

DEVELOPMENT LAND for SALE

10-138-49 Stanley Township, Fargo, ND



35.68 acres of development land available located just south of 64th Ave S and adjacent to I29 in south Fargo (Stanley Township), ND. Property neighbors include the Fargo Park Sports Center, NDSCS Workforce Academy and the Capstone Academy. The 64th Ave & I94 on / off ramp construction is scheduled to start in 2028. Call now for details on this incredible development opportunity

PROPERTY SIZE:	35.68 acres approximately (exact sf TBD)
SALE PRICE:	\$2.25 / SF (3,500,000.00)
PARCEL NUMBER;	64000001070050
TAXES / SPECIALS:	Contact agent



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Kelly Parrett / Commercial Realtor
Broker Associate
1.701.361.1387
kellyparrett@remax.net
www.legacycommercialnd.com

2021 SOUTHWEST FARGO POND GROWTH PLAN



LEGEND:

- APPROXIMATE STUDY AREA
- PROPOSED INTERCHANGE
- PROPOSED ARTERIAL STREETS
- PROPOSED COLLECTOR STREETS
- PROPOSED NEIGHBORHOOD CONNECTION LOCATIONS
- PLANNED PEDESTRIAN UNDERPASS
- POTENTIAL PEDESTRIAN UNDERPASS

PROPOSED LAND USE

SYMBOL	PROPOSED LAND USE	ACRES
	OPEN/ RECREATION RELATED SPACE	344
	LOW DENSITY RESIDENTIAL	486
	MEDIUM DENSITY RESIDENTIAL	472
	HIGH DENSITY RESIDENTIAL	370
	NEIGHBORHOOD MIXED-USE	100
	TOWN CENTER	83
	COMMERCIAL	198
	COMMERCIAL/ RESIDENTIAL OVERLAY	

NOTES:

1. LAND USES AS SHOWN ARE INTENDED TO BE GENERAL IN NATURE AND THE BOUNDARIES ARE FLEXIBLE, NOT DEFINITIVE.
2. NEIGHBORHOOD SCHOOLS WILL MOST LIKELY OCCUR WITHIN THE STUDY AREA. NO EXACT LOCATIONS HAVE BEEN DETERMINED AT THIS TIME.