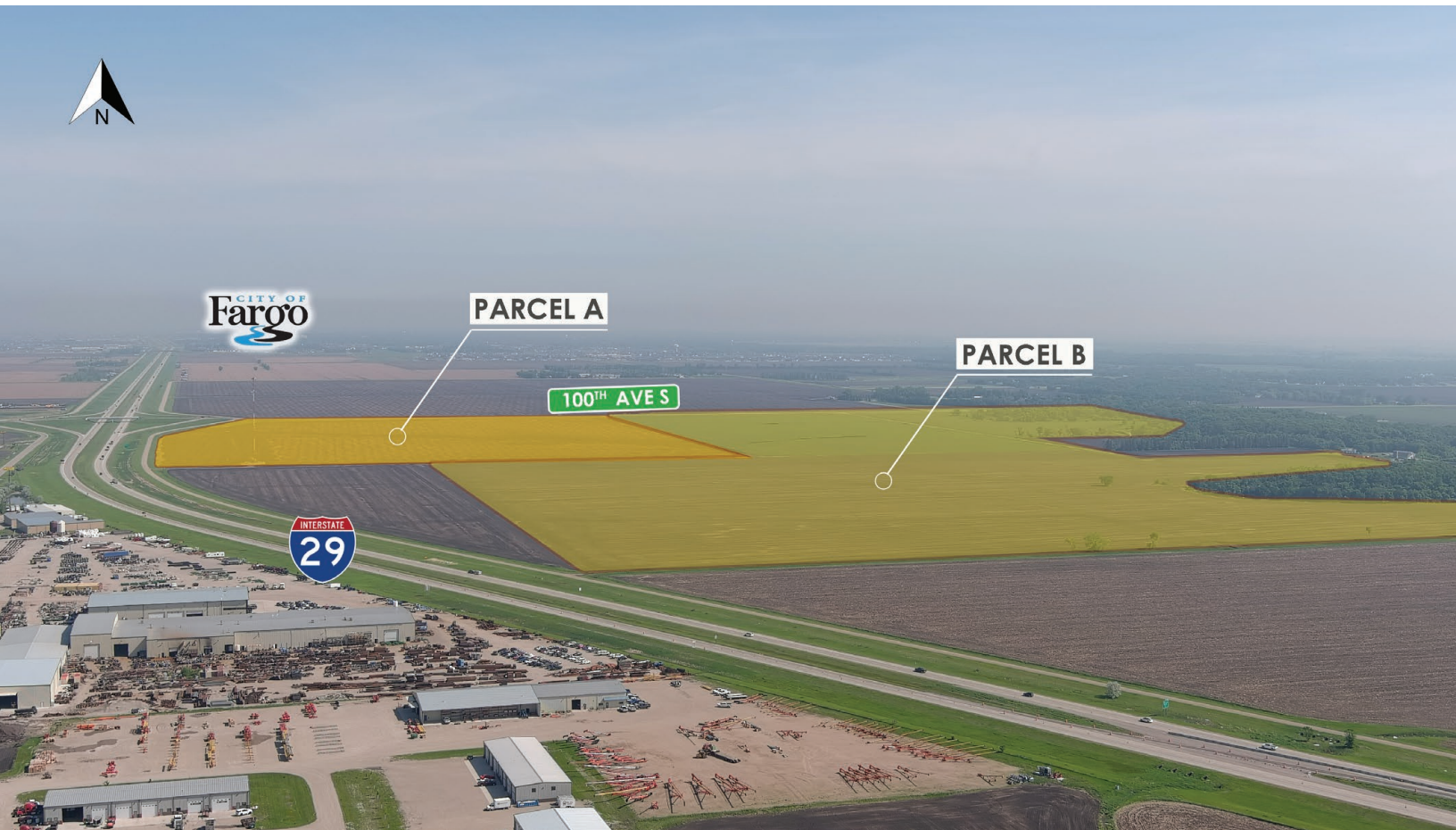


SOUTH FARGO DEVELOPMENT LAND

I-29 & 100TH AVE S, FARGO, ND

FOR SALE



PRIME DEVELOPMENT LAND IN SOUTH FARGO

SIZE: 123 -464 acres

PRICE: \$22,500 - \$50,000/ac



Andy Westby, SIOR | 701.239.5839

andy.westby@goldmark.com

www.goldmarkcommercial.com



701.712.8700 | **Cam Knutson**

sales@knutsonteam.com

www.knutsondevelopment.com

SOUTH FARGO DEVELOPMENT LAND

I-29 & 100TH AVE S, FARGO, ND



SIZE

Parcel A: 123.09 acres | 5,361,800 SF
Parcel B: 341.36 acres | 14,869,641 SF

PRICE

Parcel A: \$6,154,500 | \$50,000/ac
Parcel B: \$7,680,000 | \$22,500/ac

SPECIALS

None

PARCEL NUMBER

Parcel A: 64-0000-02450-010
Parcel B: 64-0000-02400-010

2023 TAXES

Parcel A: \$1,950.063
Parcel B: \$4,543.68

ZONING

Agriculture

FLOODPLAIN

Yes (to be protected by future FM Diversion)

