

PHASE II MULTIFAMILY DEVELOPMENT OPPORTUNITY

LOCATED WITHIN THE ESTABLISHED FENDEE ESTATES NEIGHBORHOOD

2305 11TH AVENUE WEST WILLISTON, ND 58801

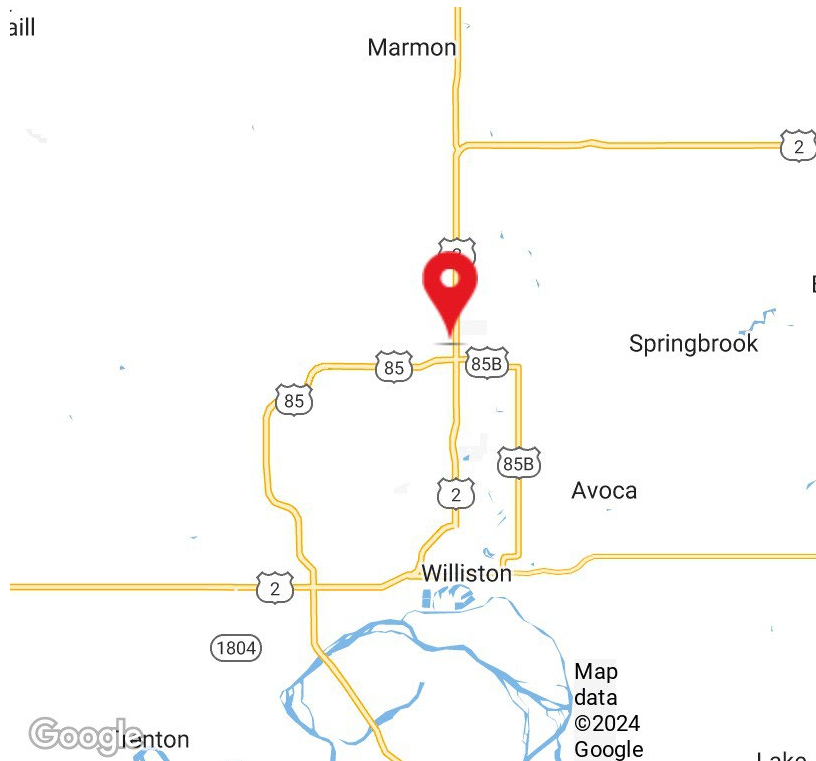
FOR SALE



SALE PRICE CALL FOR PRICING

PROPERTY HIGHLIGHTS

- For Sale
- Phase II Multifamily Development Opportunity
- 323 Lots - 177 Single-Family | 20 Twin Home Lots | 126 Homes in 31 4-Plexes
- Across 80 AC
- Located Within the Established Fendee Estates Neighborhood
- Phase I - Sale of Over 250 Lots Within a Single Year (2014)
- First & Only Gated Community in Williston
- Paved Roads Within Subdivision
- Includes: On-Site Wastewater Treatment Facility | Parks | Playgrounds
- Horizontal Infrastructure in Place - Water & Sewer
- Prime Location in Williston Near the New Airport, Hwy 2, & Hwy 85 North



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ABOUT WILLISTON, ND

Williston, ND has undergone significant economic and population growth in recent years, driven primarily by the energy sector and various development projects. As of 2023, Williston's population was estimated at around 29,719, with projections indicating that it could reach approximately 34,495 by 2030. This growth is a continuation of the boom initiated by the Bakken oil fields, which transformed the area from a quiet town to a bustling hub of economic activity.

The city's economy remains heavily influenced by the oil and gas industry with companies like Halliburton, Liberty Oilfield Services, and Oasis Petroleum topping the leader boards for largest employers in the region. However, recent efforts have been made to diversify the city's economic base and significant investments have been made in healthcare, education, and recreation, aiming to improve the quality of life for residents and attract more people to the region. Williston State College, for example, is constructing a new \$36.6 million healthcare training facility to address the growing demand for healthcare services, reflecting the region's expanding population and workforce needs. Additionally, new commercial developments like Williston Square, the redevelopment of the former Sloulin Field International Airport, and the construction of community amenities such as the Williston Water World further contribute to the city's growth trajectory.

