

Watford City Commercial Outlot For Sale

Lot 3, Block 1, Fox Hills Village 1st Addition | Watford City, North Dakota



Sale Price Negotiable

Property Information

- 1.00 acre (43,560 SF)
- Mainstay Suites outlot
- Build-ready lot
- Signalized intersection of 4th Ave NE & Prairie Hills Rd
- Zoned C1 - General Commercial

Location Highlights

- Excellent visibility and access from 4th Ave NE / Highway 23
- \$121K average household income within 1-mile radius
- North of Roughrider Center, U-Mary Watford, & Watford City High School
- South of Fox Hills Golf Course and Country Club

Demographics (1-mile Radius)

	Population:	1,304
	# of Households:	579
	Ave HH Income:	\$120,632



DUEMELANDS COMMERCIAL INC

301 E. Thayer Avenue - Bismarck, ND 58501
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JILL DUEMELND, CCIM

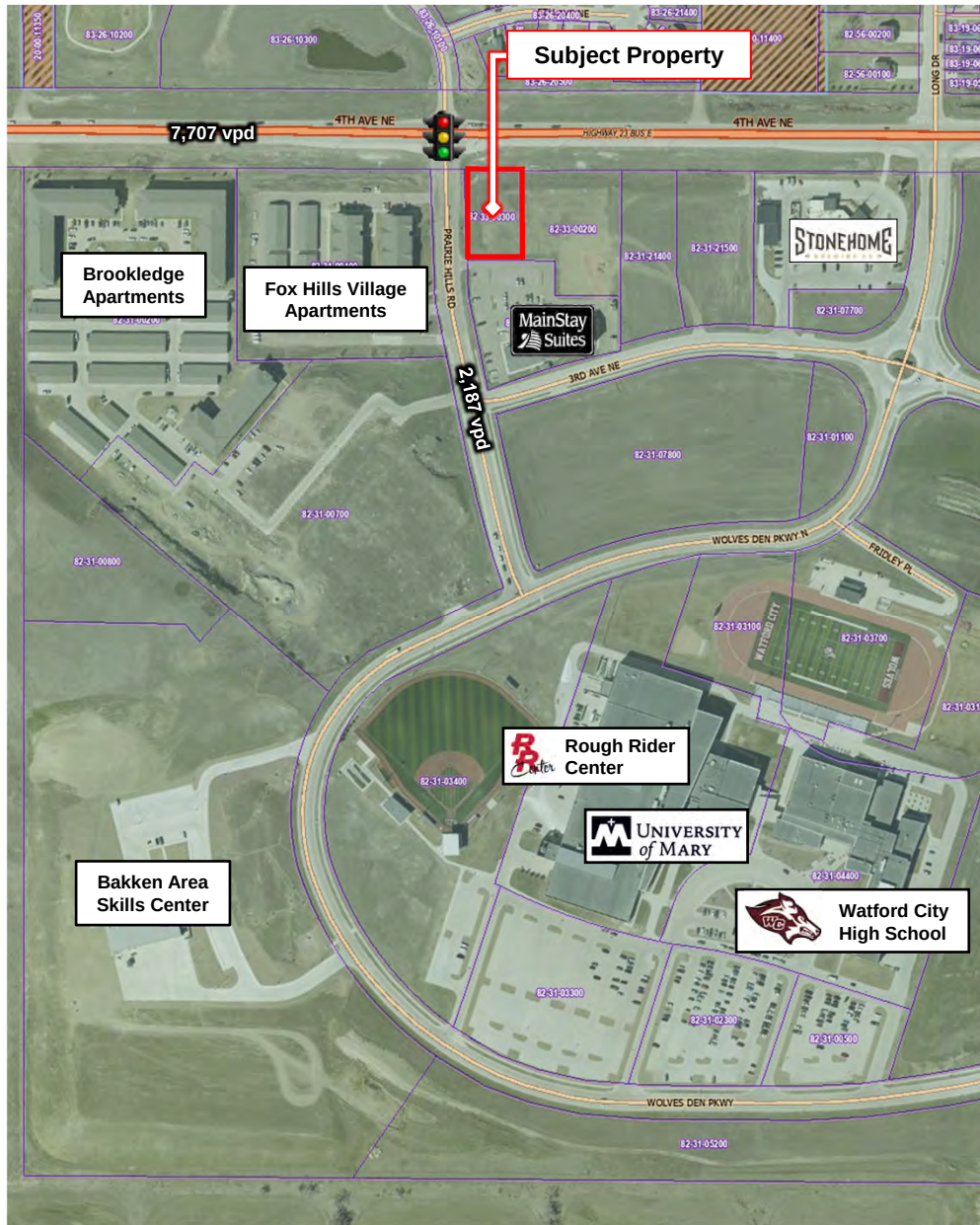
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AREA DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population:	1,304	7,172	7,563
Number of Households:	579	2,862	2,996
Average HH Income:	\$120,632	\$120,340	\$122,696
% of HH w/ \$50K+ Income:	79.1%	80.0%	80.4%
% of Pop. w/ Assoc. Degree+:	38.3%	44.1%	43.8%
Number of Employees:	464	3,705	4,005
Number of Businesses:	52	419	456

PROPERTY DETAILS

Property Address

TBD Prairie Hills Road

Property ID Number

82-33-00300

Lot Area

1.00 acres (43,560 SF)

Property Zoning

C2 – General Commercial

Property Taxes (2025)

Gross Tax;	\$1,256.58
Specials:	<u>\$1,450.52</u>
Total:	\$2,707.10

Specials Balance (2026)

\$7,960.21 (to be verified by Buyer)



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