

64TH AVE DEVELOPMENT

64TH AVE SOUTH & INTERSTATE 29, FARGO, ND


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC



FOR SALE

LAND NEAR FUTURE INTERCHANGE ON I-29

Size: Parcel 1 - 10.50 acres | Parcel 2 - 21.46 acres | Parcel 3 - 17.36 acres

Price: \$4.25 - \$6.75 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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LOT SIZE/PRICE

Parcel 1 - 10.50 ac - \$6.75 PSF
 Parcel 2 - 21.46 ac - \$5.00 PSF
 Parcel 3 - 17.36 ac - \$4.25 PSF
 Total: 49.32 ac - \$4.75 PSF

TAXES PER YEAR

\$748

SPECIALS

\$0

PARCEL NUMBERS

64-0000-01070-090
 64-0000-01070-030

ZONING

Agricultural

ANNEXED

No

PROPERTY DESCRIPTION:

Development Land on the southern edge of Fargo, ND, along 64th Ave S. and I-29. Directly to the north, construction has begun on the new Sanford Sports Complex. Overpass adjacent to the site was completed late 2022. On and off ramp construction to start in 2025.

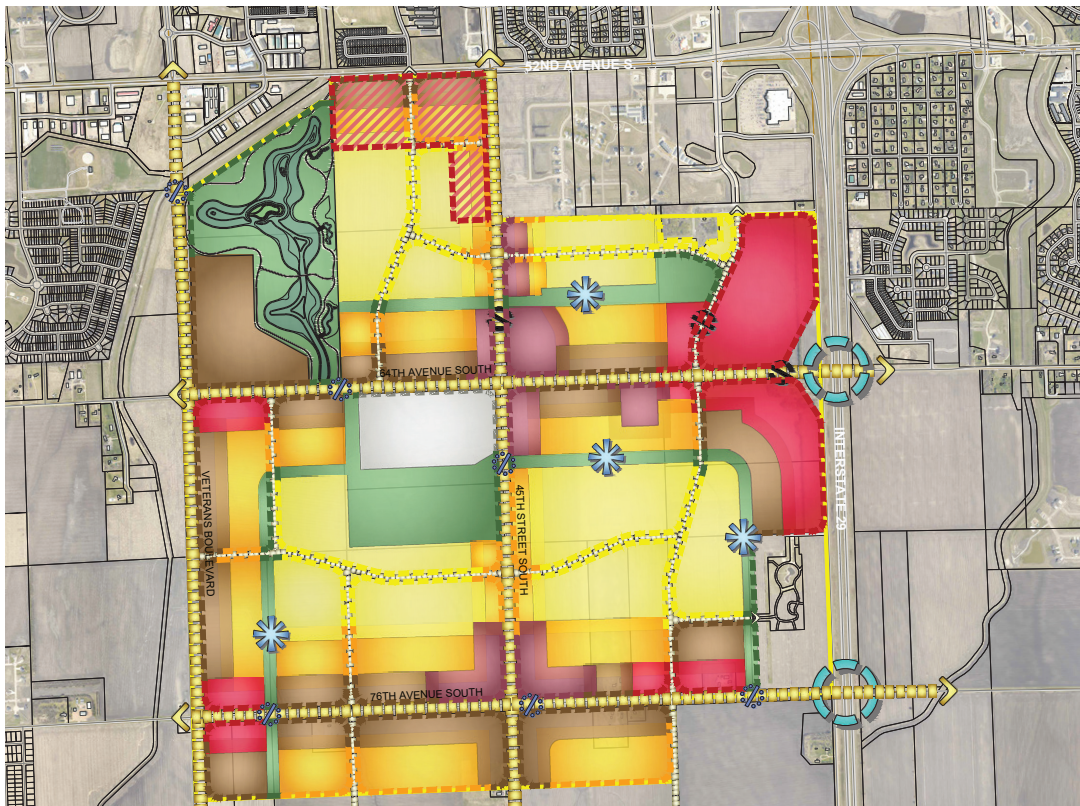
Traffic count on Interstate I-29: 17,700 ADT

The City of Fargo Growth Plan has the parcel shown as Commercial and High Density Residential. (Image below)

Lot Sizes/Prices:

Parcel	Acres	Square Feet	Price per SF	Total Price
Parcel 1	10.50 ac	457,380 SF	\$6.75	\$3,087,315
Parcel 2	21.46 ac	934,798 SF	\$5.00	\$4,673,988
Parcel 3	17.36 ac	756,202 SF	\$4.25	\$3,213,856
Entire Lot	49.32 ac	2,148,379 SF	\$4.75	\$10,204,801

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.



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	496
	MEDIUM DENSITY RESIDENTIAL	472
	HIGH DENSITY RESIDENTIAL	370
	NEIGHBORHOOD MIXED-USE	102
	TOWN CENTER	63
	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.

DEFINITIONS FOR PROPOSED LAND USE OPTIONS:

LOW DENSITY RESIDENTIAL (SR-2, SR-3, SR-4, SR-6, 2-12 UIA):
 LOW DENSITY SINGLES AND ATTACHED SINGLE FAMILY HOUSING HAVING AN INDIVIDUAL EXTERIOR FOR EACH UNIT. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD.

MEDIUM DENSITY RESIDENTIAL (SR-4, SR-6, MR-1, 12-16 UIA):
 ROW-HOUSES AND MULTI-DWELLING HOUSING STYLES CHARACTERIZED BY ONE AND TWO-STORY BUILDINGS WITH RELATIVELY LOW TO MODERATE BUILDING COVERAGE. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD. GENERALLY APPROPRIATE FOR SITES WITH ACCESS TO COLLECTOR AND HIGHER CLASSIFICATION STREETS.

