

23RD AVE S COMMERCIAL LAND

4900 23RD AVE S, FARGO, ND 58104

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



Excellent Commercial Land on the Doorstep
of the Sanford Medical Center

SIZE: 108,808 SF | 2.5 acres
PRICE: \$18.95 PSF | \$2,061,911

Andy Westby, SIOR | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SIZE

108,808 SF | 2.5 acres

PRICE

\$18.95 PSF | \$2,061,911

LEGAL DESCRIPTION

The north 384.14' of Lot 1 Block 1 of Pracs 2nd Addition to the city of Fargo

PARCEL NUMBER

01-7680-00103-000

SPECIALS REMAINING

\$48,793.88 | \$0.45 PSF

2024 TAXES & SPECIALS

\$16,588.04

FLOODPLAIN

No – at required elevations

ZONING

Limited Commercial (LC)

TRAFFIC COUNTS

23rd Ave: 11k vehicles per day
I-94: 49k vehicles per day

PROPERTY DESCRIPTION:

Discover a prime development opportunity with this 2.5 acre undeveloped parcel, strategically positioned adjacent to the state-of-the-art Sanford Medical Center Fargo (348-bed, 1 million SF, Level I Adult Trauma Center and Level II Pediatric Trauma Center).

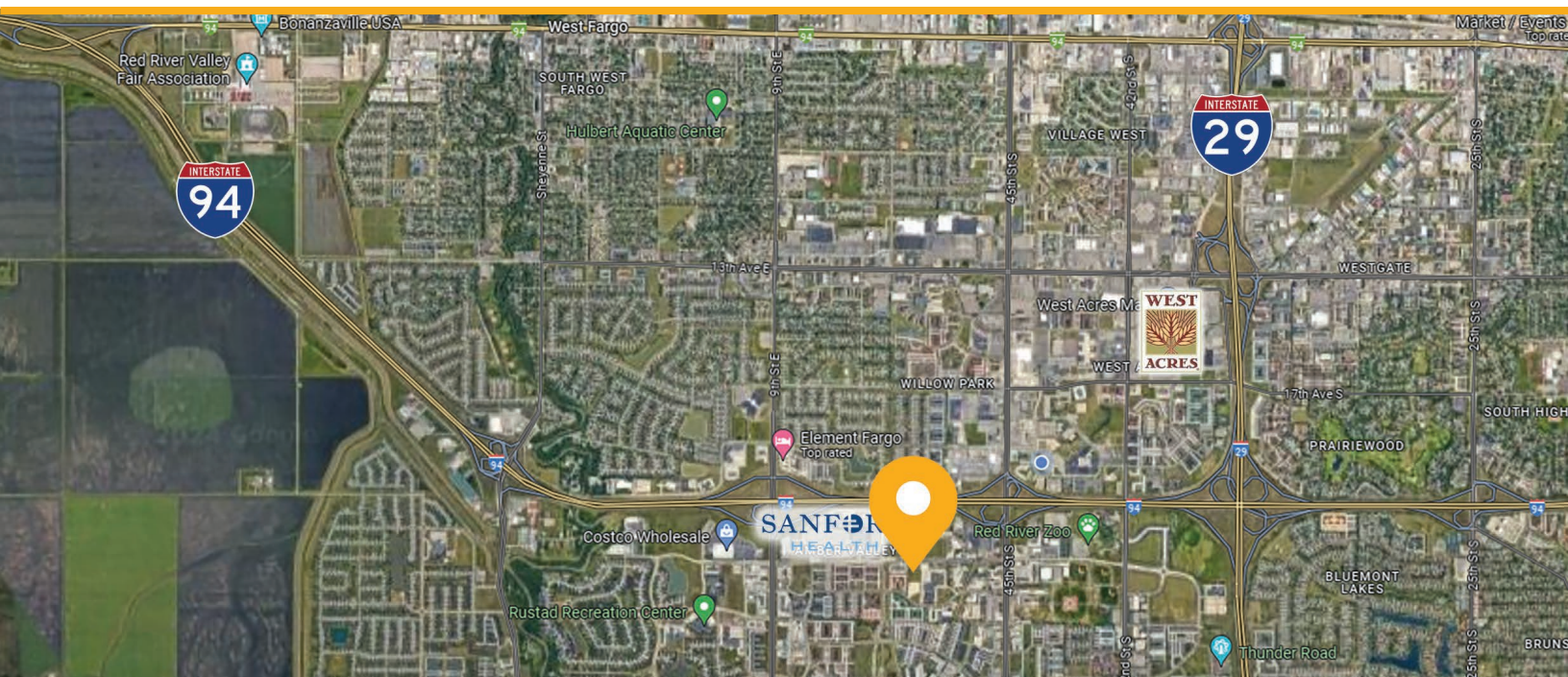
Situated between I-94 and two major arterial roadways, Veterans Boulevard and 45th Street South, this property enjoys excellent access and strong visibility. The land is zoned Limited Commercial, offering flexible development possibilities while remaining out of the 100-year floodplain and already conforming to required building elevations. It benefits from full city infrastructure access and carries only \$0.45 per square foot in remaining specials, making it cost-efficient and ready for immediate development.