PROPERTY DESCRIPTION:

Located just minutes south of Fargo along the Southeast corner of I29 and 100th Avenue South this extensive land offering of approximately 464 acres is currently prime farmland with long term development opportunity to support the continued growth of the FM Metro.

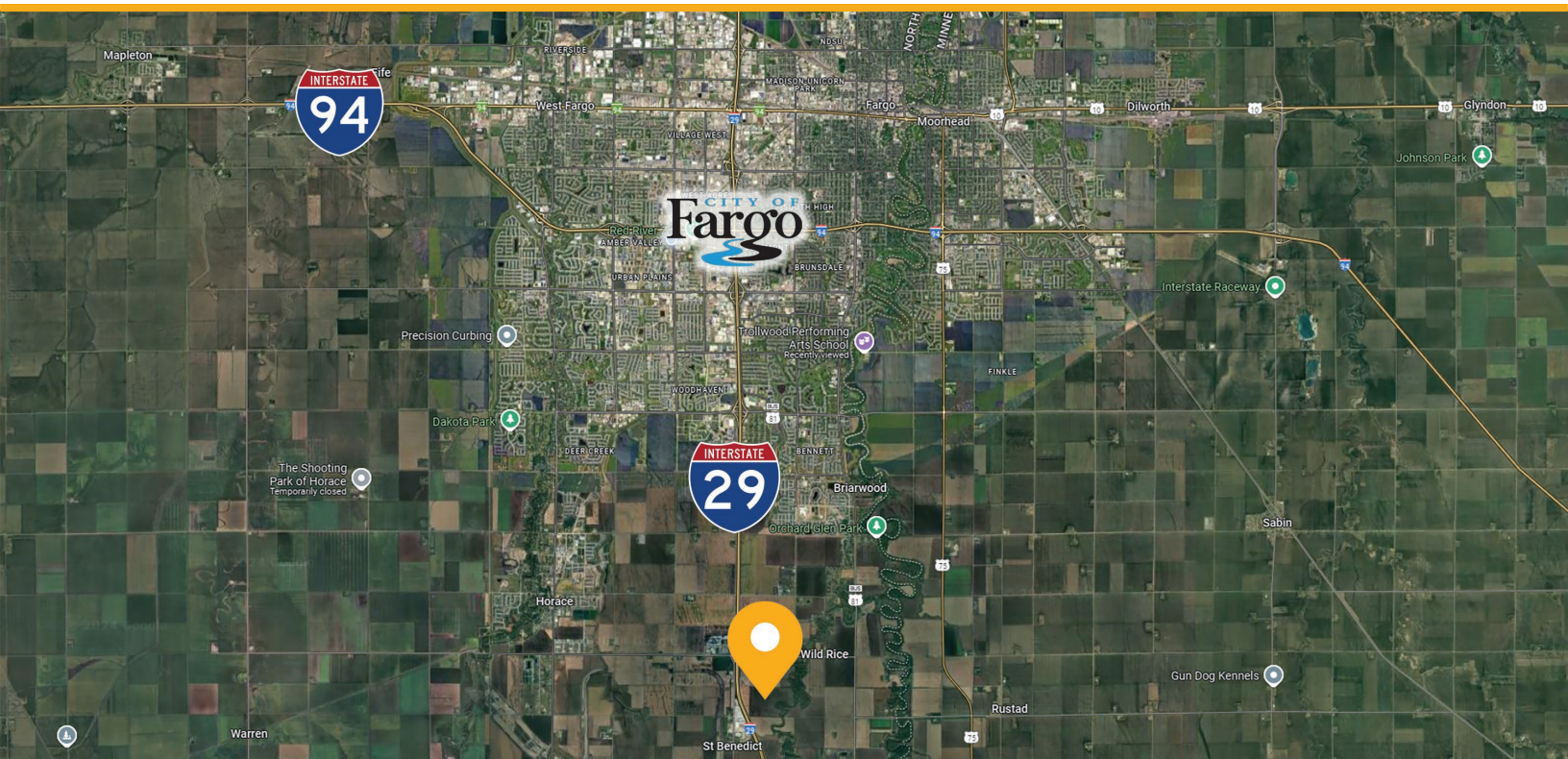
Premier Visibility: The property sits along the high traffic corridor of I-29 while being directly adjacent to the existing interstate exchange at I-29 and 100th Avenue South.

