

THE DISTRICT AT FARGO 52ND AVE. S & I-29, FARGO, ND

MAJOR DEVELOPMENT OPPORTUNITY



THE DISTRICT AT FARGO

52ND AVE. S & I-29, FARGO, ND



LAND AVAILABLE

Multiple Lots

PRICE

\$6.00 - 15.00 PSF

NEIGHBORS

Walmart
Starbucks
Panda Express
Auto Zone
First Community Credit Union
Happy Harrys
Holiday
Aldi

PROPERTY DESCRIPTION:

Major development opportunity! Land for sale. The District at Fargo offers tenants and developers the unique opportunity to enter a location in the direct path of growth surrounded by strong traffic counts, high visibility, and a growing customer base. The District at Fargo is an exciting new retail development on the South side of Fargo. It is positioned just off of an exit for Interstate 29 on 52nd Avenue South. Walmart opened a 186,000-square foot Super Center as the first anchor to The District at Fargo and has been followed by Starbucks, Panda Express, AutoZone, First Community Credit Union, Happy Harrys and more!

See agent for details on restrictive covenants & exclusions. - Color coded chart corresponds with lot map on front page.

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.

Address	Parcel #	Square Feet	Price Per SF	Total Price
5301 44th Street S	01-8511-00010-000	853,732	\$12.00	\$10,244,784.00
4265 53rd Avenue S	01-8511-00020-000	466,329	\$12.00	\$5,595,948.00
5461 38th Street S	01-8422-00011-000	420,468	\$8.00	PENDING
4000 53rd Avenue S + *5537 38th St S (pond)	01-8563-00011-000 + 01-8422-00020-000	112,506 + 118,962	\$8.00	\$1,851,744.00

*Retention pond included in the price

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GOLDMARK™
COMMERCIAL REAL ESTATE INC