This site stands at the ready for growth, as it is backdropped by substantial medical infrastructure including specialized trauma services and emergency/air transport. It is also located within an area bustling with commercial, hospitality, and residential/multifamily developments, plus nearby amenities like restaurants, hotels, retail, and homes.

FEATURES:

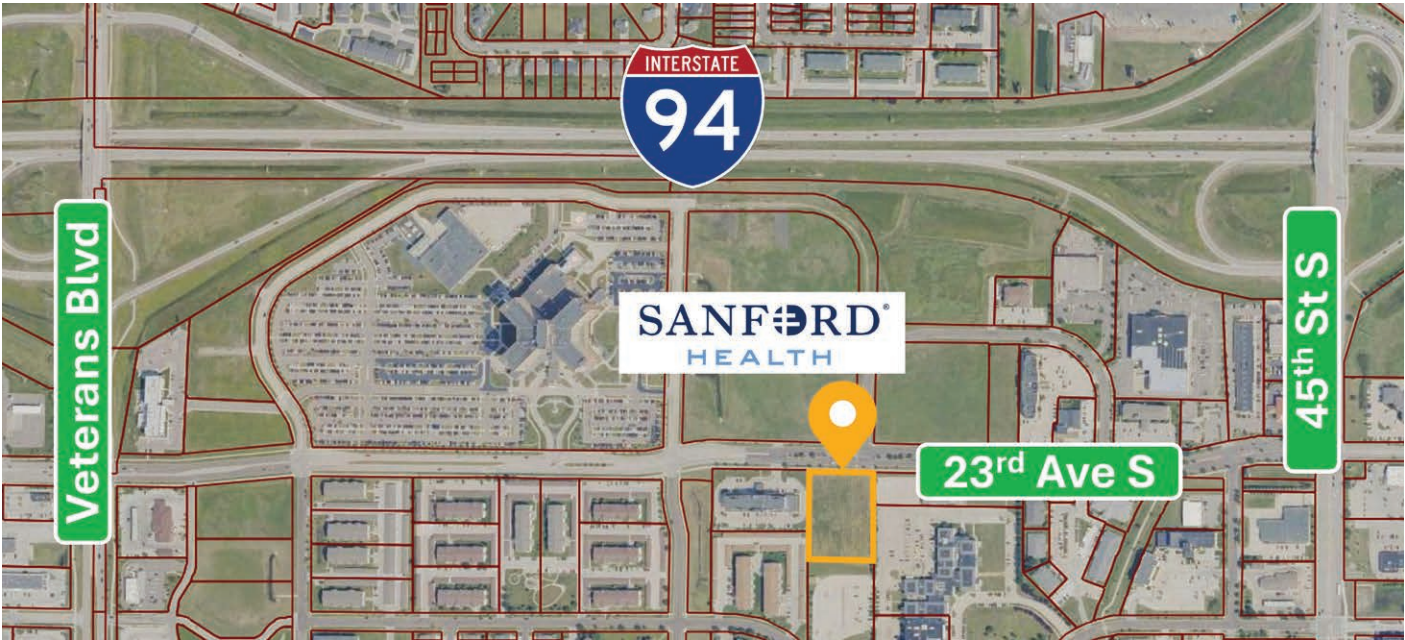
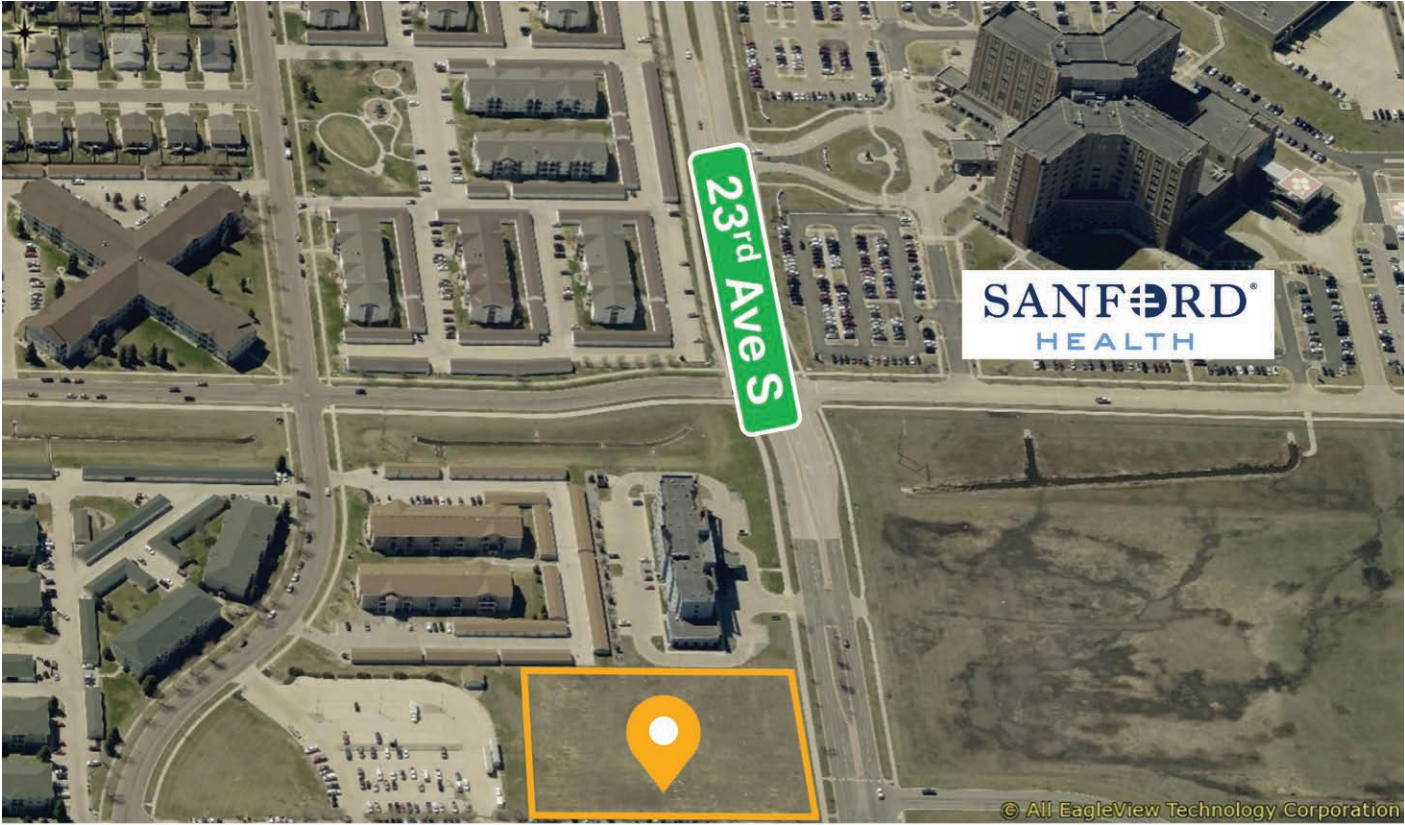
- **Location:** Adjacent to Sanford Medical Center Fargo
- **Development Readiness:** Zoned for a variety of commercial uses
- **Infrastructure:** Fully served by city utilities with minimal specials
- **Access & Visibility:** High traffic exposure between two major I-94 exits
- **Surrounding Growth:** The area is bustling with development & amenities

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.



