

LAND FOR SALE



5401 44TH ST S

Fargo, ND 58104



LORI IBACH

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BRITTANEY VANDERHAGEN

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LAND FOR SALE

JBC Commercial
real estate

5401 44TH ST S

Fargo, ND 58104



OFFERING SUMMARY

Sale Price:	\$3,725,120
	Or \$14.00 SF
Available SF:	266,080 SF
Acres:	6.10
Parcel Number:	01-8511-00390-000
Zoning:	Commercial
Legal Description:	Lot: 1 Block: 8 THE PINES AT THE DISTRICT LT 1 BL K 8
Taxes 2023:	\$84,827.13

PROPERTY OVERVIEW

Land for sale! Offering an exciting opportunity to build in the heart of one of Fargo's fastest growing areas.

PROPERTY HIGHLIGHTS

- High traffic counts.
- Great visibility.
- Located near Walmart, Starbucks, Essentia Clinic, Aldi and Happy Harry's.
- Excellent access to 52nd Avenue and 45th Street.



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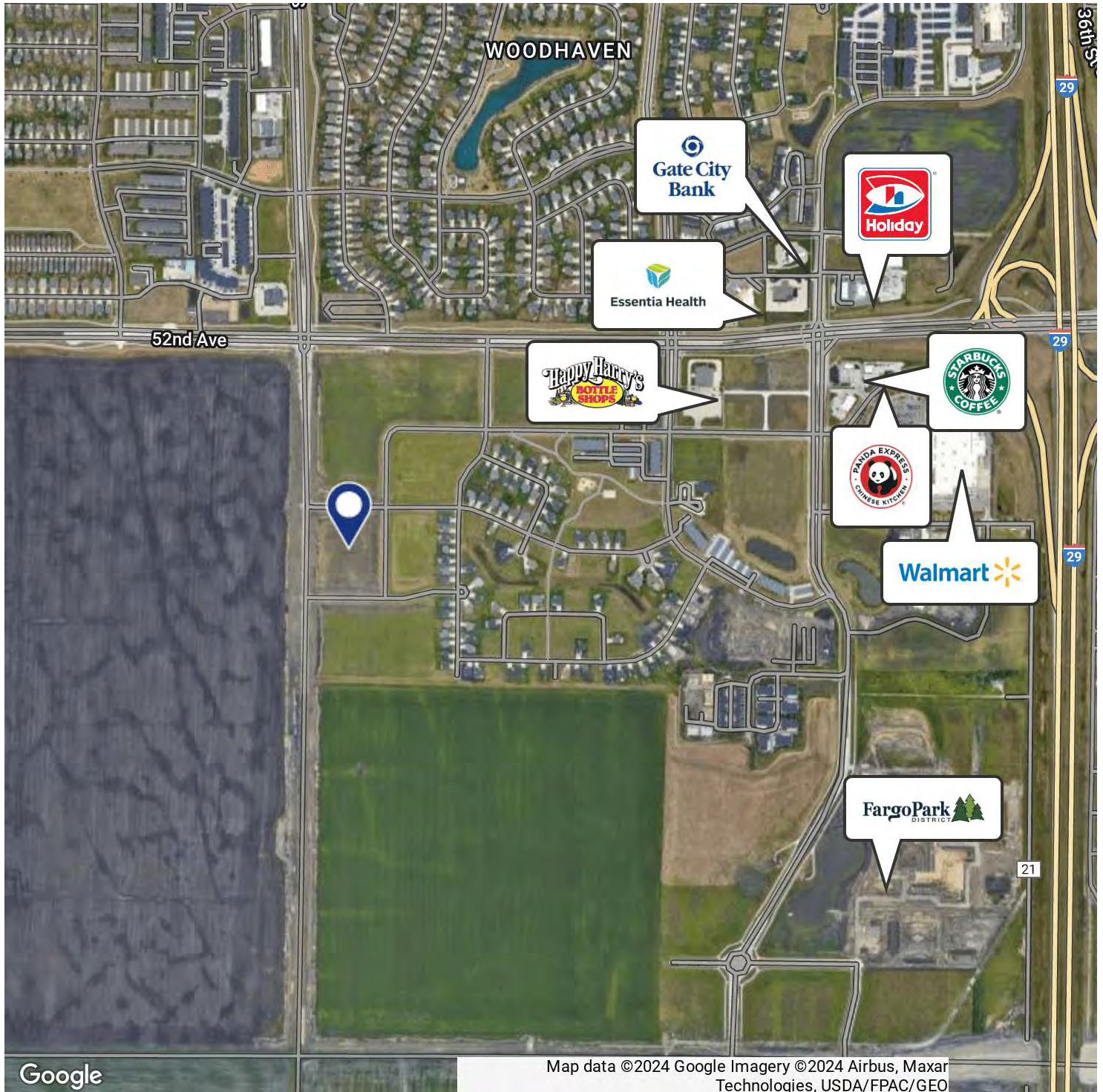
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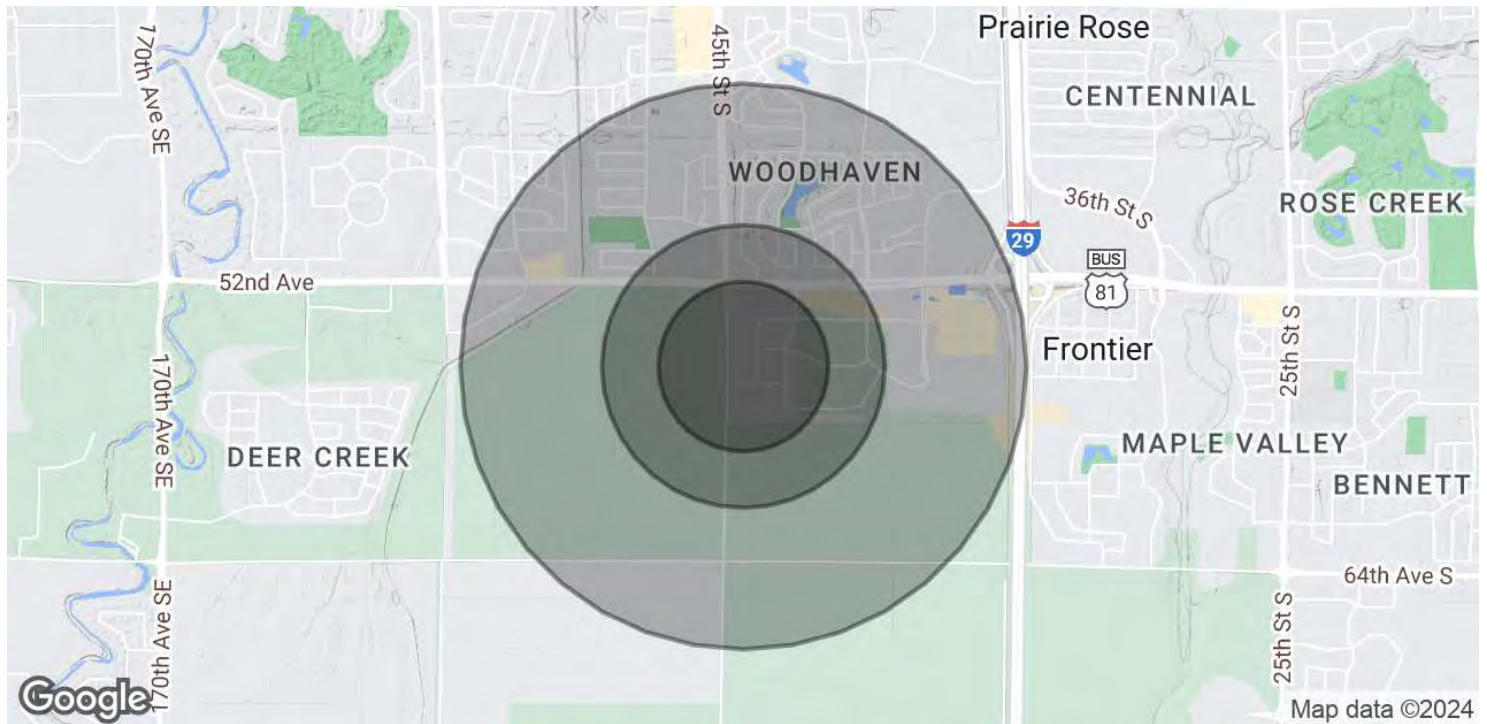
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POPULATION

0.3 MILES

0.5 MILES

1 MILE

Total Population	159	1,068	5,858
Average Age	34	34	33
Average Age (Male)	35	34	32
Average Age (Female)	34	34	34

HOUSEHOLDS & INCOME

0.3 MILES

0.5 MILES

1 MILE

Total Households	76	452	2,419
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$105,193	\$116,261	\$116,263
Average House Value	\$538,711	\$515,841	\$501,478

Demographics data derived from AlphaMap



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