

RHEAULT FAMILY 76TH AVE S LAND

4115 & 4187 76TH AVE SOUTH, FARGO, ND 58104



GREAT FUTURE DEVELOPMENT LAND

NEAR FUTURE I-29 INTERCHANGE & 45TH ST S

113.06 acres | 4,924,894 SF | \$3,052,500 | \$27,000/ac | \$.62 PSF



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Property Overview:

Great opportunity to acquire future development land in South Fargo along an eventual arterial road, near a planned I-29 interchange and 45th St S! This higher-elevation parcel is almost entirely out the 100 year flood plain as well! The city of Fargo's growth plans show a great mix of commercial, mixed-use, and residential zoning uses on the property. Both Fargo and West Fargo Public Schools have future school sites less than 2 miles either direction on 76th Ave S. Existing farm lease on the land for income before future development. With a lot of sales activity along 76th Ave recently, do not miss an opportunity to purchase this great property!

Lot Size:

113.06 acres | 4,924,894 SF

Location:

½ mile east of 45th Street S
or ¼ mile west of I-29 on the
north side of 76th Ave S

Asking Price:

\$3,052,500 | \$27,000/ac

Parcel #s:

64-0000-01100-000
64-0000-01110-000



Legal:

W1/2 SE1/4 10-138-49 less farm site
& E1/2 E1/2 SW1/4 10-138-49

Flood Plain: Minimal areas

Zoning: Agricultural

2017 Taxes: \$1,846.46

Specials: Not yet assessed

Site Features:

- Less than ¼ mile off future I-29 interchange on 76th Ave
- Almost entirely out of the 100 year flood plain
- Large parcel on future arterial road
- Mix of potential commercial and residential uses
- Less than 2 miles to new Fargo & West Fargo school sites



