

NORTH FARGO I-29/COUNTY 20 LAND

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

FOR SALE



PRIME DEVELOPMENT LAND IN NORTH FARGO

SIZE: 4.93 - 23.14 acres
PRICE: \$8.50 - \$11.50 PSF


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NORTH FARGO I-29/COUNTY 20 LAND

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PARCEL A:

Parcel #: Split from 01-8875-00100-000
Parcel Size: 4.93 acres | 214,959 SF
Price: \$11.50 PSF | \$2,472,028.50
Specials: \$1.98 PSF (estimated)
Zoning: General Commercial (GC)
Flood plain: No

PARCEL B:

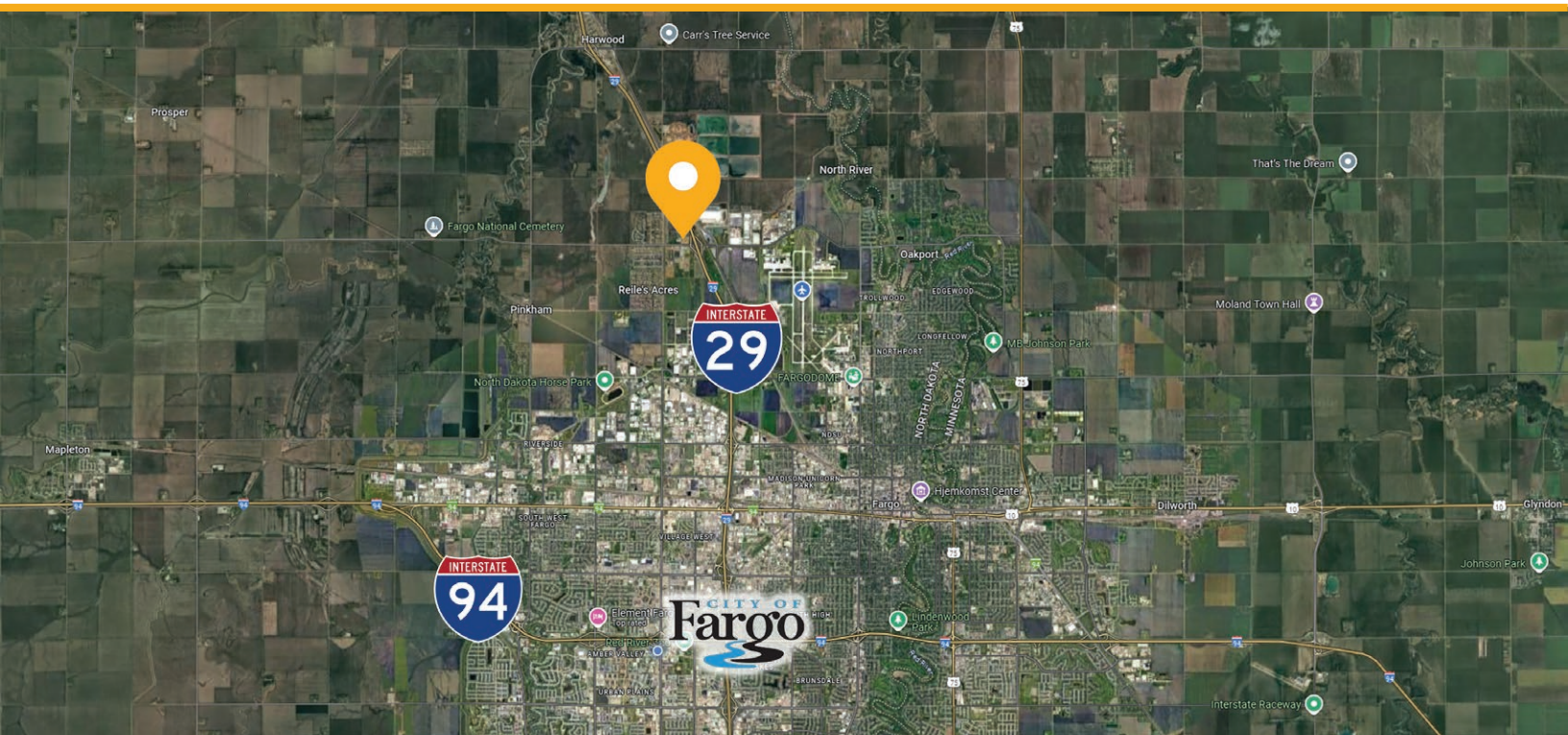
Parcel #: Split from 60-0000-01060-050
Parcel Size: 23.14 acres | 1,008,000 SF +/-
Steel-frame Building Size:
#1: 6,000 SF Built in 1999
#2: 6,000 SF Built in 1999
Price: \$8.50 PSF | \$8,568,000
Deferred Specials: \$2.06 PSF
Zoning: Limited Industrial (LI)
2025 Taxes: \$8,544.02
Flood plain: No

