

NORTH FARGO I-29/COUNTY 20 LAND

I-29 & 40TH AVE NW, FARGO, ND

FOR SALE



PRIME DEVELOPMENT LAND IN NORTH FARGO

SIZE: 4.88 - 15.8 acres
PRICE: \$8.00 - \$12.00 PSF



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NORTH FARGO I-29/COUNTY 20 LAND

I-29 & 40TH AVE NW, FARGO, ND



SIZE

Parcel D: 15.80 acres +/- | 688,248 SF
Parcel E: 4.88 acres +/- | 212,572 SF

PRICE

Parcel D: \$5,505,984 | \$8.00 PSF
Parcel E: \$2,550,864 | \$12.00 PSF

ESTIMATED SPECIALS

Parcel D: \$1,410,295.94
Parcel E: \$447,218

2024 ESTIMATED TAXES

Parcel D: \$7,270.65
Parcel E: \$45.77

FLOODPLAIN

None

PROPERTY DESCRIPTION:

Located in north Fargo along the Northwest corner of I29 and 40th Avenue N/County Road 20, this land offering of 4.9 - 15.8 acres is currently prime for development opportunity to support the continued growth of the FM Metro.

Premier visibility: This property sits along the high traffic corridor of I-29 while being directly adjacent to the existing interstate exchange at I-29 and 40th Avenue N/County Road 20, one of Fargo's prime commercial corridors.

Industrial Development: This site is exceptionally strong with the close proximity to I-29 and newly established area businesses including over 1.2 million square feet at the Amazon Fulfillment Center, continued industrial development at the Dakota Commerce Center and proximity to Hector International Airport. In addition, there is continued residential growth in the area including Reile's Acres.

Flexible Uses: This site is suitable for users such as a large scale travel center, general commercial or industrial business or there is potential to subdivide for multiple users.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.



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PARCEL D



NORTH FARGO I-29/COUNTY 20 LAND

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GOLDMARK™
COMMERCIAL REAL ESTATE INC

PARCELE

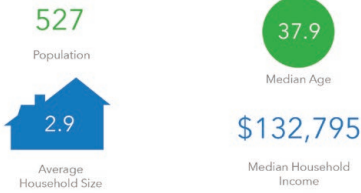


NORTH FARGO I-29/COUNTY 20 LAND

I-29 & 40TH AVE NW, FARGO, ND

1-MILE RADIUS

KEY FACTS



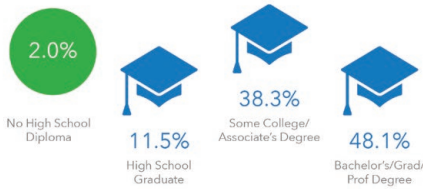
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)

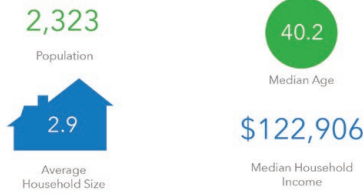
The largest group: \$200,000+ (25.1%)
The smallest group: <\$15,000 (0.6%)

Indicator ▲	Value	Diff	
<\$15,000	0.6%	-8.5%	
\$15,000 - \$24,999	2.8%	-3.2%	
\$25,000 - \$34,999	0.6%	-5.6%	
\$35,000 - \$49,999	10.1%	-1.6%	
\$50,000 - \$74,999	5.0%	-14.3%	
\$75,000 - \$99,999	12.8%	-0.3%	
\$100,000 - \$149,999	24.0%	+8.8%	
\$150,000 - \$199,999	18.4%	+10.6%	
\$200,000+	25.1%	+13.5%	

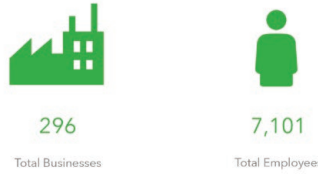
Bars show deviation from

3-MILE RADIUS

KEY FACTS



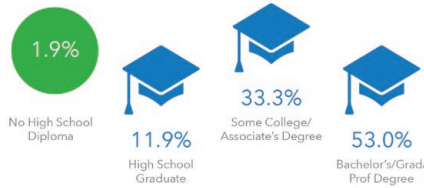
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)

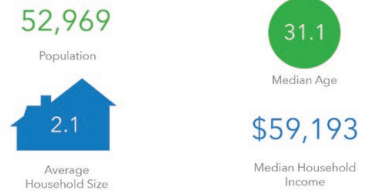
The largest group: \$100,000 - \$149,999 (24.8%)
The smallest group: \$25,000 - \$34,999 (2.1%)

Indicator ▲	Value	Diff	
<\$15,000	2.6%	-6.5%	
\$15,000 - \$24,999	2.3%	-3.7%	
\$25,000 - \$34,999	2.1%	-4.1%	
\$35,000 - \$49,999	10.0%	-1.7%	
\$50,000 - \$74,999	7.4%	-11.9%	
\$75,000 - \$99,999	11.2%	-1.9%	
\$100,000 - \$149,999	24.8%	+9.6%	
\$150,000 - \$199,999	15.1%	+7.3%	
\$200,000+	23.9%	+12.3%	

Bars show deviation from

5-MILE RADIUS

KEY FACTS



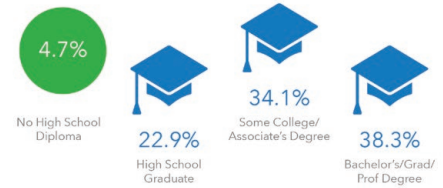
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.8%)
The smallest group: \$200,000+ (7.0%)

Indicator ▲	Value	Diff	
<\$15,000	11.7%	+2.6%	
\$15,000 - \$24,999	7.6%	+1.6%	
\$25,000 - \$34,999	7.9%	+1.7%	
\$35,000 - \$49,999	12.9%	+1.2%	
\$50,000 - \$74,999	20.8%	+1.5%	
\$75,000 - \$99,999	13.3%	+0.2%	
\$100,000 - \$149,999	11.4%	-3.8%	
\$150,000 - \$199,999	7.2%	-0.6%	
\$200,000+	7.0%	-4.6%	

Bars show deviation from