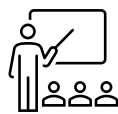
Currently, nearly 54% of the Williston population rents, 20% higher than the national average. Multifamily is performing well in the region, particularly townhomes and single-family homes. A 2,000 SF single-family home in Williston currently rents for around \$3K+ and rentals do not stay on the market long. The development opportunity at Fendee Estates would be suitable for either townhomes, single-family homes, or modular home developments (after leveling and stabilization of land).

Looking ahead, Williston's population is expected to continue growing, albeit at a slower pace than during the peak of the oil boom. The projected population growth of approximately 16% over the next decade indicates steady, sustainable expansion, support by ongoing investment in infrastructure and community facilities. This growth is vital for maintaining the city's economic momentum, particularly as the demand for services and housing increases alongside the population.

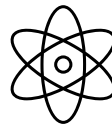
MAJOR INDUSTRIES



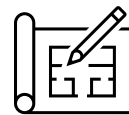
AGRICULTURE



EDUCATION



ENERGY



ENGINEERING



HEALTHCARE



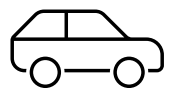
HOSPITALITY



MANUFACTURING



TOURISM



TRANSPORTATION

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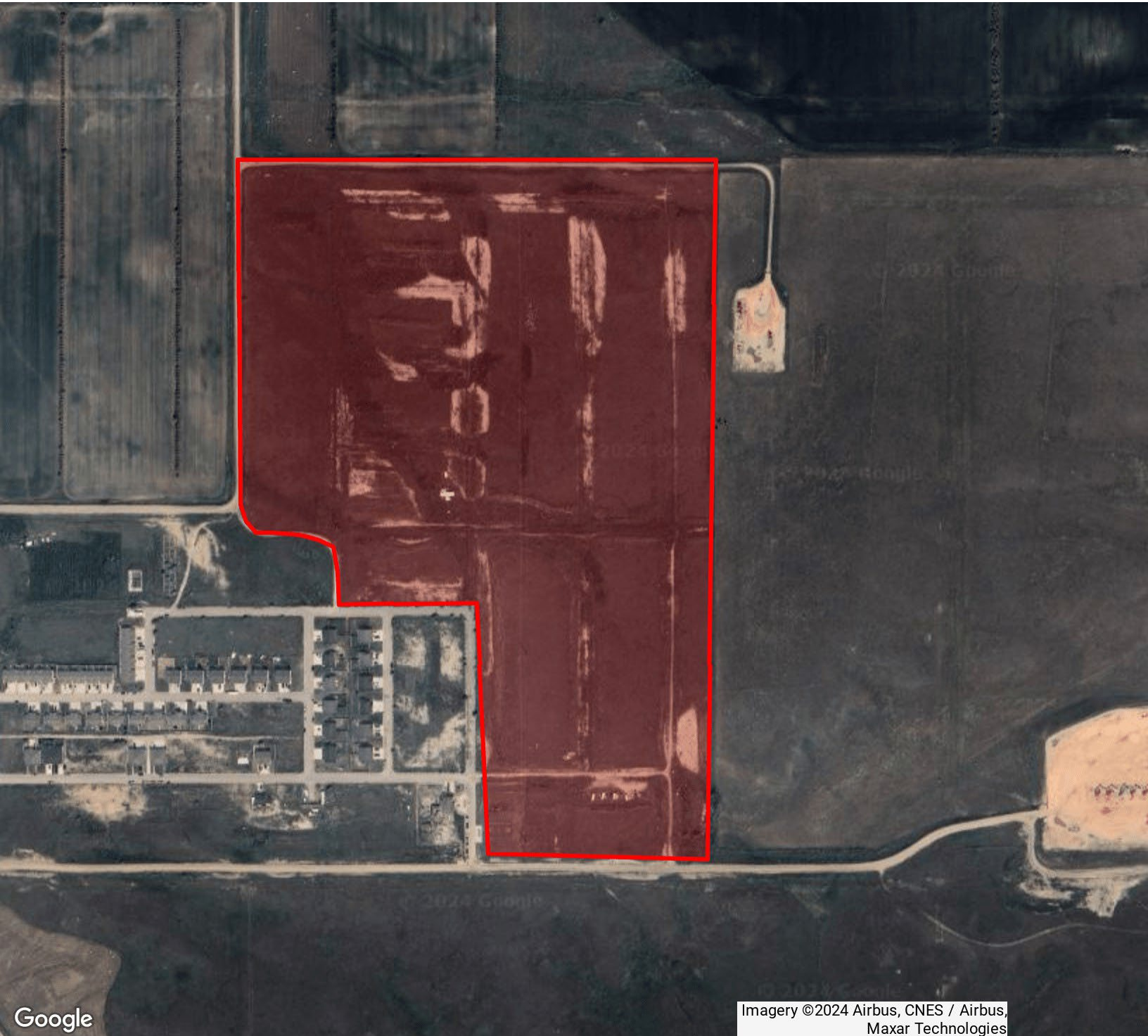
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AERIAL



