

COUNTY 17 DEVELOPMENT LAND

RURAL COUNTY 17, WEST FARGO, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



GREAT DEVELOPMENT LAND ON COUNTY 17 BETWEEN 12TH & 19TH AVE N

SIZE: 40 Acres +/-

PRICE: \$1,996,000.00 | \$49,900/ac | \$1.15 PSF

Andy Westby | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

COUNTY 17 DEVELOPMENT LAND

RURAL COUNTY 17, WEST FARGO, ND


GOLDMARKTM
COMMERCIAL REAL ESTATE INC

SIZE

40 acres +/-

PRICE

\$1,996,000.00
\$49,900/ac | \$1.15 PSF

SPECIALS

None

PARCEL NUMBER

60-0000-02500-010

2023 TAXES & SPECIALS

\$412.92

ZONING

Ag

FLOODPLAIN

Yes, but will be removed with FM Diversion

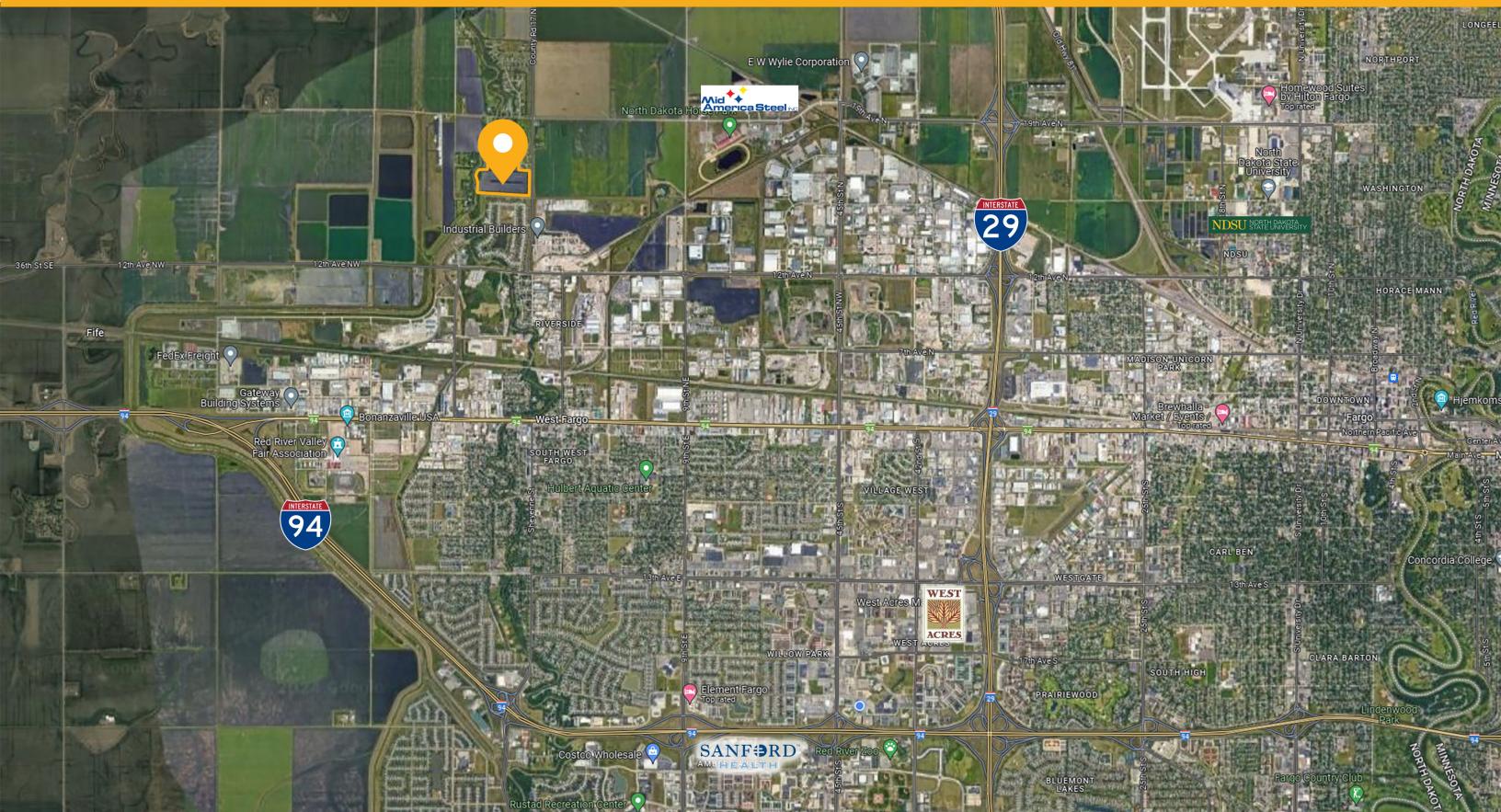
PROPERTY DESCRIPTION:

Located directly on County 17 and bordering the scenic Sheyenne River, this great parcel of land is ready for residential and multi-family development! This property has city services surrounding it and will be out of the flood plain once the FM Diversion is completed. Currently zoned as Ag and in Reed Township with very low taxes and holding costs (it is not yet annexed to the city of West Fargo), the land has existing income from the current farm tenant. This is an excellent opportunity to acquire prime development land in West Fargo's growing north side!

PROPERTY FEATURES:

- Great location off County 17
- Adjacent to existing residential development & the scenic Sheyenne River
- Great potential for future development
- City services available nearby
- Incredibly low holding costs
- Will be protected by future FM Diversion

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.



COUNTY 17 DEVELOPMENT LAND

RURAL COUNTY 17, WEST FARGO, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

PARCEL MAP



COUNTY 17 DEVELOPMENT LAND

RURAL COUNTY 17, WEST FARGO, ND



AERIAL IMAGES



COUNTY 17 DEVELOPMENT LAND

RURAL COUNTY 17, WEST FARGO, ND

 **GOLDMARK™**
COMMERCIAL REAL ESTATE INC

DEMOCRAPHICS

