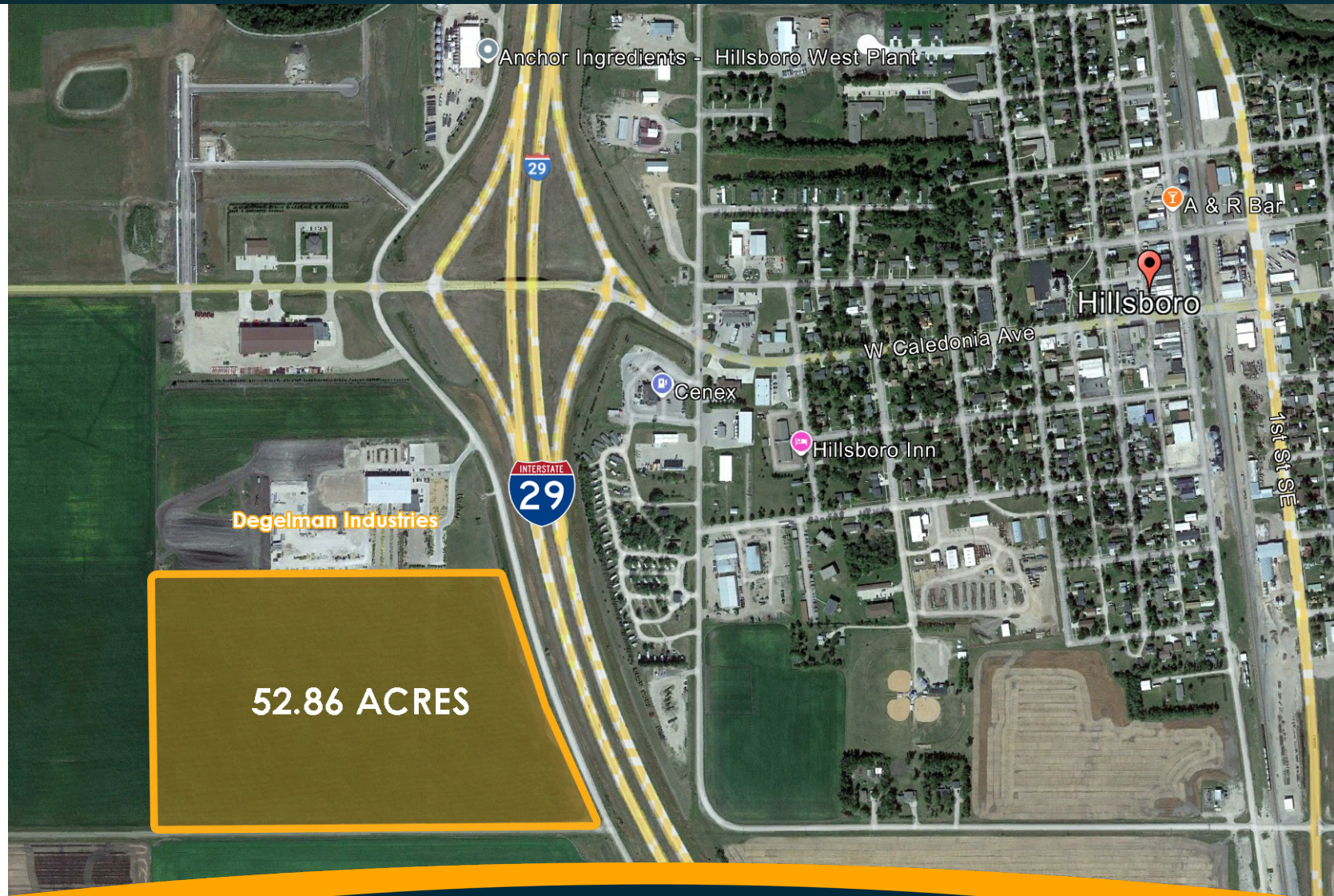


HILLSBORO DEVELOPMENT LAND

TRAILL COUNTY, HILLSBORO, ND

GOLDMARKTM
COMMERCIAL REAL ESTATE INC

FOR SALE - DEVELOPMENT LAND ON INTERSTATE 29



Nate Vollmuth | 701.893.3839

nate@goldmark.com

www.goldmarkcommercial.com

HILLSBORO DEVELOPMENT LAND

TRAILL COUNTY, HILLSBORO, ND



PRICE

Lot A: \$37,500 per Acre or \$600,000
Lot B: \$35,000 per Acre or \$602,000
Lot C: \$32,500 per Acre or \$627,250
TOTAL: \$31,000 per Acre or \$1,638,660

LOT SIZES

Lot A - 16.0 acres
Lot B - 17.2 acres
Lot C - 19.3 acres
Entire Parcel: 52.86 acres

