

**LAND FOR SALE**  
ON HIGHWAY 2 , WILLISTON, ND 58801



+/- 9.67 ACRES OF  
PRIME WILLSTON  
M1-LIGHT INDUSTRIAL  
HIGHWAY 2 FRONTAGE



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$765,000
Lot Size:	9.67 Acres
Price / Acre:	\$79,111

### PROPERTY OVERVIEW

Erik Peterson of Proven Realty, in Collaboration With Denise Pippen of NextHome, is Proud to Present This Sought After PRIME Williston Lot, +/- 9.67 Acres of M1-Light Industrial Zoned Land.

### PROPERTY HIGHLIGHTS

- 9.67 Acres of High Visibility Land On Highway 2
- PRIME LOCATION WITH EXPOSURE FOR YOUR BUSINESS! On Highway 2, Adjacent to the New Westlie Truck Center
- Zoned M-1 Light Industrial
- Relatively Flat Topography to Minimize Excavating Costs
- Utilities Available

Proven Realty | 406.544.6489 | 3009 31st Ave. W #304A, Williston, ND 58801

#### ERIK PETERSON

701.369.3949  
erik@provenrealtynd.com  
ND #9328 MT #65900



ADDITIONAL  
PHOTOS



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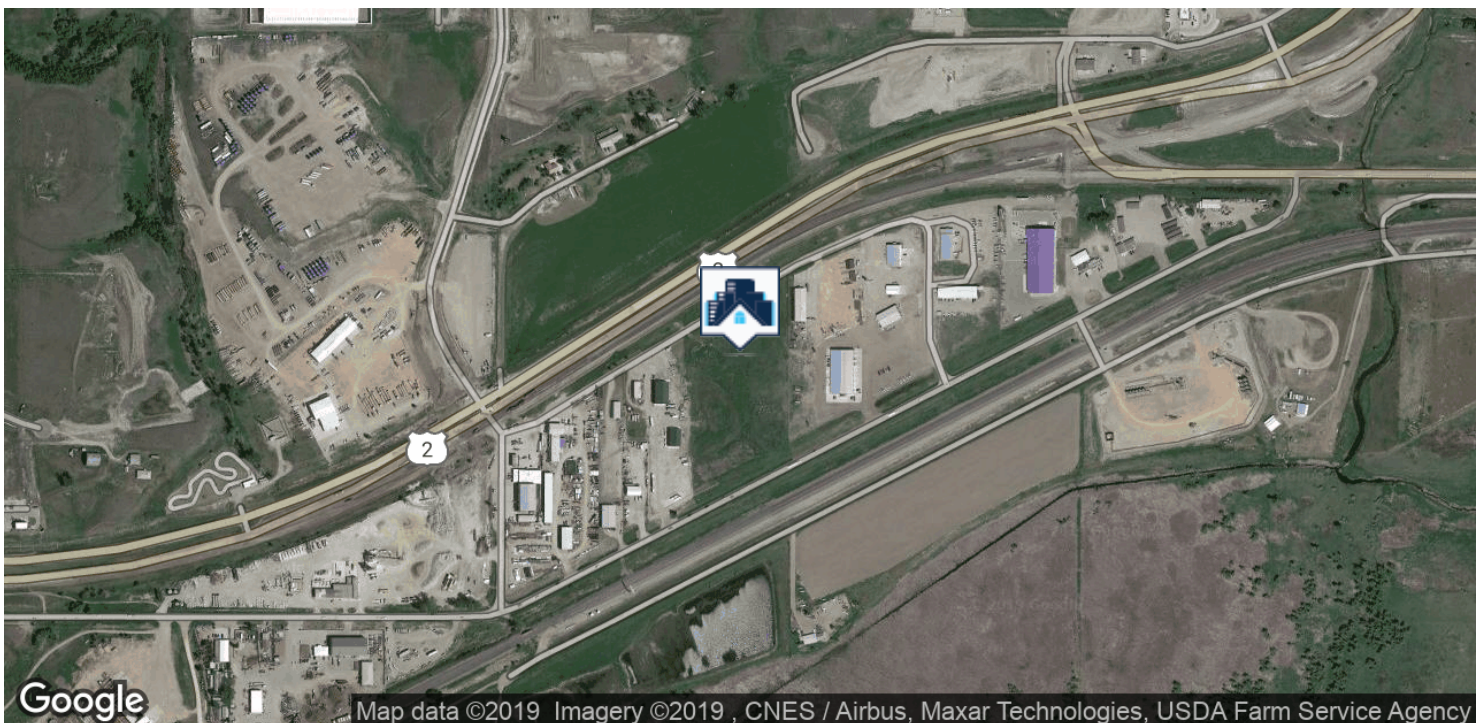
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## LOCATION MAPS



