

HIGHWAY 10 COMMERCIAL & MULTI-FAMILY LAND

1213 CENTER AVE | 1254 3RD AVE NW | DILWORTH, MN


GOLDMARK™
COMMERCIAL REAL ESTATE INC



Walmart

FOR SALE

3rd Ave NW

CASH WISE

SUBWAY

AXIS
CLINICALS

slumberland
FURNITURE

TSC TRACTOR
SUPPLY CO

Arby's

PETRO SERVE
USA
Helping America Fuel Better®

VFW
HISTORICAL SOCIETY OF MINNESOTA

TARGET

CVS
pharmacy

Pizza Ranch

THE CARPET
GARAGE
Flooring Center

EXCELLENT COMMERCIAL & MULTI-FAMILY LAND FOR SALE

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Goldmark Commercial Real Estate
www.goldmarkcommercial.com

HIGHWAY 10 COMMERCIAL & MULTI-FAMILY LAND

1213 CENTER AVE | 1254 3RD AVE NW | DILWORTH, MN



ASKING PRICE

Parcel 1: \$734,977 | \$5.60 PSF
Parcel 2: \$740,284 | \$3.98 PSF

SIZE

Parcel 1: 131,246 SF | 3.013 ac
Parcel 2: 186,001 SF | 4.27 ac

FLOODPLAIN

No

ZONING

Parcel 1: C3
Parcel 2: C3, approved for rezone to multi-family

PARCEL

Parcel 1: 52.110.0090
Parcel 2: 52.110.0095 & 52.110.0100

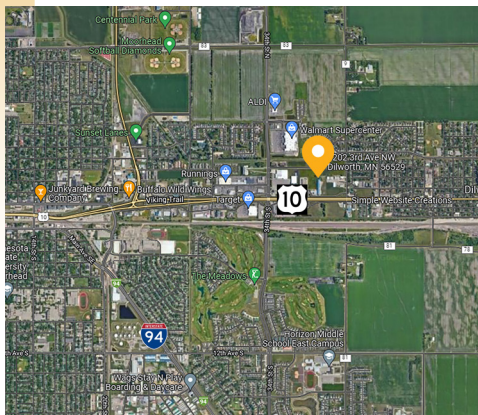
2021 TAXES & SPECIALS

Parcel 1: \$3,670 | \$.03 PSF
Parcel 2: \$4,818 | \$.03 PSF

NEIGHBORS

Slumberland
Axis Clinicals
Walmart
Target
CVS

LOCATION

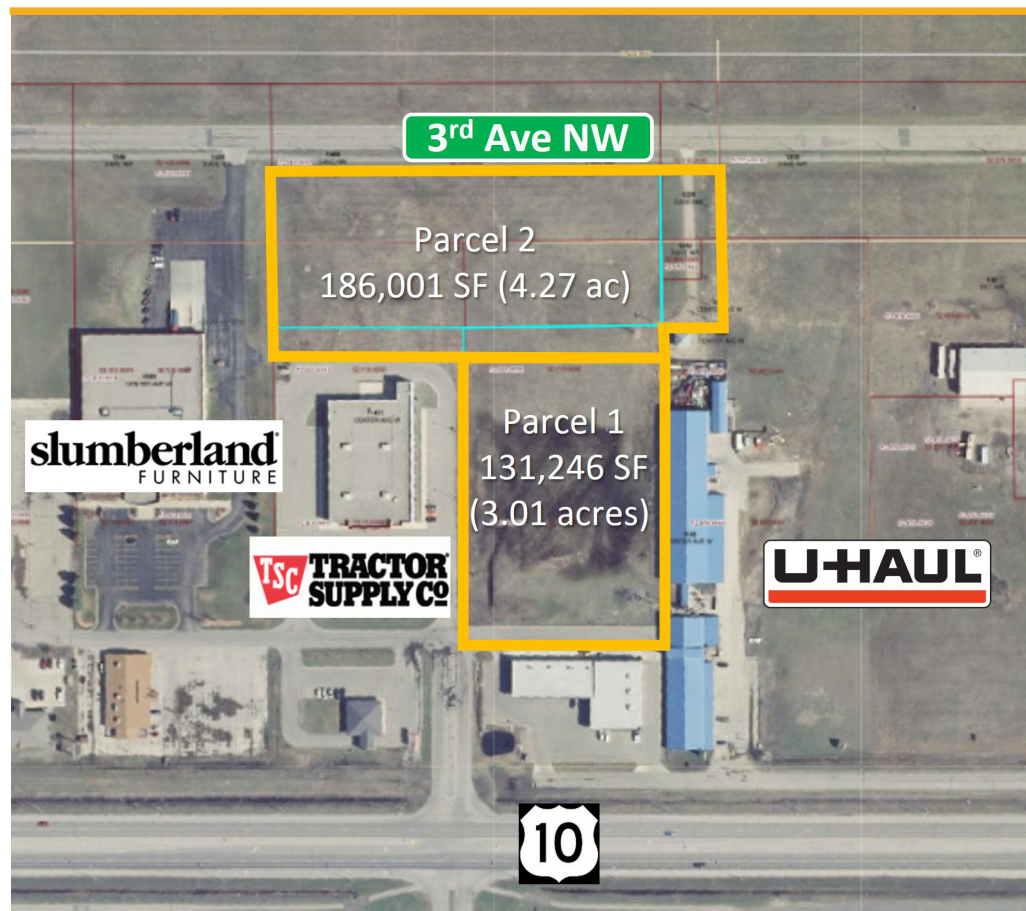


PROPERTY DESCRIPTION:

Just off Highway 10 on the border with Dilworth and Moorhead, these two parcels have great potential for commercial and/or multi-family development in this growing neighborhood! Many amenities in the immediate area with great accessibility. With specials nearly paid off and the property being out of the flood plain, this site is ready for immediate development! Parcel 1 is neighbors to the new Tractor Supply Store and the new U-Haul development, and Parcel 2 is perfect for multi-family development.

