

12,500 SF | Shop/Yard/Office Property

5818 Jefferson Ln

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PROPERTY HIGHLIGHTS

- Flexible, Expandable, Well Constructed Building
- 2,500 SF -Well-Appointed Offices
- 5 Acre, Fenced Lot, Graded, with Compacted Gravel.
- Lease w/Option to Buy.

PROPERTY DESCRIPTION

Easy access to a 12,500 SF Shop/Office/Yard flex building.
 5 Acre, Fenced and Gated Yard
 2,500 SF of well-appointed, finished office space and very well-designed and built shop bays.

SPACES	LEASE RATE	LEASE TYPE	SIZE (SF)
5818 Jefferson Ln	\$13.00 SF/Yr	NNN	12,500

PROPERTY HIGHLIGHTS

- Flexible, Expandable, Well Constructed Building
- 2,500 SF -Well-Appointed Offices
- 5 Acre, Fenced Lot, Graded and Compacted Gravel.
- Lease w/Option to Buy.
- Building for Sale: MAKE OFFER

SUMMARY	
Available SF	12,500 SF
Lease Rate	\$13.00 SF/Yr (NNN)
Building Size	12,500 SF

DEMOGRAPHICS		
Stats	Population	Avg. HH Income
1 Mile	24	\$81,641
10 Miles	22,712	\$67,620
30 Miles	25,380	\$67,228

Michael Houghe, CCIM, SIOR

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michael@nailegacy.com

[VIEW PROPERTY VIDEO](#)