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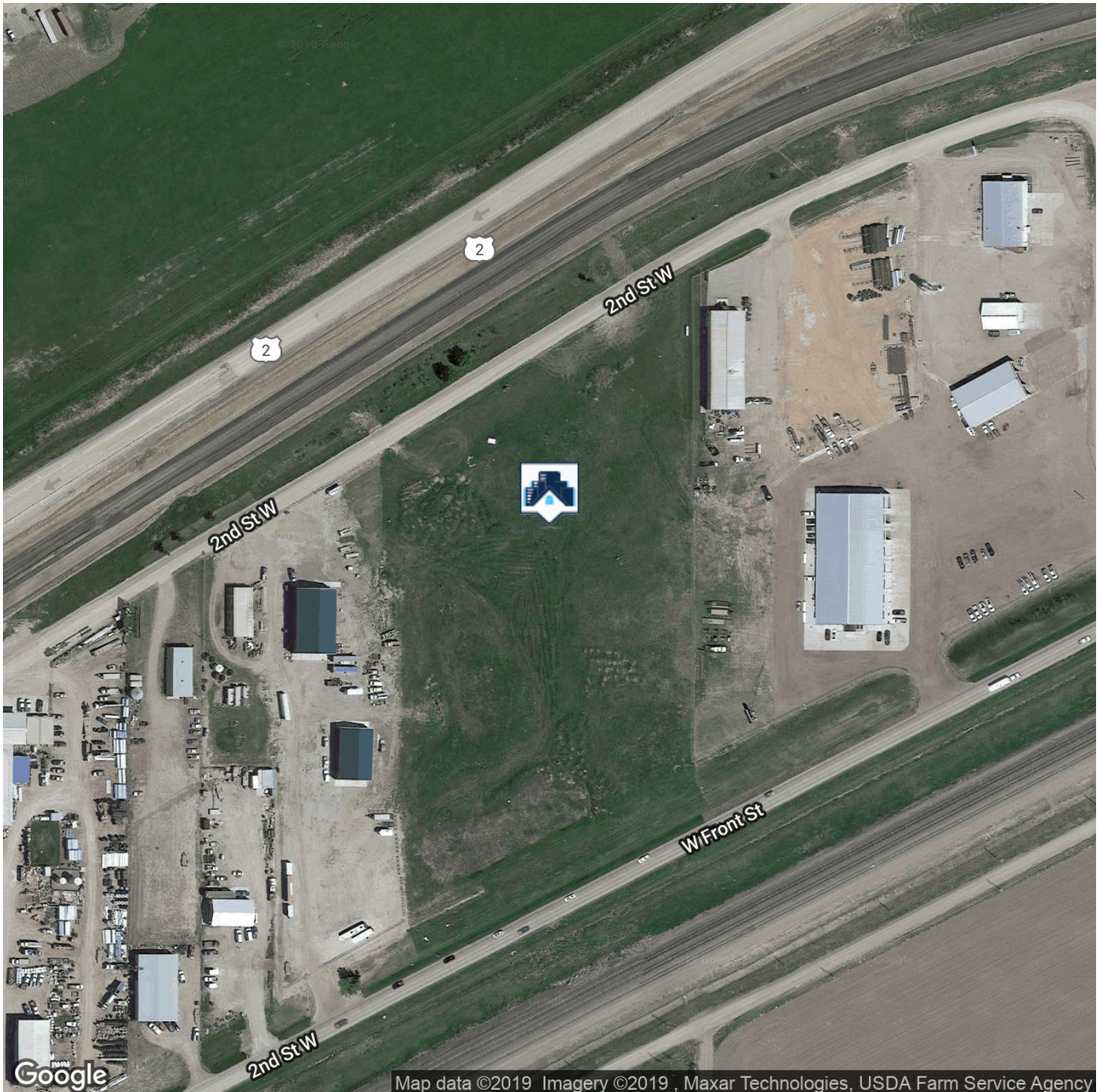
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## AERIAL MAPS



