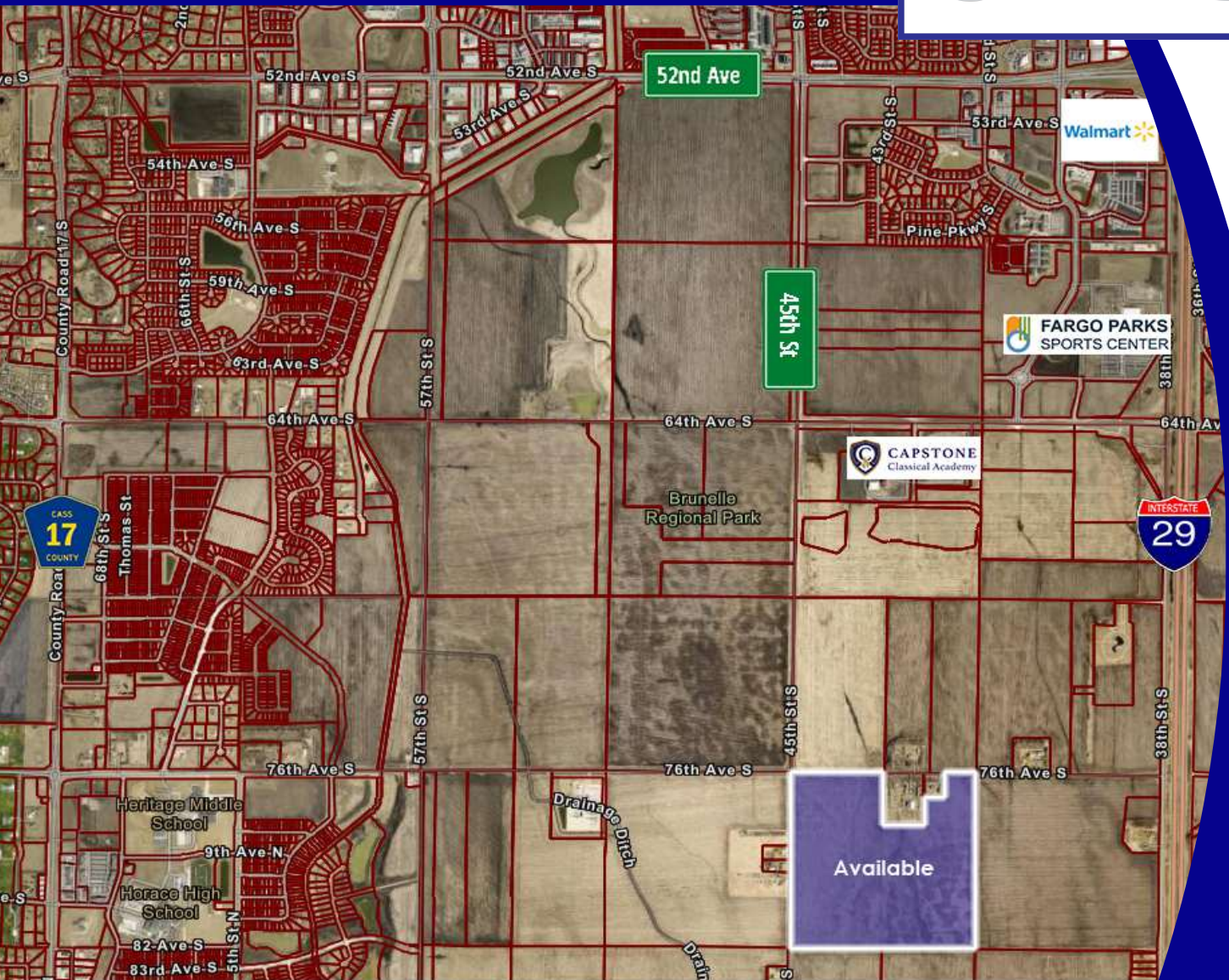


LAND FOR SALE



7920 45TH STREET SOUTH

Fargo, ND 58104



LORI IBACH

701.371.1621

lori.ibach@jbccommercial.com

LAND FOR SALE

JBC Commercial
real estate

7920 45TH STREET SOUTH

Fargo, ND 58104



OFFERING SUMMARY

Sale Price:	\$9,671,350
Parcel Number:	64000001510000
Legal Description:	Lot: 0 Block: 15 15-138-49 NW 1/4 A 147.48 LESS AU D LTS 1 & 2
Lot Size:	148.79 Acres
SF:	6,481,292
Price / Acre:	\$65,000
Taxes 2024:	\$2,404.34
Zoning:	Agricultural

PROPERTY OVERVIEW

Prime Development Opportunity: this exceptional 148-acre parcel located on 45th Street sits directly in the path of Fargo's expanding footprint, and presents an excellent opportunity for investors, builders, or developers.

