

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

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SIZE

40 acres +/-

PRICE

\$1,996,000.00
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SPECIALS

None

PARCEL NUMBER

60-0000-02500-010

2023 TAXES & SPECIALS

\$412.92

ZONING

Ag

FLOODPLAIN

Yes, but will be removed with FM Diversion

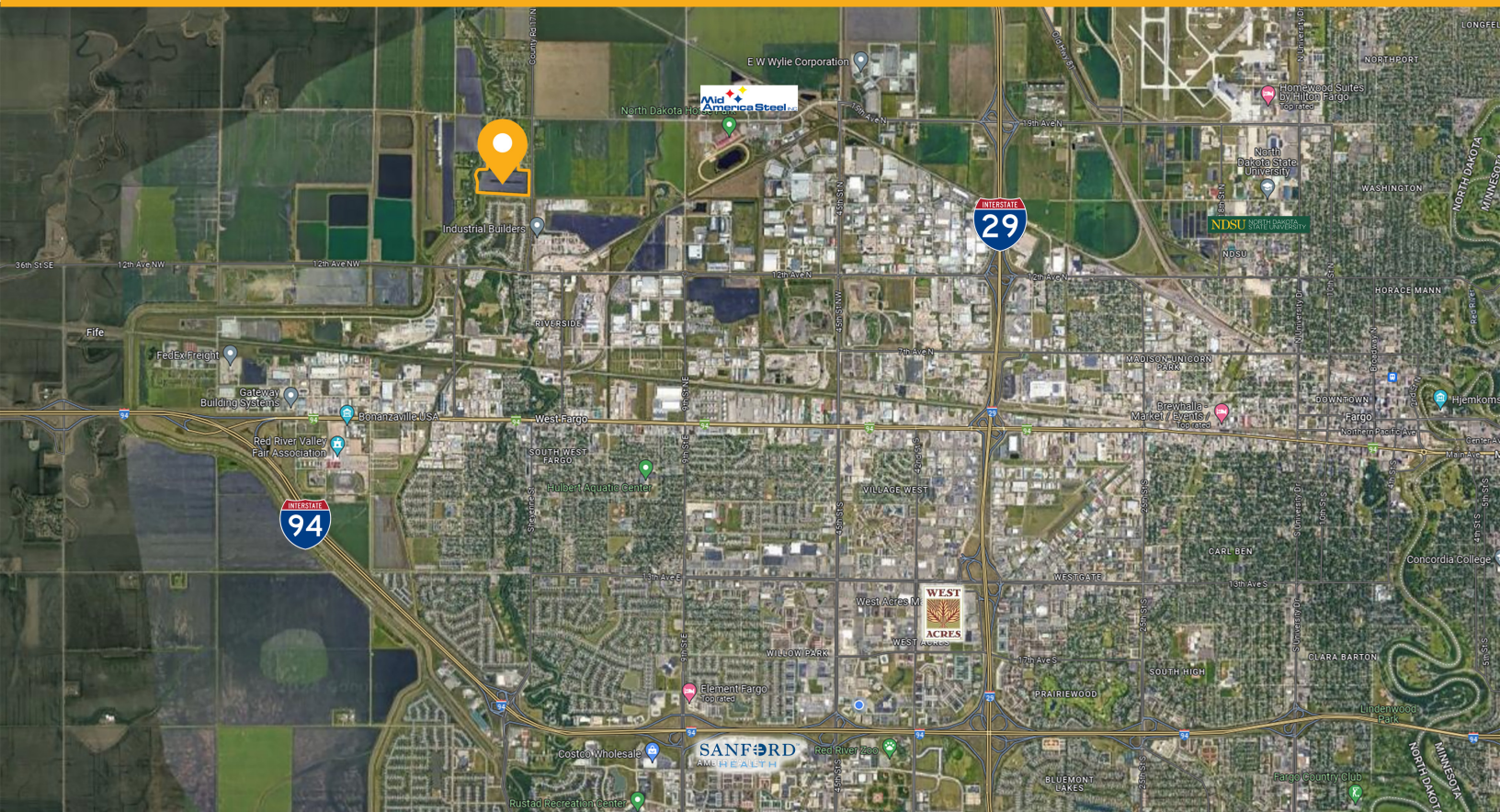
PROPERTY DESCRIPTION:

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.



