

LAND FOR SALE

4600 146TH AVE NW, WILLISTON, ND 58801



WEST WILLISTON HEAVY  
INDUSTRIAL ZONED  
LAND- TWO PARCELS  
25.67 ACRES



# EXECUTIVE SUMMARY



## OFFERING SUMMARY

Sale Price:	N/A
Available SF:	
Lot Size:	25.67 Acres
Price / Acre:	-
Zoning:	Heavy Industrial

## PROPERTY OVERVIEW

Two Parcels Totaling 25.67 Acres:

Parcel #1: 15.67 (\$10,000/acre)

Parcel #2: 10 Acres= \$100,000 (\$10,000/acre)

## PROPERTY HIGHLIGHTS

- FEATURES
- Two Parcels Totaling 25.67 Acres:
- Parcel #1: 15.67 \$150,670 (\$10,000/acre)
- Parcel #2: 10 Acres= \$100,000 (\$10,000/acre)
- Already 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

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

West Williston Heavy Industrial Zoned Land- Two Parcels 25.67 Acres | 4600 146th Ave NW, Williston, ND 58801

Property Name: West Williston Heavy Industrial  
Zoned Land- Two Parcels 25.67  
Acres

Property Address: 4600 146th Ave NW, Williston, ND  
58801

Property Type: Land

APN: 51-154-02-00-30-034, 51-154-02-  
35-04-090

Lot Size: 25.67 AC

Zoning: Heavy Industrial

Rail Access: N/A

## PROPERTY OVERVIEW

Two Parcels Totaling 25.67 Acres:  
Parcel #1: 15.67 (\$10,000/acre)  
Parcel #2: 10 Acres= \$100,000 (\$10,00/acre)

