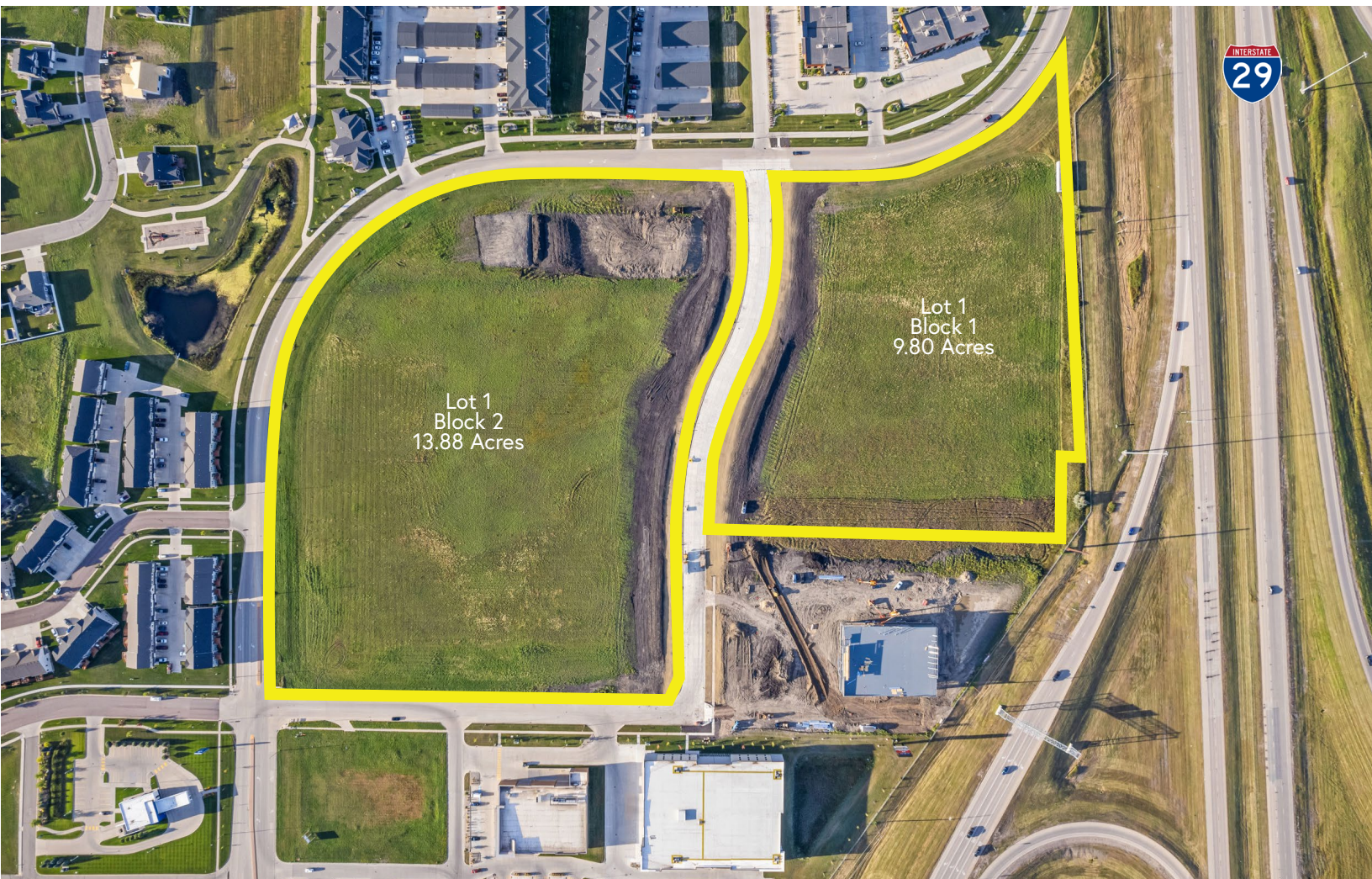


# For Sale: Prime Commercial Lots Along I-29

5080 38th St S, Fargo, ND 58104

MLS#24-106 and 24-107



**PROPERTY DESCRIPTION:** Two lots, which can be subdivided, are available for purchase along Interstate 29 at the corner of 38th Street South and 51st Avenue South in Fargo. Nearby businesses include: Gate City Bank, Aldi, Happy Harry's Bottle Shops, Walmart, Starbucks, Kingpinz Social, Suite Shots, Cash Wise, Plaza Azteca, and McDonald's.