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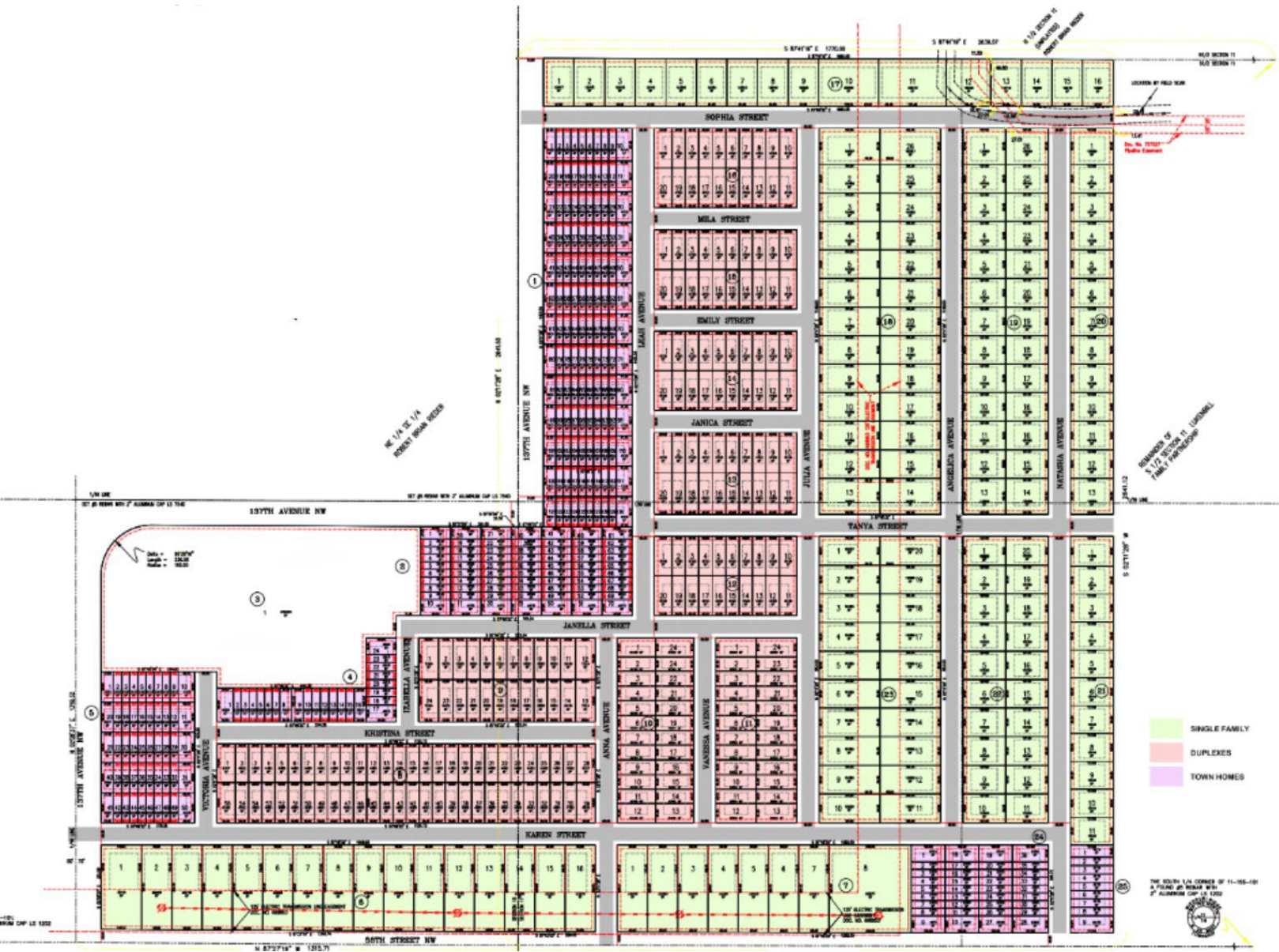
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PLAT MAP



