

**HEAVY INDUSTRIAL LAND FOR SALE**  
4600 146TH AVE NW, WILLISTON, ND 58801



4.48 ACRES OF HEAVY  
INDUSTRIAL LAND  
READY TO BUILD!



EXECUTIVE  
SUMMARY

## OFFERING SUMMARY

Sale Price: \$55,000

Available SF:

Lot Size: 4.48 Acres

Zoning: Heavy Industrial

Price / SF: \$0.28

## PROPERTY HIGHLIGHTS

- Lot Is Ready For A Building & Rough Graded
- Zoned Heavy Industrial
- Infrastructure Available: Rural Water to the Site, Three Phase Power Runs Through Property
- Well Maintained Road
- Ability To Tap Into Nearby Waste Water Treatment Facility
- 5 miles West of Williston, the Epicenter of Bakken Oil Drilling Activity
- Situated Directly Between Two Target Logistics Mancamps, Near a 130-lot RV Park, Two Commercial Subdivisions and a 78-lot Residential Subdivision

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

ERIK PETERSON

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Erik@ProvenRealtyND.com

ND #9328 MT #65900

LUCAS NATWICK

701.580.0564

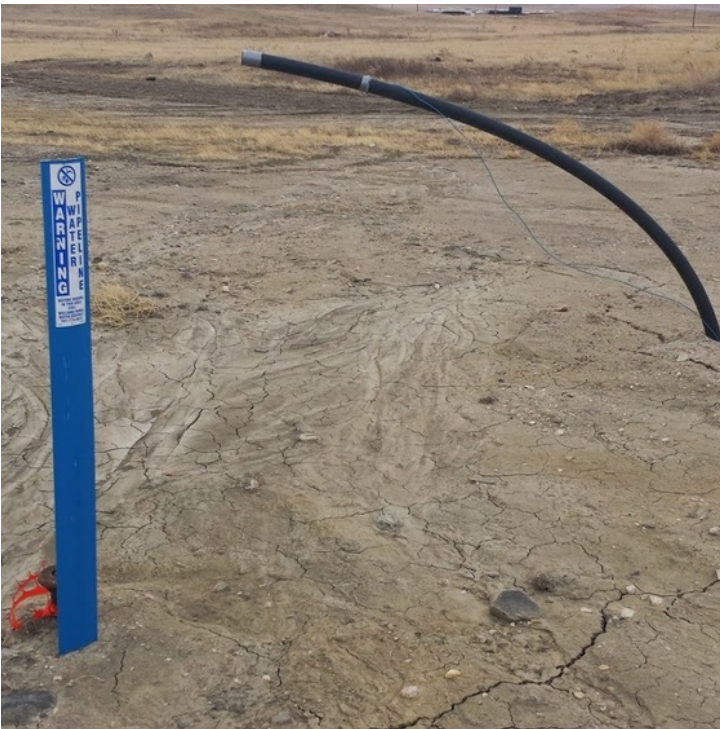
Lucas@provenrealtynd.com

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## ADDITIONAL PHOTOS



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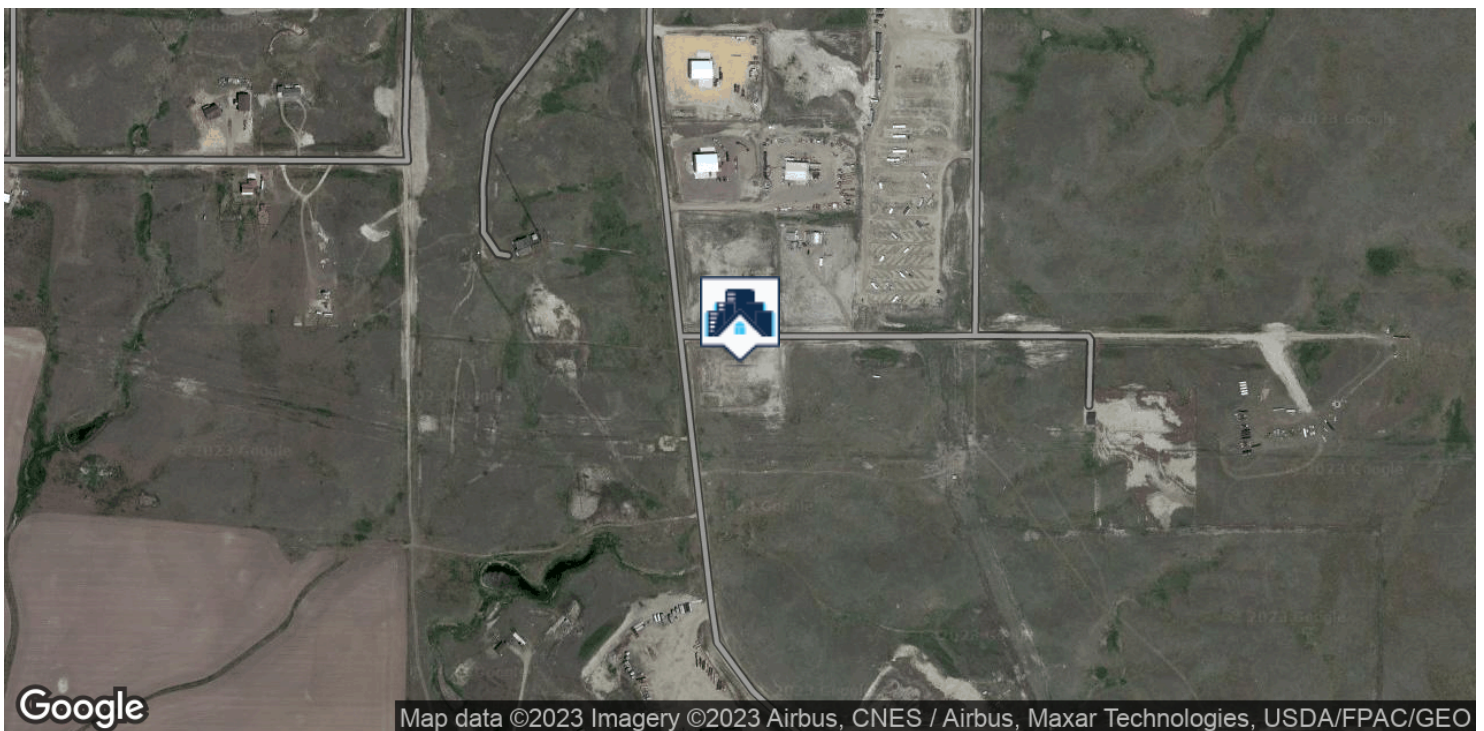
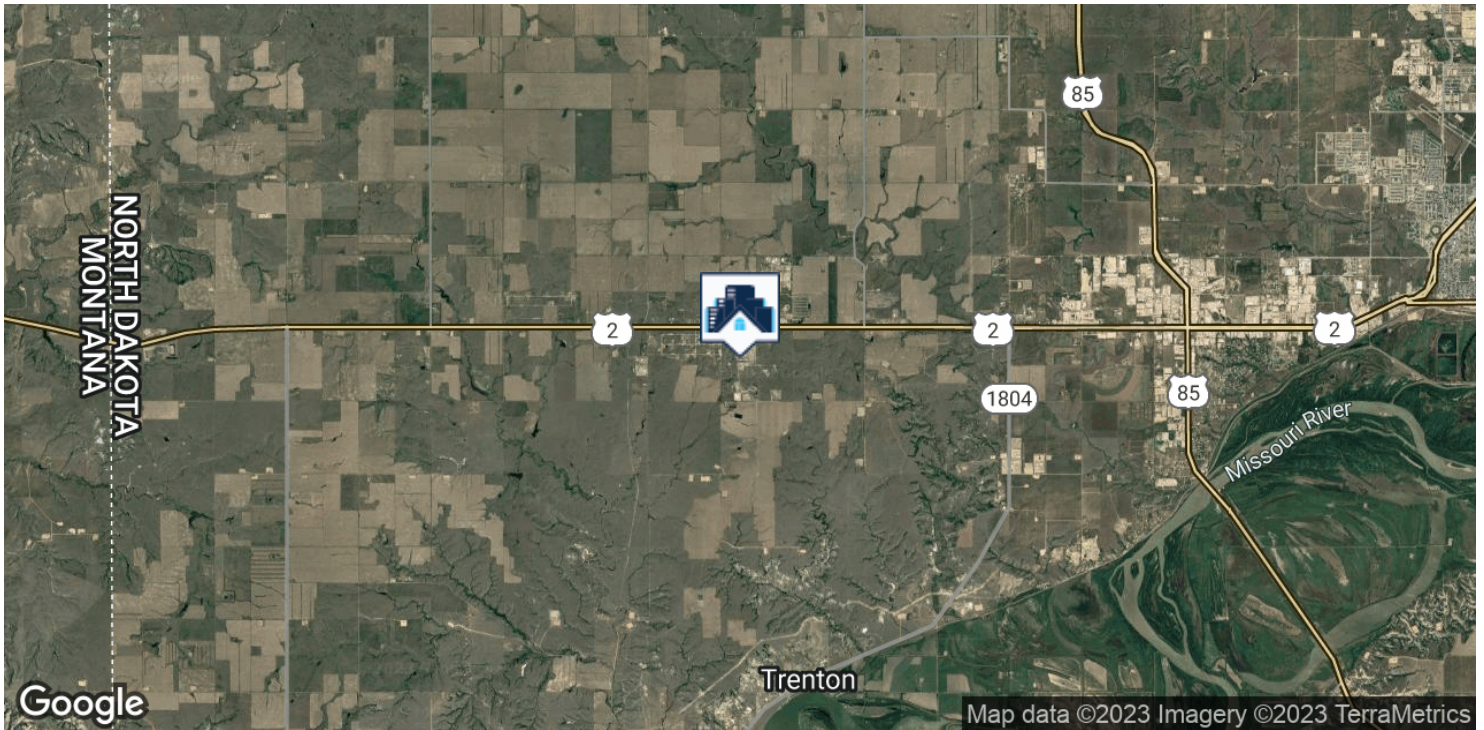
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## LOCATION MAPS