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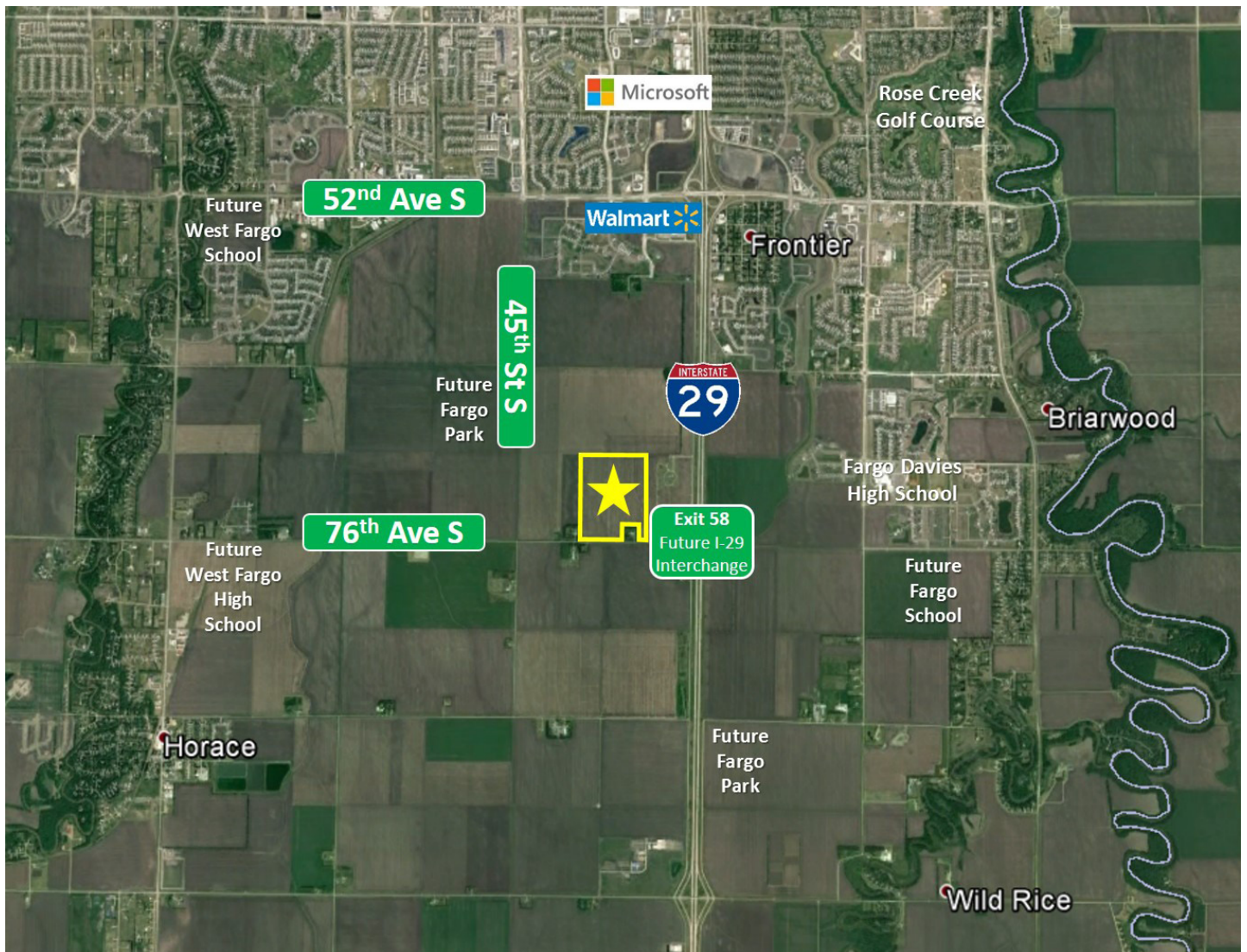
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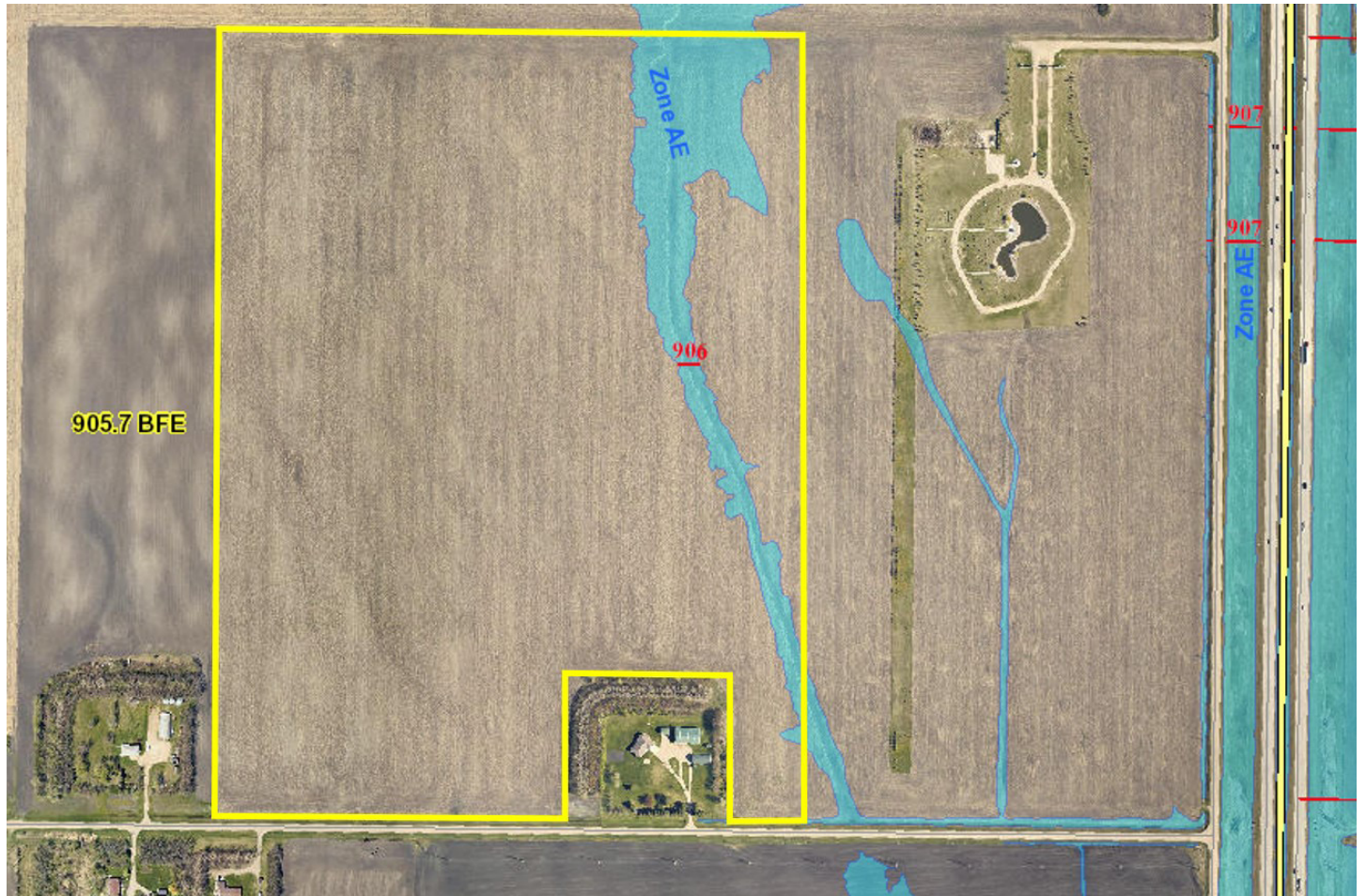
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Flood Plain Map