Scenic features: Much of the land sits along the bank of the Wild Rice River, filled with mature trees, native grasses and wildlife.

Highly productive: Rich Red River Valley soils make up the vast majority of the property west of the Wild Rice River, with an income producing fam lease.

Future potential development opportunities: This site will be exceptionally strong for future development with the properties location, beautiful features and continued growth of Fargo.

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.

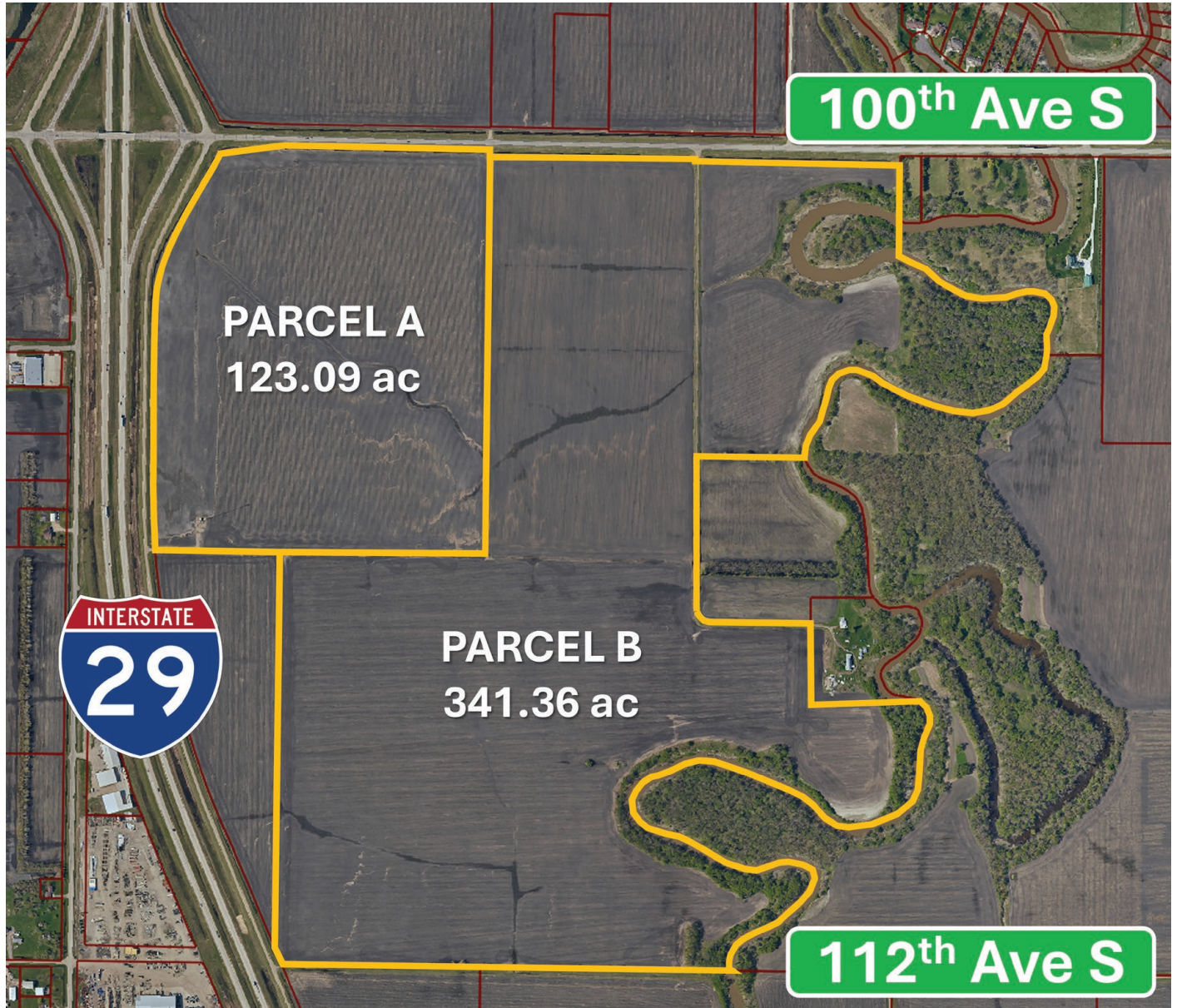


SOUTH FARGO DEVELOPMENT LAND

I-29 & 100TH AVE S, FARGO, ND

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

PARCEL VIEW



SOUTH FARGO DEVELOPMENT LAND

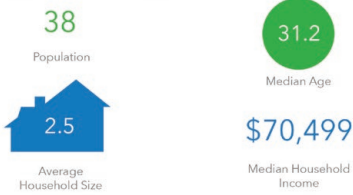
I-29 & 100TH AVE S, FARGO, ND



DEMOGRAPHICS

1-MILE RADIUS

KEY FACTS



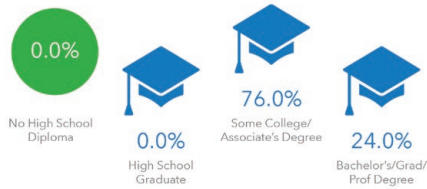
BUSINESS



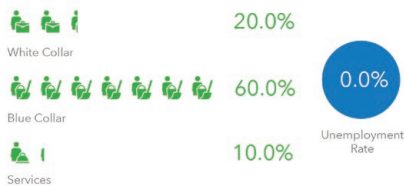
INCOME



EDUCATION



EMPLOYMENT



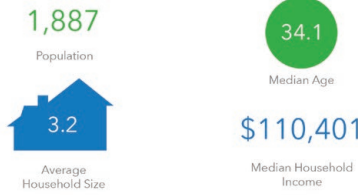
2024 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (26.7%)
The smallest group: <\$15,000 (0.0%)

Indicator ▲	Value	Diff
<\$15,000	0.0%	-9.1%
\$15,000 - \$24,999	6.7%	+0.7%
\$25,000 - \$34,999	6.7%	+0.5%
\$35,000 - \$49,999	13.3%	+1.6%