Parcel 1: 1213 Center Ave
Parcel 2: 1254 3rd Ave NW

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.



HIGHWAY 10 COMMERCIAL & MULTI-FAMILY LAND

1213 CENTER AVE | 1254 3RD AVE NW | DILWORTH, MN



Households By Income

The largest group: \$100,000 - \$149,999 (18%)
The smallest group: \$150,000 - \$199,999 (5.1%)

Indicator ▲	Value	Diff	
<\$15,000	10.3%	+0.6%	
\$15,000 - \$24,999	8.6%	+0.3%	
\$25,000 - \$34,999	5.8%	-1.1%	
\$35,000 - \$49,999	12.7%	+1.7%	
\$50,000 - \$74,999	16.1%	-3.4%	
\$75,000 - \$99,999	17.6%	+1.7%	
\$100,000 - \$149,999	18%	+0.5%	
\$150,000 - \$199,999	5.1%	-1.5%	
\$200,000+	5.6%	+1.1%	

5-MINUTE DRIVE TIME ANALYSIS



Households By Income

The largest group: \$100,000 - \$149,999 (18%)
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\$50,000 - \$74,999	16.1%	-3.4%	
\$75,000 - \$99,999	17.6%	+1.7%	
\$100,000 - \$149,999	18%	+0.5%	
\$150,000 - \$199,999	5.1%	-1.5%	
\$200,000+	5.6%	+1.1%	

10-MINUTE DRIVE TIME ANALYSIS



Households By Income

The largest group: \$100,000 - \$149,999 (18%)
The smallest group: \$150,000 - \$199,999 (5.1%)

Indicator ▲	Value	Diff	
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\$15,000 - \$24,999	8.6%	+0.3%	
\$25,000 - \$34,999	5.8%	-1.1%	
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\$50,000 - \$74,999	16.1%	-3.4%	
\$75,000 - \$99,999	17.6%	+1.7%	
\$100,000 - \$149,999	18%	+0.5%	
\$150,000 - \$199,999	5.1%	-1.5%	
\$200,000+	5.6%	+1.1%	

15-MINUTE DRIVE TIME ANALYSIS