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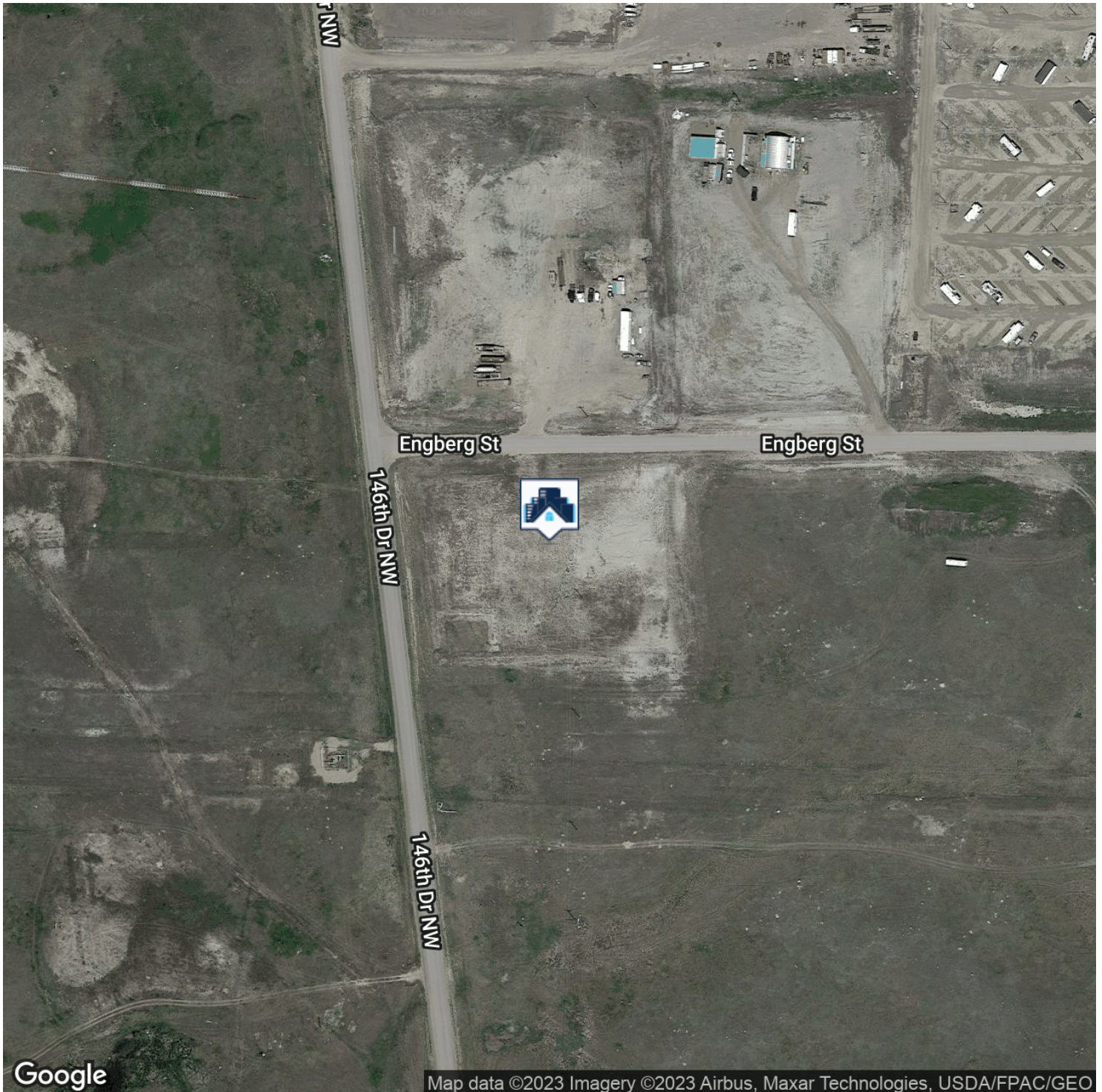
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## AERIAL MAPS