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PARCEL MAP



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COUNTY 17 DEVELOPMENT LAND

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1-MILE RADIUS

KEY FACTS

984

Population



2.9

Average Household Size

39.4

Median Age

\$118,355

Median Household Income

BUSINESS



48

Total Businesses



748

Total Employees

INCOME



\$118,355

Median Household Income



\$52,107

Per Capita Income



\$532,695

Median Net Worth

EDUCATION

1.5%

No High School Diploma



13.9%

High School Graduate

34.3%

Some College/ Associate's Degree



50.4%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

70.0%



Blue Collar

19.7%



Services

10.1%

1.7%

Unemployment Rate

2023 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (23.5%)

The smallest group: <\$15,000 (0.0%)

Indicator ▲	Value	Diff	
<\$15,000	0.0%	-8.2%	
\$15,000 - \$24,999	2.0%	-5.2%	
\$25,000 - \$34,999	0.3%	-10.0%	
\$35,000 - \$49,999	14.0%	+1.6%	
\$50,000 - \$74,999	6.1%	-9.5%	
\$75,000 - \$99,999	16.3%	+2.4%	
\$100,000 - \$149,999	23.5%	+9.1%	
\$150,000 - \$199,999	21.5%	+12.9%	
\$200,000+	16.0%	+6.7%	

Bars show deviation from

Cass County

3-MILE RADIUS

KEY FACTS

18,528

Population



2.3

Average Household Size

37.8

Median Age

\$73,021

Median Household Income

BUSINESS



1,076

Total Businesses



15,400

Total Employees

INCOME



\$73,021

Median Household Income



\$39,869

Per Capita Income



\$152,296

Median Net Worth

EDUCATION

4.3%

No High School Diploma



22.9%

High School Graduate

41.0%

Some College/ Associate's Degree



31.9%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

62.6%



Blue Collar

22.8%



Services

14.5%

1.2%

Unemployment Rate

2023 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (17.6%)

The smallest group: \$200,000+ (5.3%)

Indicator ▲	Value	Diff	
<\$15,000	7.5%	-0.7%	
\$15,000 - \$24,999	6.7%	-0.5%	
\$25,000 - \$34,999	8.2%	-2.1%	
\$35,000 - \$49,999	11.5%	-0.9%	
\$50,000 - \$74,999	17.0%	+1.4%	
\$75,000 - \$99,999	17.6%	+3.7%	
\$100,000 - \$149,999	15.3%	+0.9%	
\$150,000 - \$199,999	10.8%	+2.2%	
\$200,000+	5.3%	-4.0%	

Bars show deviation from

Cass County

5-MILE RADIUS

KEY FACTS

66,086

Population



2.2

Average Household Size

32.3

Median Age

\$60,016

Median Household Income

BUSINESS



3,673

Total Businesses



66,274

Total Employees

INCOME



\$60,016

Median Household Income



\$38,789

Per Capita Income



\$59,396

Median Net Worth

EDUCATION

5.0%

No High School Diploma



20.4%

High School Graduate

36.3%

Some College/ Associate's Degree



38.4%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar

61.3%



Blue Collar

20.7%



Services

18.0%

1.5%

Unemployment Rate

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.6%)

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

Indicator ▲	Value	Diff	
<\$15,000	9.4%	+1.2%	
\$15,000 - \$24,999	7.3%	+0.1%	
\$25,000 - \$34,999	12.1%	+1.8%	
\$35,000 - \$49,999	12.4%	0	
\$50,000 - \$74,999	17.6%	+2.0%	
\$75,000 - \$99,999	15.2%	+1.3%	
\$100,000 - \$149,999	12.2%	-2.2%	
\$150,000 - \$199,999	6.4%	-2.2%	
\$200,000+	7.2%	-2.1%	

Bars show deviation from

Cass County