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RETAILER MAP



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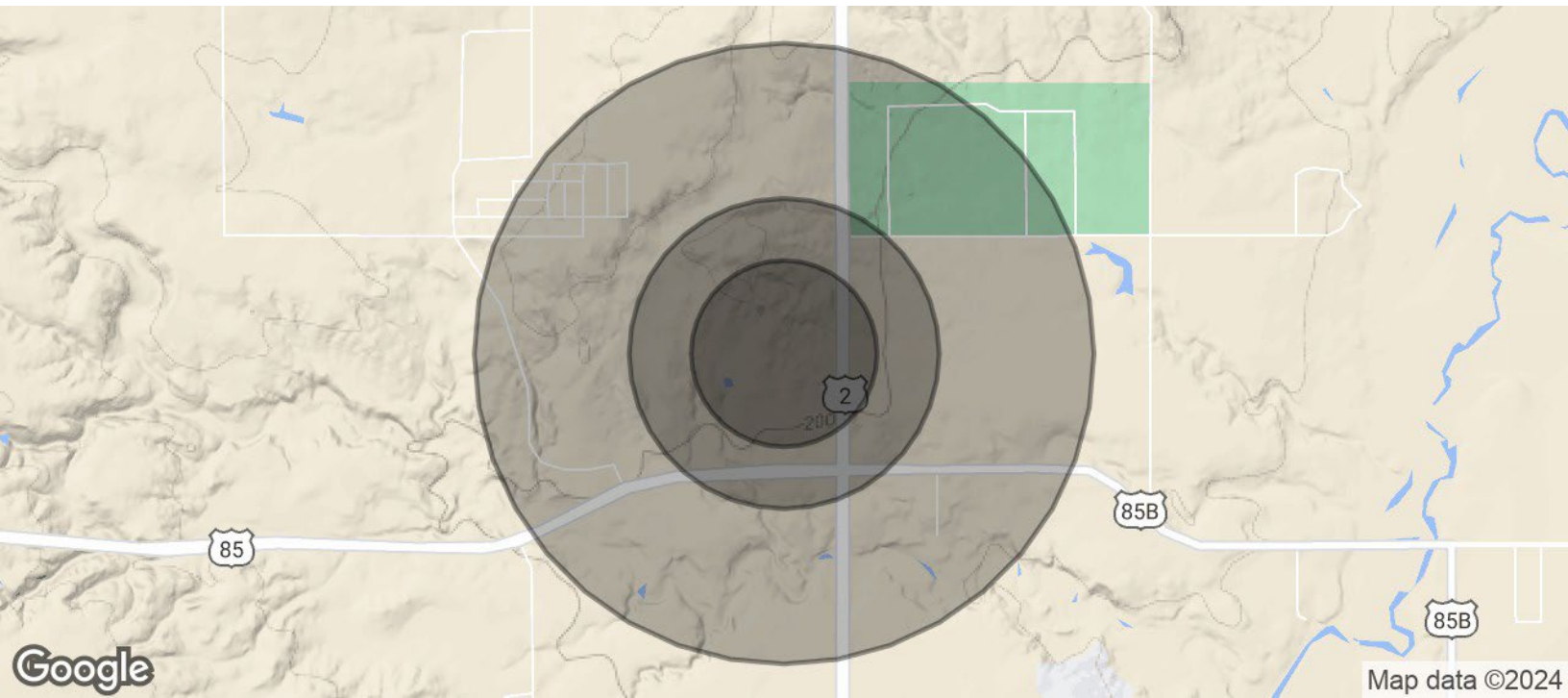
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	688	2,497	9,458
Average Age	35	36	35
Average Age (Male)	34	35	35
Average Age (Female)	35	37	36

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	284	1,060	4,076
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$128,939	\$119,647	\$120,967
Average House Value	\$287,825	\$283,890	\$298,625

Demographics data derived from [AlphaMap](#)

Click [HERE](#) for the latest Williams County demographic profile & population growth information

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