

Listing #16633 | US Highway 85 & Hayden Drive, Alexander, ND 58831



MCKENZIE COUNTY

— PETRY TRUST NO. 1989 —



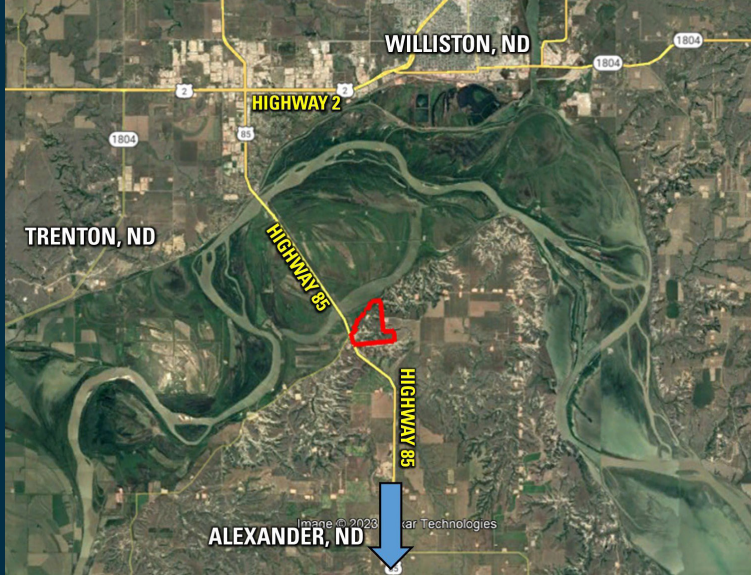
270
ACRES M/L

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PC PEOPLES
COMPANY
INTEGRATED LAND SOLUTIONS

DIRECTIONS

From Williston, ND at the intersection of US Highway 2 and US Highway 85, travel south on US Highway 85 for approximately 5.5 miles. This will put you at the entrance to the property, on the east side of US Highway 85. (Watch for the Peoples Company signs).



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MCKENZIE COUNTY
PETRY TRUST NO. 1989

Peoples Company is excited to be representing the Petry Trust No.1989 in the sale of 270 deeded acres m/l, in McKenzie County, North Dakota. Take advantage of this once in a lifetime opportunity to own a one-of-a-kind property! The scenery is amazing! There are sweeping views of the Missouri River and the city of Williston. Start your day watching the sun rise over the river and buttes in a relaxing private setting. Once you see this property, you will fall in love with the beauty and charm of the surrounding landscape. These spectacular views can be enjoyed from several vantage points that would allow an individual or developer to choose from a variety of butte top building sites, for the construction

of a dream home or community. Road frontage along US Highway 85, one of the main thoroughfares in the North Dakota Bakken Oil Patch, offers high traffic count and excellent legal access. The massive, partially completed buildings on the property offer infinite potential from business center or hotel use to event center or golf course development. Do not miss the opportunity to be the new owner of this property and its limitless possibilities with current zoning for a multitude of uses including commercial, high density residential, medium density residential, low density residential, and recreational.

The smaller building is approximately 130' x 90' with three overhead doors and large windows along the north and south sides. The larger building is made up of three levels and is approximately 165' x 90'. The first floor features one large room measuring approximately 130' x 84' with five large overhead garage doors providing multiple points of access. The south 30 feet of the first floor has been partially built out with stud walls for individual office spaces and plumbed for bathrooms. The second level has three rooms that could be used as conference rooms or oversized office suites and has been plumbed for two additional bathrooms. The third floor spans the entire length of the building. It has stud walls and has been partially built out for a variety of uses such as a bedroom, office suites, meeting rooms, or dining area. It has also been plumbed for twelve bathrooms. In the northeast corner of the third floor, there are a set of doors that open out to a covered archway that leads to the butte overlooking the river. On the west side of the third floor, there is another set of doors that open out to a balcony that would provide views of the sunsets over the river.

The buildings are the highlight of this property. They provide a great footprint for a variety of businesses such as a hotel and restaurant, community center, wedding venue, business center with co-working spaces, banquet hall, convention, and event center, or a clubhouse for a golf development.





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270



ASKING PRICE
\$2,500,000



LISTING
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IMPROVEMENTS

Included with this property are two massive, high-end building projects that will be sold as part of Tract 3. The partially-completed buildings each have full exterior shells and cement floors. The smaller building is approximately 130' x 90' with a large open area. The larger building is three levels with the main level measuring approximately 165' x 90'. The south 30' has stud walls and plumbing for offices and bathrooms. The second level has stud walls and plumbing for offices and bathrooms. The third level has stud walls and plumbing for offices, meeting rooms, and bathrooms. These unfinished buildings could be repurposed for a number of different uses.



12119 Stratford Drive
Clive, IA 50325



SCAN THE QR
CODE TO THE LEFT
WITH YOUR PHONE
CAMERA TO VIEW
THIS LISTING ONLINE!

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