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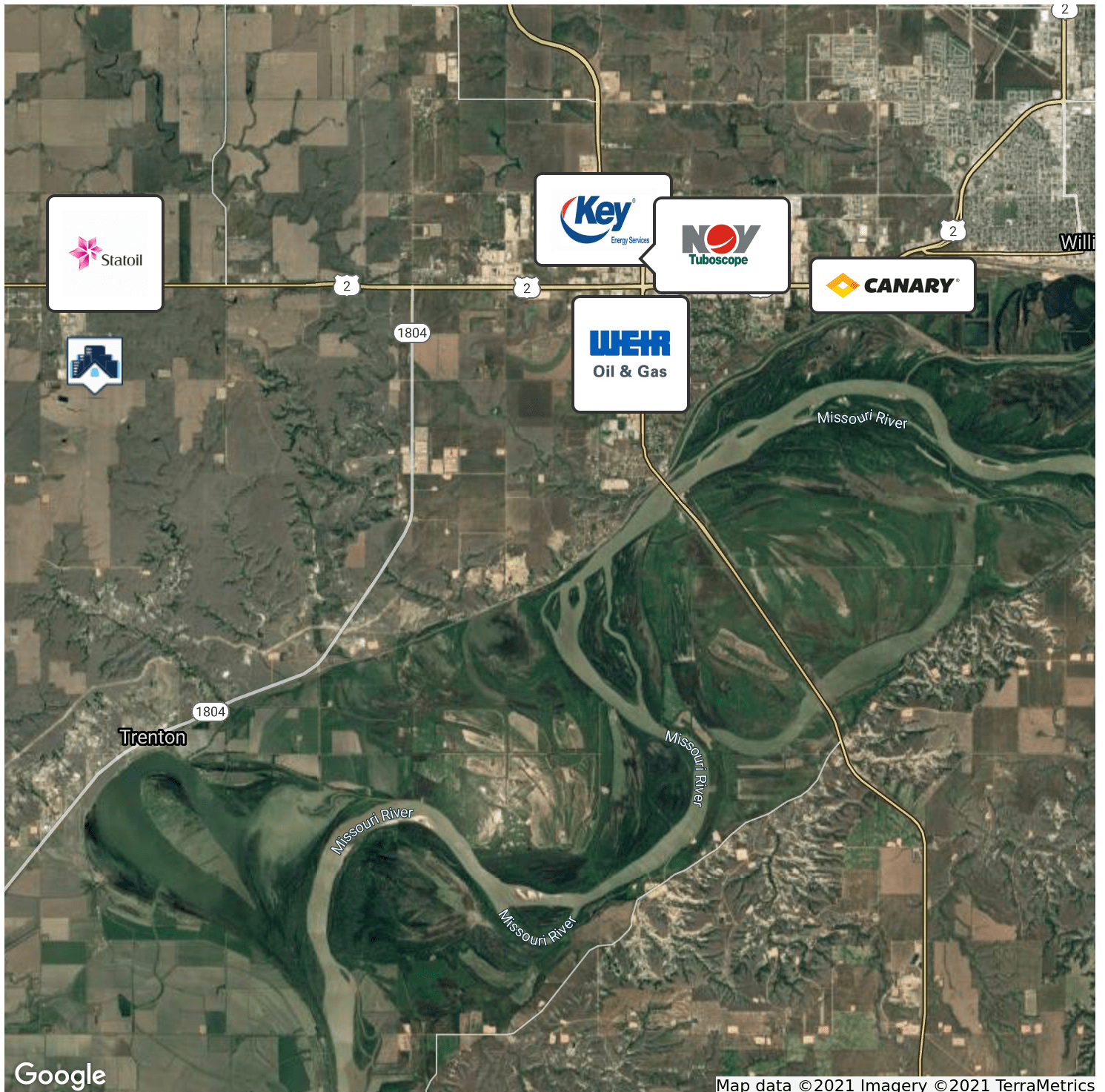
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# RETAILER MAP



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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)

#### PROVEN REALTY BROKERED BY EXP REALTY

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#### ERIK PETERSON

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#### LUCAS NATWICK

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## AGENT BIO



Real Estate License #10666

**Contact**

Office: (701) 580 0564

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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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