1804

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com













JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com













JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com











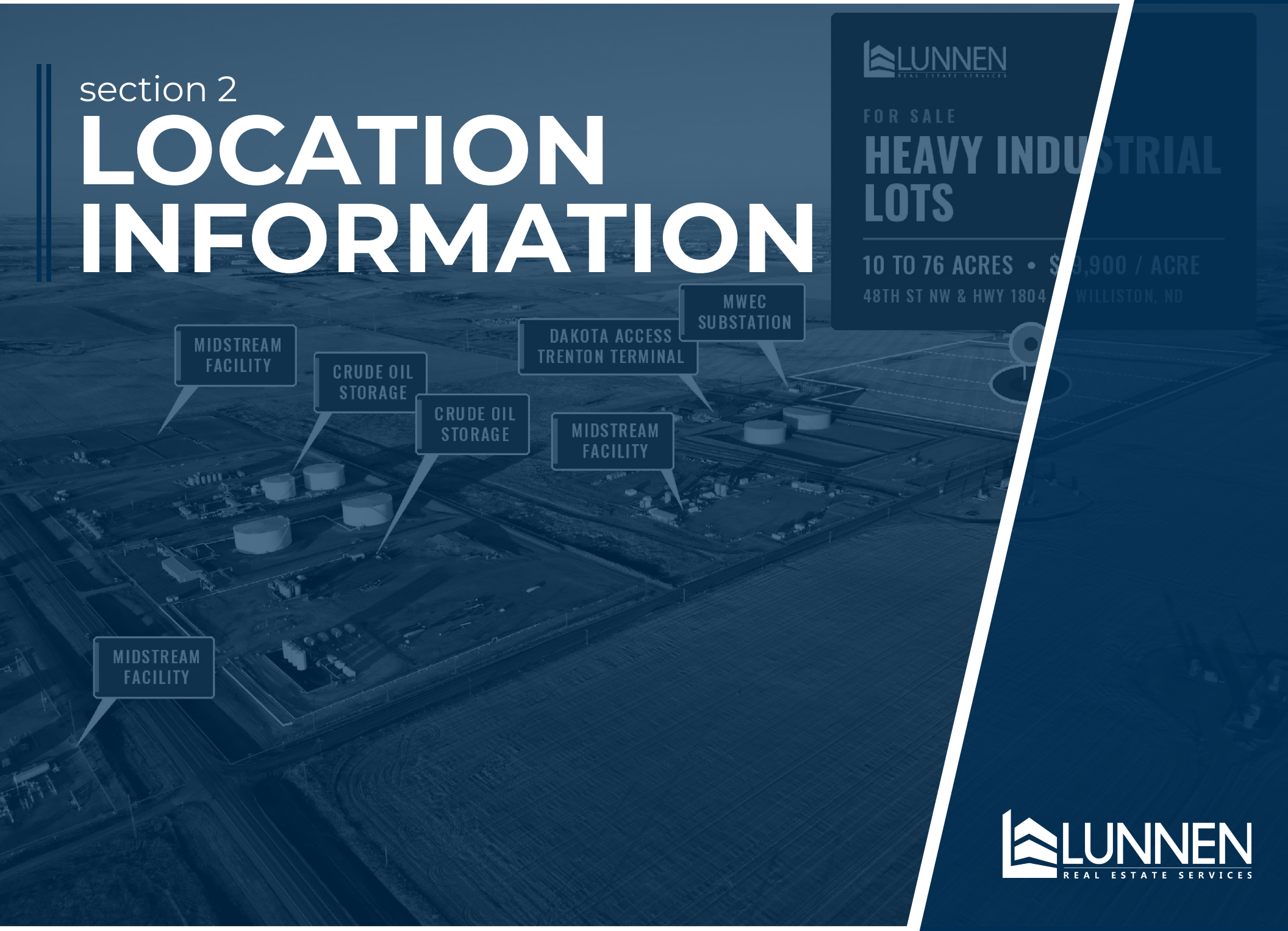


JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

section 2

LOCATION INFORMATION



LUNNEN
REAL ESTATE SERVICES

Retailer Map Not Configured

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

Retailer Map Not Configured

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com



It turns out, you don't have any Site Plans Uploaded!