PROPERTY DESCRIPTION:

Located in north Fargo along the NW corner of I29 and 40th Ave N/ County Road 20, this land offering of 4.93–23.14 acres is currently prime for development opportunity to support the continued growth of the FM Metro.

- **Premier Visibility:** Positioned along the high traffic corridor of I-29 and directly adjacent to the existing interstate exchange at I-29 and 40th Avenue N/County Road 20 in one of Fargo's fastest growing commercial and industrial corridors.
- **Industrial Development:** This site is exceptionally strong with the close proximity to I-29 and the 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 nearby Reile's Acres development.
- **Flexible Uses:** Suitable for a large-scale travel center, general commercial or industrial business or there is potential to subdivide for multiple users.
- **Build-Ready Sites:** All new streets and city infrastructure are available, including a regional retention pond that covers up to 85% stormwater coverage for both parcels. Seller will be responsible for platting and rezoning to provide a turn-key parcel.
- **Existing Buildings:** Parcel B includes two 6,000 SF steel-frame, heated buildings with 14'x14' overhead doors. Buyers can leverage these as-is, or request the seller remove them prior to sale.

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.

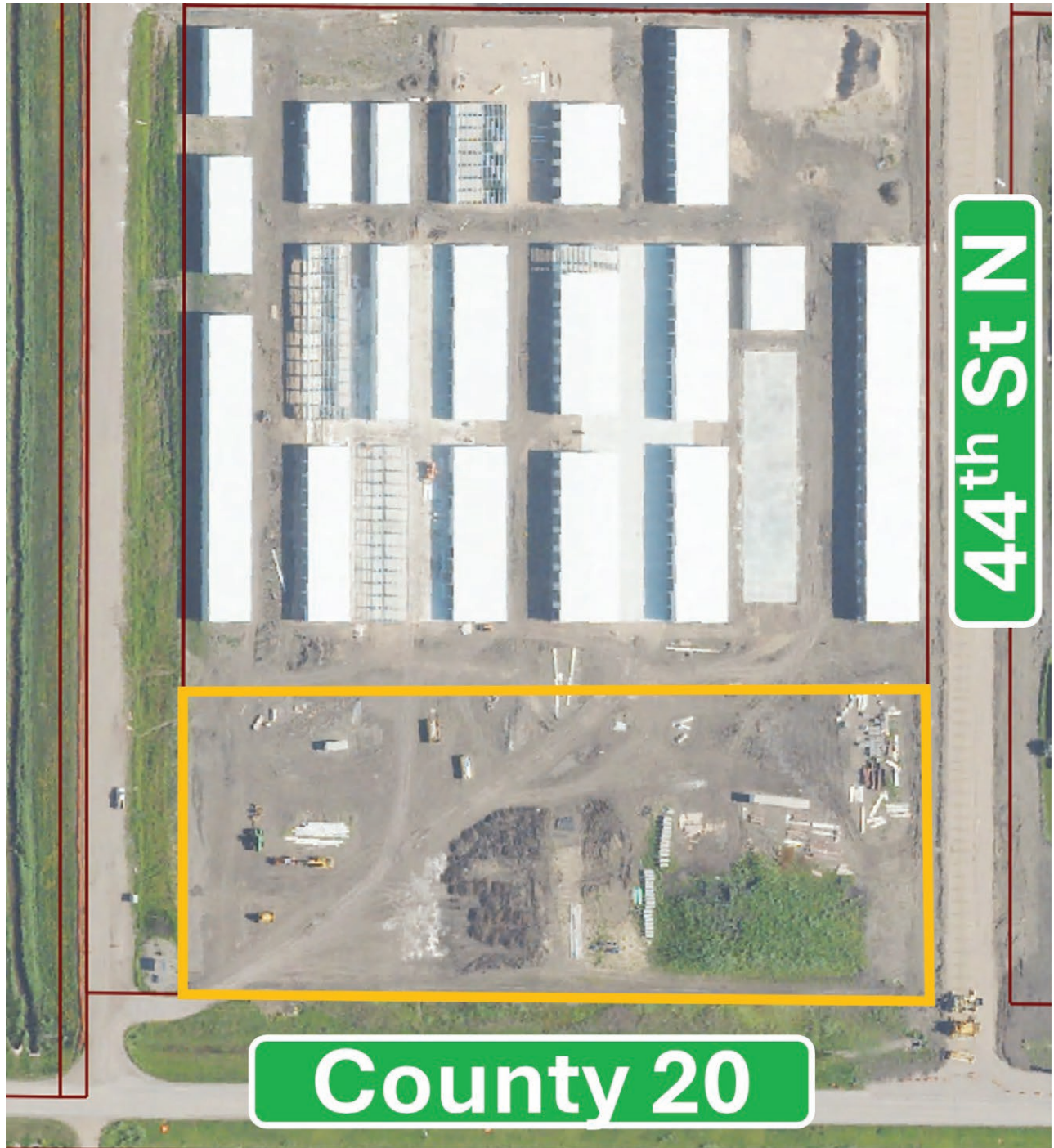


NORTH FARGO I-29/COUNTY 20 LAND

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

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PARCELA A



- 4.93 acres
- Full infrastructure available
- Zoned General Commercial

NORTH FARGO I-29/COUNTY 20 LAND

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

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PARCEL B



- 23.14 acres
- Build-ready site
- Zoned Limited Industrial
- 12,000 SF of steel buildings
- 17-22k vehicles per day on I-29

NORTH FARGO I-29/COUNTY 20 LAND

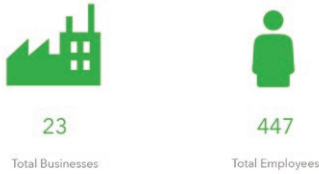
I-29 & 40TH AVE NW, FARGO, ND

1-MILE RADIUS

KEY FACTS



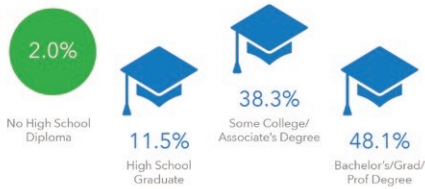
BUSINESS



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



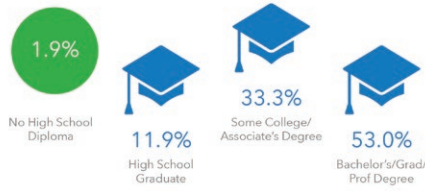
BUSINESS



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



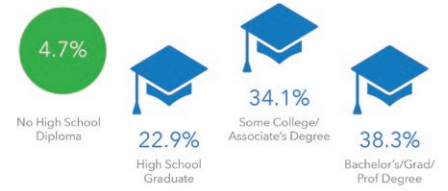
BUSINESS



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