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East View



North View



South View

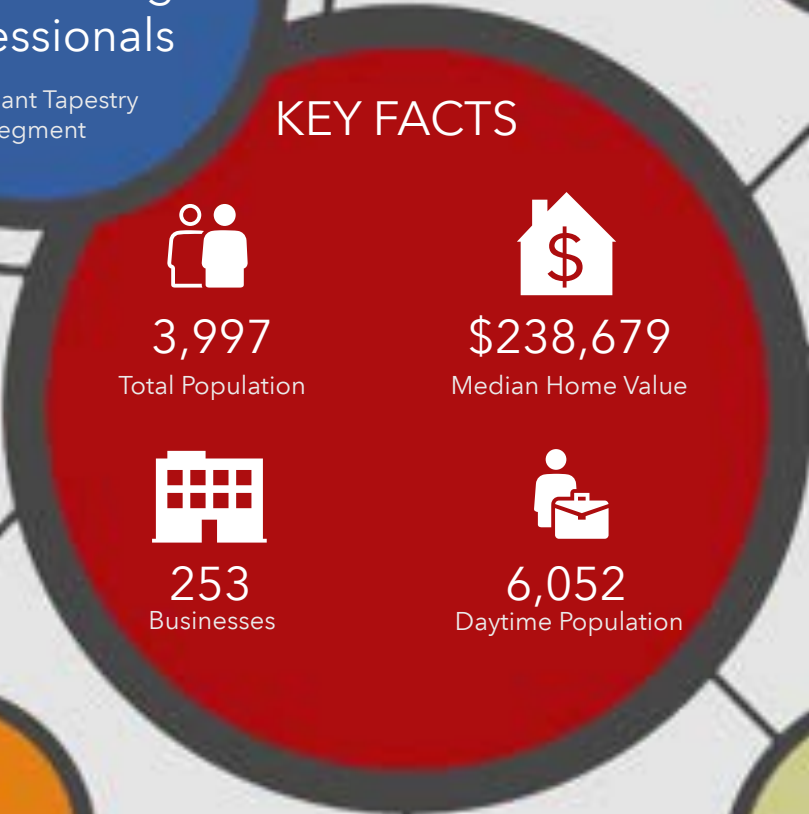



West View




Bright Young Professionals
Dominant Tapestry Segment



35.9
Median Age



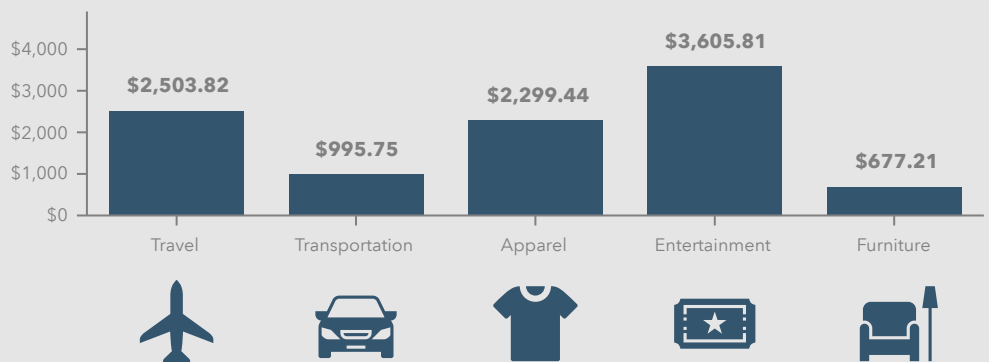

14.7%
2010-2020 Pop Growth Rate


\$39,070
Per Capita Income


2.4
Avg Household Size


\$79,572
Median Household Income

KEY SPENDING FACTS



This infographic contains data provided by Esri, Esri and Bureau of Labor Statistics, Esri and Infogroup. The vintage of the data is 2020, 2025.


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Spending facts are average annual dollars per household



Bright Young Professionals
Dominant Tapestry Segment



37.8
Median Age


KEY FACTS


34,393
Total Population


\$245,236
Median Home Value


1,901
Businesses


40,025
Daytime Population

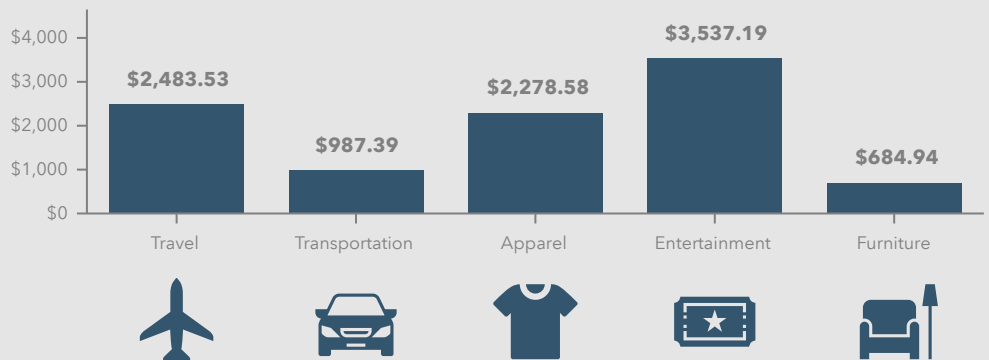

6.4%
2010-2020 Pop Growth Rate


\$39,642
Per Capita Income


2.4
Avg Household Size


\$79,900
Median Household Income

KEY SPENDING FACTS



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Bright Young Professionals
Dominant Tapestry Segment



