

land

FOR SALE

+/- 2.5 AC TO [illegible] LOT(S) FOR SALE O[illegible]

56TH STREET NW & COUNTY ROAD 9 | WILLISTON, N[illegible]

LUNNEN
REAL ESTATE SERVICES





PROPERTY SUMMARY

Sale Price:	Subject To Offer
Lot Size:	+/- 8 Acres
Zoning:	Industrial

Cross Streets:

PROPERTY OVERVIEW

+/- 2.5 to +/- 8 acre industrial/commercial lot for sale or lease. The lot is flat, has gravel road access. Water, power, natural gas and fiber optic cable are available to the site.

PROPERTY HIGHLIGHTS

- +/- 2.5 ac to +/- 8 ac Industrial Lot(s) For Sale or Lease
- Flat topography
- Gravel road access
- Water, power, natural gas and fiber optic cable are available to the site
- Zoning allows for a "managers unit" onsite for onsite living quarters
- Seller financing available to qualified buyers
- Property is ready to be split into (2) 2.5 acre parcels
- Available for lease, for truck parking, equipment or rig storage

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RETAILER MAP

JEFF LUNNEN
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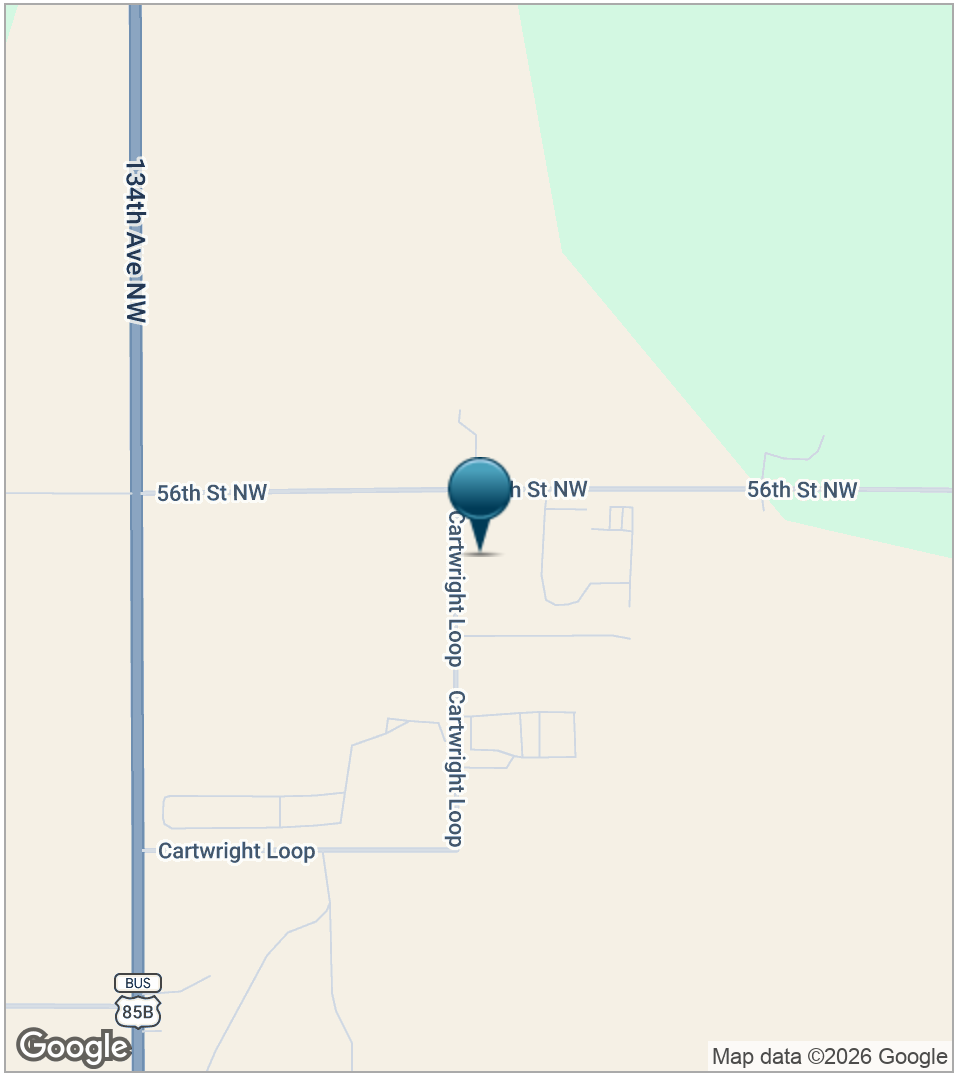
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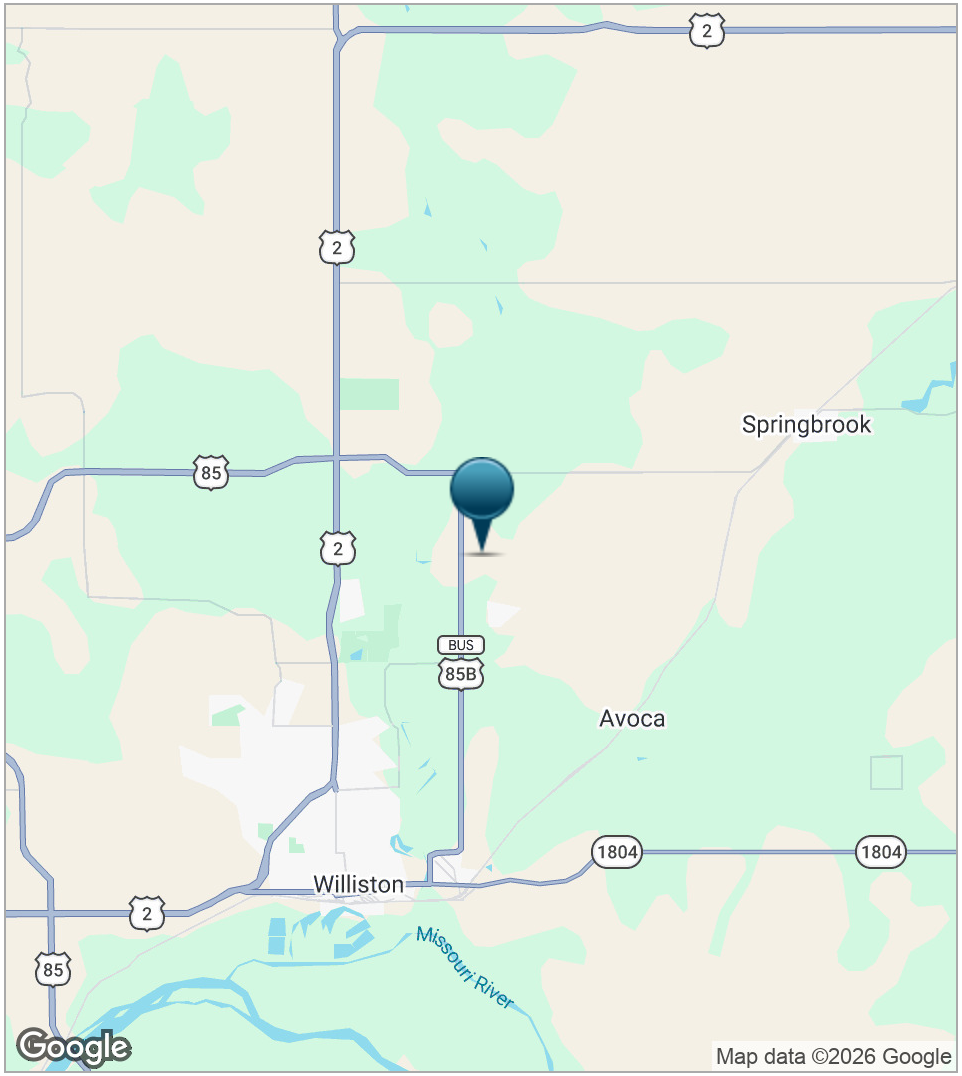


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LOCATION MAPS

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JEFF LUNNEN

Managing Principal & Broker



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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.

ADVISOR BIO & CONTACT 1
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