

WEST FARGO AIRPORT DEVELOPMENT LAND

RURAL WEST FARGO, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



GREAT DEVELOPMENT LAND OFF 19TH AVE N NEAR WEST FARGO AIRPORT

SIZE: 25 Acres +/-

PRICE: \$987,500.00 | \$39,500/ac | \$0.91 PSF

Andy Westby | 701.239.5839

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

WEST FARGO AIRPORT DEVELOPMENT LAND

RURAL WEST FARGO, ND



SIZE

25 acres +/-

PRICE

\$987,500.00
\$39,500/ac | \$0.91 PSF

SPECIALS

None

PARCEL NUMBER

60-0000-02401-000

2023 TAXES & SPECIALS

\$343.86

ZONING

Ag

FLOODPLAIN

Yes, but will be removed with FM Diversion

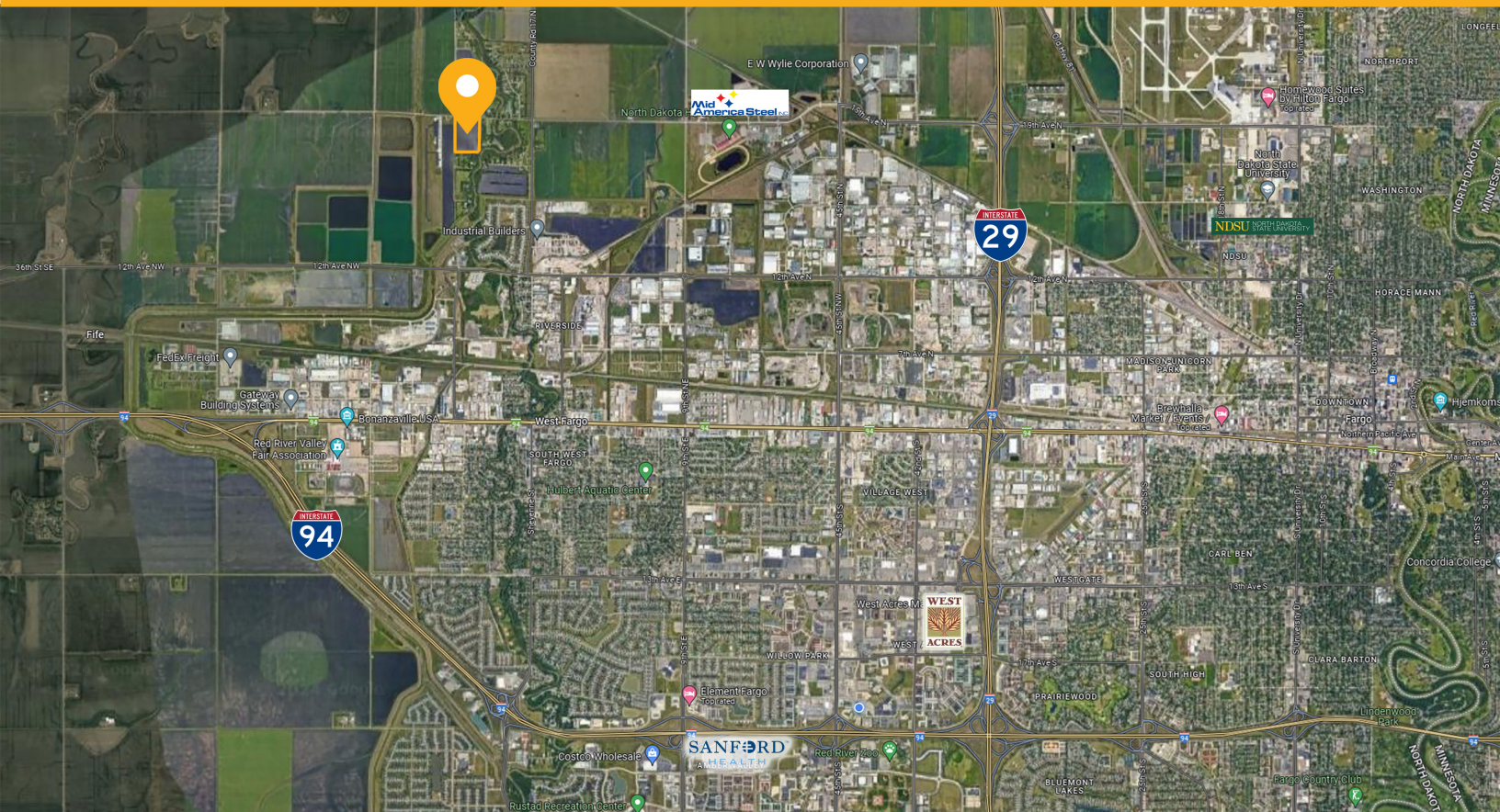
PROPERTY DESCRIPTION:

Located directly on 19th Ave and adjacent to the West Fargo Airport on 9th St NW, this great parcel of land is ready for residential and multi-family development! This property has city services surrounding it and will be out of the flood plain once the FM Diversion is completed. Currently zoned as Ag and in Reed Township with very low taxes and holding costs (it is not yet annexed to the city of West Fargo), the land has existing income from the current farm tenant. This is an excellent opportunity to acquire prime development land in West Fargo's growing north side!

