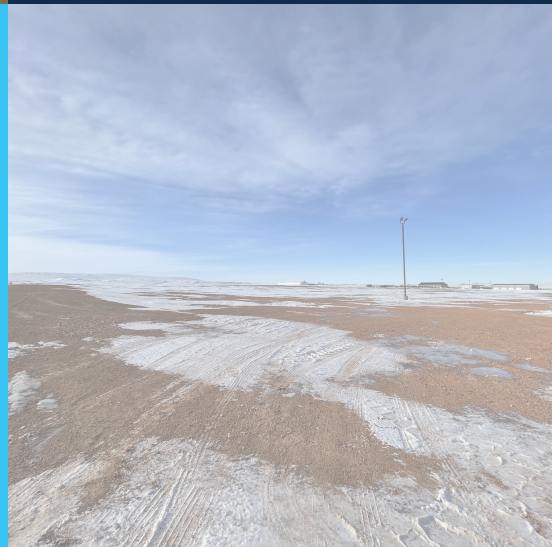


LAND FOR SALE

10935 27 J STREET SW , DICKINSON, ND 58601



FORMER TARGET
LOGISTICS
WORKFORCE HOUSING
SITE



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,340,000
Lot Size:	44.75 Acres
Price / Acre:	\$29,944
Zoning:	Industrial

PROPERTY OVERVIEW

44.75 Acres of Prime Industrial Land in the North end of Dickinson. Great location with Oil Services nearby, including the Former Cruz Energy, ND Energy Services, Legend Energy Services, and Marathon Oil Corp. The property was used to house modular units which have now been removed. Water is on the property. There are two years left on the contract with the local municipality. There is also a water tank on site. Part of the land is gravel and part is raw land. All of the land is fenced for security purposes. Also available is the adjacent property with +/-20k sq ft shop on +19 Acres.

PROPERTY HIGHLIGHTS

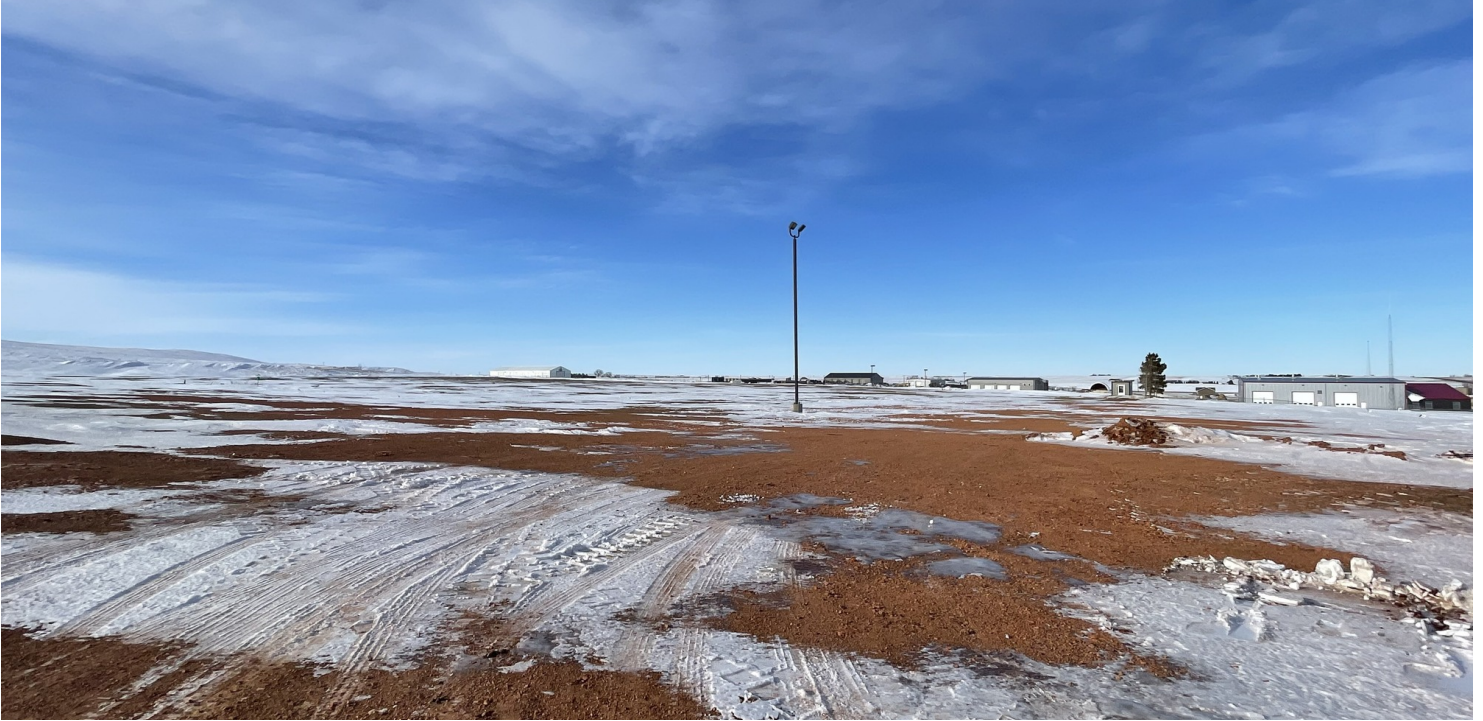
- 44.75 Acres of Prime Industrial Land
- Water is on the property
- Property is fenced
- Electricity is on the property
- No sewage facility available