PARCEL NUMBER

26-0023-00007-005

LEGAL DESCRIPTION

Block 7 & 8, Kingman Addition

TRAFFIC COUNTS

22,000 ADT

TAXES

\$1127.82

ZONING

Industrial

ANNEXED

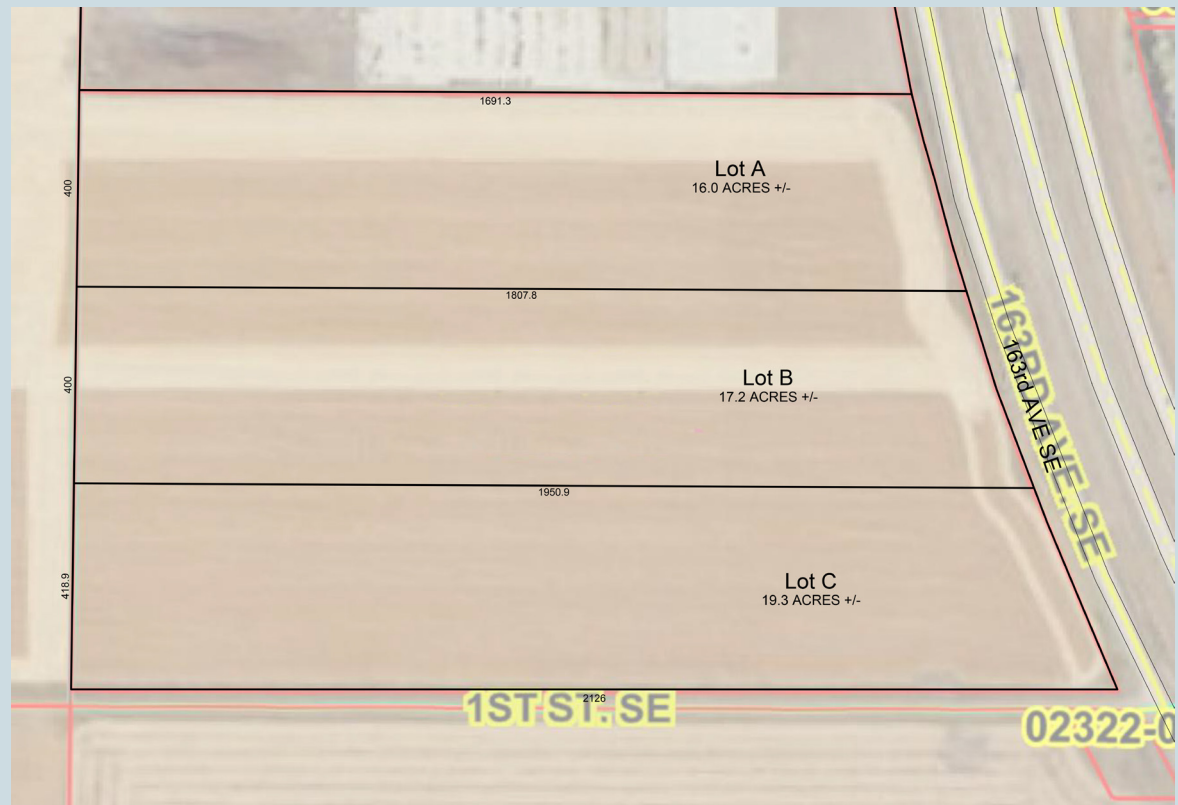
Yes

FLOODPLAIN

No

PROPERTY OVERVIEW:

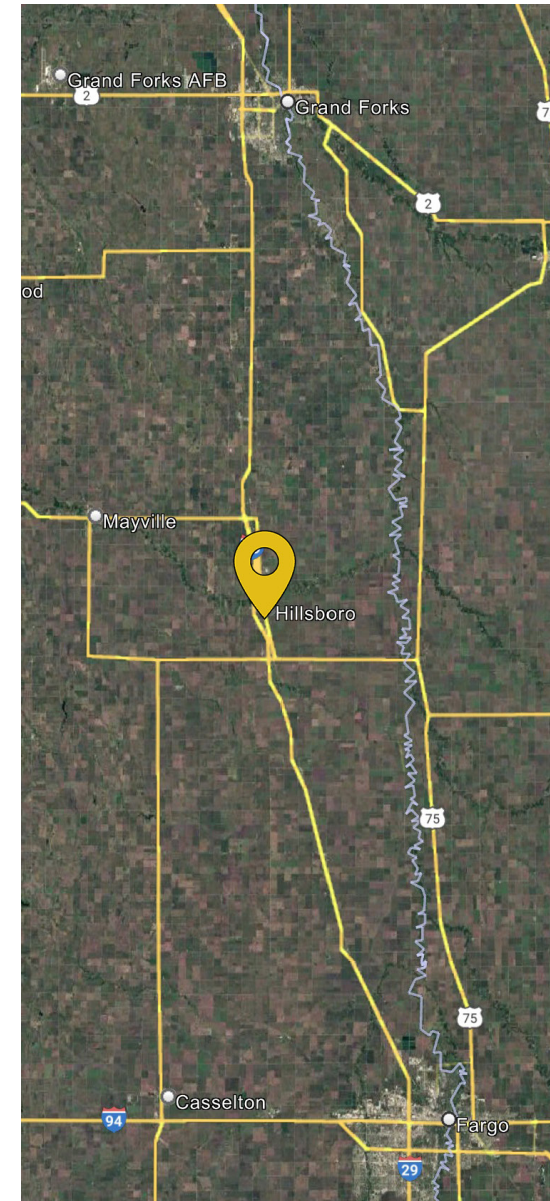
This **52.86-acre industrial-zoned** property is strategically located along **Interstate 29** at the southwest corner of Hillsboro, North Dakota, **offering exceptional visibility and high traffic counts**. The site features **city water and sewer access at the northeast property line and three-phase power availability**, making it ideal for a wide range of industrial and commercial uses. With a flat topography and no floodplain restrictions, this property is development-ready. The owner is open to subdividing the land, providing flexibility for businesses of all sizes. Don't miss this prime opportunity for industrial expansion in a high-growth corridor.



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.

HILLSBORO DEVELOPMENT LAND

TRAIL COUNTY, HILLSBORO, ND



HILLSBORO DEVELOPMENT LAND

TRAILL COUNTY, HILLSBORO, ND



KEY FEATURES:

- Frontage Road Access
- Visibility from Interstate 29
- Utilities to site

NEIGHBORS:

- Total Ag Industries
- Degelmen
- USDA
- Cenex
- Ag Country
- Anchor Ingredients
- Caseys