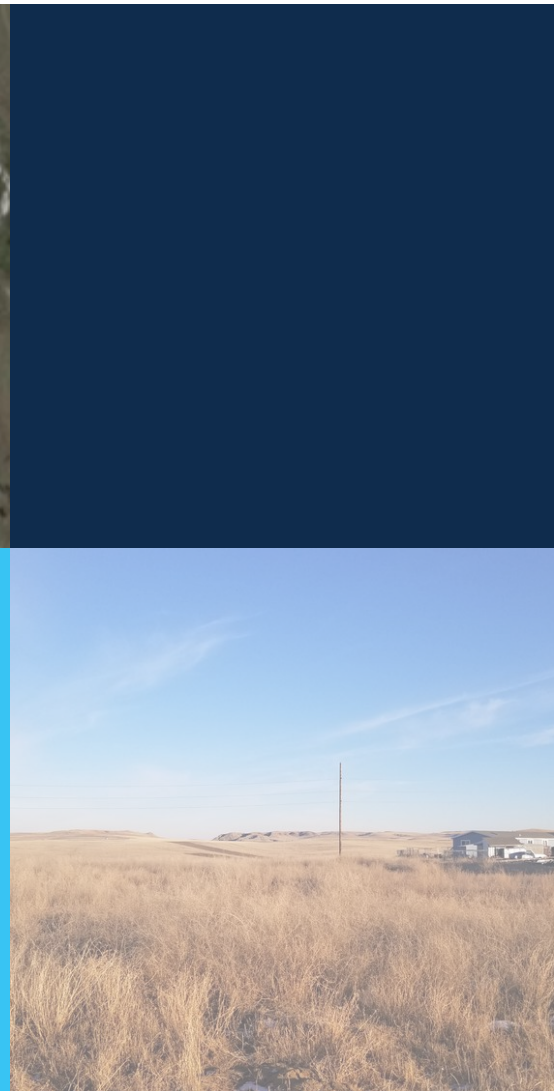


7.4 ACRES OF COMMERCIAL LAND FOR SALE
13000 ZOE ROAD, WATFORD CITY, ND 58854



**+7.4 ACRES OF
COMMERCIAL LAND
AVAILABLE IN WATFORD**



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price: \$349,900

Available SF:

Lot Size: 7.0 Acres

Zoning: Commercial

Price / SF: \$1.15

PROPERTY OVERVIEW

+/- 7 Acres of Commercial Land Available, Located a Few Miles South of Watford City, East of Highway 85. Strategic Location in the Middle of the Drilling Activity.

PROPERTY HIGHLIGHTS

- 7 Acres of Commercial Land on the South Side of Watford City, East of Highway 85
- Located in the Killer B Subdivision East of the M & M Park
- Good Road Access to Highway 85
- Located Conveniently Near Workforce Housing, Including Two RV/Mobile Home Parks

Proven Realty Brokered By EXP Realty | 701.369.3949 | 3210 27th St West, Williston, ND 58801

ERIK PETERSON

701.369.3949

Erik@ProvenRealtyND.com

ND #9328 MT #65900

LUCAS NATWICK

701.580.0564

Lucas@provenrealtynd.com

ND #10666



PROPERTY DETAILS & HIGHLIGHTS

Land For Sale

7 Acres Of Commercial / Industrial Land Available | 13000 Zoe Road, Watford City, ND 58854

Property Name: 7 Acres of Commercial / Industrial Land Available

Property Address: 13000 Zoe Road, Watford City, ND 58854

Property Type: Land

Lot Size: 7.0 AC

Zoning: Commercial

Rail Access: N/A

PROPERTY OVERVIEW

+/- 7 Acres of Commercial Land Available, Located a Few Miles South of Watford City, East of Highway 85. Strategic Location in the Middle of the Drilling Activity.

LOCATION OVERVIEW

South of Watford City, East of Highway 85 on Zoe Road, Behind the M & M Park. Lot 3, Killer "B" Subdivision located in portions of Lot 1, All of Lot 2, and the E1/2, NW1/4, Section 7, Township 149 North. Range 98 West of the 5th P.M.



SALE HIGHLIGHTS

- 7 Acres of Commercial Land on the South Side of Watford City, East of Highway 85
- Located in the Killer B Subdivision East of the M & M Park
- Good Road Access to Highway 85
- Located Conveniently Near Workforce Housing, Including Two RV/Mobile Home Parks

