

SANDHILLS INDUSTRIAL LOTS

2651 4TH AVE NW, WEST FARGO, ND 58078



FOR SALE



PRIME INDUSTRIAL LOTS IN WEST FARGO

Size: 1.28 - 11.05 Acres

Price: \$6.00 - \$7.00 PSF

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GOLDMARKTM
COMMERCIAL REAL ESTATE INC

PRICE

\$6.00 - \$7.00 PSF

LAND AVAILABLE

1.28 - 11.05 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:

- Infrastructure complete Spring 2025 with the ability for buyers to start building right away
- 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. Once the TIF District is fully funded, those lots will not receive any 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.*

***TIF - Lot is within a tax increment financing district and will not receive additional special assessments for municipal improvements.*

| LOT LTR | Plat Addition Name | LOT # | BLOCK # | TIF | SIZE - SF | SIZE - AC | PRICE/SF | TOTAL |
|---------|--------------------|-------|---------|-----|-----------|-----------|----------|--------------|
| A&B | Sandhills 8th | 3 | 1 | ** | 481,338 | 11.05 | \$ 7.00 | \$ 3,369,366 |
| C | Sandhills 8th | 4 | 1 | ** | 258,485 | 5.93 | | SOLD |
| D | Sandhills 6th | 3 | 3 | ** | 226,789 | 5.21 | | SOLD |
| E | Sandhills 6th | 4 | 3 | ** | 388,387 | 8.92 | \$ 8.75 | SOLD |
| F | Sandhills 8th | 6 | 2 | ** | 144,114 | 3.31 | | SOLD |
| G | Sandhills 8th | 5 | 2 | ** | 116,472 | 2.67 | \$ 6.00 | SOLD |
| H | Sandhills 8th | 3 | 2 | | 176,847 | 4.06 | \$ 6.00 | \$ 1,061,082 |
| I | Sandhills 8th | 1 | 1 | ** | 22,404 | 0.51 | \$ 6.00 | SOLD |
| K | Sandhills 8th | 1 | 2 | | 55,861 | 1.28 | \$ 6.00 | \$ 335,166 |

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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 |