

URBAN PLAINS LAND

FARGO, ND 58104



URBAN PLAINS

GOLDMARK™
COMMERCIAL REAL ESTATE INC

COMMERCIAL LAND FOR SALE



Patrick Vesey

701.239.5840

patrick.vesey@goldmark.com

Nate Vollmuth

701.893.3839

nate.vollmuth@goldmark.com

www.goldmarkcommercial.com

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LOT SIZES

1.15 - 10 Acres

LOT PRICING

\$10.00 - 24.00 PSF

BUILD-TO-SUIT/LEASEBACK

Negotiable

ZONING

General Commercial

POTENTIAL USES

Office
Retail
Medical
Education

NEARBY BUSINESSES

Scheels Arena (6,000 capacity)
FM Science Museum
Family Wellness Center
Sanford Hospital
Costco
Cashwise
Caribou
Center for Plastic Surgery
Alerus Bank

PROPERTY DESCRIPTION:

Unbeatable opportunity to buy, build or lease in Fargo's most premier in-fill development. Urban Plains combines commercial, retail, office, medical, event centers, multiple dwelling housing, condominium and town home development in a unique and lively mixed-use community.

Urban Plains is conveniently located between arterial roads Veterans Boulevard and 45th Street South and easily accessible to both I-94 and I-29.

Urban Plains strives to incorporate 21st century ideals into an urban lifestyle. Through the use of sustainable design, ultra modern architecture, and co-locating work, living, and recreational spaces, the Urban Plains Development is a unique project for the Fargo-Moorhead-West Fargo area.

Businesses can own and build, or can build-to-suit on the site with flexible leaseback terms.

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.

PROPERTY FEATURES:

- Incredible visibility to high traffic volumes
- Multiple lot sizes
- Purchase or leaseback options
- Large mix of potential uses
- Easy access to I-94/I-29

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LOT PRICING

Address	Price PSF	SF	ACRES	Sales Price
2970 Uptown Way	\$ 20.00	118,560	2.72	SOLD
*Parcel A - 2975 Seter Parkway S	\$ 24.00	59,677	1.37	\$ 1,432,248
*Parcel B - 2975 Seter Parkway S	\$ 24.00	63,000	1.45	\$ 1,512,000
*Parcel C - 2975 Seter Parkway S	\$ 24.00	115,028	2.64	\$ 2,760,672
*Parcel D - 2975 Seter Parkway S	\$ 24.00	72,000	1.65	\$ 1,728,000
*Parcel F - 2975 Seter Parkway S	\$ 20.00	67,828	1.56	PENDING
*Parcel G - 2975 Seter Parkway S	\$ 20.00	84,001	1.93	PENDING
*Parcel H - 2975 Seter Parkway S	\$ 20.00	170,879	3.92	PENDING
*Parcel J - 5298 31st Ave S	\$ 24.00	150,000	3.44	\$ 3,600,000
*Parcel K - 4651 30 Ave S	\$ 10.00	70,003	1.61	PENDING
3122 Karen Way S	\$ 24.00	77,000	1.77	\$ 1,848,000
4845 30 Ave S	\$ 10.00	118,439	2.72	PENDING
3155 Brandt Dr S	\$ 18.00	70,601	1.62	PENDING
3050 Brandt Dr S	\$ 18.00	156,105	3.58	\$ 2,809,890
4737 32 Ave S	\$ 18.00	50,104	1.15	\$ 901,872
*4543 32 Ave S	\$ 18.00	113,963	2.62	\$ 2,051,334
2660 47 St S	\$ 10.00	51,506	1.18	\$ 515,060

