

HWY 75 DEVELOPMENT LAND

2300 8TH AVE N, MOORHEAD, MN 56560

GOLDMARKTM
COMMERCIAL REAL ESTATE INC

FOR SALE



GREAT LAND ON HWY 75 & NEAR HWY 10

SIZE: 13.63 Acres | 593,723 SF

PRICE: \$715,000 | \$1.20 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

HWY 75 DEVELOPMENT LAND

2300 8TH AVE N, MOORHEAD, MN 56560



SIZE

13.63 acres | 593,723 SF

PRICE

\$715,000 | \$1.20 PSF

PARCEL NUMBER

58.900.0200

LEGAL DESCRIPTION

13.63 AC IN SW CORNER OF NE1/4

ZONING

Res Low Density 3

2024 TAXES

\$2,931.23

FLOODPLAIN

No

PROPERTY DESCRIPTION:

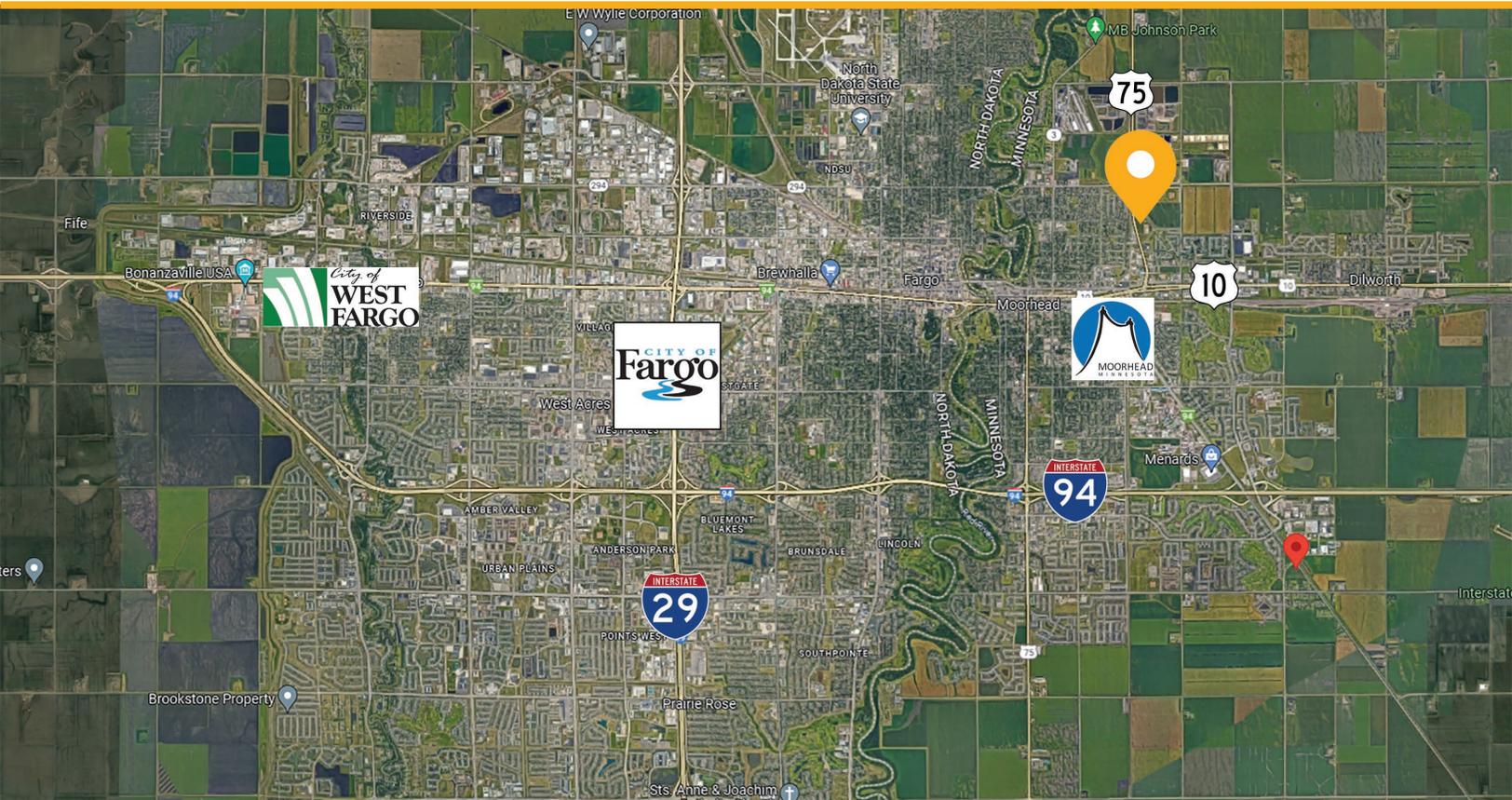
Prime development land is for sale along Hwy 75 in North Moorhead! With excellent visibility and access to Hwy 10, this is a fantastic site for residential, multifamily or potential storage, mixed-use retail, or commercial use.

