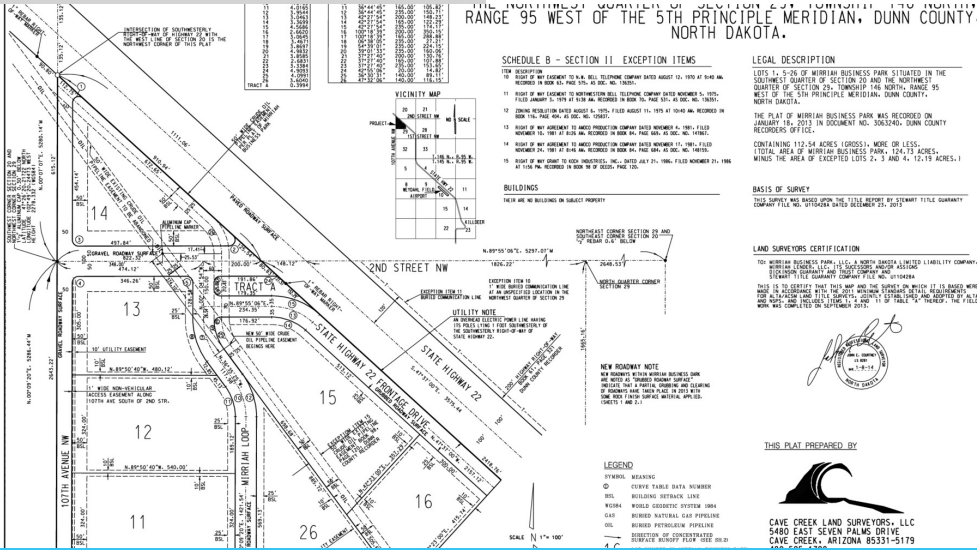


# LAND FOR SALE

## TBD HWY 22, KILLDEER, ND 58640



ATTENTION  
DEVELOPERS: 23 LOTS IN  
THE 26-LOT MIRRIAH  
BUSINESS PARK



## EXECUTIVE SUMMARY



Sale Price: \$979,000

Lot Size: 96.06 Acres

## PROPERTY OVERVIEW

This Commercial Land located in Mirriah Business Park consists of 23 lots in the 26-lot Mirriah Business Park, which has also been known as the Killdeer Business Park, located several miles north of Killdeer, North Dakota on the west side of Highway 22. Of the original 26 lots, lots 2, 3 and 4 have already been sold.

