

PRIME WATFORD CITY INDUSTRIAL LAND FOR
SALE

122ND M AVE NW, WATFORD CITY, ND 58854



TIG INDUSTRIAL PARK,
LOTS FOR SALE



EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

- Industrial Development North of Watford City, Various Size Lots, PRICES:
- 2945 122nd M Ave NW, Block 1, Lot 1 = 3.59 Acres, \$179,500
- 2937 122nd M Ave NW, Block 1, Lot 2 = 3.48 Acres, \$174,000
- 2931 122nd M Ave NW, Block 1, Lot 3 = 3.48 Acres, \$174,000
- 2927 122nd M Ave NW, Block 1, Lot 4 = 3.47 Acres, \$173,500
- 12229 29th K St NW, Block 2 Lot 2, = 3.87 Acres, \$193,500
- 12236 29th K St NW, Block 3, Lot 1, = 3.28 Acres, \$164,000
- 930 122nd M Ave NW, Block 3, Lot 2 = 3.28 Acres, \$164,000
- 2926 122nd M. Ave NW, Block 3, Lot 3 = 3.28 Acres, \$164,000
- 12228 29th K St NW, Block 3, Lot 4 = 3.07 Acres, \$153,500

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LUCAS NATWICK

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PROPERTY DETAILS & HIGHLIGHTS

Land For Sale

TIG Industrial Park, Lots For Sale | 122nd M Ave NW, Watford City, ND 58854

Property Name: TIG industrial Park, Lots For Sale
Property Address: 122nd M Ave NW, Watford City, ND 58854
Property Type: Land
Lot Size: 3.+ AC
Zoning: Industrial

PROPERTY OVERVIEW

Industrial Development Subdivision McKenzie County
Located On Highway 1806, 2 Miles North of Intersection
1806 & Highway 23.

9 Lots Available In the TIG Industrial Park for Immediate
Development, Prices Starting at \$50,000 Per Acre!

LOCATION OVERVIEW

LOCATION, LOCATION, LOCATION! Looking For A Site To
Build A Shop? TIG Industrial Park Has Industrial Zoned
Lots Available. Approximately 2 miles North Of Watford
City. Adjacent To The ONEOK Natural Gas Refinery.
Perfect Location! Directly Off Of Paved Highway 1806,
No ROAD RESTRICTIONS! Industrial Development
Subdivision McKenzie County Location In The Heart Of
The Bakken Shale Play.