38.7
Median Age

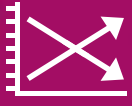
KEY FACTS


39,146
Total Population


\$243,306
Median Home Value



2,127
Businesses


44,645
Daytime Population

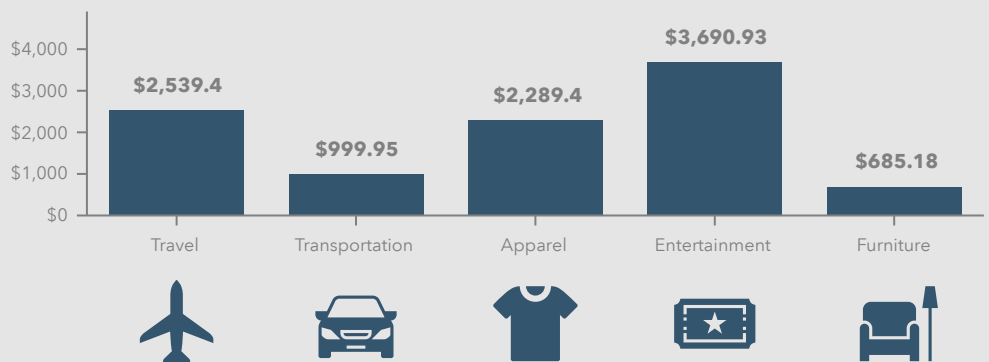

5.9%
2010-2020 Pop Growth Rate


\$40,247
Per Capita Income


2.4
Avg Household Size


\$79,815
Median Household Income

KEY SPENDING FACTS



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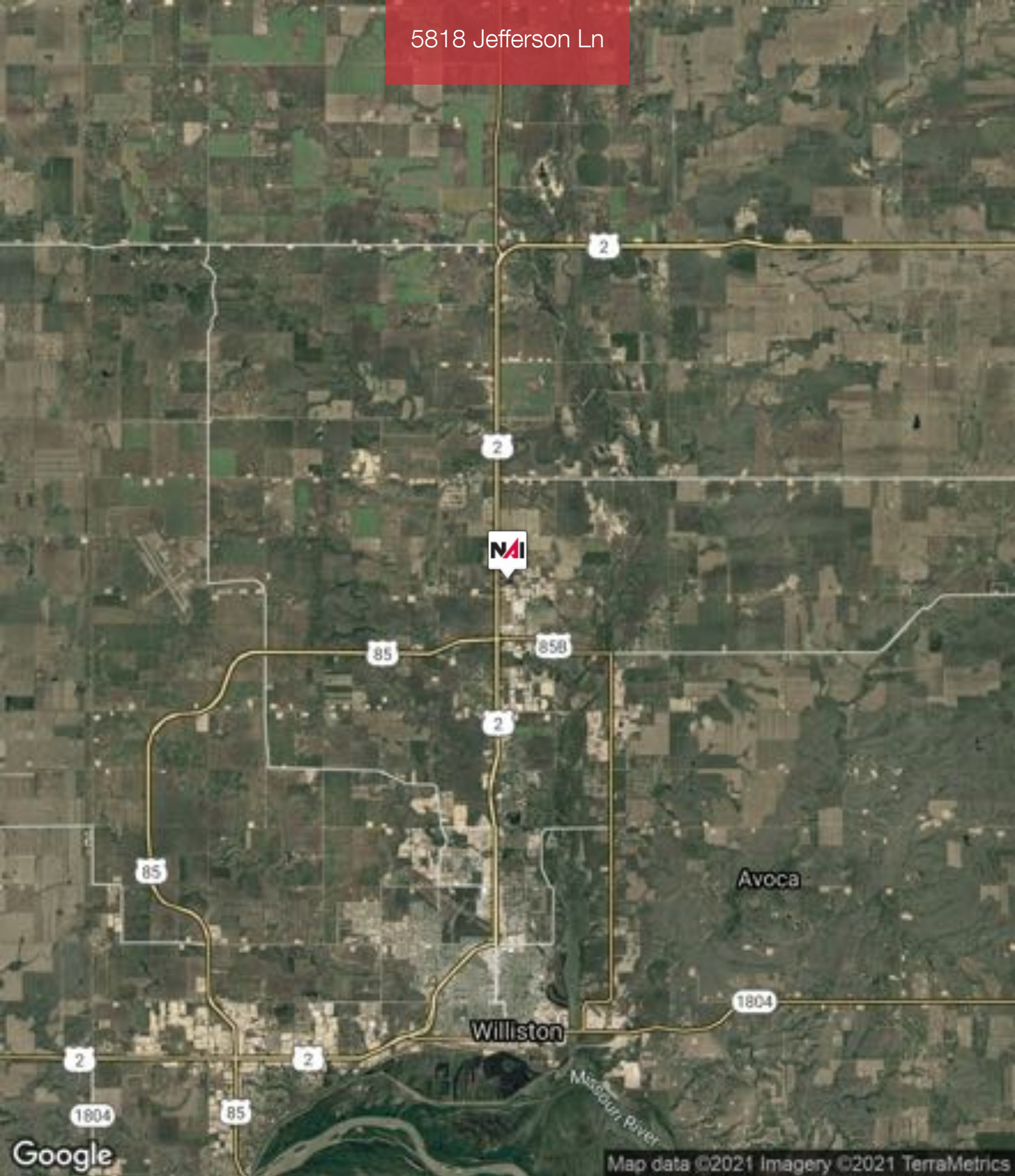
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2020 Williams County Real Estate Tax Statement

Statement No: 200125044

Parcel Number
46-155-01-28-02-035

Owner
K CORP LEASING LLC

Jurisdiction
Missouri Ridge Twp

Physical Location
5818 JEFFERSON LN
WILLISTON, ND58801

2020 TAX BREAKDOWN

Net consolidated tax	7,136.00
Plus: Special Assessments	<u>0.00</u>
Total tax due	7,136.00
Less: 5% discount, if paid by February 16, 2021	<u>-356.80</u>
Amount due by February 16, 2021	<u><u>6,779.20</u></u>

