

HELTEMES/SNYDER 76TH AVE S. LAND

3423 & 3539 76TH AVENUE SOUTH, FARGO, ND 58104

EXCELLENT FUTURE DEVELOPMENT LAND FOR SALE



ALONG 76TH AVE S NEAR FUTURE I-29 INTERCHANGE

102.93 acres | 4,483,631 SF | \$2,845,000 | \$27,640/ac | \$.63 PSF



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GOLDMARK™
COMMERCIAL REAL ESTATE INC

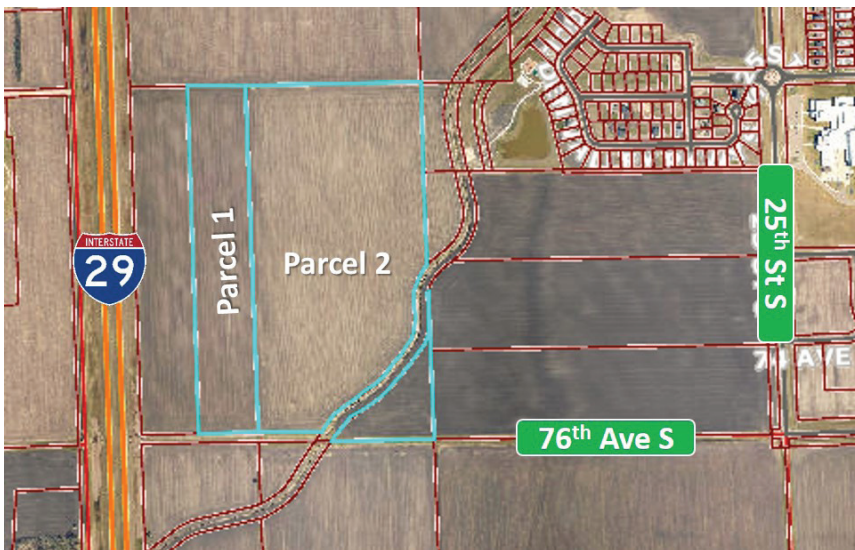
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Property Overview:

Excellent development land in South Fargo (Stanley Township) along a future arterial road, near a planned I-29 interchange and Davies High School! This is a prime opportunity to acquire a large piece of exceptional land for future development. The city of Fargo's growth plans show a mix of commercial and residential zoning uses on the property along with an eventual bridge into Minnesota on 76th Ave S. Fargo Public Schools is planning another future school site less than 1 mile east on 76th Ave S. City services are currently at the intersection of 25th Street and 76th Ave. Existing farm lease on the land for income before future development. Neighboring developments include Golden Valley, Eagle Valley, Eagle Pointe, and Crofton Coves. With significant recent sales activity in this area, this land is priced to sell!



Site Features:

- Large parcel in high growth area of South Fargo
- Mix of potential commercial and residential uses
- Directly off future I-29 interchange on 76th Ave
- Located on future arterial road
- Less than 1 mile to Davies High School and future Fargo Public School site
- Multiple new developments within 1-2 mile radius

Lot Size:

Parcel 1: 26.5 Acres | 1,154,340 SF
Parcel 2: 76.43 Acres | 3,329,291 SF
Total: 102.93 Acres | 4,483,631 SF

Location:

½ mile west of 25th Street
or ¼ mile east of I-29
on the north side
of 76th Ave S

Asking Price:

Parcel 1: \$795,000 | \$30,000/acre
Parcel 2: \$2,050,000 | \$26,822/acre
TOTAL: \$2,845,000 | \$27,640/acre

Parcel #:

Parcel 1: 64-0000-01185-000
Parcel 2: 64-0000-01170-000

Legal:

Parcel 1: The East 26.5 acres of the
W1/2 of SW1/4 11-138-49
Parcel 2: E1/2 of SW1/4 11-138-49
less Drain R/W

Flood Plain: Yes

Zoning: Agricultural

2017 Taxes:

Parcel 1: \$433.57
Parcel 2: \$1,243.45

Specials: Not yet assessed



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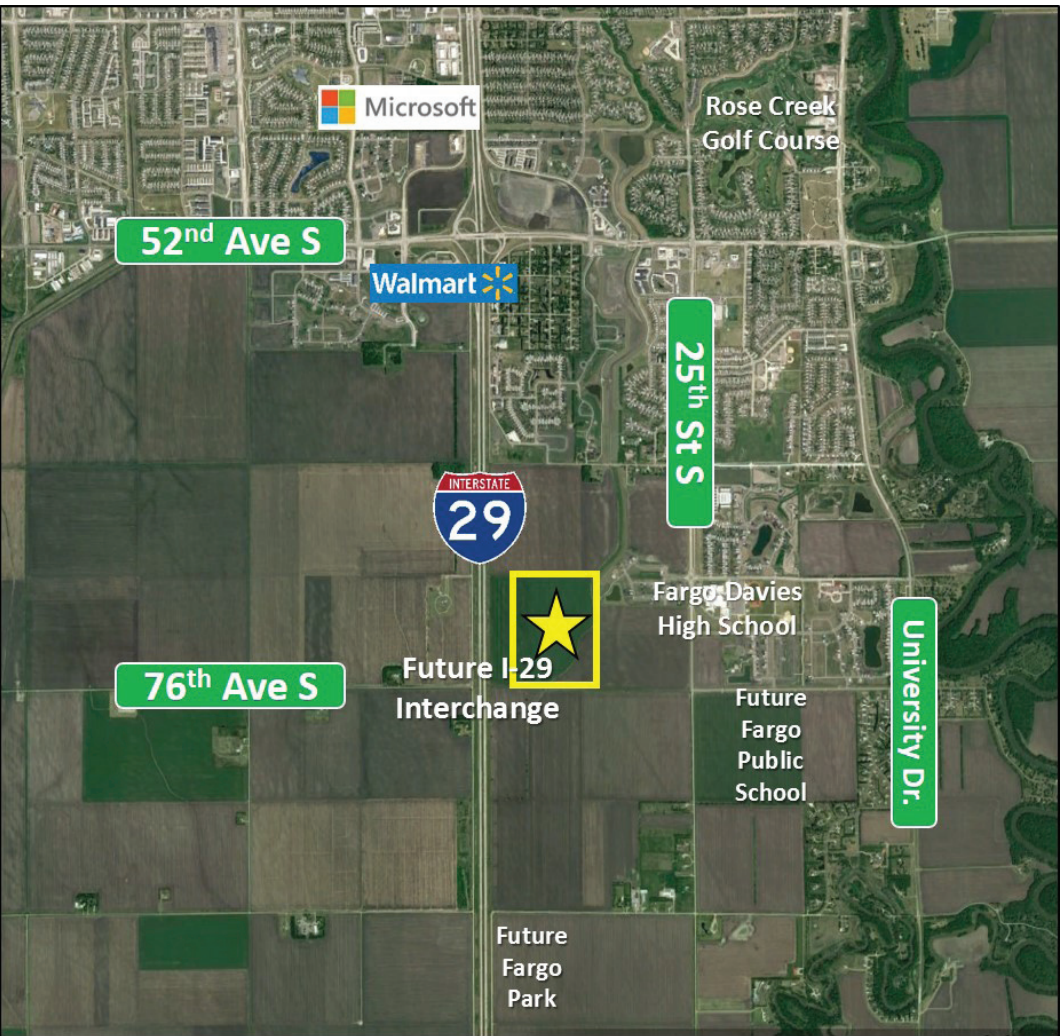
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Legend

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