HIGH DENSITY RESIDENTIAL (MR-2, MR-3, 16-24 UIA):
 MULTI-DWELLING HOUSING CHARACTERIZED BY ONE- TO FIVE-STORY BUILDINGS WITH GREATER COVERAGE THAN LOW/MEDIUM RESIDENTIAL. SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD. GENERALLY APPROPRIATE WITH ACCESS TO COLLECTORS AND HIGHER CLASSIFICATION STREETS, PARTICULARLY WHEN LOCATED NEAR ARTERIAL STREETS.

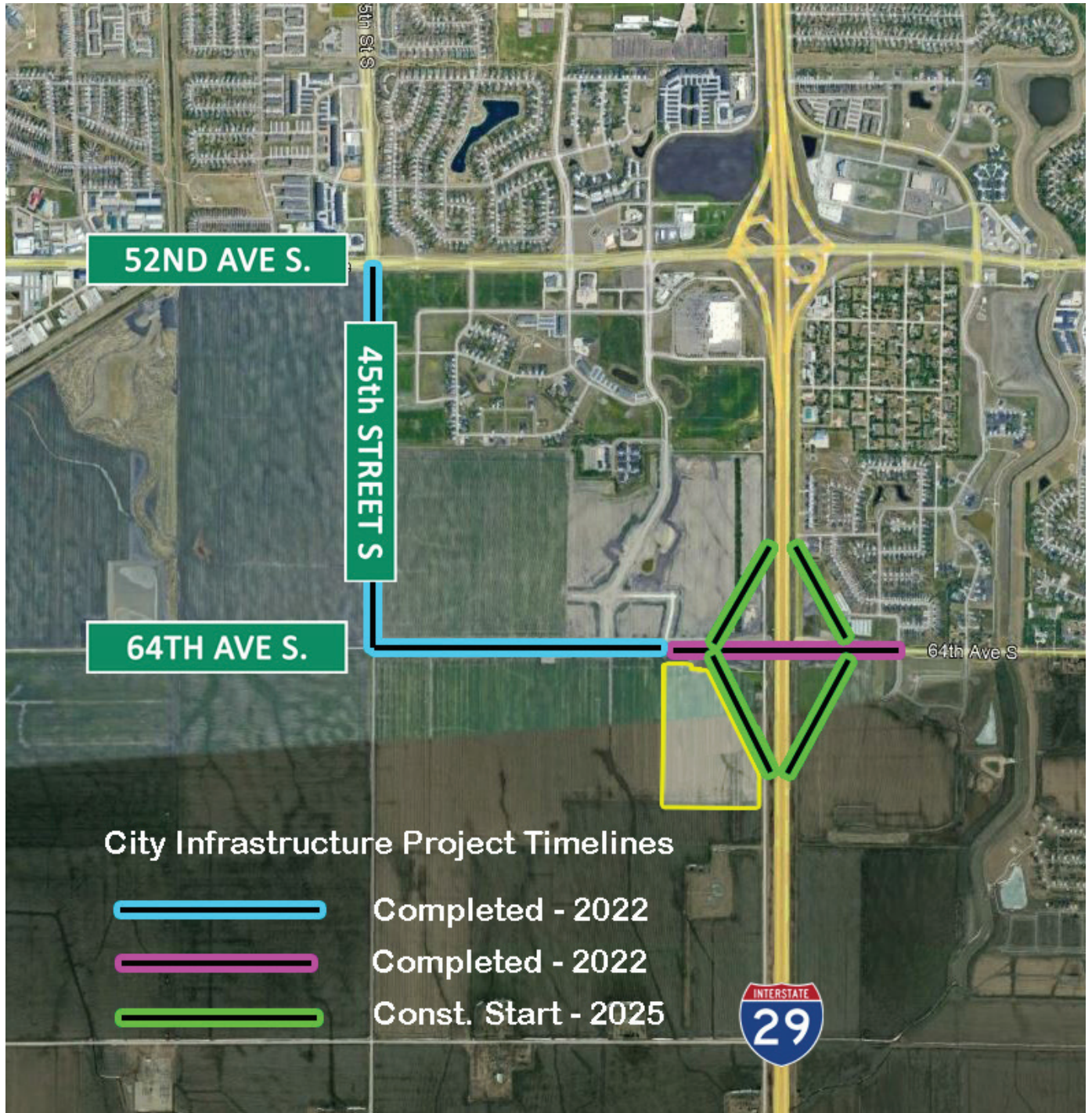
NEIGHBORHOOD MIXED USE:
 MIXTURE OF RESIDENTIAL, OFFICE AND/OR COMMERCIAL USES MEANT TO ADDRESS THE NEEDS OF THE SURROUNDING NEIGHBORHOOD. THESE USES WILL ACT AS A BUFFER FOR LOWER DENSITY RESIDENTIAL USES FROM MORE INTENSIVE COMMERCIAL OFFERINGS. BUILDINGS IN THIS ZONE SHOULD BE 4-4 STORES AND SHOULD ACCESS PEDESTRIAN AND BICYCLE TRAILS WHILE ENJOYING THE RECREATIONAL ASSETS OF THE NEIGHBORHOOD.

TOWN CENTER:
 HIGH INTENSITY MIXED-USE STYLE DEVELOPMENT INCORPORATING DIFFERENT TYPES OF COMMERCIAL/OFFICE

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INFRASTRUCTURE TIMELINES



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METRO VIEW