Legal Description

L 7
B 2
MISSOURI RIDGE COMMERCIAL PARK
#808652

Acres
5.000

Legislative tax relief

(3-year comparison)	2018	2019	2020
Legislative tax relief	<u>7,192.92</u>	<u>6,489.63</u>	<u>6,935.44</u>

Tax distribution (3-year comparison):

	2018	2019	2020
True and Full Value	1,125,300	1,016,200	1,102,000
Taxable Value	56,265	50,810	55,100
Less: Homestead credit	0	0	0
Disabled Veteran credit	<u>0</u>	<u>0</u>	<u>0</u>
Net Taxable Value	<u>56,265</u>	<u>50,810</u>	<u>55,100</u>
Total mill levy	<u>132.370</u>	<u>149.480</u>	<u>129.510</u>

Taxes By District (in dollars):

County	2,233.70	1,924.16	1,999.02
Fire/ambulance	299.33	267.76	275.50
Other	222.24	202.76	209.38
Township	737.64	955.74	50.70
Williams County Sd#8	<u>3,954.90</u>	<u>4,244.67</u>	<u>4,601.40</u>

Consolidated tax 7,447.81 7,595.09 7,136.00

Net effective tax rate 0.66% 0.75% 0.65%

Or pay in two installments (with no discount)

Payment 1: Pay by March 1, 2021	3,568.00
Payment 2: Pay by October 15, 2021	3,568.00

Penalty on 1st Installment & Specials:

March 2, 2021	3%
May 1, 2021	6%
July 1, 2021	9%
October 15, 2021	12%

Penalty on 2nd Installment:

October 16, 2021	6%
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FOR ASSISTANCE, CONTACT:

Office: Williams County Treasurer
PO Box 2047
206 East Broadway
Williston, ND 58802

Phone: 701.577.4530

Email: treasurer@co.williams.nd.us

2020 Williams County Real Estate Tax Statement

Your canceled check is your receipt for your payment.
No receipt will be issued.



46-155-01-28-02-035

Parcel Number: 46-155-01-28-02-035
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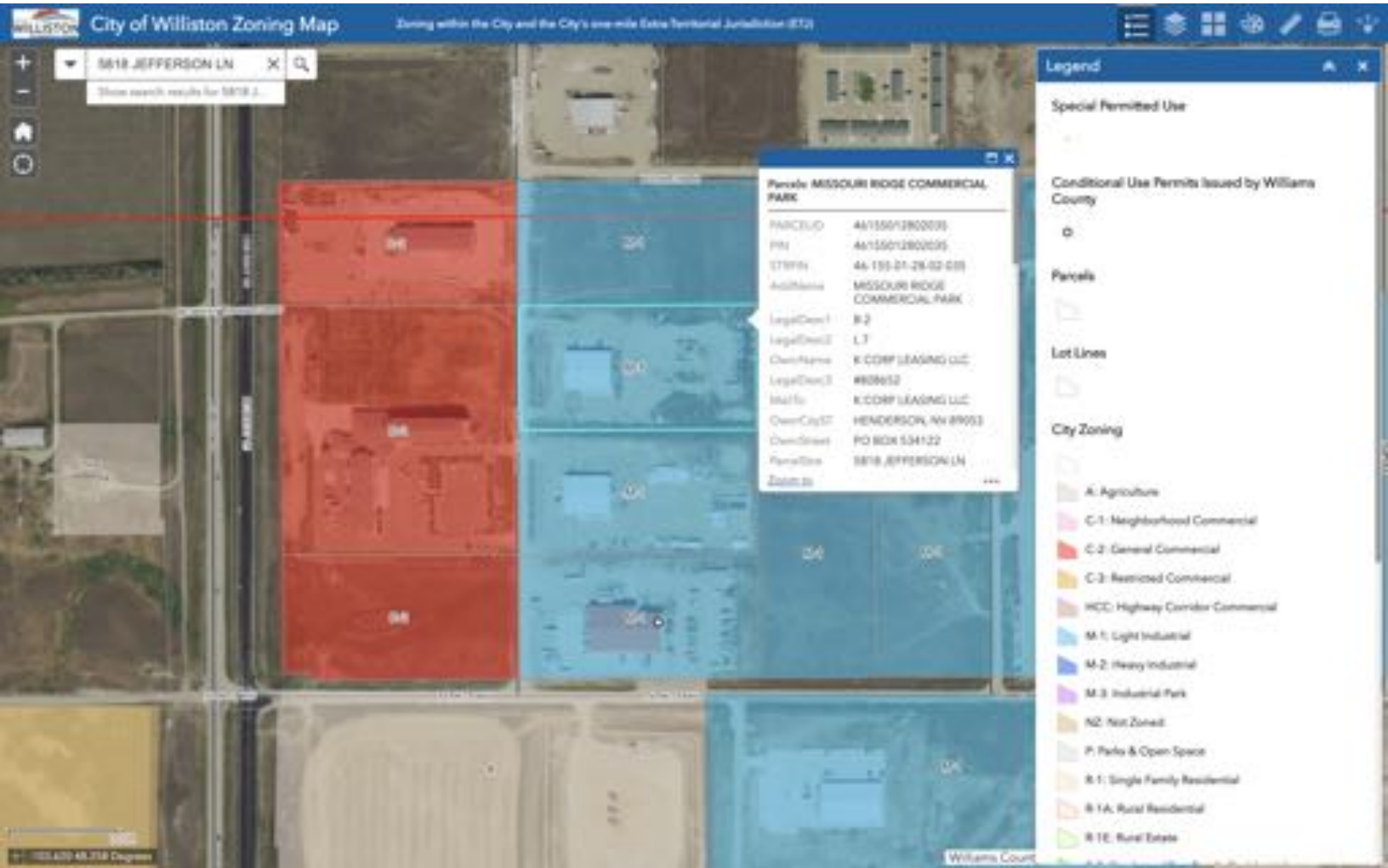
Or pay in two installments (with no discount):

