

SANDHILLS INDUSTRIAL LOTS

2651 4TH AVE NW, WEST FARGO, ND 58078

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC



FOR SALE



PRIME INDUSTRIAL LOTS IN WEST FARGO

Size: .51 - 28.45 Acres

Price: \$4.50 - \$8.75 PSF

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PRICE

\$4.50 - \$8.75 PSF

LAND AVAILABLE

.51 - 28.45 Acres

PARCEL NUMBER

TBD

TAXES & SPECIALS

TBD

ZONING

Light Industrial

FLOODPLAIN

None (at required elevations)

VIDEO LINK



<https://www.youtube.com/watch?v=WQq6ULV-P3g>

PROPERTY DESCRIPTION:

Discover prime industrial lots now available in the thriving City of West Fargo! These newly released lots offer an unparalleled location for businesses seeking to establish or expand their presence in the area. With convenient access and visibility to Interstate 94, these lots provide the perfect foundation for success. Boasting ample lot sizes and strategic positioning, your enterprise can flourish amidst the dynamic growth of West Fargo.

FEATURES:

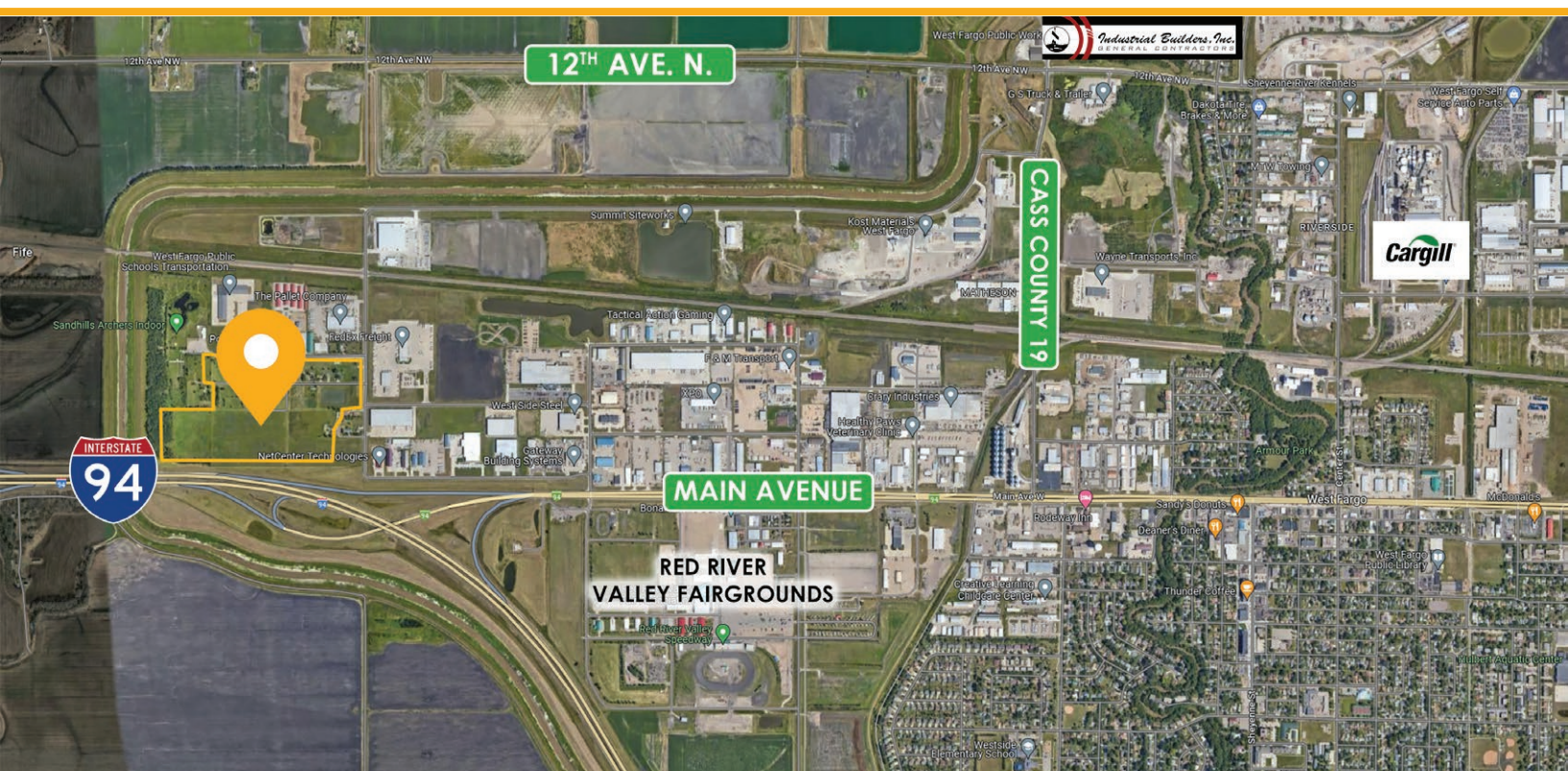
- Construction of infrastructure to begin early Summer 2024 with ability for buyers to start building by end of 2024
- Rare opportunity to purchase Industrial lots directly off I-94
- Wide range of parcel sizes to fit any business needs