## LOCATION OVERVIEW

5 Miles West of Williston, South of Stat Oil Behind the  
Target Logistics Mancamp, (one half mile south of  
Highway 2)



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

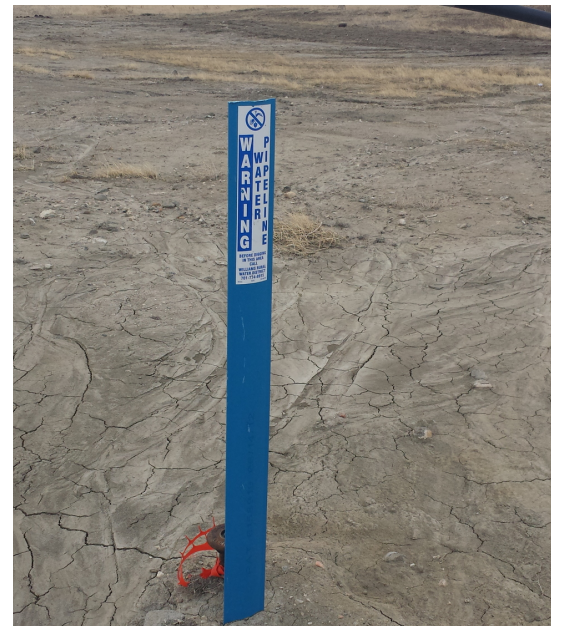
Lucas@provenrealtynd.com

ND #10666





## ADDITIONAL PHOTOS



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





ADDITIONAL  
PHOTOS



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

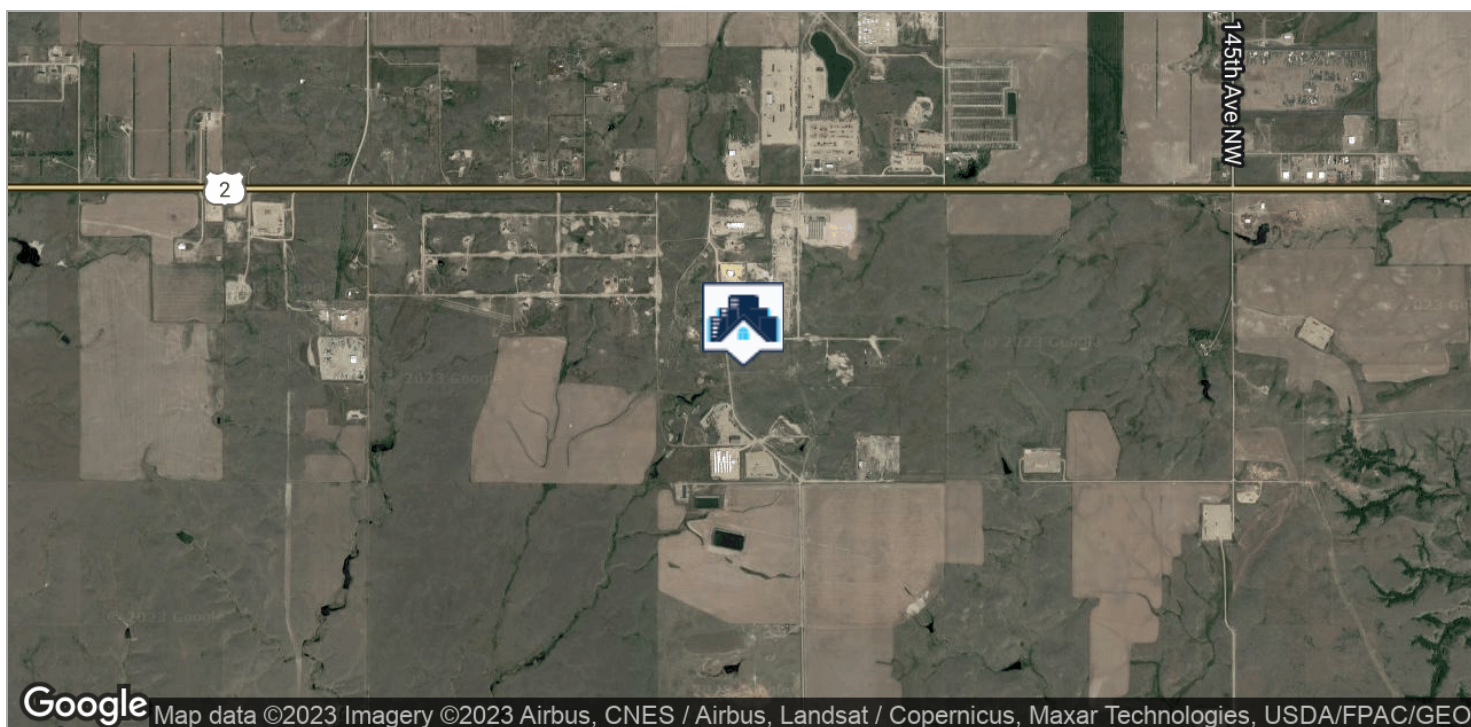
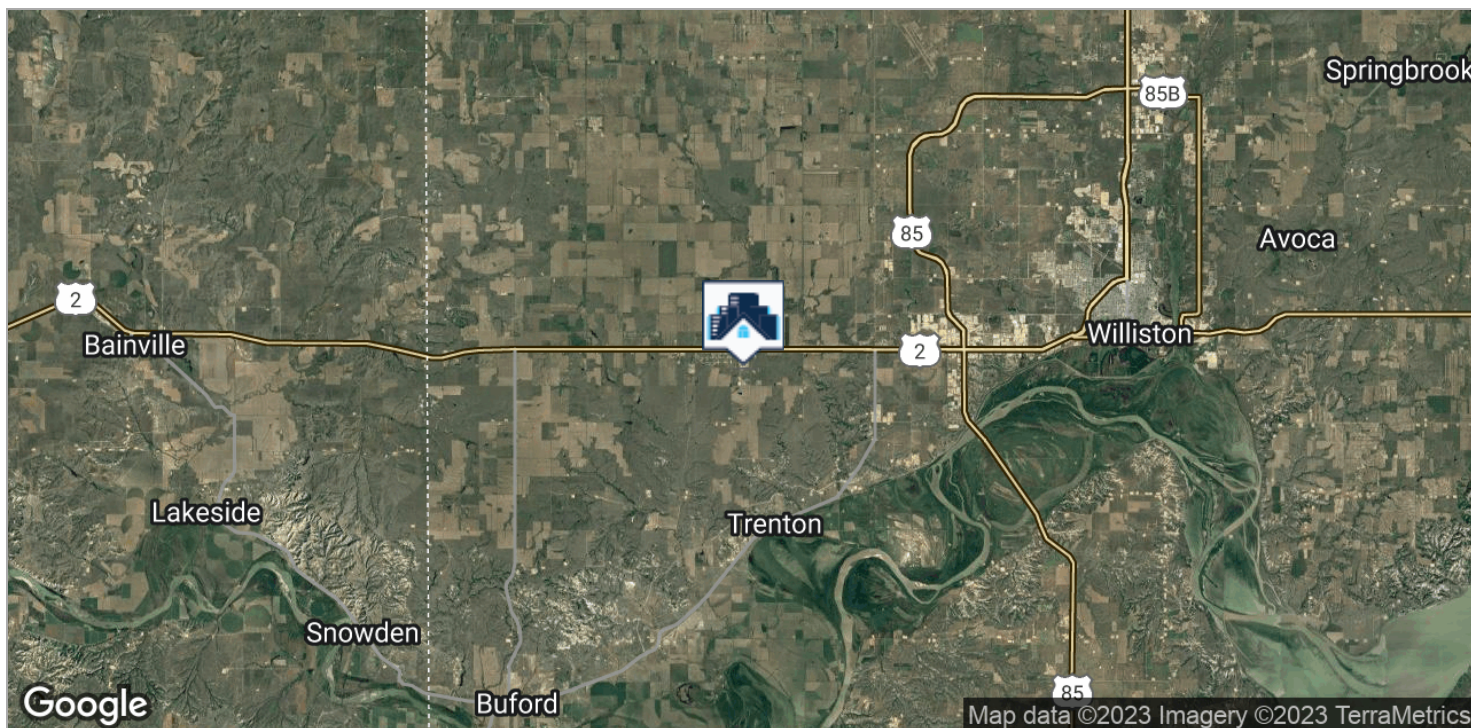
Lucas@provenrealtynd.com

