

land

FOR SALE

FOUR SHOVEL READY COMMERCIAL LOTS
HWY 2 | WILLISTON, ND 58801

LUNNEN
REAL ESTATE SERVICES

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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

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section 1

PROPERTY INFORMATION

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PROPERTY SUMMARY

Sale Price:	Subject To Offer
Lease Rate	Negotiable
MISC	4 Shovel Ready Commercial Lots
Zoning	Highway Corridor Commercial

PROPERTY OVERVIEW

For Sale or Lease Immediately

PROPERTY HIGHLIGHTS

- 4 shovel ready lots available for sale or lease
- Utilities: all city services, water, sewer, electric
- Topo: Flat lots
- Seller would consider a ground lease,
- Available for a build-to-suit
- Owner financing may be available
- Great exposure and traffic, platted and ready,
- Center to many major companies including NOV, Schlumberger, CUDD, Baker Hughes....

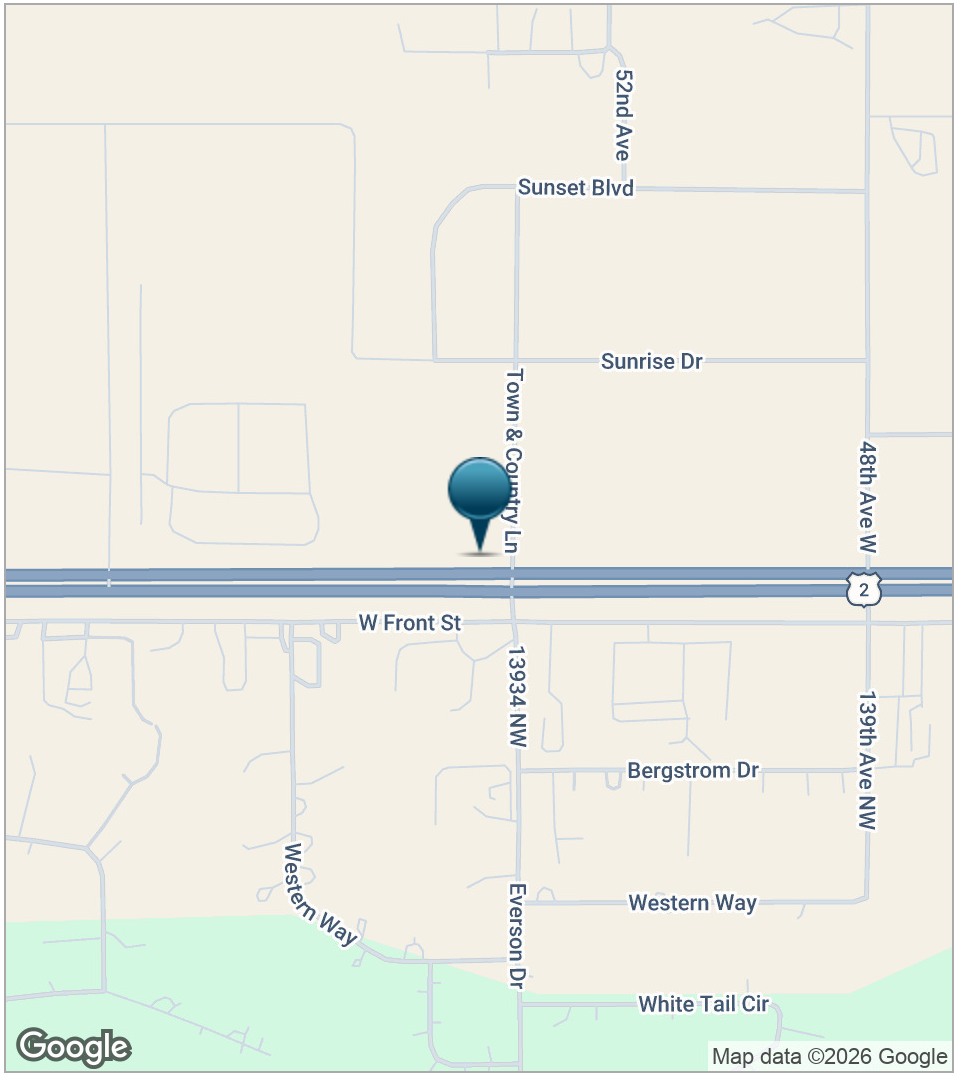
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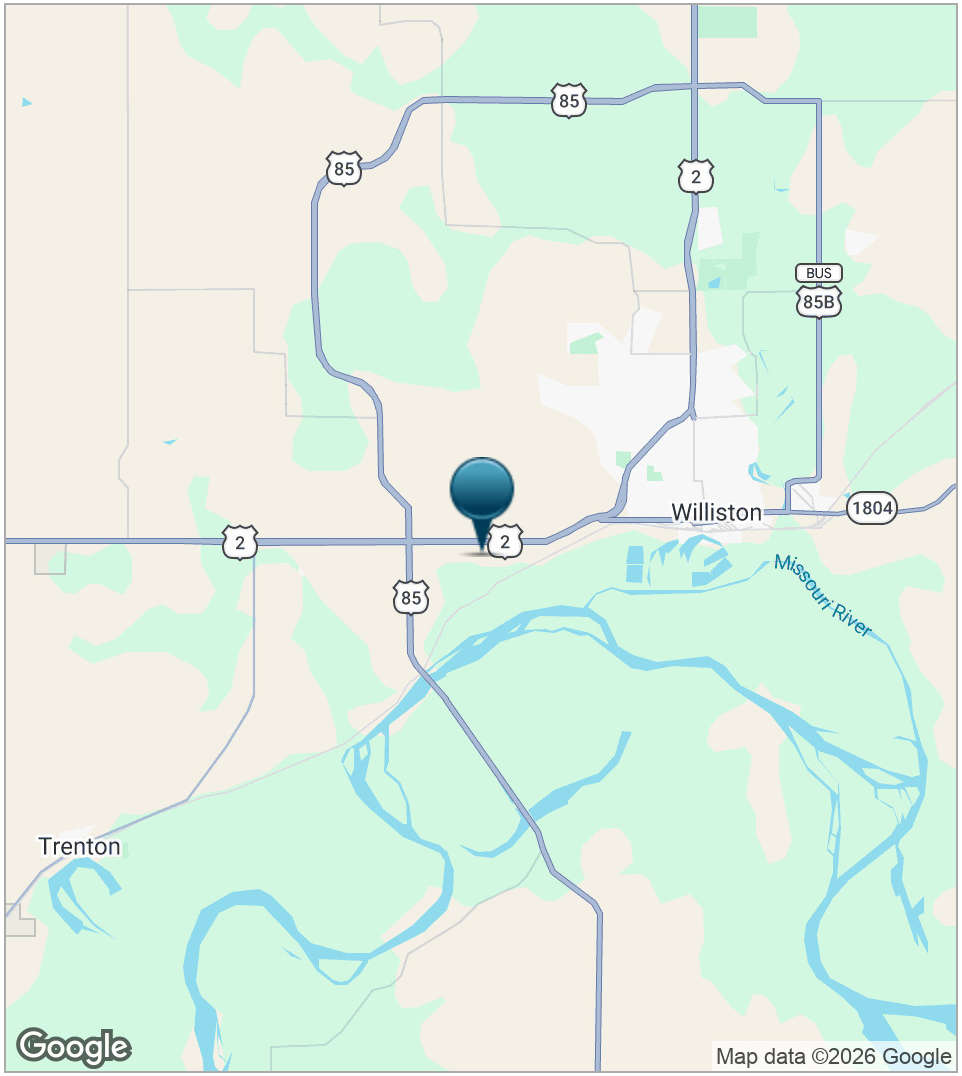