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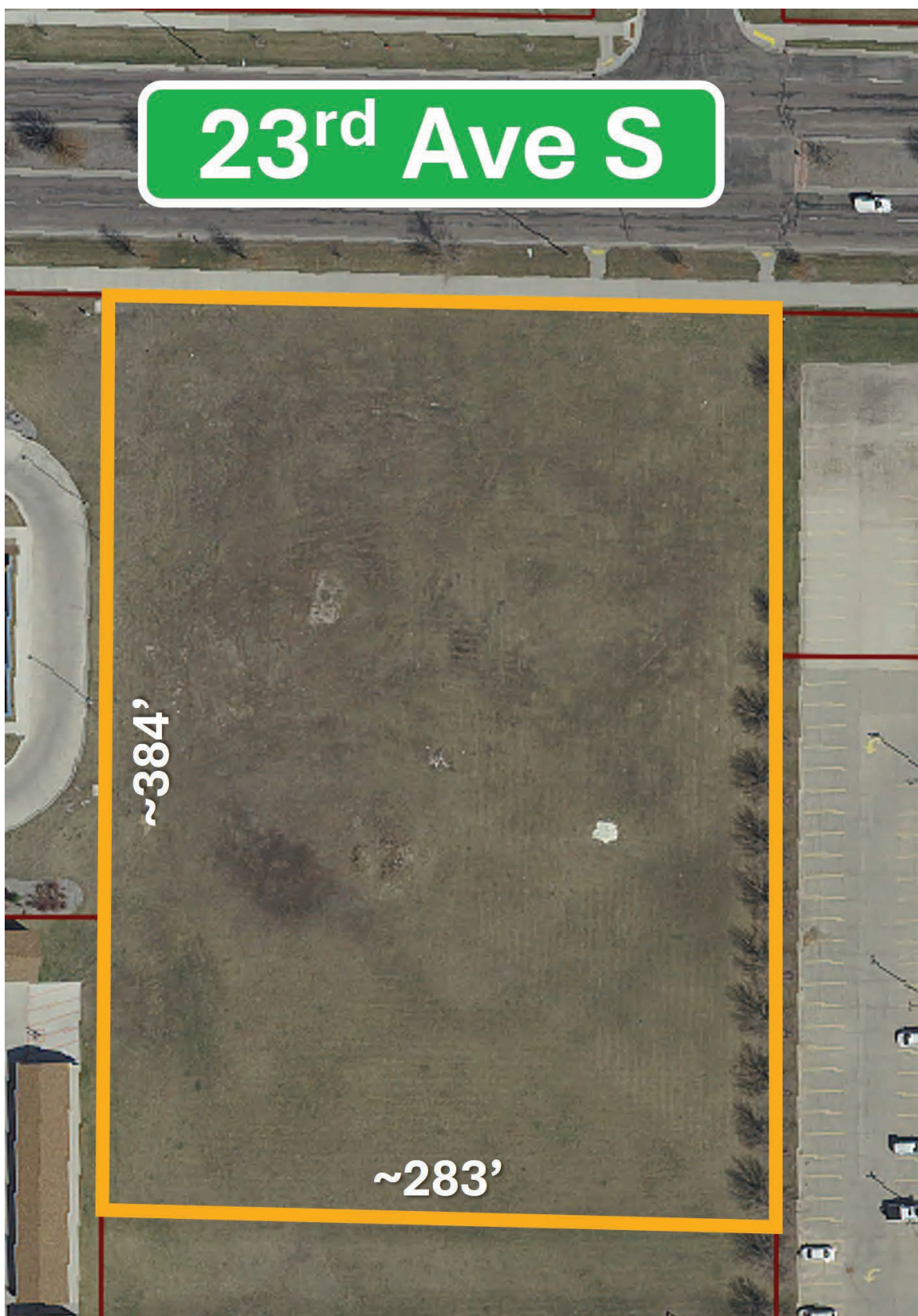
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1-MILE RADIUS