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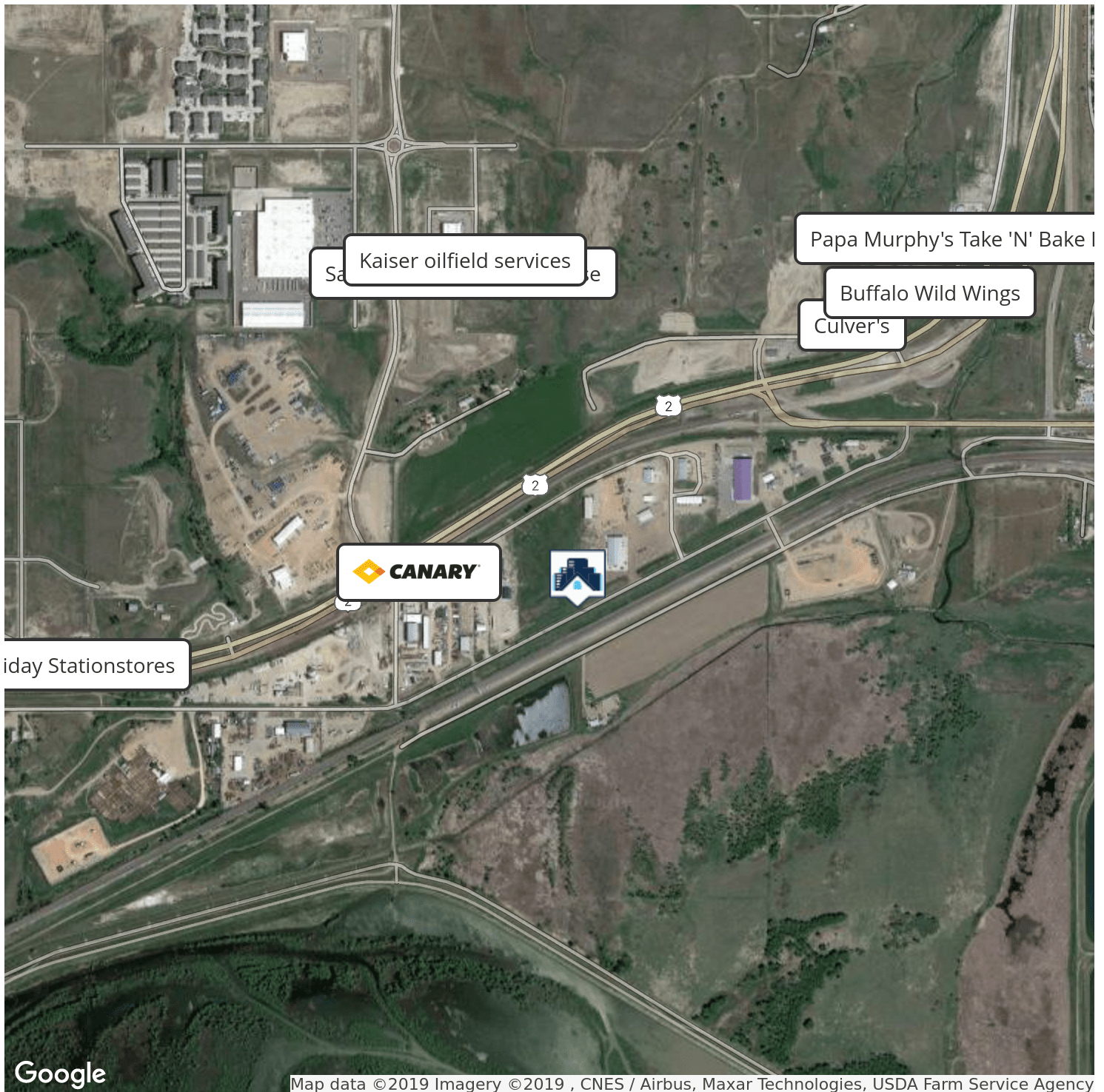
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# RETAILER MAP



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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 \$50 million worth of transactions in the Bakken. He founded Proven Realty in 2017. Previously, for 2 ½ years, 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 90 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 and his wife Paula have four children, three girls and a boy, ages 25, 23, 19, and 16. When he is not working tirelessly to assist clients find property, 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

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