

INTERSTATE DEVELOPMENT LAND

2900 13TH ST S, MOORHEAD, MN, 56560

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

LAND FOR SALE



PRELIMINARY MASTER PLAN - LOT LINES AND ZONING CAN BE ADJUSTED

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LOT SIZE

TOTAL: 416,018 SF
Lot sizes are flexible

PRICE

LOT 1: \$7.00 PSF
LOT 2: \$5.00 PSF
LOT 3: \$7.00 PSF
LOT 4: \$9.00 PSF

LEGAL DESCRIPTION

Lot 1, Block 1
Comstock's Fifth Addition

PARCEL NUMBER

58.162.0010

PROPERTY DESCRIPTION:

Development Land for sale with Interstate Frontage. High Visibility on I-94, along with great access off of 30th Ave S.

Neighbors include:

- 1st International Bank
- Walgreens
- Dairy Queen
- Holiday Gas
- Microtel
- Rasmussen College

Entitlements in process to rezone the property for Shop Condo's, Multi-Family, Office and Retail.

*Lot sizes and uses flexible.



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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AERIAL VIEW

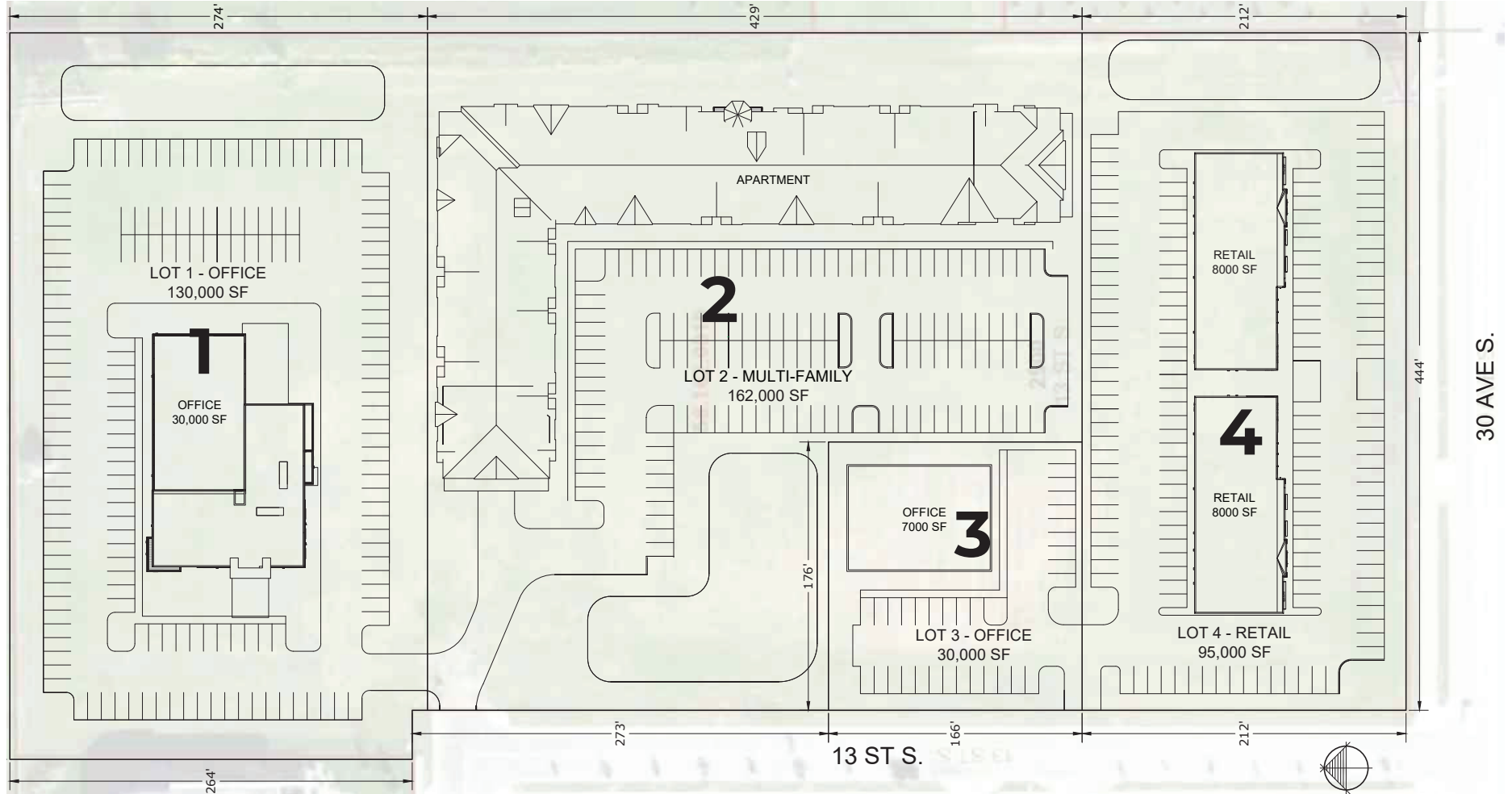


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PRELIMINARY PLAT/ZONING



LOT	PRICE PER SQUARE FOOT	SIZE	TOTAL PRICE
1	\$7.00	130,000 SF	\$910,000
2	\$5.00	162,000 SF	\$810,000
3	\$7.00	30,000 SF	\$210,000
4	\$9.00	95,000 SF	\$855,000

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