**PURCHASE PRICE:** Lot 1, Block 2: \$12.00 PSF  
Lot 1, Block 1: \$15.00 PSF

**ZONING:** Commercial

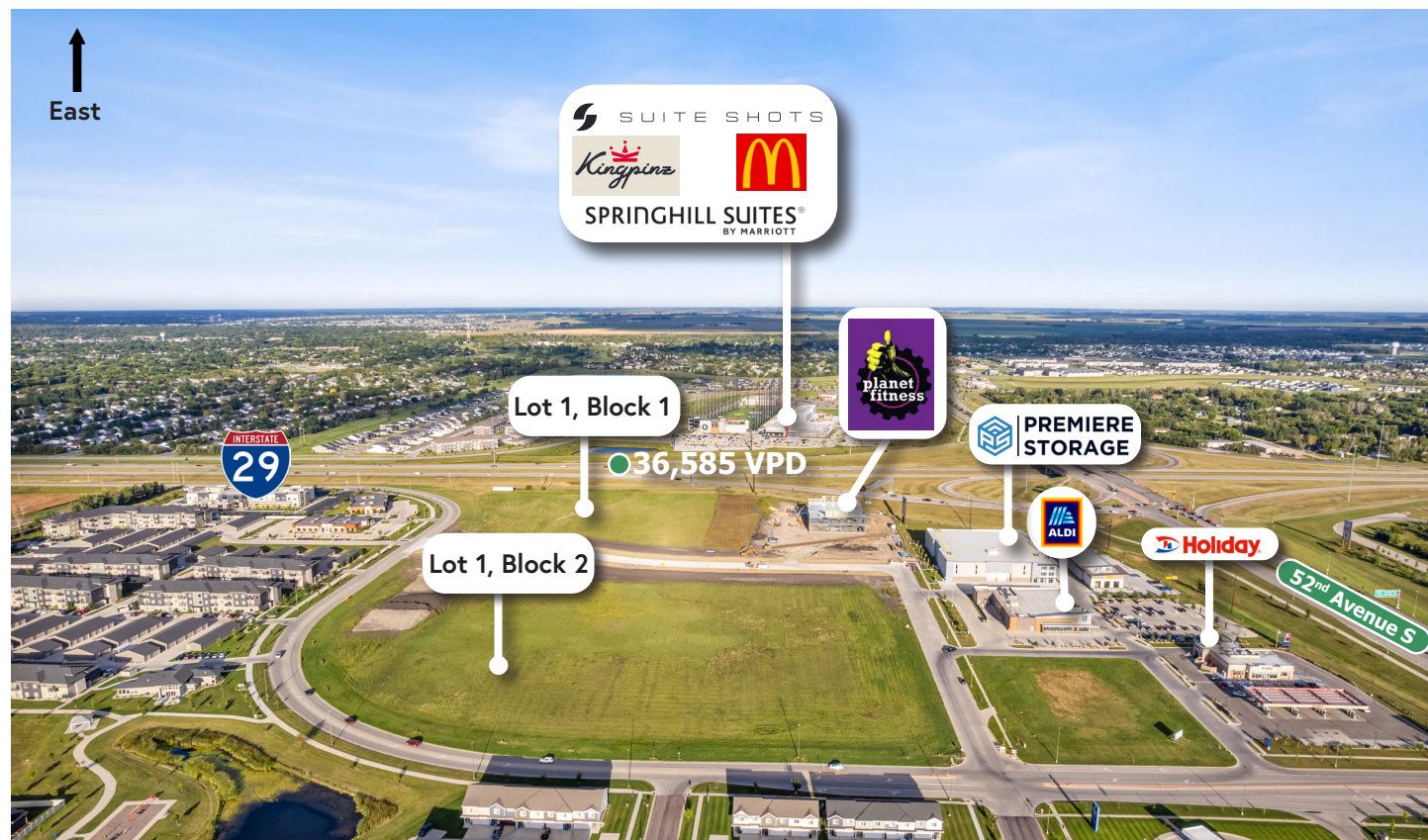


PROPERTY RESOURCES GROUP

4609 33rd Ave S. Suite 400,  
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**SITE PLAN**



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## ABOUT THE AREA

The Fargo Park District Foundation's construction of the Fargo Parks Sports Center (Phase I) is set to be completed in the Spring of 2024 and Phase II in January 2025. The Facility will span more than 390,000 SF of indoor recreational space. It is projected to serve 20,000 local children and attract more than 1,000,000 local and regional visitors annually.

Several schools are under construction including

the Capstone Classical Academy campus, which is estimated to open in time for the 2024-2025 school year. The North Dakota State College of Science Alumni/Foundation, in partnership with the Cass County Career and Technical Education Center is building a Career Innovation Center. The 87,000 SF project broke ground in July 2021. It is scheduled to open in 2025.

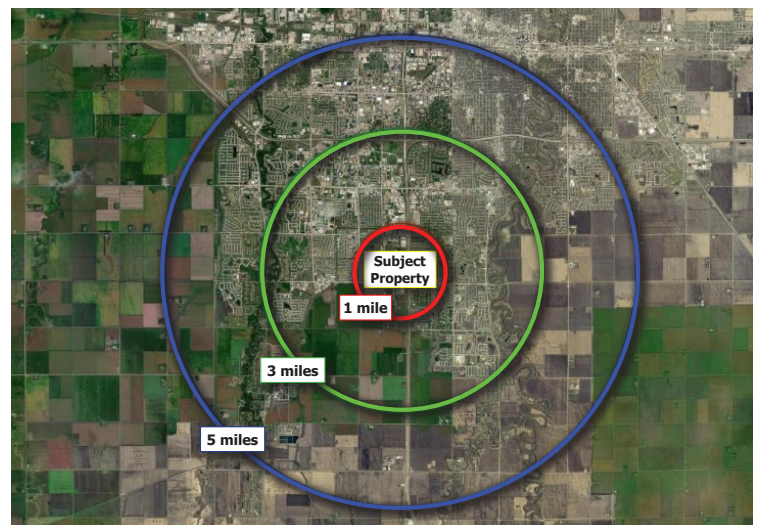


INFORMATION GATHERED FROM FARGOPARKS.COM/FOUNDATION/FARGO-SPORTS-COMPLEX, CAPSTONECLASSICAL.COM, AND NDSCSALUMNI.COM/HOMEPAGE/CONNECT-ENGAGE/CAREER-INNOVATION-CENTER-CIC

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2020 TOTAL POPULATION	6,786	67,763	150,183
2020 TOTAL HOUSEHOLDS	2,707	28,876	64,115
2020 MEDIAN HOUSEHOLD INCOME	\$94,273	\$80,063	\$70,471
2020 MEDIAN AGE	33.9	33.9	34.0

INFORMATION GATHERED FROM ARCGIS BUSINESS ANALYST



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