(be sure to add site plans in the **Property Edit Form** or
"Publish on Website and Docs" in the **Plans Tab**)

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

section 3

FINANCIAL ANALYSIS



LUNNEN
REAL ESTATE SERVICES

INVESTMENT OVERVIEW	HEAVY INDUSTRIAL LOTS FROM 10 ACRES | $19,900/ACRE | NEXT TO SUBSTATION & TERMINAL
Price	$199,000
Price per SF	$0

OPERATING DATA	HEAVY INDUSTRIAL LOTS FROM 10 ACRES | $19,900/ACRE | NEXT TO SUBSTATION & TERMINAL

FINANCING DATA	HEAVY INDUSTRIAL LOTS FROM 10 ACRES | $19,900/ACRE | NEXT TO SUBSTATION & TERMINAL

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

INCOME SUMMARY	HEAVY INDUSTRIAL LOTS FROM 10 ACRES | $19,900/ACRE | NEXT TO SUBSTATION & TERMINAL
GROSS INCOME	$0

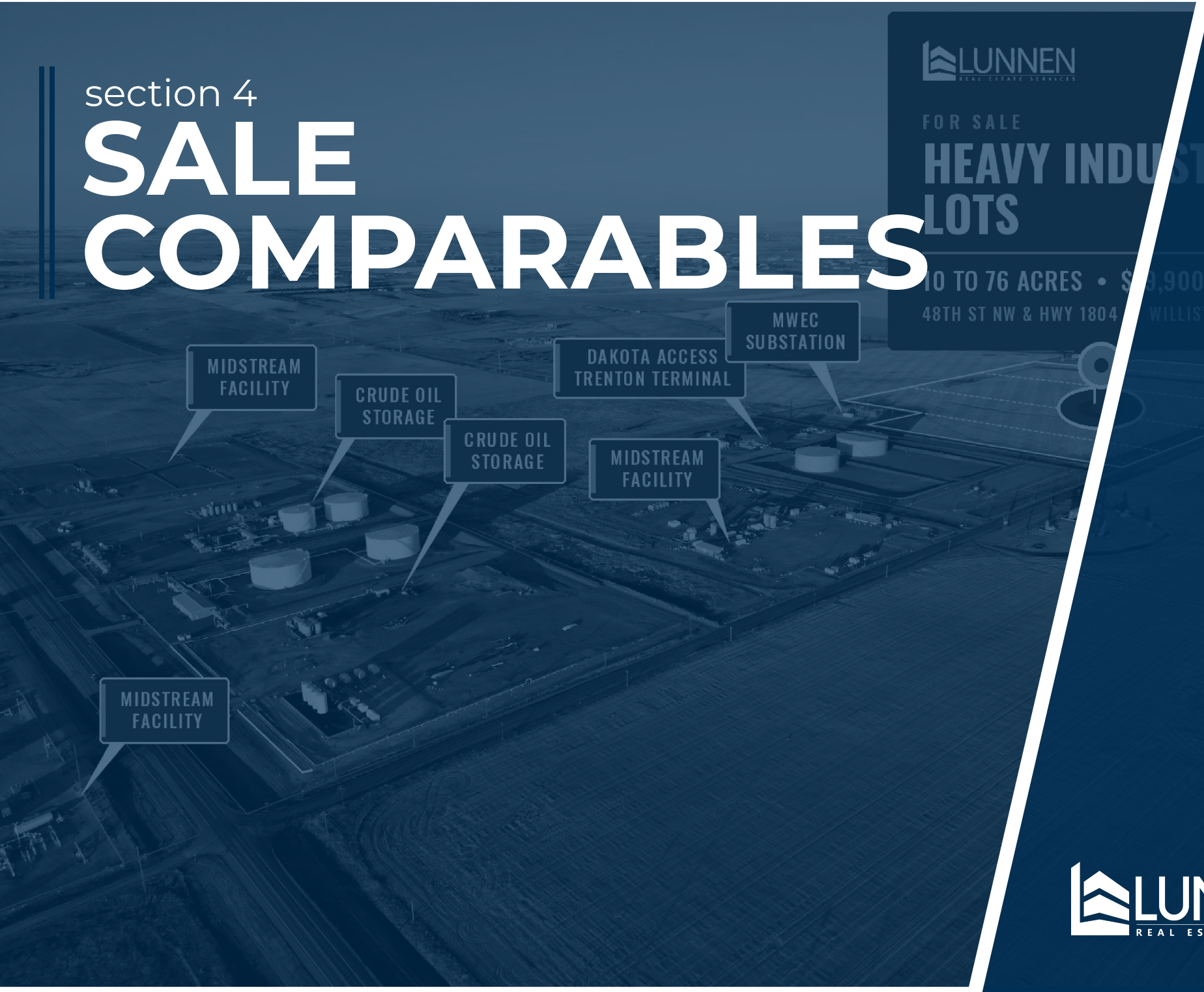
EXPENSES SUMMARY	HEAVY INDUSTRIAL LOTS FROM 10 ACRES | $19,900/ACRE | NEXT TO SUBSTATION & TERMINAL
OPERATING EXPENSES	$0
NET OPERATING INCOME	$0