## PROPERTY HIGHLIGHTS

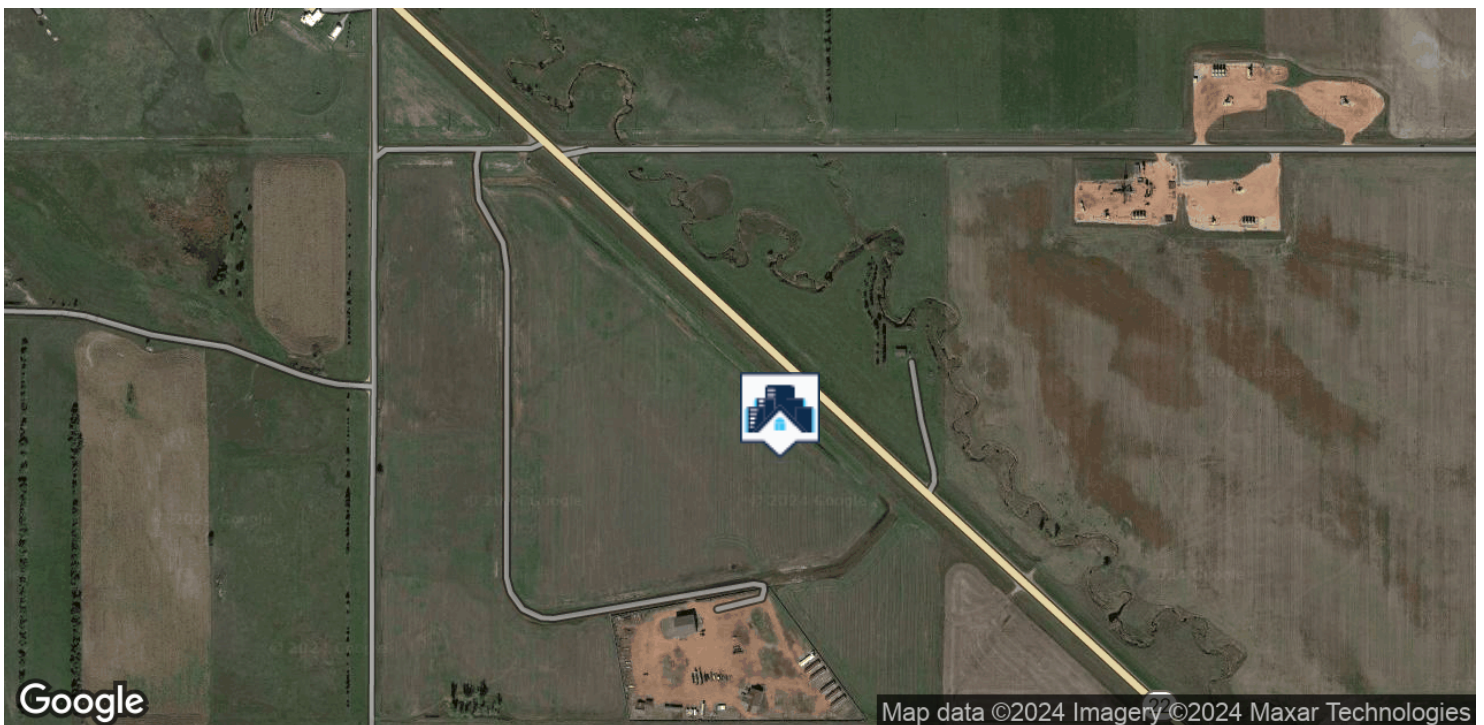
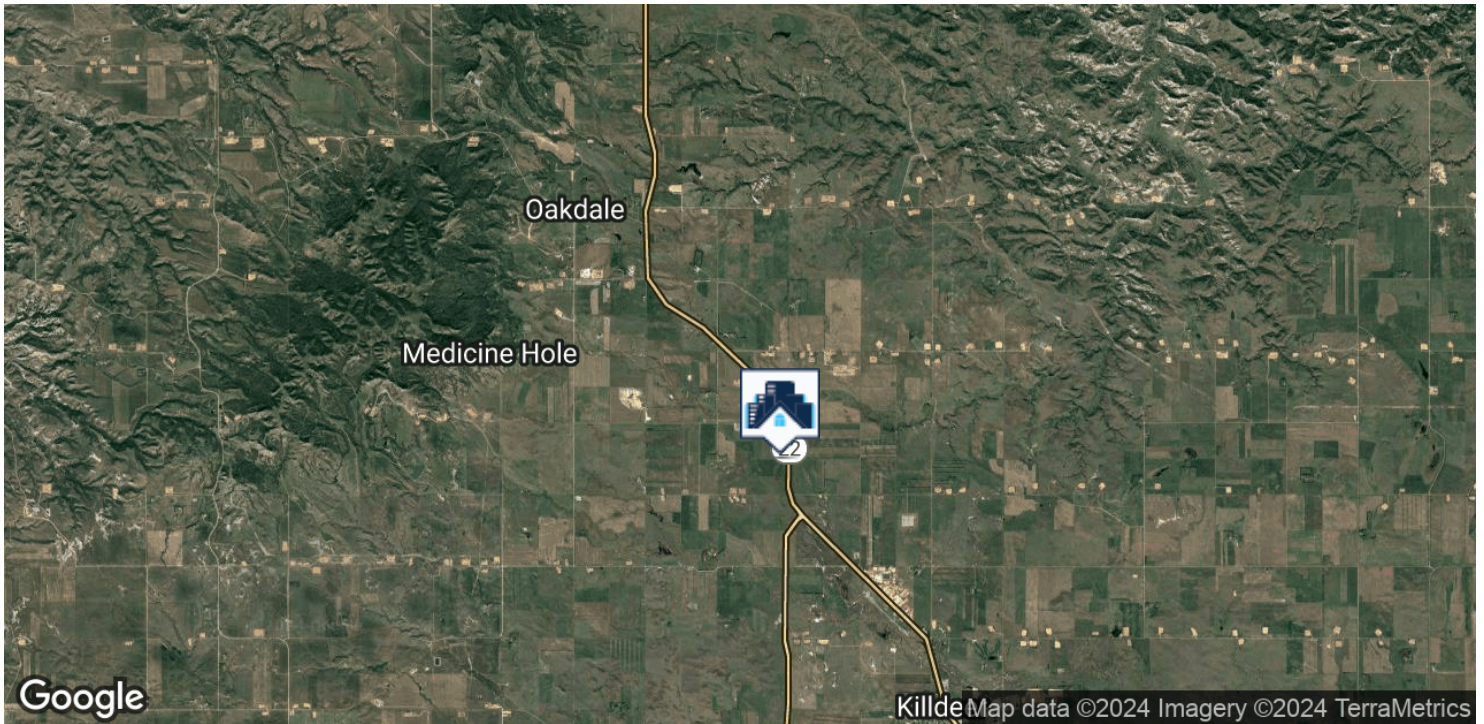
- 23 Lots ranging in size from 2.2 -7.54 Acres.
- 3 Entries onto Hwy 22, Excellent Visibility
- Underground electric and phone
- Aggregate roads
- Approved for wells and septic
- Current wells are approximately 52-76' deep
- Fire hydrant on site