ND #10666





## LOCATION MAPS



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

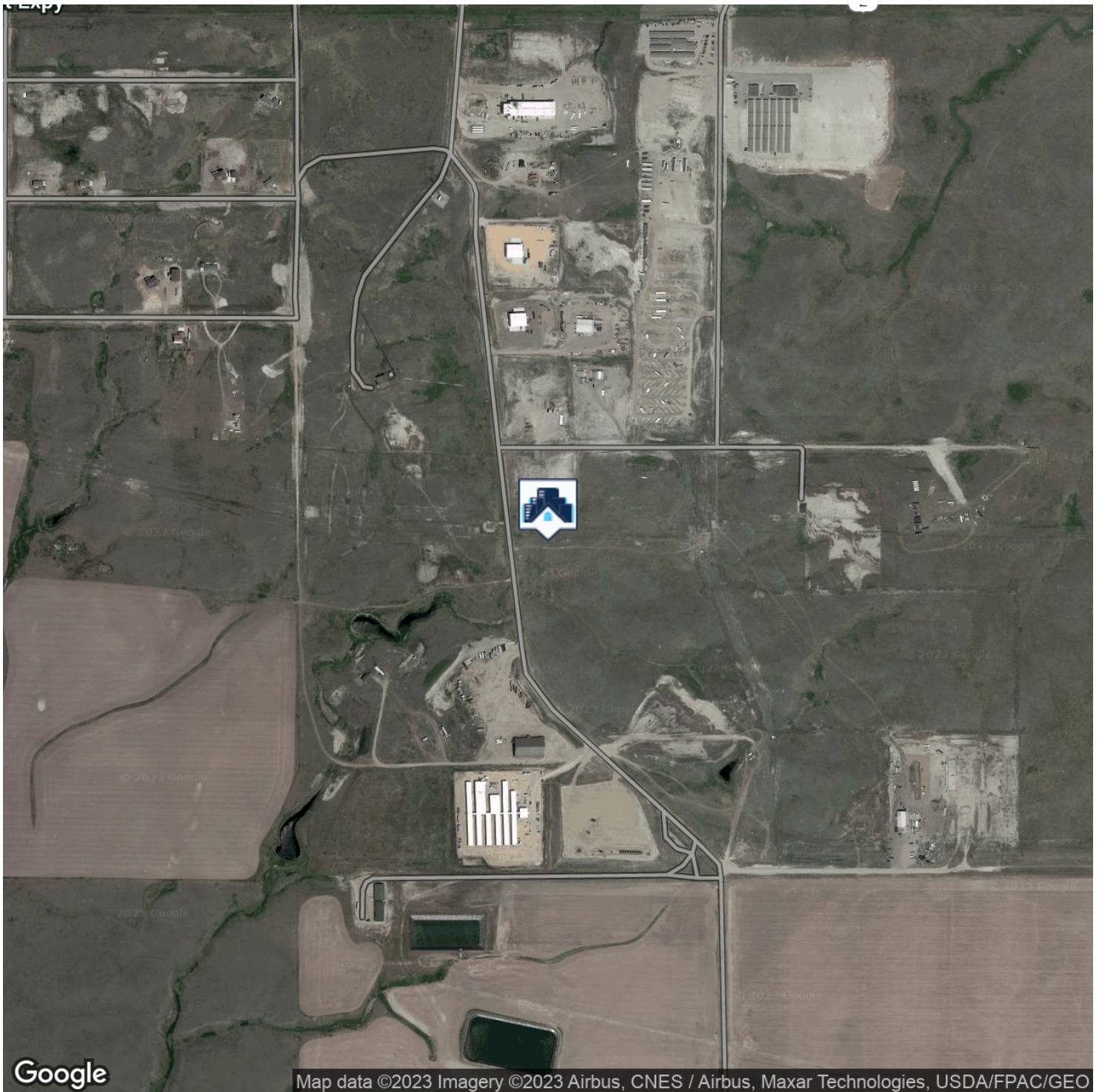
Lucas@provenrealtynd.com

ND #10666





## AERIAL MAPS



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



## 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

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





## AGENT BIO



Real Estate License #10666

**Contact**

Office: (701) 580 0564

Email: [Lucas@ProvenRealtyND.com](mailto:Lucas@ProvenRealtyND.com)

**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.

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

**ERIK PETERSON**

701.369.3949

[Erik@ProvenRealtyND.com](mailto:Erik@ProvenRealtyND.com)

ND #9328 MT #65900

**LUCAS NATWICK**

701.580.0564

[Lucas@provenrealtynd.com](mailto:Lucas@provenrealtynd.com)

ND #10666