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ADDITIONAL PHOTOS



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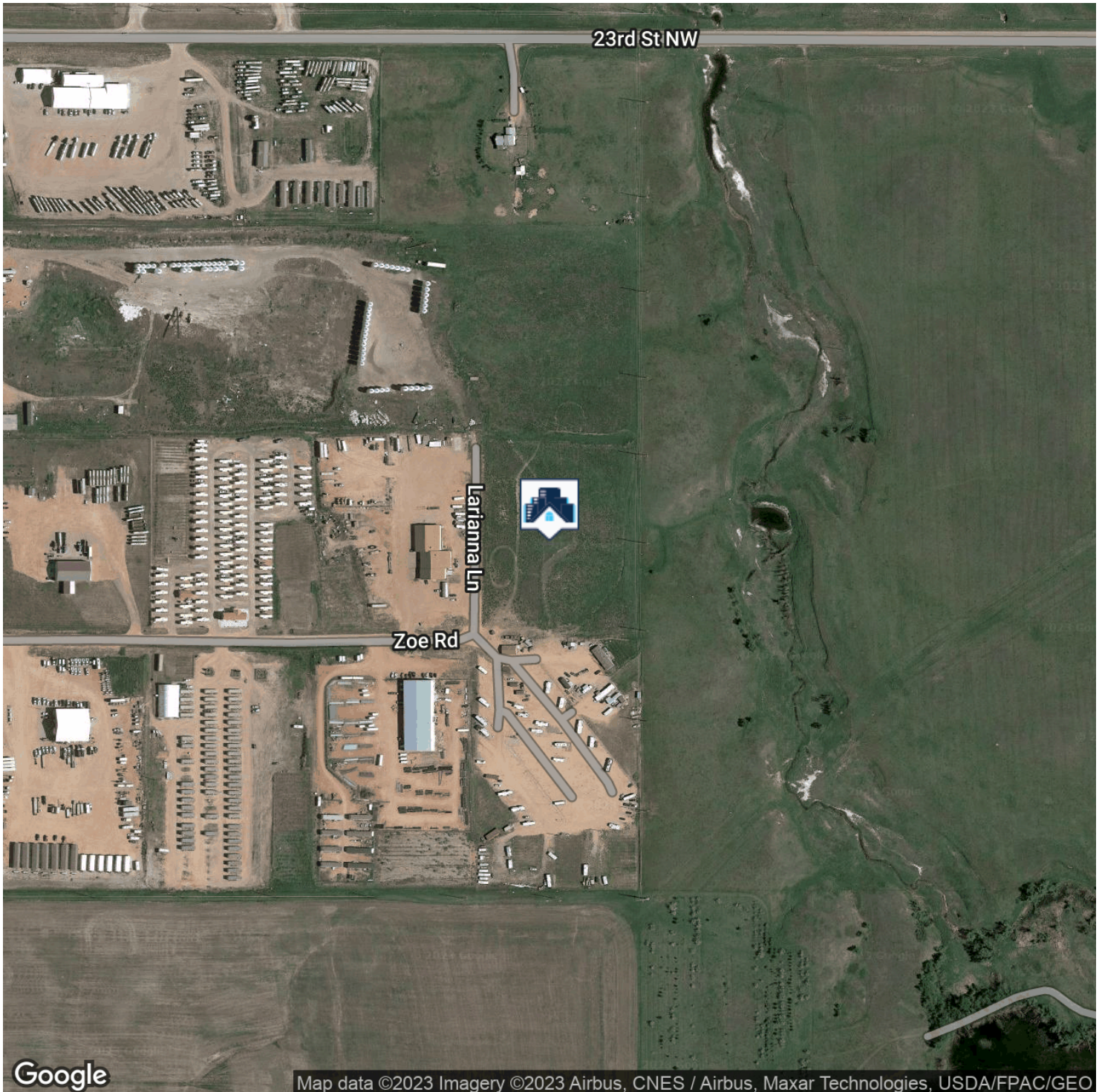
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LOCATION MAPS