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**ERIK PETERSON**  
701.369.3949  
Erik@ProvenRealtyND.com  
ND #9328 MT #65900



## LOCATION MAP

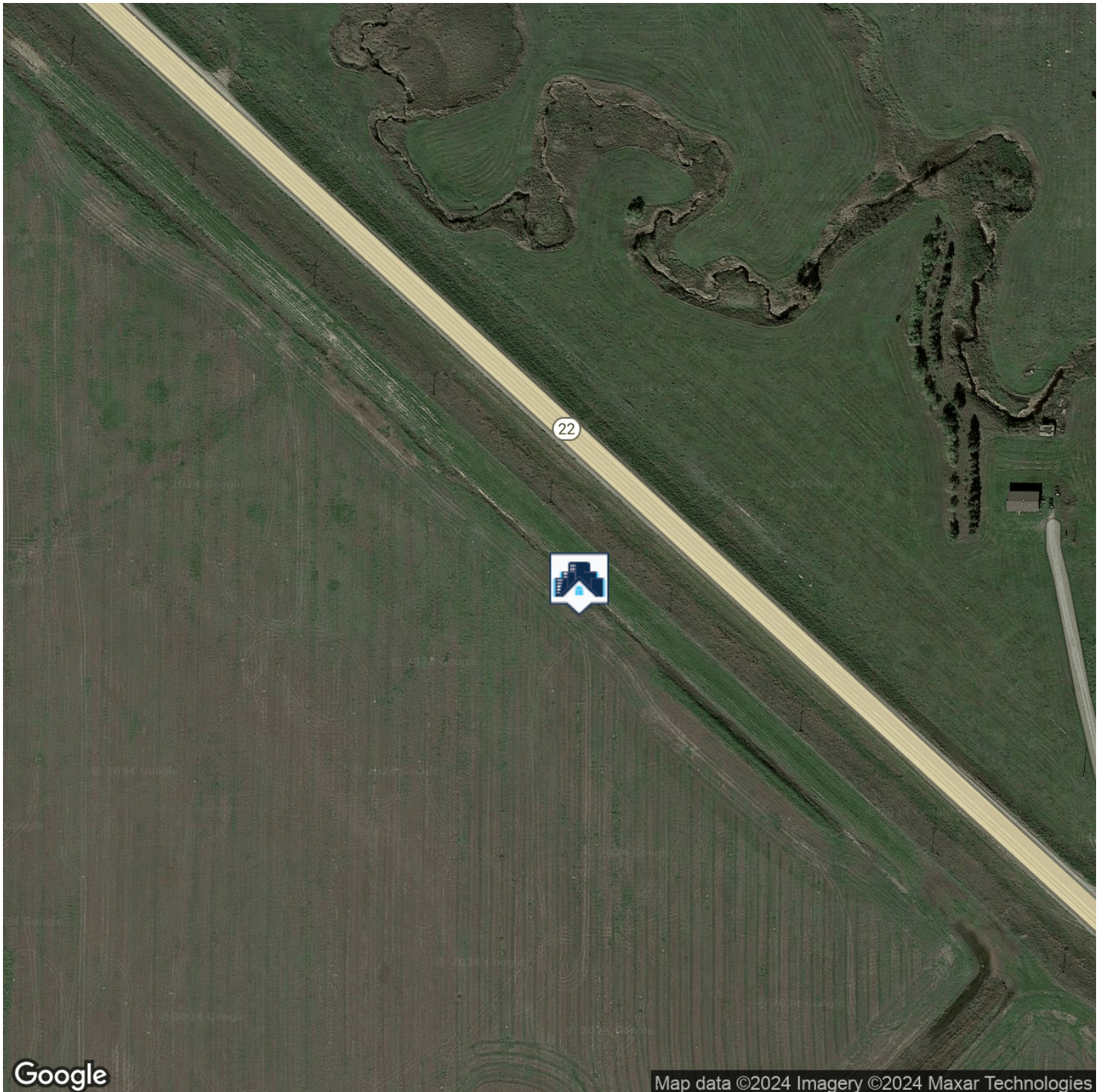


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# AERIAL MAP



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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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