Payment 1: Pay by March 1, 2021	3,568.00
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K CORP LEASING LLC
PO BOX 534122
HENDERSON NV 89053

MAKE CHECK PAYABLE TO:

Williams County Treasurer
PO Box 2047
206 East Broadway
Williston, ND 58802
Phone: 701.577.4530





MICHAEL HOUGE, CCIM, SIOR

Managing Director

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PROFESSIONAL BACKGROUND

Michael Houge is the managing Director of NAI Legacy. NAI Legacy is a member of the NAI Global network of over 6000 professionals and 375 offices worldwide. NAI Legacy is coupling the latest technology with a traditional emphasis on customer service, our team provides strategic guidance, administrative support and brokerage services for properties totaling nearly 2,500,000 square feet. With business lines including property management, traditional sales and leasing services, and 1031 Tax-Deferred Exchange solutions, the NAI Legacy team is adept at navigating all aspects of quality commercial real estate assignments.

Mr. Houge, CCIM, SIOR has over thirty years of experience in project leasing and investment sales. Michael is a specialist in the sale of net-leased investment properties, 1031 Tax Deferred Exchanges, and more recently, commercial real estate in the Bakken oilfield markets of Western North Dakota. Mr. Houge has completed over a billion dollars in investment property transactions. Michael has also leased well over a million square feet as a landlord and tenant representative and is a frequent contributor and author in various real estate trade publications and speaks frequently on panels and conferences on investment sales, capital markets, marketing, the net-lease industry, 1031 tax-deferred exchanges and North Dakota real estate.

Specialties Include: The Purchase or Sale of Net-Leased Properties • 1031 Tax Deferred Exchanges • Commercial Real Estate Investments • Energy (Oil Field) Related Real Estate • Real Estate Technology • Office Properties • Retail and Industrial Real Estate • Land Sales • Financing • Property Sales and Acquisitions • Consulting for Real Estate Projects • Public Speaking and Presenting on Related Topics • Real Estate Marketing • Branding and Web-Based Initiatives • Investment Analysis

EDUCATION

B.A University of Minnesota-Twin Cities
Commercial Real Estate Institute (CCIM) Curriculum

MEMBERSHIPS

CCIM (Certified Commercial Investment Member)
SIOR (Society of Industrial and Office REALTORS)
ICSC (International Council of Shopping Centers)
Minnesota Shopping Center Association (MSCA)
National Association of REALTORS (NAR)

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