

COMMERICAL BUILDING FOR SALE

FROM: Hazen Community Development
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TO: Interested Parties

HAZEN COMMERCE CENTER LOCATED IN WEST HAZEN: 104 12TH ST. NW

Pictured is a 12,800 Square Foot Commerce Center in Hazen, ND. - Built in 2006 –
Lighted Parking lot – 83.3% Tenant Occupied with rents ranging from \$6.69 to
\$10.00/Sq. Ft. 100% Occupied by April 1, 2017

Presently Housing Five Separate Businesses



For Additional Pictures go the Website at the Bottom of this Document

ADDITIONAL INFORMATION

<http://unemployment-rates.careertrends.com/l/1118/Mercer-County-ND>

<http://www.census.gov/quickfacts/dashboard/PST045215/38057>

<http://www.city-data.com/city/Hazen-North-Dakota.html#b>

<http://www.areavibes.com/hazen-nd/livability/>

AVAILABLE LABOR

(The following information is derived from a study completed collaboratively by the University of North Dakota, ND Department of Commerce and Job Service of North Dakota)

□ Community Labor

- Community Population
- Labor Force and Availability
 - Population – Mercer County 8,855
 - Population – City of Hazen 2,450
 - Population – City of Beulah 3,355
 - Population – Outreach 12,740
 - Active Labor Force 7590
 - Potential Job Seekers 4550
 - Actively Seeking Work 470
 - Interested in changing jobs 150
 - Interested in Additional jobs 910
 - Discouraged from looking 400

□ Overview of Hazen’s Major Businesses

- Current Major Industries that support and are supported by the community area (**Approximately 25% of the workers in industry live in the Hazen area.**)
 - Dakota Gasification Co. – 764 Employees
 - Coteau Properties Co. (Coal Mines)—450 Employees
 - Antelope Valley (Electricity Generation) – 190 Employees
 - Leland Olds (Electricity Generation) – 175 Employees
 - Beulah Public Schools – 130 Employees
 - Knife River Care Center (Nursing Home) – 145 Employees
 - Dakota Westmoreland Corp. (Coal Mines) – 20 Employees
 - Coyote Station (Electricity Generation) – 100 Employees
 - Hazen Public Schools – 86 Employees
 - Sakakawea Medical Center (Regional Hospital) – 130 Employees
 - Coal Country Clinic – 12 Employees
 - Coyote Creek Station – 110 Employees
 - West River Telecommunications Cooperative – 60 Employees
 - Roughrider Electric Cooperative – 17 Employees
 - City of Hazen – 33 Employees
 - Krause’s Market – 60 Employees

- A number of the businesses noted above provide some of the best paying jobs in North Dakota, with the exclusion of what you might find in the “oil patch.”
- It’s also important to note that a number of these same businesses also provide excellent paying jobs for the spouses; many of who, are highly educated in the fossil fuel industry.

□ **Logistics**

- 33 Miles to US Highway 83
- 40 Miles to I-94
- 73 Miles to Bismarck: Commercial Airport, 1 University, 1 State College
- 90 Miles to Minot: Commercial Airport, 4-Year University
- 90 Miles to Dickinson: Commercial Airport, 4-Year University
- 275 Miles to Fargo: Commercial Airport, 4-Year University
- 330 Miles to Grand Forks: Commercial Airport, 4-Year University
- 500 Miles to Minneapolis, MN: Commercial Airport
- Hazen Hosts a Regional Airport with a 5,000 Foot Runway
- Hazen is located on State Highway 200.

□ **UNIQUENESS OF THE AREA**

- Hazen is situated in the “middle” of two of the most unique areas of North Dakota.
 - Located 15 miles north of Hazen is Lake Sakakawea. With more shoreline than the state of California, this 180 mile long reservoir of the Missouri River is North Dakota’s largest fishery that attracts sports enthusiasts from around the nation.
 - Hazen is also located at the “center” of North Dakota’s coal fields and coal fired energy generation plants. Clean modern power plants produce millions of kilowatts of electricity used around the country. There are six power plants, one coal gasification plant, and three coal mines all within an easy half hour drive from Hazen.
- **Culture and History**
 - Hazen is rural in nature with much of its economy coming from the land in the form of crops and cattle. By nature, the people here have great work ethics and loyalty.
 - **Hazen is located minutes from some of the most historic sites in North Dakota and the nation.**
 - Knife River Indian Village – A federally funded historic site that allows visitors to relive the ancient and proud past of the American Indians who lived there and traded the internationally famous Knife River flint.
 - Lewis and Clark Interpretive Center – A totally modern multi-million dollar interpretive center that depicts the lives of those mapped out the Louisiana Purchase during the years of 1804 -1806.
 - Other sites include Ft. Clark, Ft. Mandan, Killdeer Battlefield and the North Dakota Badlands.
 - **Competitive advantages of doing business in Hazen**

- Lower cost of doing business.
- Dedicated and educated work force.
- Incentives and finance packaging
- Will work long-term with the company
- Low Crime

Hazen Family Eyecare Photos

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