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ADDITIONAL
PHOTOS



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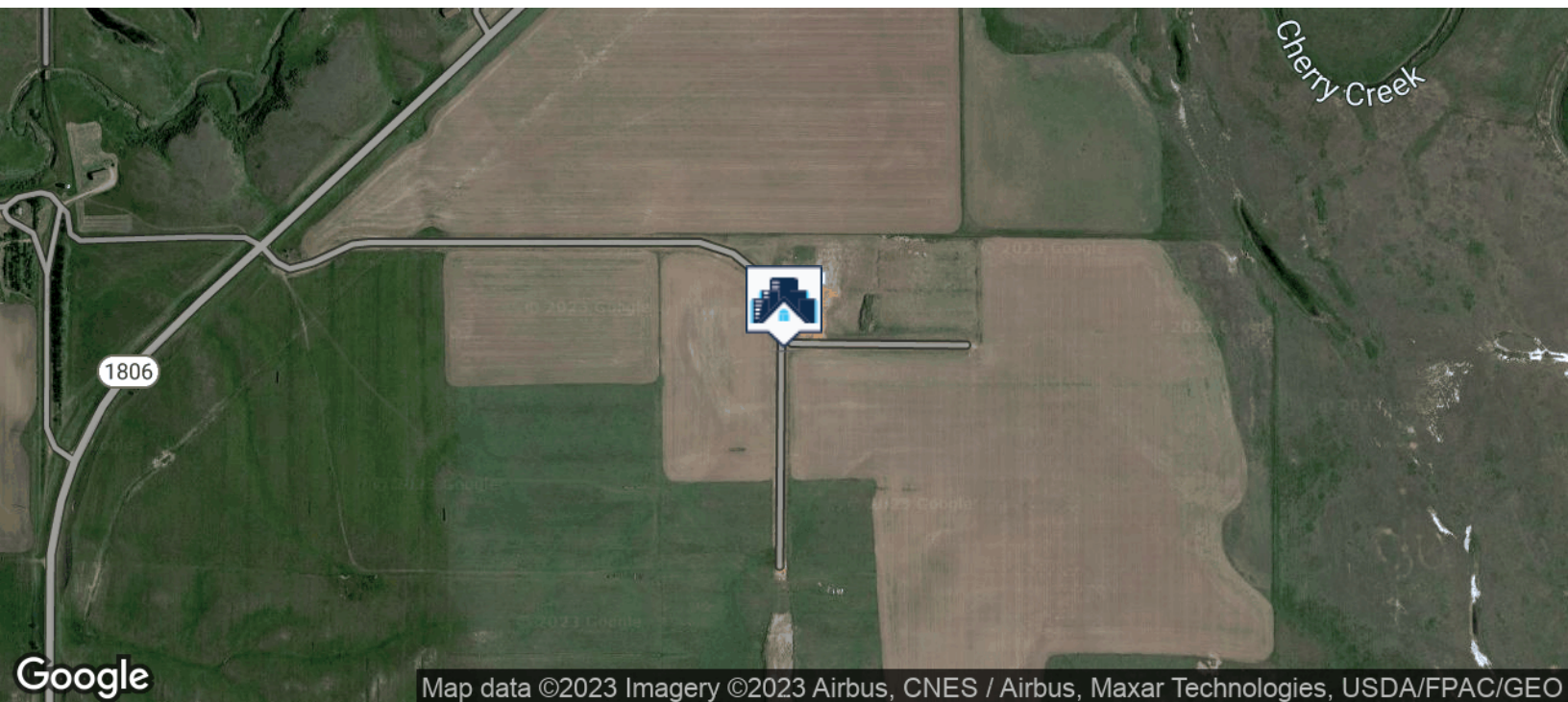
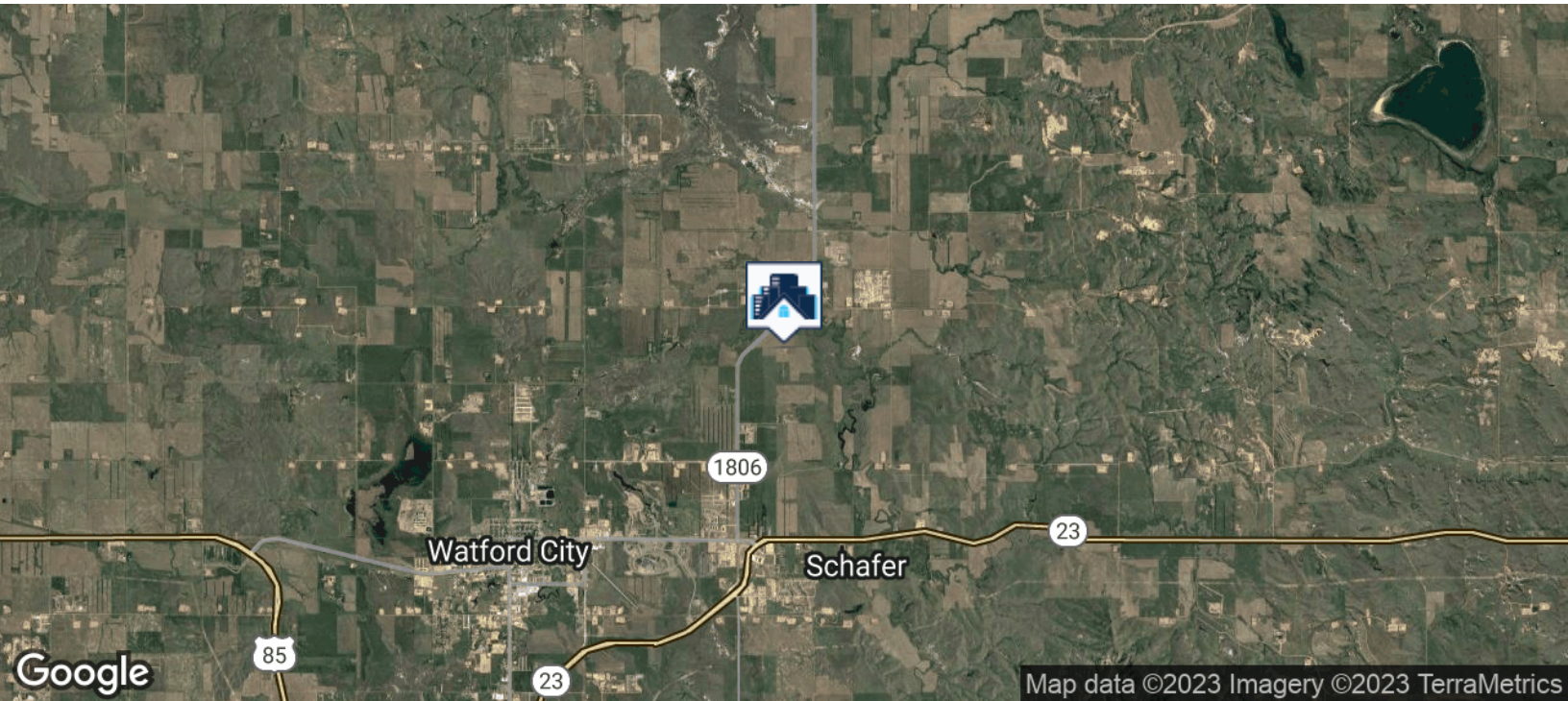
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LOCATION MAPS