PROPERTY FEATURES:

- Great location off County 17
- Adjacent to residential development & the West Fargo Airport
- Great potential for future development
- City services available nearby
- Incredibly low holding costs
- Will be protected by future FM Diversion

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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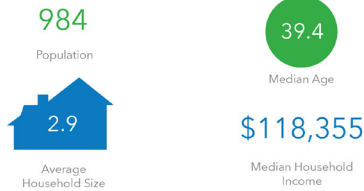


WEST FARGO AIRPORT DEVELOPMENT LAND

RURAL WEST FARGO, ND

1-MILE RADIUS

KEY FACTS



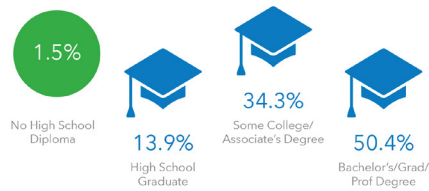
BUSINESS



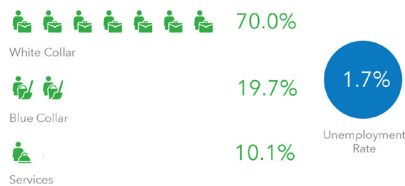
INCOME



EDUCATION



EMPLOYMENT



2023 Households by income (Esri)
The largest group: \$100,000 - \$149,999 (23.5%)
The smallest group: <\$15,000 (0.0%)

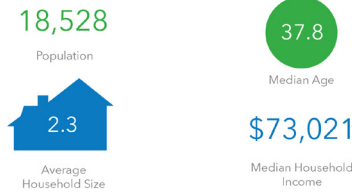
Indicator ▲	Value	Diff	
<\$15,000	0.0%	-8.2%	
\$15,000 - \$24,999	2.0%	-5.2%	
\$25,000 - \$34,999	0.3%	-10.0%	
\$35,000 - \$49,999	14.0%	+1.6%	
\$50,000 - \$74,999	6.1%	-9.5%	
\$75,000 - \$99,999	16.3%	+2.4%	
\$100,000 - \$149,999	23.5%	+9.1%	
\$150,000 - \$199,999	21.5%	+12.9%	
\$200,000+	16.0%	+6.7%	

Bars show deviation from

Cass County

3-MILE RADIUS

KEY FACTS



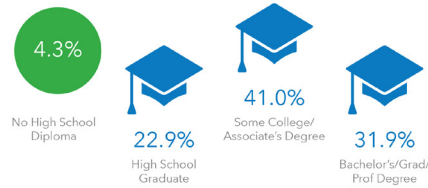
BUSINESS



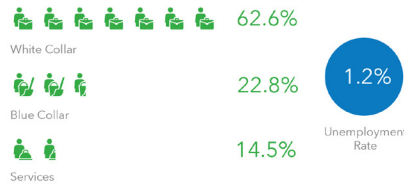
INCOME



EDUCATION



EMPLOYMENT



2023 Households by income (Esri)
The largest group: \$75,000 - \$99,999 (17.6%)
The smallest group: \$200,000+ (5.3%)

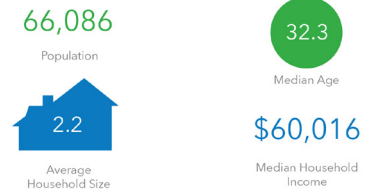
Indicator ▲	Value	Diff	
<\$15,000	7.5%	-0.7%	
\$15,000 - \$24,999	6.7%	-0.5%	
\$25,000 - \$34,999	8.2%	-2.1%	
\$35,000 - \$49,999	11.5%	-0.9%	
\$50,000 - \$74,999	17.0%	+1.4%	
\$75,000 - \$99,999	17.6%	+3.7%	
\$100,000 - \$149,999	15.3%	+0.9%	
\$150,000 - \$199,999	10.8%	+2.2%	
\$200,000+	5.3%	-4.0%	

Bars show deviation from

Cass County

5-MILE RADIUS

KEY FACTS



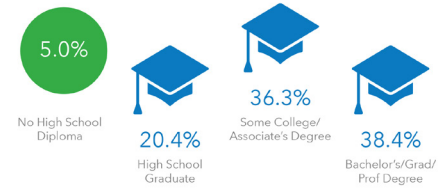
BUSINESS



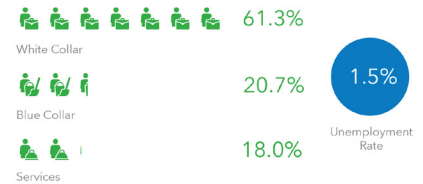
INCOME



EDUCATION



EMPLOYMENT



2023 Households by income (Esri)
The largest group: \$50,000 - \$74,999 (17.6%)
The smallest group: \$150,000 - \$199,999 (6.4%)

Indicator ▲	Value	Diff	
<\$15,000	9.4%	+1.2%	
\$15,000 - \$24,999	7.3%	+0.1%	
\$25,000 - \$34,999	12.1%	+1.8%	
\$35,000 - \$49,999	12.4%	0	
\$50,000 - \$74,999	17.6%	+2.0%	
\$75,000 - \$99,999	15.2%	+1.3%	
\$100,000 - \$149,999	12.2%	-2.2%	
\$150,000 - \$199,999	6.4%	-2.2%	
\$200,000+	7.2%	-2.1%	

Bars show deviation from

Cass County