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RETAILER MAP



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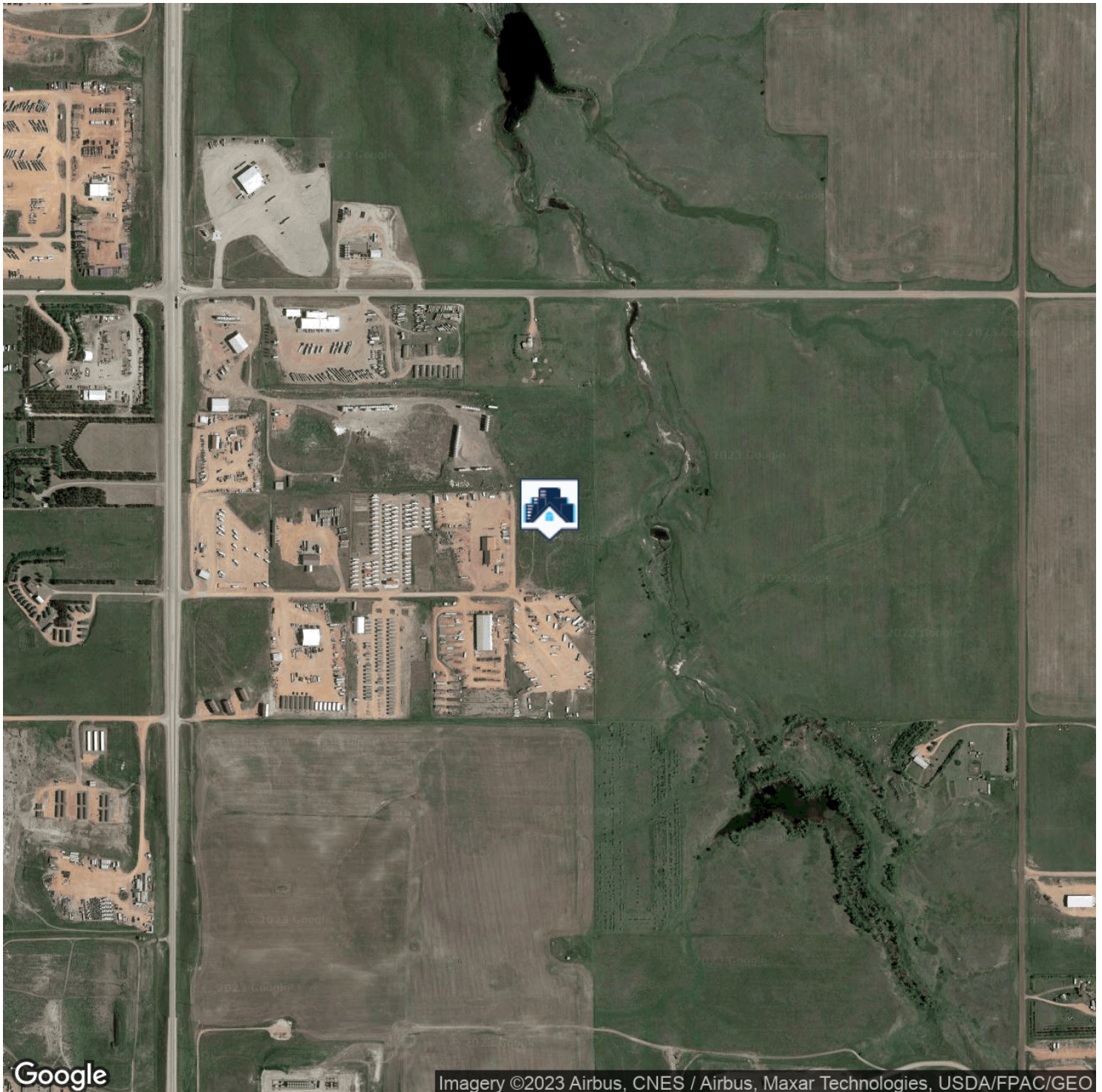
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AERIAL MAPS



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ADVISOR BIO



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

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PROFESSIONAL BACKGROUND

Erik Peterson is the founder of Proven Realty and brings extensive experience to the market. Erik was born and raised in Missoula, MT and grew up in a real estate family, where both of his parents had licenses. Over the past eight years, Erik has assisted property owners and tenants with all their real estate needs in North Dakota. In addition, Erik has helped Bakken companies create long term business relationships, develop real estate properties, sell & lease properties of all types, and find short and long term housing for families. He has previously held ownership interests in businesses in the Bakken which specialized in gravel transportation, potable water & septic hauling, porta potties and real estate development.

Erik has been involved in over \$300 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, Erik was a Salesperson at Energy Real Estate Solutions where he played a role in closing over \$10 million of real estate transactions and helped start their workforce housing division. Erik began his real estate career at Keller Williams, where he was their first licensed agent in Missoula, MT. Currently, KW has over 100 licensed agents in this market center.

Previously, Erik was President of Peterson Financial and spent 13 years helping investors reach their personal and financial goals. He held several investment licenses, each with a different specialty. He managed over 400 accounts in 7 states. In addition to his investment management expertise, he has consulted for several corporations to assist them to market, plan, and finance their businesses. This vast financial experience has given Erik a broad and diverse understanding of both corporate finance and business efficiency.

Erik has four children, ages 28, 26, 22, & 20. When he is not working tirelessly to assist clients with all of their property needs, he likes to hunt, fish, travel, and compete in Spartan Races.

EDUCATION

North Dakota Real Estate Broker Class-License #9328
 Montana Real Estate Broker Supervising Endorsement-License #RRE-BRO-LIC-65900
 BA Business Administration (Magna Cum Laude)- Eastern Oregon University-3.89 GPA
 Masters Degree Business Administration (Magna Cum Laude)- University of Montana- 3.9 GPA
 Certifications: CREIPS-(Certified Real Estate Investment Planning Specialist)
 NCREA (National Commercial Real Estate Advisor)

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AGENT BIO



Real Estate License #10666

Contact

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**LUCAS NATWICK
DIRECTOR OF SALES AND
RECRUITING**

Born and Raised in Williston, Lucas has many lifetime connections throughout the Bakken. As a graduate of Williston State College, Lucas studied Real Estate and Business Management before entering the Oil and Gas Industry. Like many in that industry, he was let go during the oil crash of 2020 and decided it was time to put his education in Real Estate to work. Since entering Real Estate full time Lucas has closed over \$20 Million in local real estate transactions.

When away from Real Estate, Lucas enjoys spending his time hunting, refereeing High School football games, spending time with his family and volunteering on local nonprofit boards. Lucas currently serves on the Board of Directors for Upper Missouri Ministries and the Williston Board of Realtors, while previously serving on the Board of the Williston Moose Lodge.

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