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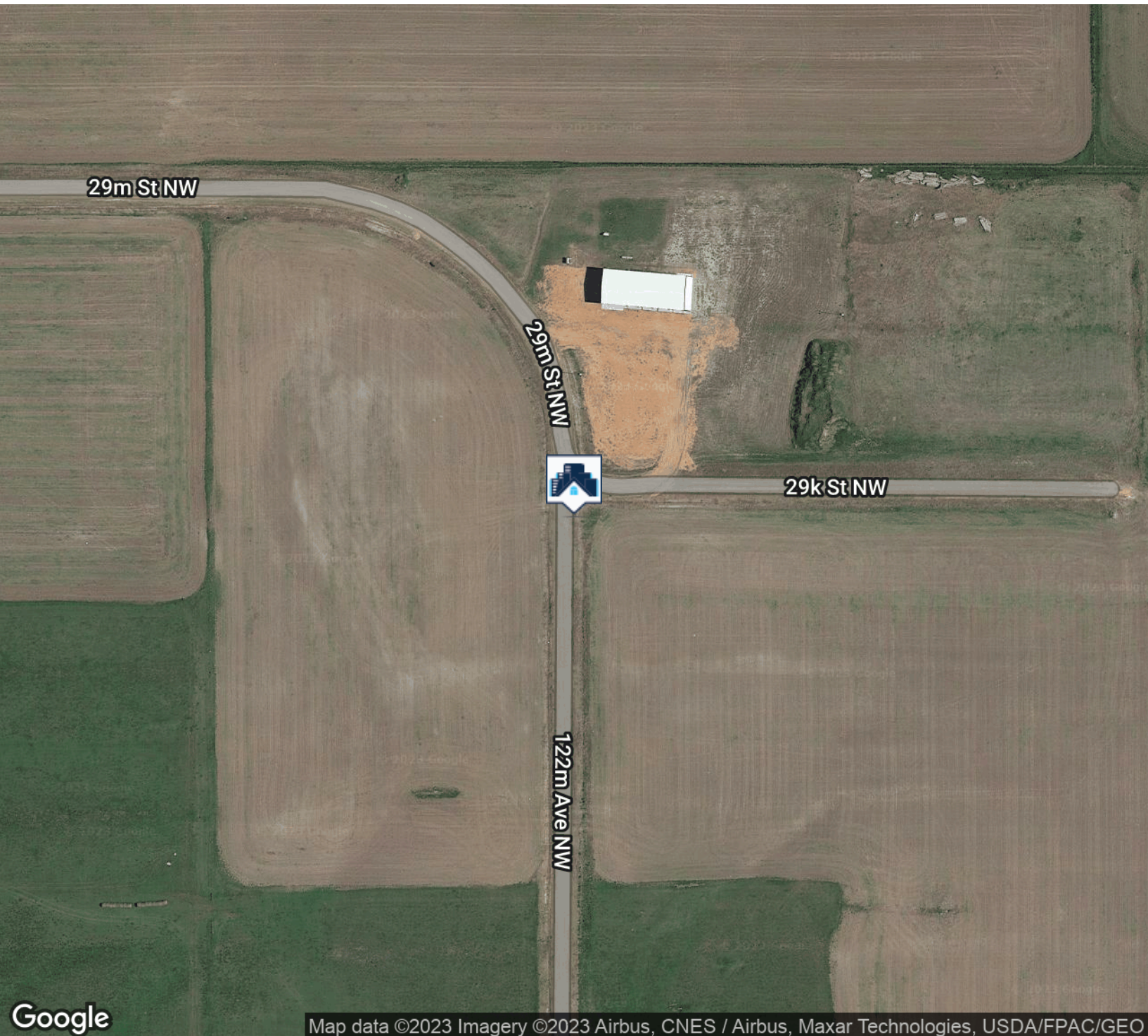
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AERIAL MAPS