section 2

LOCATION INFORMATION

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LOCATION MAPS

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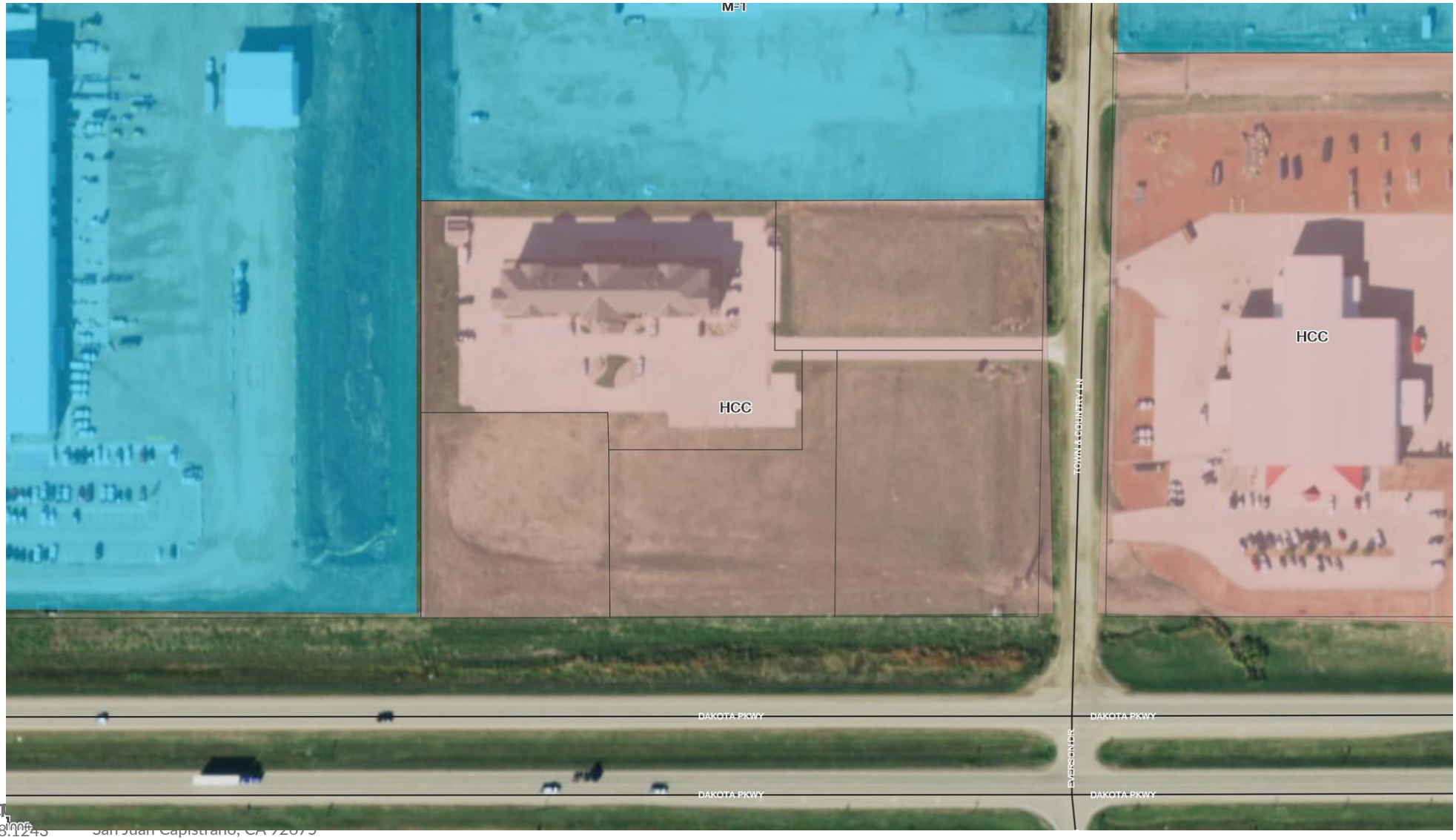
RETAILER MAP