* Parcels to be Re-Platted

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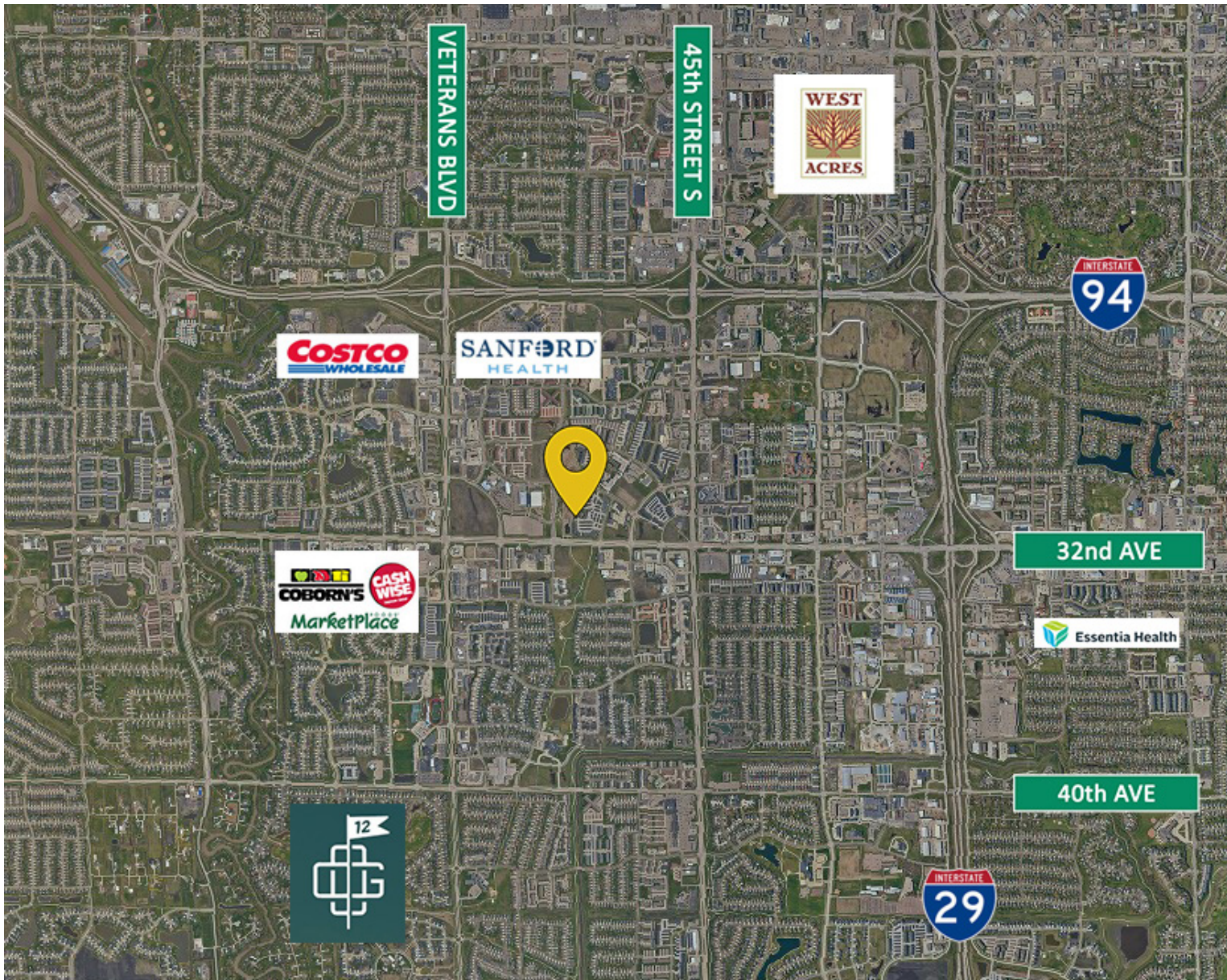
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REFERENCE MAP



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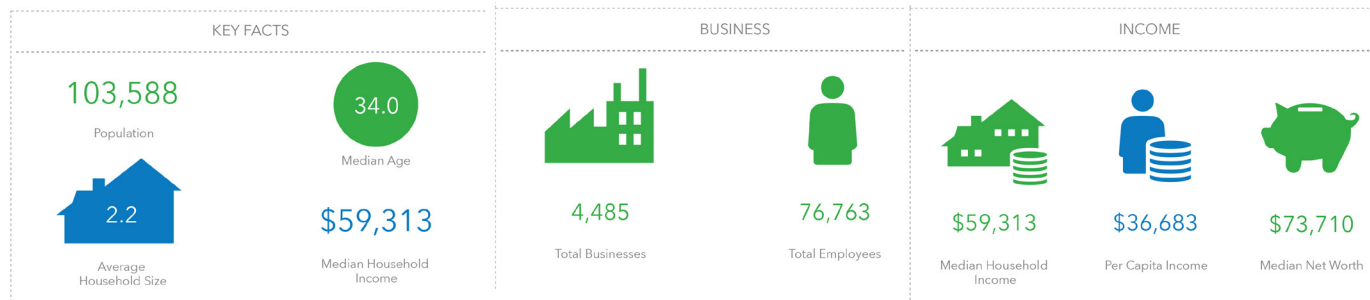


Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 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 Aldevron, Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- 10th Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)

3-MILE DEMOGRAPHICS



Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)
The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff
<\$15,000	10.1%	-1.1%
\$15,000 - \$24,999	7.9%	+0.4%
\$25,000 - \$34,999	10.4%	+1.1%
\$35,000 - \$49,999	12.8%	+1.1%
\$50,000 - \$74,999	18.8%	+0.1%
\$75,000 - \$99,999	13.5%	+0.3%
\$100,000 - \$149,999	14.1%	-0.9%
\$150,000 - \$199,999	5.2%	-0.9%
\$200,000+	7.2%	-0.1%

Bars show deviation from Cass County