*Potential for future NDDOT interchange off I-94

TIF DISTRICT**

Multiple lots are within a tax increment financing district. These lots will not receive additional special assessments for municipal improvements.

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 VIEW



*Interchange is subject to approval and this example layout is for visualization purposes only.

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LOT	ACRES	TIF	ASKING PRICE
A/B (8th, L3, B1)	11.26	**	\$7.00 PSF \$3,434,910
PENDING ¹⁾	5.93	**	\$7.75 PSF \$2,003,259
PENDING ³⁾	5.21	**	\$8.25 PSF \$1,871,009
E (6th, L4, B3)	8.92	**	\$8.75 PSF \$3,398,386
PENDING ²⁾	3.31	**	\$5.00 PSF \$720,570
G (8th, L5, B2)	2.67	**	\$5.25 PSF \$611,480
H (8th, L3, B2)	4.06	**	\$4.50 PSF \$796,109
I (8th, L1, B1)	.51	**	\$4.50 PSF \$100,791
K (8th, L1, B2)	1.03		\$5.50 PSF \$245,724

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AERIAL VIEW



NOTE: RENDERING FOR ILLUSTRATIVE PURPOSES ONLY. LOT & BUILDING SIZES MAY VARY PER BUYER REQUIREMENTS.

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As North Dakota’s largest Metro, the City of Fargo and the City of West Fargo are the regional economic powerhouse and cultural hub. With a prime location at the intersection of I-29 and I-94, the metro is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate.

With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the area boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft’s 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO/MOORHEAD/WEST FARGO METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7% Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM’s labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US

TOP AREA EMPLOYERS

Company	Business	Employees
Sanford Health	Healthcare Provider	9,349
North Dakota State University	Post-Secondary University	4,156
Essentia Health	Healthcare Provider	2,690
Fargo Public School District	Public School System	1,860
West Fargo Public School District	Public School System	1,622
Noridian Healthcare Solutions	Healthcare Services	1,511
U.S. Bank	Financial Services	1,213
Fargo VA Health Care System	Healthcare Provider	1,186
Microsoft	Technology	1,024
Integrity Windows and Doors	Manufacturing	1,000
Blue Cross Blue Shield of ND	Healthcare Insurance	948
City of Fargo	Municipal Services	948
Moorhead Area Public Schools	Public School System	925
Hornbacher’s Foods	Grocery Stores	875
Eventide Senior Living	Senior Living Services	803
Wanzek Construction, Inc.	Construction	800
Minnesota State University, Moorhead	Post-Secondary University	724
Concordia College	Post-Secondary University	679
Bell Bank	Financial Services	630

LOCAL DRIVE-TIME RESULTS

LOCATION	MILES FROM SITE	DRIVE TIME
I-94	.3	1 minute
I-29	6 miles	11 minutes
52nd Ave S/I-29	11 miles	13 minutes
Amazon	10 miles	16 minutes
Moorhead, MN	13 miles	19 minutes
Hector International Airport	16 miles	20 minutes
Grand Forks	82 miles	79 minutes
Bismarck	187 miles	160 minutes
Sioux Falls	245 miles	200 minutes
Minneapolis	240 miles	205 minutes