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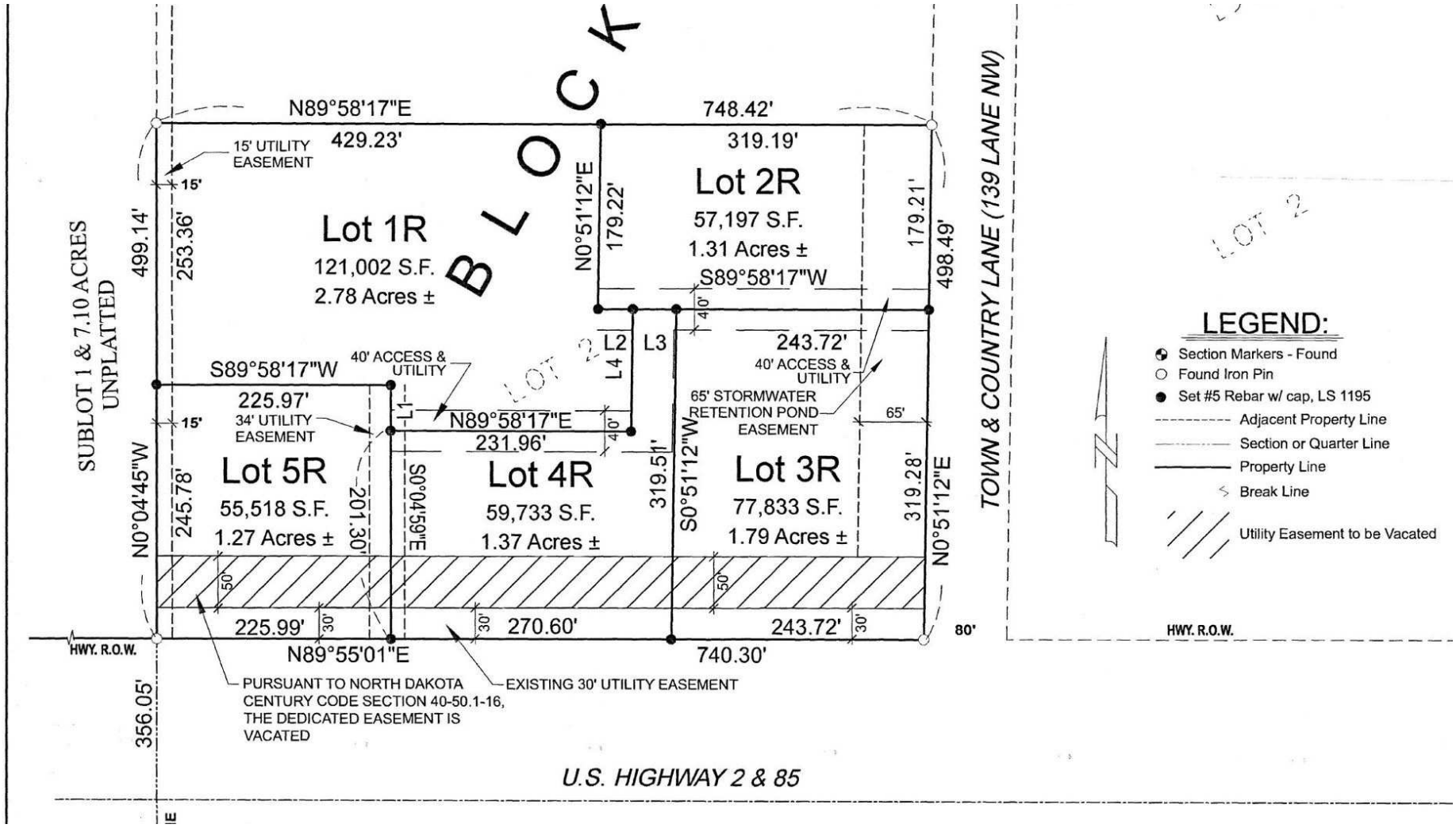
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BLOCK
N89°58'17"E
748.42'
429.23'
319.19'
15' UTILITY EASEMENT
15'
Lot 1R
121,002 S.F.
2.78 Acres ±
Lot 2R
57,197 S.F.
1.31 Acres ±
N0°51'12"E
179.22'
179.21'
499.14'
253.36'
498.49'
S89°58'17"W
40'
L2
L3
L4
L1
243.72'
40' ACCESS & UTILITY
65' STORMWATER RETENTION POND EASEMENT
65'
S89°58'17"W
225.97'
34' UTILITY EASEMENT
40' ACCESS & UTILITY
N89°58'17"E
231.96'
SUBLOT 1 & 7.10 ACRES UNPLATTED
N0°04'45"W
245.78'
Lot 5R
55,518 S.F.
1.27 Acres ±
201.30'
S0°04'59"E
Lot 4R
59,733 S.F.
1.37 Acres ±
319.51'
S0°51'12"W
Lot 3R
77,833 S.F.
1.79 Acres ±
319.28'
N0°51'12"E
50'
225.99'
30'
270.60'
243.72'
80'
HWY. R.O.W.
N89°55'01"E
740.30'
356.05'
PURSUANT TO NORTH DAKOTA CENTURY CODE SECTION 40-50.1-16, THE DEDICATED EASEMENT IS VACATED
EXISTING 30' UTILITY EASEMENT
U.S. HIGHWAY 2 & 85
TOWN & COUNTRY LANE (139 LANE NW)
LOT 2
LEGEND:
Section Markers - Found
Found Iron Pin
Set #5 Rebar w/ cap, LS 1195
Adjacent Property Line
Section or Quarter Line
Property Line
Break Line
Utility Easement to be Vacated

SITE PLAN



section 3

ADVISOR BIOS

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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.

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