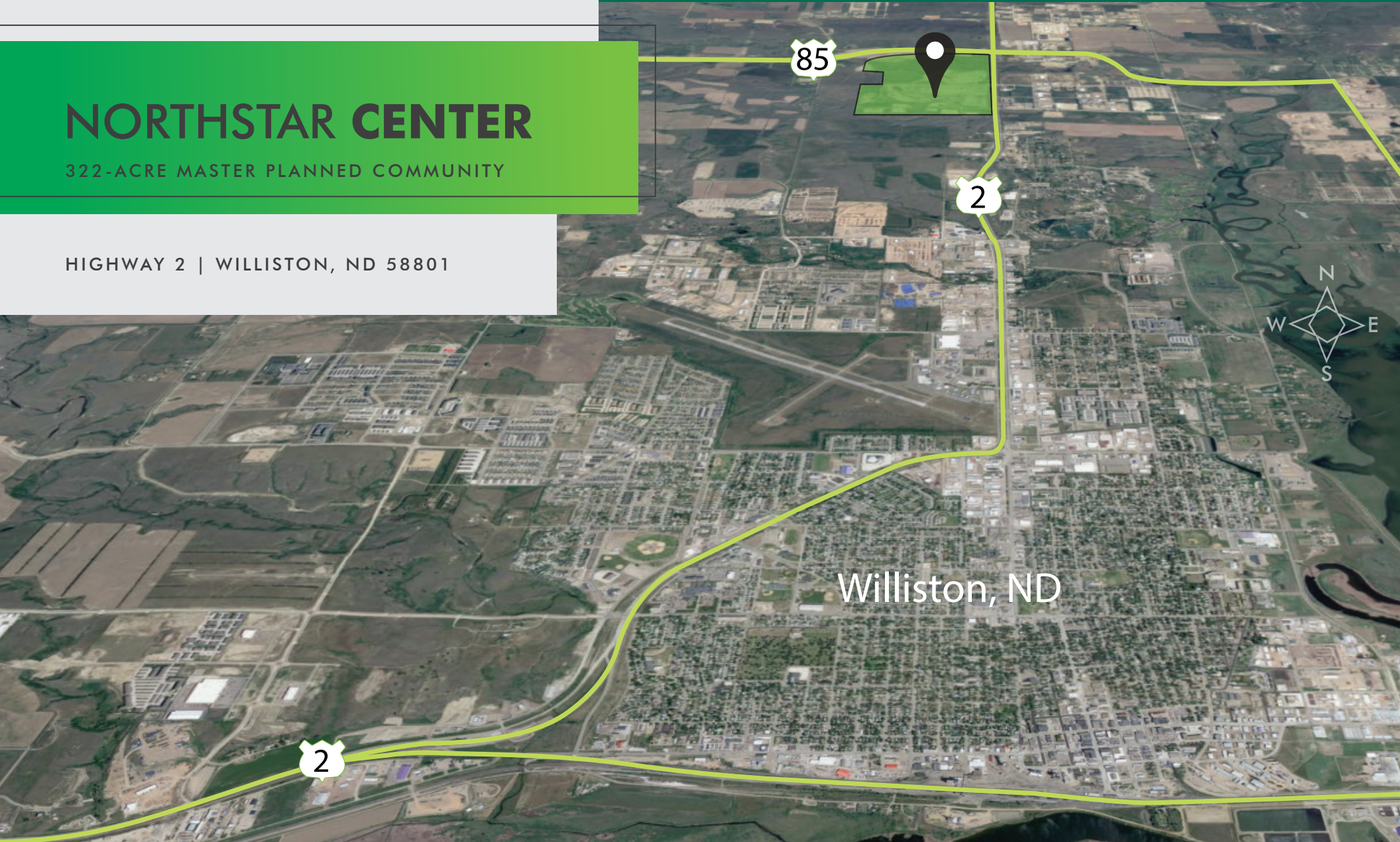


PRICE REDUCED! REPOSSESSED - MUST SELL!