The property has multiple access points which allows for a flexible site plan and lot sizes. At this price, this is a great opportunity to own over 13 acres of development land in North Moorhead!

NEARBY LANDMARKS:

- Centennial Park
- Sunset Lanes
- Buffalo Wild Wings
- Park Christian School
- Stenerson Lumber
- Coca-Cola Bottling
- Five Start Storage

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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PARCEL VIEW



STREET VIEW



HWY 75 DEVELOPMENT LAND

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1-MILE RADIUS

KEY FACTS

5,843

Population

36.1

Median Age

2.3

Average Household Size

\$71,085

Median Household Income

BUSINESS



276

Total Businesses



3,914

Total Employees

INCOME



\$71,085

Median Household Income



\$32,502

Per Capita Income



\$143,941

Median Net Worth

EDUCATION

4.3%

No High School Diploma



32.5%

High School Graduate



32.8%

Some College/ Associate's Degree



30.4%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

59.8%



Blue Collar

21.5%



Services

18.7%

3.9%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (22.5%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Diff
<\$15,000	7.9%	-1.8%
\$15,000 - \$24,999	8.5%	+1.5%
\$25,000 - \$34,999	4.9%	+0.9%
\$35,000 - \$49,999	14.5%	+4.3%
\$50,000 - \$74,999	16.1%	+3.5%
\$75,000 - \$99,999	22.5%	+4.6%
\$100,000 - \$149,999	19.5%	-0.2%
\$150,000 - \$199,999	5.1%	-3.1%
\$200,000+	0.9%	-9.9%

Bars show deviation from Clay County

3-MILE RADIUS

KEY FACTS

68,513

Population

31.5

Median Age

2.1

Average Household Size

\$62,821

Median Household Income

BUSINESS



2,780

Total Businesses



47,761

Total Employees

INCOME



\$62,821

Median Household Income



\$36,585

Per Capita Income



\$90,957

Median Net Worth

EDUCATION

4.5%

No High School Diploma



20.1%

High School Graduate



31.9%

Some College/ Associate's Degree



43.6%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

62.3%



Blue Collar

19.4%



Services

18.3%

2.6%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (15.8%)

The smallest group: \$25,000 - \$34,999 (6.9%)

Indicator ▲	Value	Diff
<\$15,000	14.3%	+4.6%
\$15,000 - \$24,999	8.0%	+1.0%
\$25,000 - \$34,999	6.9%	+2.9%
\$35,000 - \$49,999	11.3%	+1.1%
\$50,000 - \$74,999	15.8%	+3.2%
\$75,000 - \$99,999	15.2%	-2.7%
\$100,000 - \$149,999	13.7%	-6.0%
\$150,000 - \$199,999	7.1%	-1.1%
\$200,000+	7.7%	-3.1%

Bars show deviation from Clay County

5-MILE RADIUS

KEY FACTS

122,226

Population

33.3

Median Age

2.2

Average Household Size

\$61,733

Median Household Income

BUSINESS



5,097

Total Businesses



81,905

Total Employees

INCOME



\$61,733

Median Household Income



\$37,890

Per Capita Income



\$101,091

Median Net Worth

EDUCATION

4.8%

No High School Diploma



21.1%

High School Graduate



33.2%

Some College/ Associate's Degree



40.8%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

60.9%



Blue Collar

20.8%



Services

18.3%

2.4%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.9%)

The smallest group: \$150,000 - \$199,999 (6.4%)

Indicator ▲	Value	Diff
<\$15,000	12.0%	+2.3%
\$15,000 - \$24,999	8.2%	+1.2%
\$25,000 - \$34,999	7.0%	+3.0%
\$35,000 - \$49,999	12.7%	+2.5%
\$50,000 - \$74,999	17.9%	+5.3%
\$75,000 - \$99,999	13.8%	-4.1%
\$100,000 - \$149,999	14.0%	-5.7%
\$150,000 - \$199,999	6.4%	-1.8%
\$200,000+	7.9%	-2.9%

Bars show deviation from Clay County