



**SUBJECT  
PROPERTY**

**AMAZON  
FULFILMENT  
CENTER**

**DAKOTA  
COMMERCE  
CENTER**

**HECTOR  
INTERNATIONAL  
AIRPORT**

**40TH AVE NW**

**129**

**REILE'S  
ACRES  
COMMUNITY**



# NORTH FARGO LAND FOR SALE



**CAM KNUTSON**  
Owner/Broker

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# PROPERTY HIGHLIGHTS

Located in north Fargo along the Northwest corner of I29 and 40th Avenue Northwest this land offering of approximately 15.80 acres is currently prime for development opportunity to support the continued growth of the community.

**Premier visibility** along the high traffic volume of I-29 while being directly adjacent to the existing interstate exchange at I-29 and 40th Avenue Northwest, one of Fargo's prime commercial corridors.

**Synergy** for 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, positioning near the Hector International Airport and continued residential growth in the area including Reile's Acers.

**Prime development** opportunities for this site could be exceptionally strong with the properties location, nearby business and residential growth of Fargo.

**Effective design layout** could make this site suitable for users in need of a site of this size such as a large scale travel stop convenience store, general commercial business or potential to subdivide for multiple users.



# PROPERTY DETAILS



<b>LAND AREA</b>	Approximately 15.80 acres 688,248 SF
<b>PRICE</b>	\$8.00/SF

View to the North



View to the West



View to the South



View to the East