NORTHSTAR CENTER

322-ACRE MASTER PLANNED COMMUNITY

HIGHWAY 2 | WILLISTON, ND 58801



NORTHSTAR CENTER

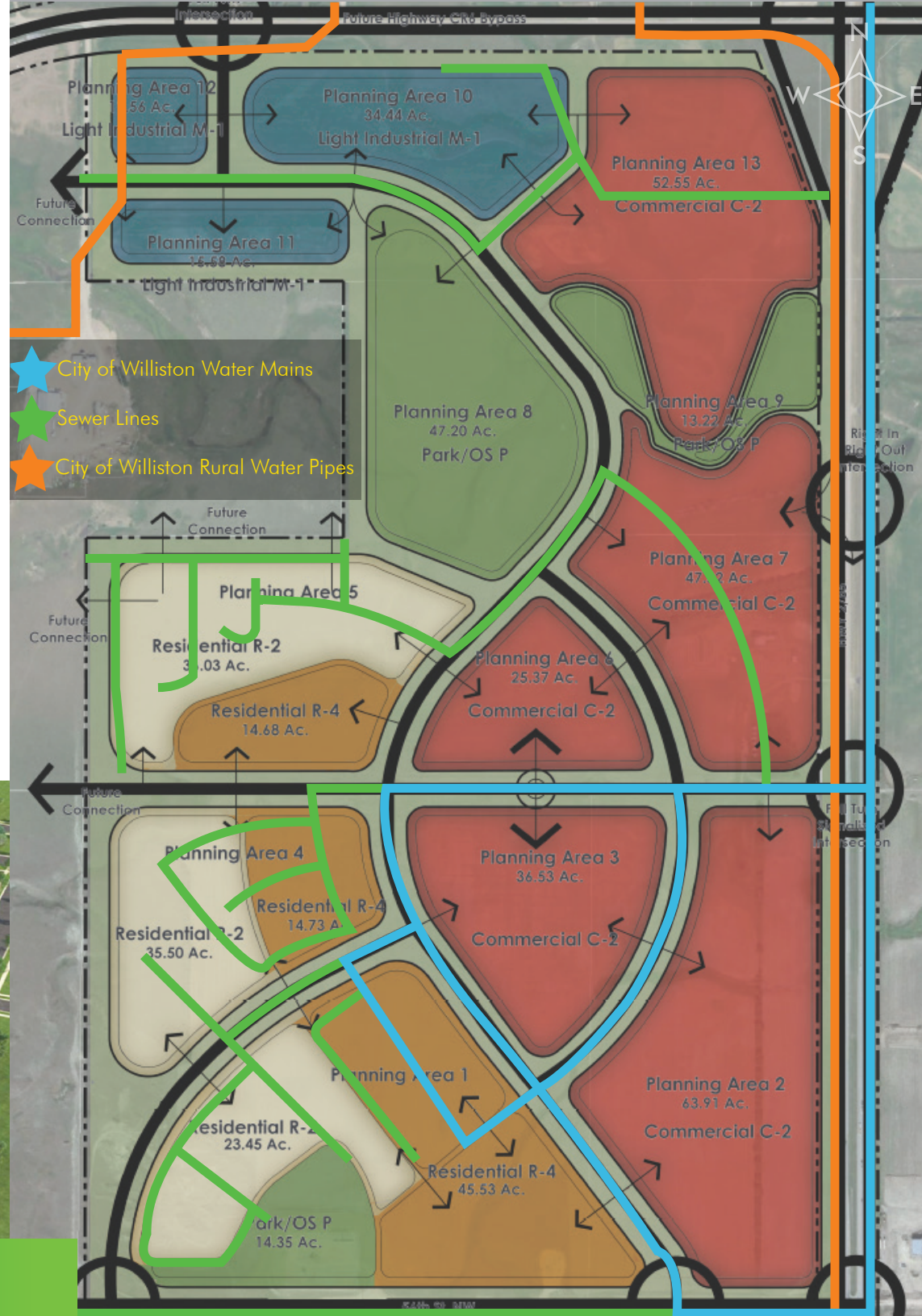
Northstar Center Subdivision is a 322-acre master planned community located on the north side of Williston, ND.