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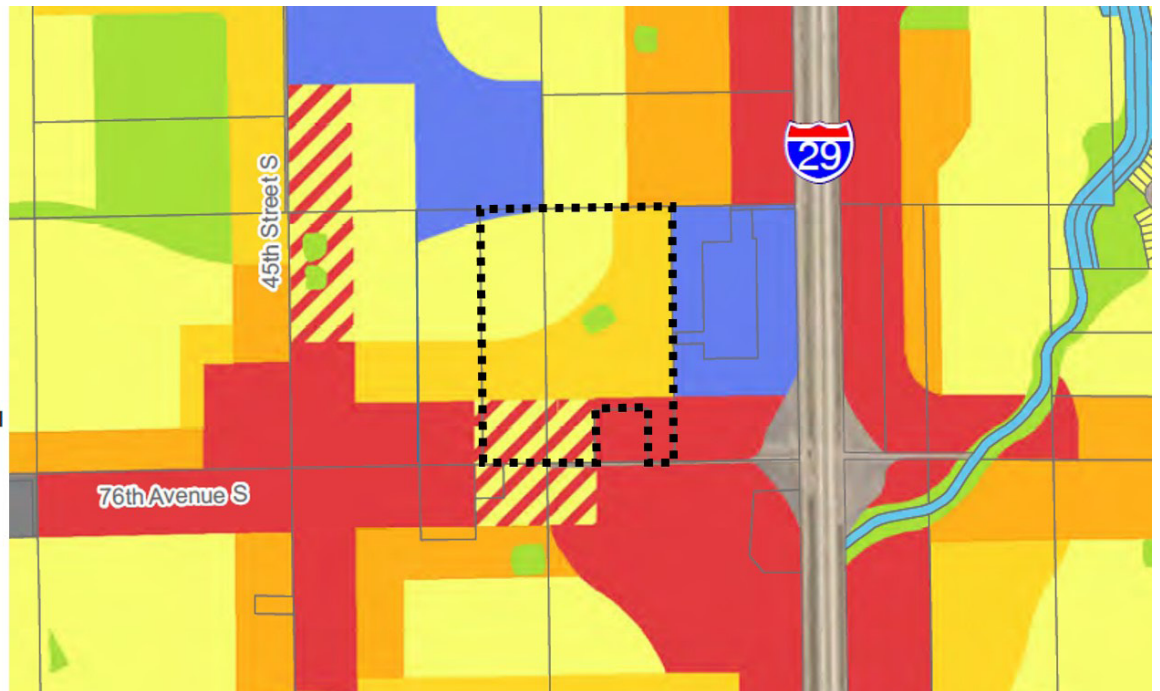
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Legend

Future Land Use

-  Low Density Residential
-  Commercial
-  Industrial
-  Public and Institutional
-  Agricultural
-  Park and Open Space
-  Medium Density Residential
-  High Density Residential
-  Rural Residential
-  Mixed Use
-  Drain/Diversion
-  Utility



Future Zoning Use Map



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