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

section 4

SALE COMPARABLES



LUNNEN
REAL ESTATE SERVICES



(click "

Edit Sale Comps" in the Page Edit Bar)

It turns out, you don't have any Comps Selected!

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

It turns out, you don't have any Comps Selected!

(click "

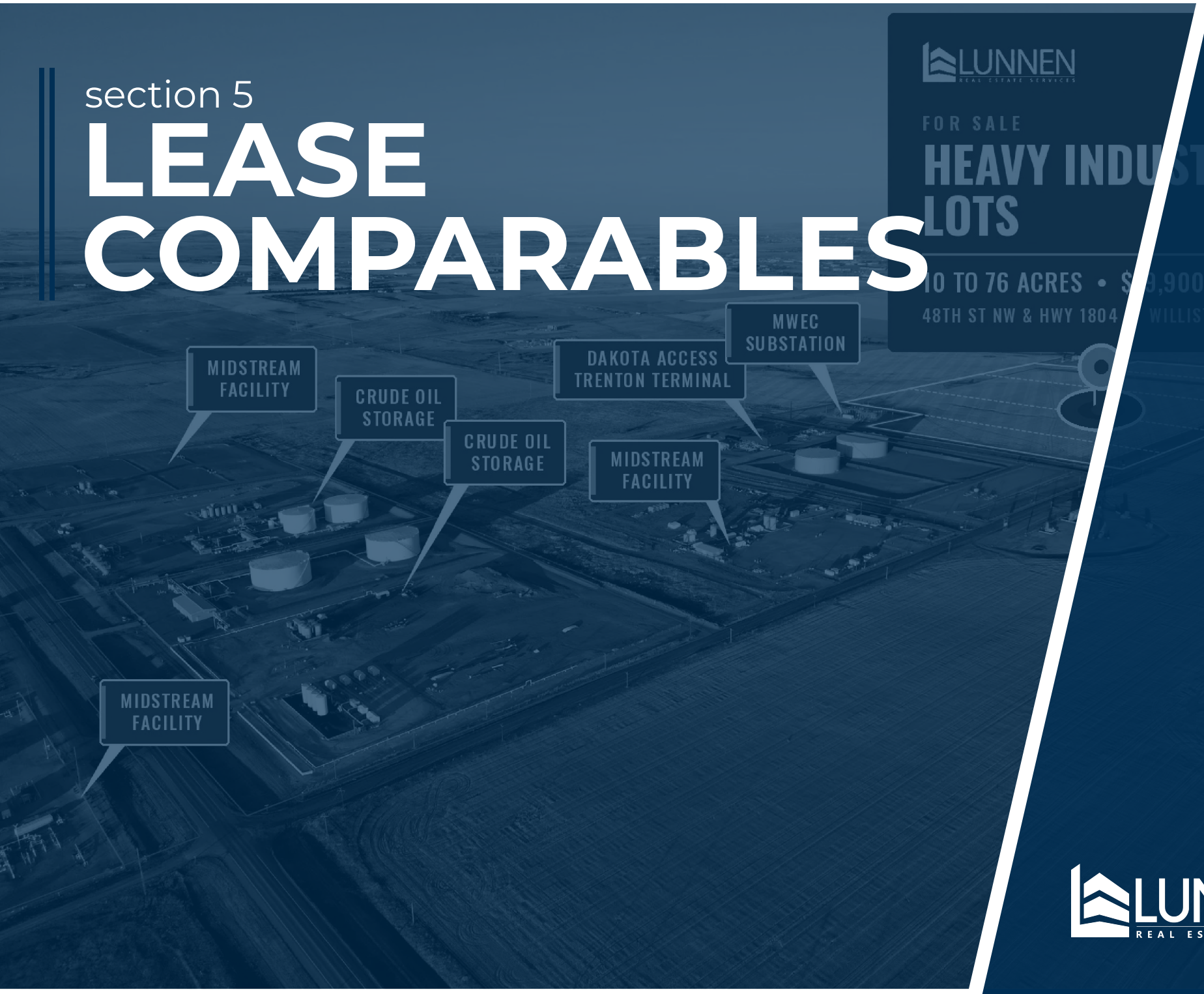
Edit Sale Comps" in the Page Edit Bar)