The community is designed to be composed of unique sub-communities, which include custom-built single-family homes, townhomes, apartments, recreation areas, retail centers, office parks, industrial zones, and a sports complex; all strategically planned to ensure everyone experiences what Northstar Center has to offer with ease and convenience.

- **\$18M of Infrastructure & Improvements In-Place**

- » \$8.5M Site Work
- » \$4.6M Storm Water Management
- » \$2.2M Water System
- » \$1.7M Sanitary Sewer System
- » \$1.0M Street System

- **Sale Price: \$7,000,000**



DEVELOPMENT CONCEPTS

 OFFICE

"Energy Street Plaza"
Office - Retail



 RETAIL

"Northstar Center Mall"
Retail - Restaurants - Hotel - Auto Plex



 SINGLE-FAMILY

"Northstar Ranch"
Residential Neighborhoods



DEVELOPMENT CONCEPTS

MULTI-FAMILY

Apartments - Townhomes



INDUSTRIAL

Industrial Park



PARKS

Sports Complex - Recreational Areas





NORTHSTAR CENTER LOCATION

- » On the corner of Highway 2 and Highway 85, the property offers unbeatable access to Williston & surrounding areas
- » Entire subdivision is within Williston city limits
- » Subdivision is in the primary growth corridor of Williston
- » Part of Williams County School District #8 (Missouri Ridge School)
- » 10 minute drive to brand new \$240M Williston Basin International Airport
- » In close proximity to national retailers and restaurants such as; Walmart, Love's Travelstop, Holiday Gas Station, UPS Store, Best Western, Holiday Inn, Applebees, McDonald's, and more



WILLISTON IN THE NEWS

+ [Keystone XL Pipeline \(read article here\)](#)

- In January 2020, the Trump Administration approved construction of the pipeline on U.S. land. The Keystone XL Pipeline will start in Canada and end in Nebraska where it will connect with other existing pipelines. The pipeline will cross sections of Montana and North Dakota, creating many jobs and greater demand for housing in Williston & surrounding areas.

+ [Liberty Pipeline \(read article here\)](#)

- The \$1.6B proposed pipeline will start in SW North Dakota and provide crude oil transportation to areas of Oklahoma. The pipeline is currently awaiting approval from regulators and is expected to be in service as early as 2021.

+ [New Gas Plant & Pipeline \(read article here\)](#)

- The plans for the new gas plant were announced in January of 2020. The natural gas processing plant and pipeline would be built near Tioga, ND, and are planned to be in service by 2021.

WILLIAMS COUNTY, ND DEMOGRAPHICS »»»»

Unemployment Rate (Nov 2019)	1.7%		
Job Openings (Dec 2019)	833		
Average Annual Wage (Q2 2019)	\$78,364		
North Dakota Average Annual Wage (Q2 2019)	\$53,352		
	2018	2017	% increase
Population	35,350	33,395	5.9%
Williston Population	27,096	25,586	5.9%
K-12 School Enrollment	6,267	5,792	8.2%
	Oct-19	Oct-18	
Sales Tax Distributions	\$2,354,915	\$1,999,036	17.8%
Williston Sales Tax Distributions	\$1,886,942	\$1,594,966	18.3%
Airport Passengers (Sloulin Field)	7,408	6,761	9.6%
Hotel Occupancy Rate	61.8%	62.8%	-1.6%
	Q2 2019	Q2 2018	
Taxable Sales & Purchases	\$449,451,615	\$423,659,194	6.1%



NORTHSTAR CENTER

HIGHWAY 2 | WILLISTON, ND 58801

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