\$50,000 - \$74,999	26.7%	+7.4%
\$75,000 - \$99,999	26.7%	+13.6%
\$100,000 - \$149,999	0.0%	-15.2%
\$150,000 - \$199,999	13.3%	+5.5%
\$200,000+	6.7%	-4.9%

Bars show deviation from

3-MILE RADIUS

KEY FACTS



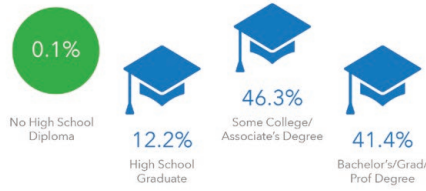
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)
The largest group: \$100,000 - \$149,999 (23.8%)
The smallest group: <\$15,000 (0.3%)

Indicator ▲	Value	Diff
<\$15,000	0.3%	-8.8%
\$15,000 - \$24,999	0.8%	-5.2%
\$25,000 - \$34,999	1.0%	-5.2%
\$35,000 - \$49,999	17.1%	+5.4%
\$50,000 - \$74,999	17.3%	-2.0%
\$75,000 - \$99,999	6.5%	-6.6%
\$100,000 - \$149,999	23.8%	+8.6%
\$150,000 - \$199,999	17.8%	+10.0%
\$200,000+	15.6%	+4.0%

Bars show deviation from

5-MILE RADIUS

KEY FACTS



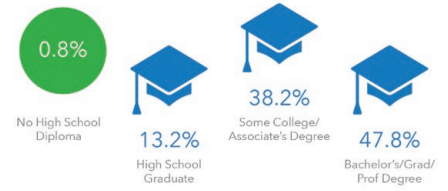
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2024 Households by income (Esri)
The largest group: \$100,000 - \$149,999 (23.4%)
The smallest group: \$15,000 - \$24,999 (1.8%)

Indicator ▲	Value	Diff
<\$15,000	4.6%	-4.5%
\$15,000 - \$24,999	1.8%	-4.2%
\$25,000 - \$34,999	2.4%	-3.8%
\$35,000 - \$49,999	8.5%	-3.2%
\$50,000 - \$74,999	12.7%	-6.6%
\$75,000 - \$99,999	9.9%	-3.2%
\$100,000 - \$149,999	23.4%	+8.2%
\$150,000 - \$199,999	14.1%	+6.3%
\$200,000+	22.6%	+11.0%

Bars show deviation from