KEY FACTS

13,217

Population

30.9

Median Age

2.0

Average Household Size

\$67,535

Median Household Income

BUSINESS



641

Total Businesses



12,115

Total Employees

INCOME



\$67,535

Median Household Income



\$40,693

Per Capita Income



\$21,939

Median Net Worth

EDUCATION

7.7%

No High School Diploma



15.4%

High School Graduate



25.6%

Some College/ Associate's Degree



51.3%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

66.9%



Blue Collar

15.7%



Services

17.3%

1.6%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.3%)

The smallest group: \$150,000 - \$199,999 (5.0%)

Indicator ▲	Value	Diff	
<\$15,000	7.9%	+2.2%	
\$15,000 - \$24,999	6.1%	-0.5%	
\$25,000 - \$34,999	8.5%	+1.6%	
\$35,000 - \$49,999	11.6%	+0.3%	
\$50,000 - \$74,999	20.3%	+3.6%	
\$75,000 - \$99,999	17.9%	+5.3%	
\$100,000 - \$149,999	17.4%	-2.5%	
\$150,000 - \$199,999	5.0%	-4.1%	
\$200,000+	5.3%	-5.7%	

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS

101,092

Population

33.9

Median Age

2.2

Average Household Size

\$76,733

Median Household Income

BUSINESS



4,354

Total Businesses



63,958

Total Employees

INCOME



\$76,733

Median Household Income



\$46,275

Per Capita Income



\$100,218

Median Net Worth

EDUCATION

3.6%

No High School Diploma



16.8%

High School Graduate



34.8%

Some College/ Associate's Degree



44.7%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

66.3%



Blue Collar

18.6%



Services

15.2%

2.0%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.4%)

The smallest group: <\$15,000 (5.5%)

Indicator ▲	Value	Diff	
<\$15,000	5.5%	-0.2%	
\$15,000 - \$24,999	6.6%	0	
\$25,000 - \$34,999	6.9%	0	
\$35,000 - \$49,999	11.7%	+0.4%	
\$50,000 - \$74,999	18.0%	+1.3%	
\$75,000 - \$99,999	13.7%	+1.1%	
\$100,000 - \$149,999	19.4%	-0.5%	
\$150,000 - \$199,999	7.9%	-1.2%	
\$200,000+	10.2%	-0.8%	

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS

167,924

Population

33.7

Median Age

2.2

Average Household Size

\$76,165

Median Household Income

BUSINESS



7,551

Total Businesses



118,472

Total Employees

INCOME



\$76,165

Median Household Income



\$44,703

Per Capita Income



\$112,473

Median Net Worth

EDUCATION

3.4%

No High School Diploma



17.4%

High School Graduate



34.0%

Some College/ Associate's Degree



45.2%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

64.9%



Blue Collar

19.4%



Services

15.6%

2.2%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (19.2%)

The smallest group: <\$15,000 (6.0%)

Indicator ▲	Value	Diff	
<\$15,000	6.0%	+0.3%	
\$15,000 - \$24,999	7.1%	+0.5%	
\$25,000 - \$34,999	7.4%	+0.5%	
\$35,000 - \$49,999	11.7%	+0.4%	
\$50,000 - \$74,999	17.0%	+0.3%	
\$75,000 - \$99,999	12.9%	+0.3%	
\$100,000 - \$149,999	19.2%	-0.7%	
\$150,000 - \$199,999	8.4%	-0.7%	
\$200,000+	10.3%	-0.7%	

Bars show deviation from Cass County