PROPERTY HIGHLIGHTS

- Site offers commercial, mixed use or residential development.
- Proximity to Fargo Parks Sports Center, Capstone Academy, NDSCS and 64th Avenue overpass.
- Located in the heart of Fargo/Horace expansion area.



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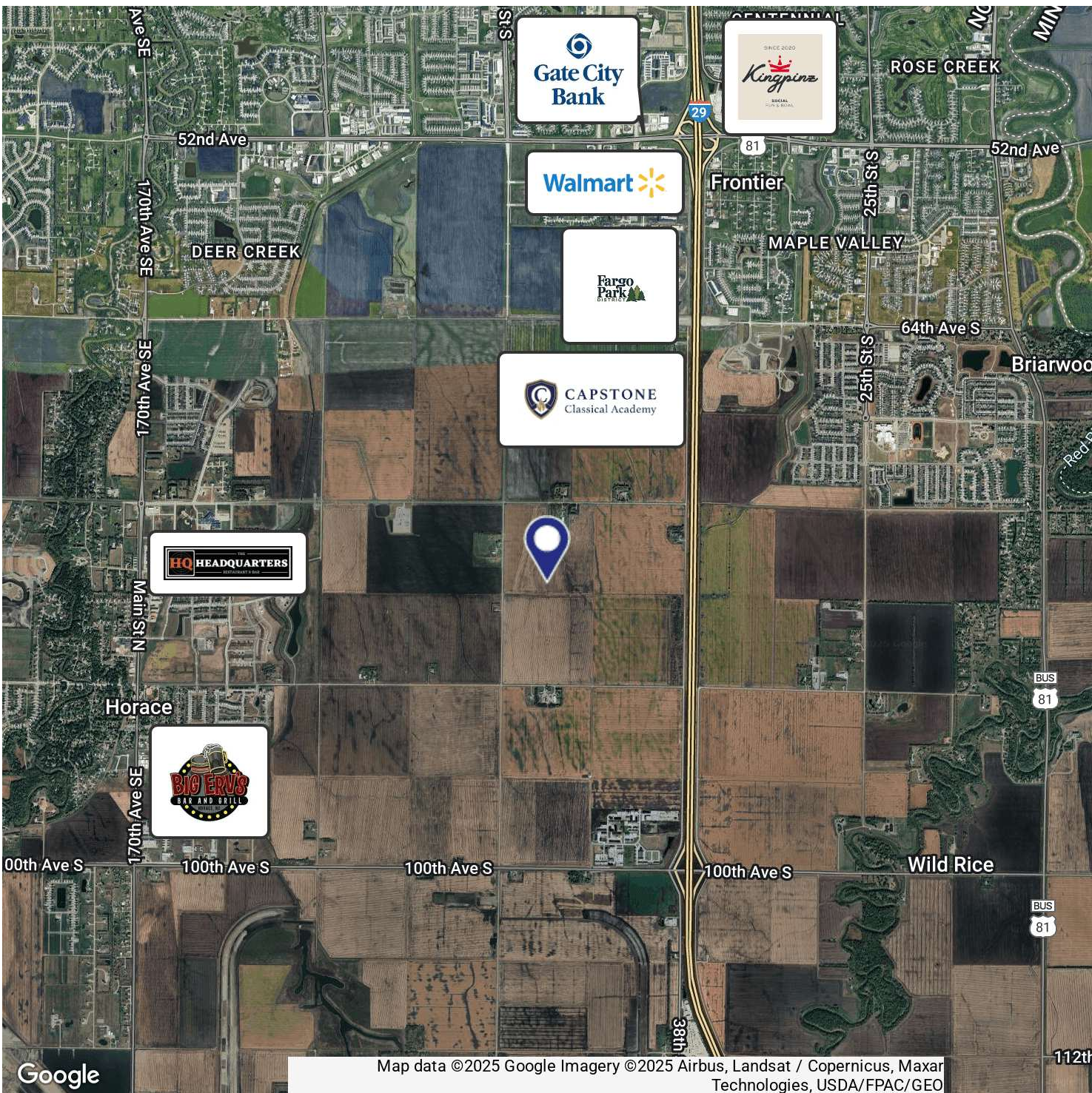
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