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

section 5

LEASE COMPARABLES



LUNNEN
REAL ESTATE SERVICES



It turns out, you don't have any Comps Selected!

(click "

Edit Lease Comps" in the Page Edit Bar)

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com



It turns out, you don't have any Comps Selected!

(click "

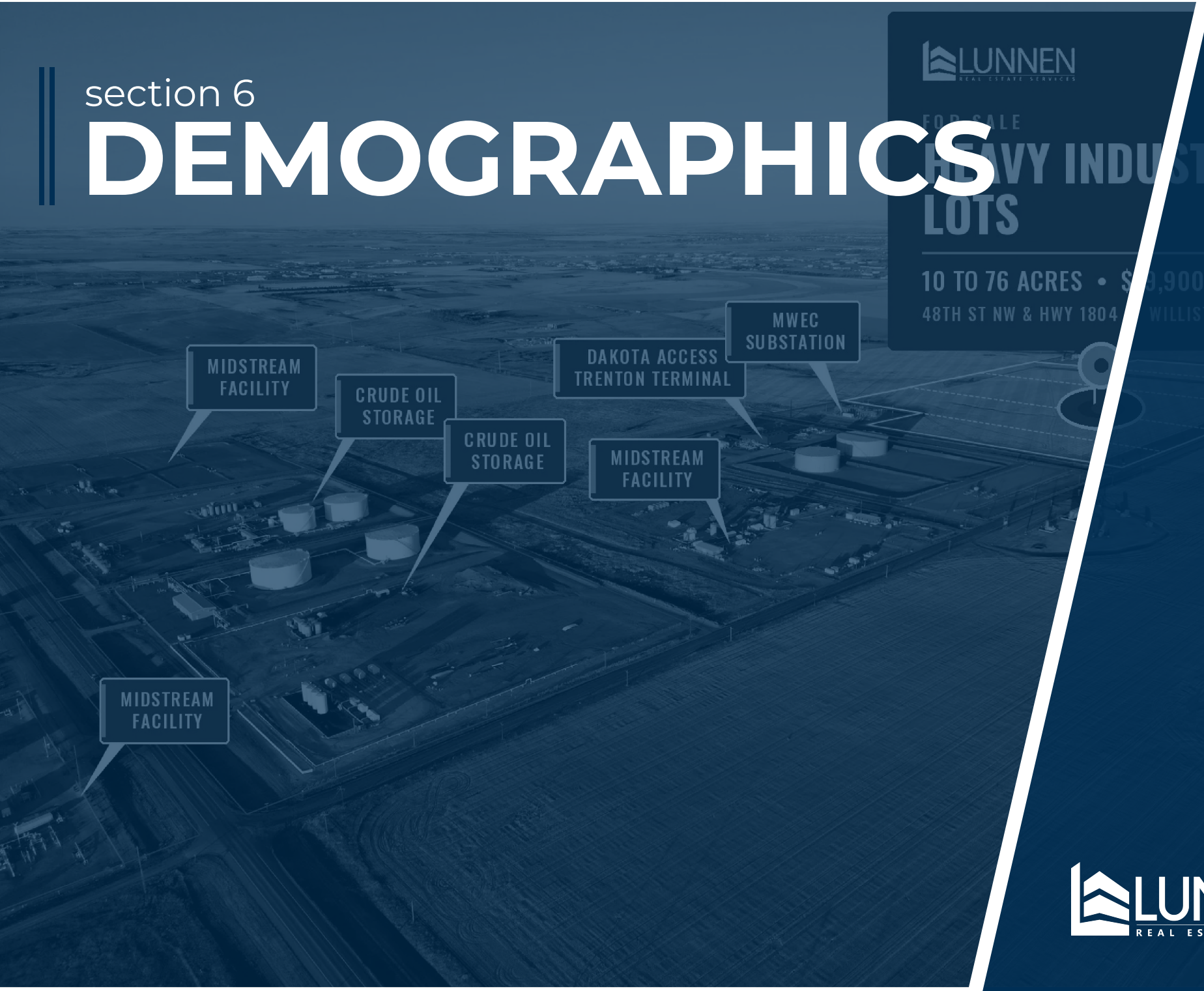
Edit Lease Comps" in the Page Edit Bar)

JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

section 6

DEMOGRAPHICS

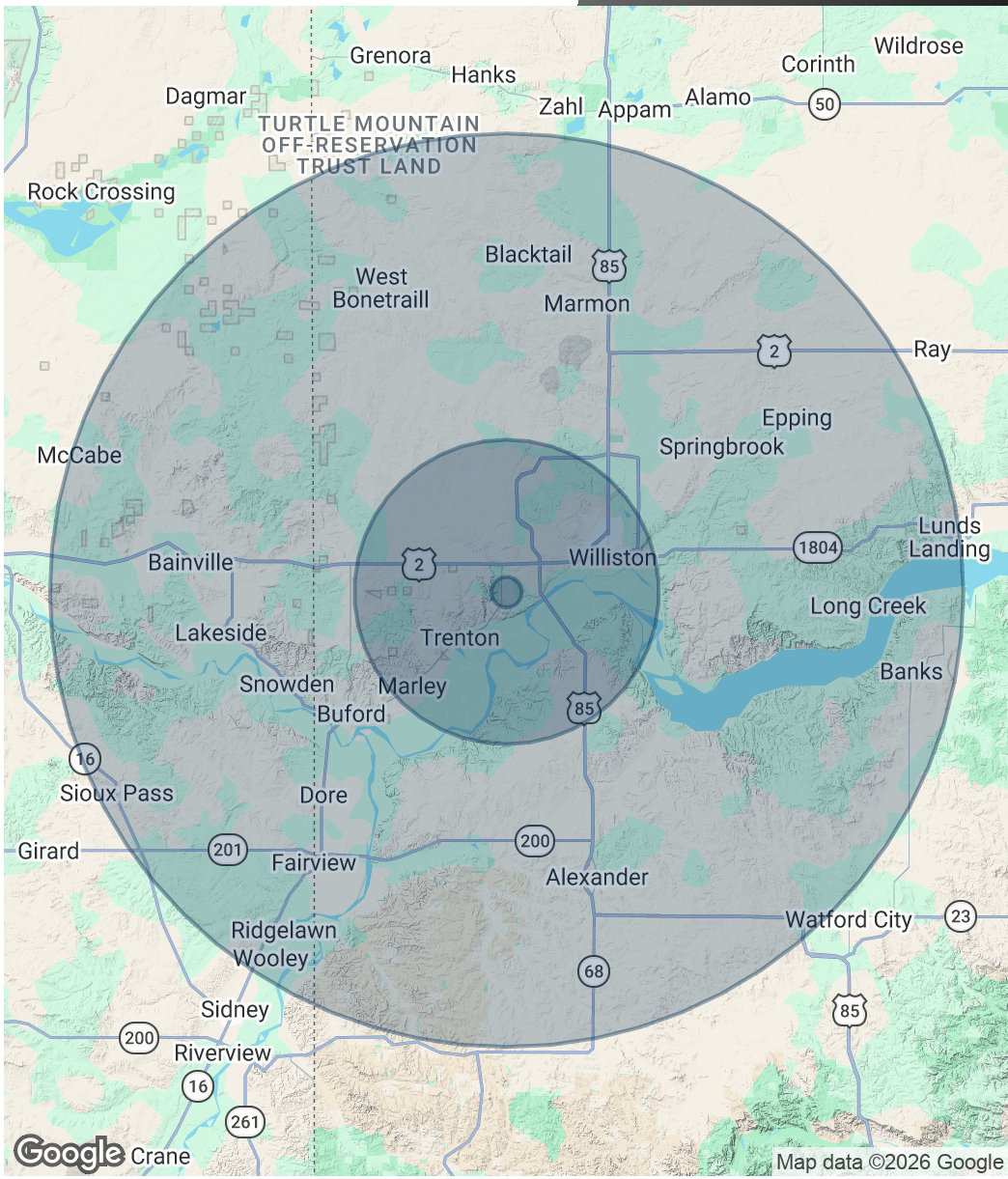


LUNNEN
REAL ESTATE SERVICES

POPULATION	1 MILE	10 MILES	30 MILES
Total Population	6	10,943	30,150
Average Age	46.6	36.9	39.1
Average Age (Male)	50.3	35.8	37.7
Average Age (Female)	43.5	38.8	41.4

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	2	4,684	12,899
# of Persons per HH	3.0	2.3	2.3
Average HH Income	$85,775	$65,956	$67,197
Average House Value		$99,466	$109,789

** Demographic data derived from 2020 ACS - US Census*



JEFF LUNNEN
701.428.1243
jeff@lunnen.com

30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
www.lunnennorthdakota.com

section 7

ADVISOR BIOS



LUNNEN
REAL ESTATE SERVICES



JEFF LUNNEN

Managing Principal & Broker

jeff@lunnen.com
Direct: *701.428.1243*

ND #3178 // CalDRE #01716571

PROFESSIONAL BACKGROUND

Lunnen Real Estate Services, Inc.
Lunnen Real Estate Services is a multi-state commercial real estate brokerage and investment firm with more than 35 years of proven success. The firm specializes in the sales and leasing of industrial, office, retail, multifamily, self-storage, and land assets, delivering strategic solutions for property owners, investors, and tenants.

Jeff Lunnen, Managing Principal & Broker
With over 20 years of experience, Jeff Lunnen is recognized for his brokerage expertise in the analysis, marketing, and disposition of commercial properties. He has successfully completed more than $1 Billion in sales and leasing transactions, including over $600 million in the Bakken oil fields, representing private owners, institutional investors, and national banking institutions.

In addition to his brokerage practice, Jeff has significant experience in entitlement, development, and construction. His track record includes entitling and developing five industrial parks and constructing more than 500,000 square feet of industrial space, while contributing to the development of over 13,000 acres and 2 million square feet of office, industrial, retail, and residential projects across North Dakota, California, Utah, and Colorado.

Licensed as a Real Estate Broker in both North Dakota and California, Jeff brings unmatched market knowledge and a unique combination of brokerage skill and development insight that provides added value to every client engagement.

Lunnen Real Estate Services
30220 Rancho Viejo Road Suite A
San Juan Capistrano, CA 92675
701.428.1243