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



ADDITIONAL PHOTOS

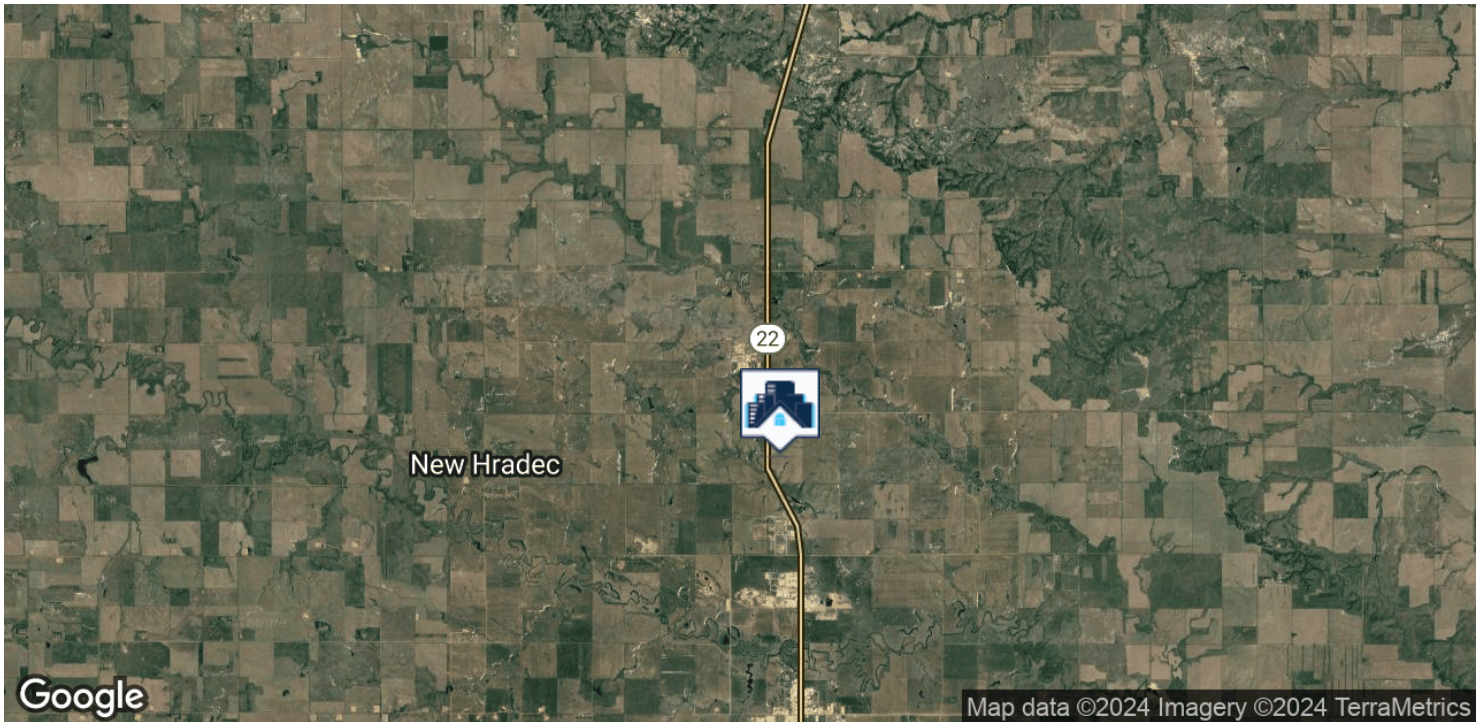


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ERIK PETERSON
701.369.3949
Erik@ProvenRealtyND.com
ND #9328 MT #65900



LOCATION MAP



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ERIK PETERSON
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ND #9328 MT #65900



AERIAL MAP



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RETAILER MAP



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Listing Facts and Details

Listing Details

Listing ID: 23-170**Original List Date:** 2/15/2023**Listing Source:** Badlands Board of REALTORS® MLS**Current List Price:** \$1,340,000**Legal:**

SUBD:JOY HAVEN 2ND SUBDIVISION SEC/TWN/RNG/MER:SEC 00 TWN 000 RNG 000

Price Change History

Change Date	Description	New List Price	% Change
2/15/2023	Active	\$1,340,000	—

Public Facts

Owner Information

Owner Name Target Logistics Holdings; Dickinson, Llc**Mailing Address** 16410 N Eldridge Pkwy Tomball TX 77377-9074**Mail Care-Of Name** Cummings Westlake Llc**Vesting** Company/Corporation

Legal Description

APN:
02-4078-208**Tax ID:**
—**Zoning:**
—**Census Tract:**
380259622.003730**Abbreviated Description:**
SUBD:JOY HAVEN 2ND
SUBDIVISION
SEC/TWN/RNG/MER:SEC 00
TWN 000 RNG 000**City/Municipality/Township:**
Dickinson, ND 58601

Assessed Values

Date	Improvements	Land	Total	Tax
2021	—	—	—	—
2020	—	—	—	—
2014	—	—	—	—
2013	—	—	—	—
2012	—	—	—	—
2011	—	—	—	\$52

Traffic Counts



Daily Traffic Counts: ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

▲ 1

85

2022 Est. daily traffic counts

Street: 28th St SW

Cross: Hwy 22

Cross Dir: W

Dist: 0.2 miles

Historical counts

Year	Count	Type
2016	▲ 85	AADT

▲ 2

5,182

2022 Est. daily traffic counts

Street: State Hwy 22

Cross: 28th St SW

Cross Dir: N

Dist: 0.26 miles

Historical counts

Year	Count	Type
2015	▲ 5,170	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

ADVISOR BIO



ERIK PETERSON

Owner/Broker

Erik@ProvenRealtyND.com

Direct: 701.369.3949

ND #9328 // MT #65900

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

3210 27th St West Suite 207A

Williston, ND 58801

701.369.3949

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