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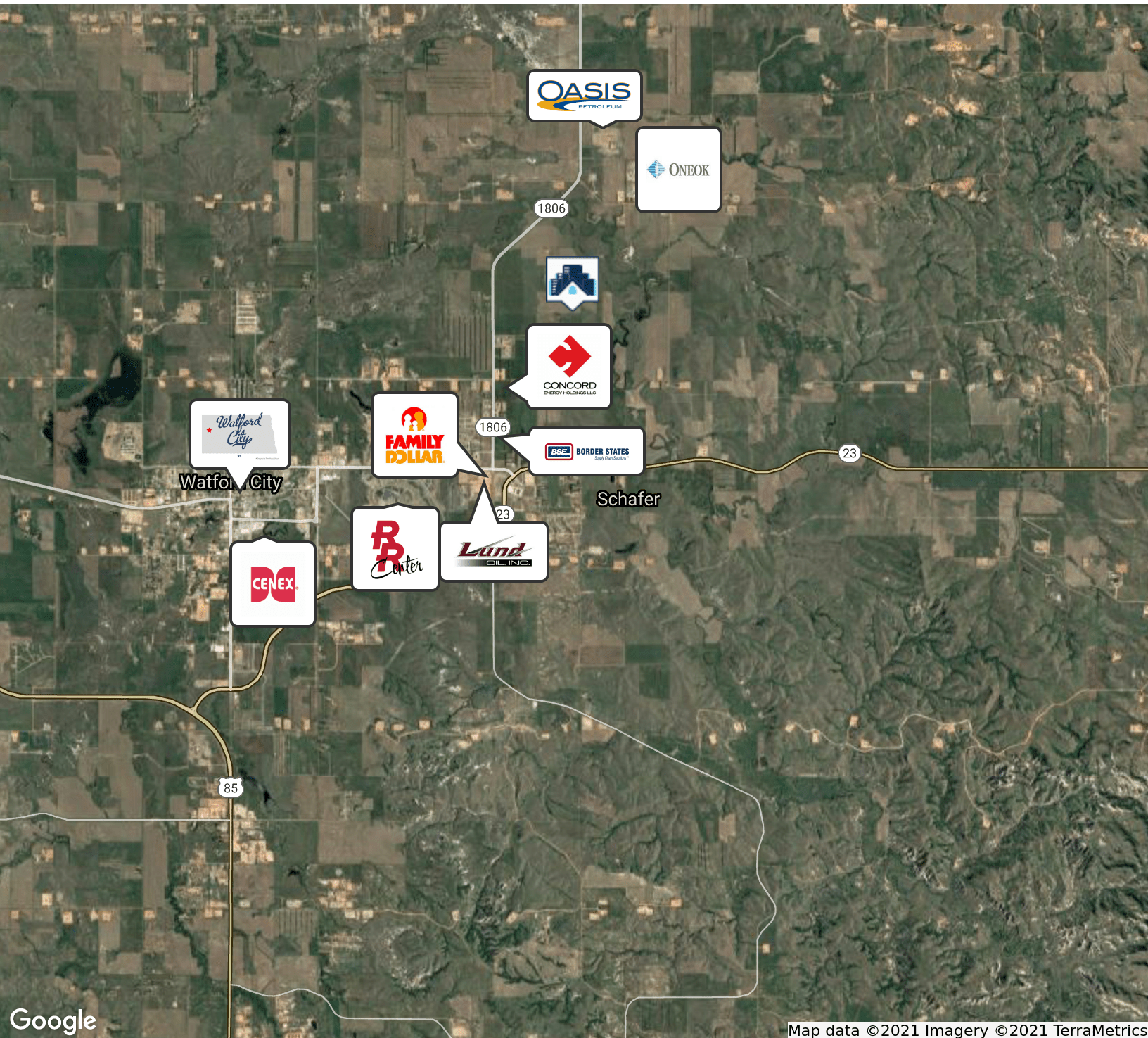
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RETAILER MAP



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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



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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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