

OFFERING MEMORANDUM

LAKEVIEW DEVELOPMENT LAND

SIX MIXED-USE, COMMERCIAL, AND AGRICULTURAL LOTS FOR SALE
LOCATED IN HORACE, ND

County Road 17

Wall Avenue

- HIGH VISIBILITY
- PRIME LOCATION
- STEADY GROWTH
- VARIETY OF USES

68 ACRES
FOR SALE

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PROPERTY RESOURCES GROUP

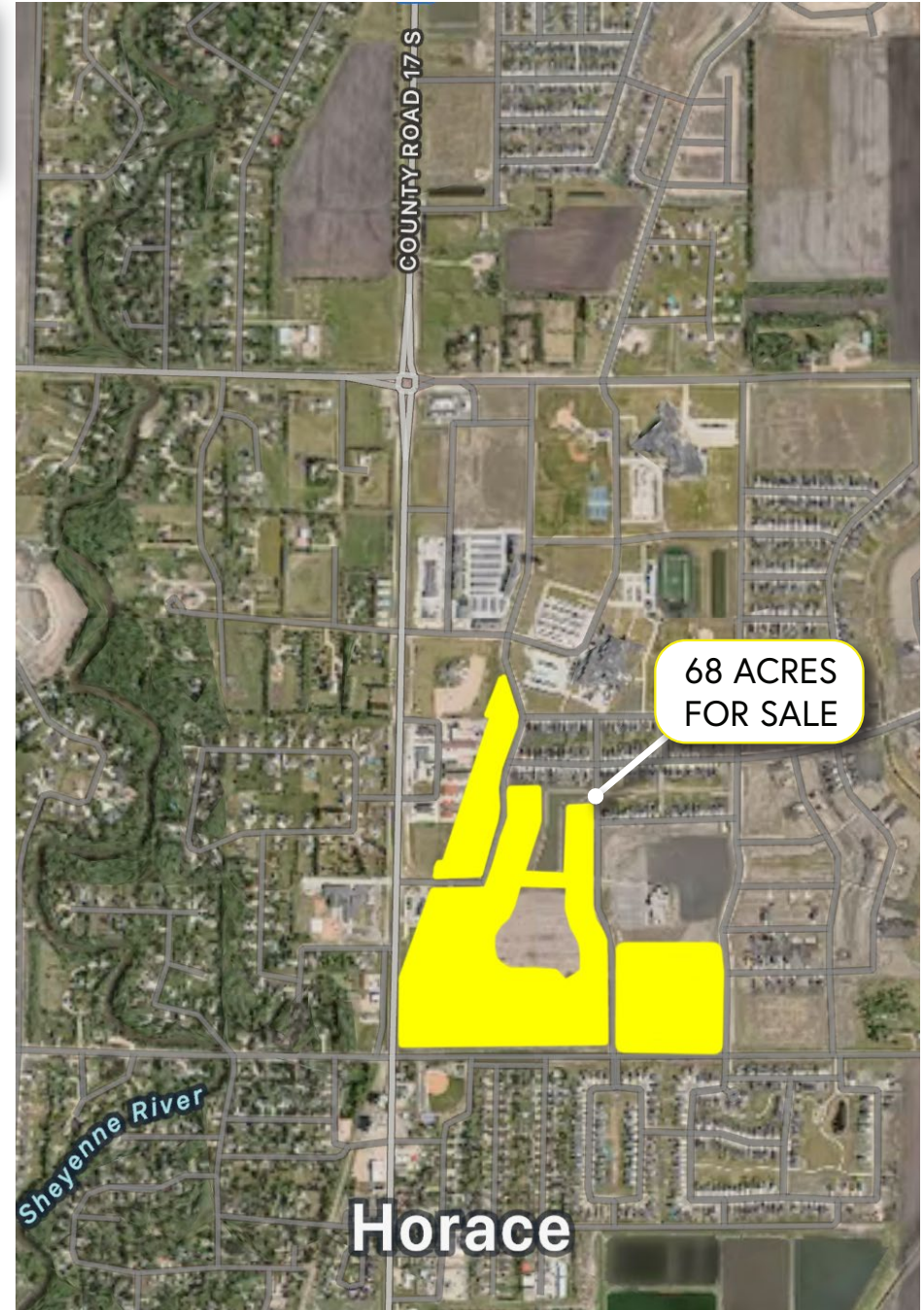
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INVESTMENT OVERVIEW

Lakeview represents the only large-scale, contiguous assemblage of development land currently available for sale in the region, offering a rare opportunity to control a premier footprint within the core growth corridor of Horace, North Dakota.

Comprising approximately 68 acres, Lakeview features a diverse zoning mix that includes Mixed-Use, Old Town, and Agricultural designations. This zoning flexibility supports a wide range of development outcomes, including mixed-use corridors, residential neighborhoods, civic and commercial uses, and long-term land-banking strategies. A portion of the property is currently build ready, allowing for immediate development while preserving the ability to phase future uses across the balance of the site.

Strategically located along County Road 17 (Main Street), Lakeview benefits from strong visibility, direct access, and proximity to Horace's expanding residential base and municipal core. The site sits within one of the fastest-growing communities in the Fargo–Moorhead region, positioning Lakeview at the intersection of population growth, infrastructure investment, and long-term demand drivers. This assemblage provides scale, entitlement diversity, and development optionality that is increasingly difficult to replicate in today's market.



Purchase Price:

\$7,405,200 (\$2.50 SF)

Land Size:

6 Lots Totaling 68 Acres

2 LAKEVIEW, HORACE, ND

All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.

PROPERTY OVERVIEW

1

Address: N/A
Parcel ID: 15041000010000
Acres: 1.20

2

Address: 8250 LAKEVIEW DR
Parcel ID: 15301000010000
Acres: 2.66

3

Address: 8350 LAKEVIEW DR
Parcel ID: 15301000020000
Acres: 1.80

4

Address: 8450 LAKEVIEW DR
Parcel ID: 15301000030000
Acres: 2.75

5

Address: N/A
Parcel ID: 15301000040000
Acres: 42.67

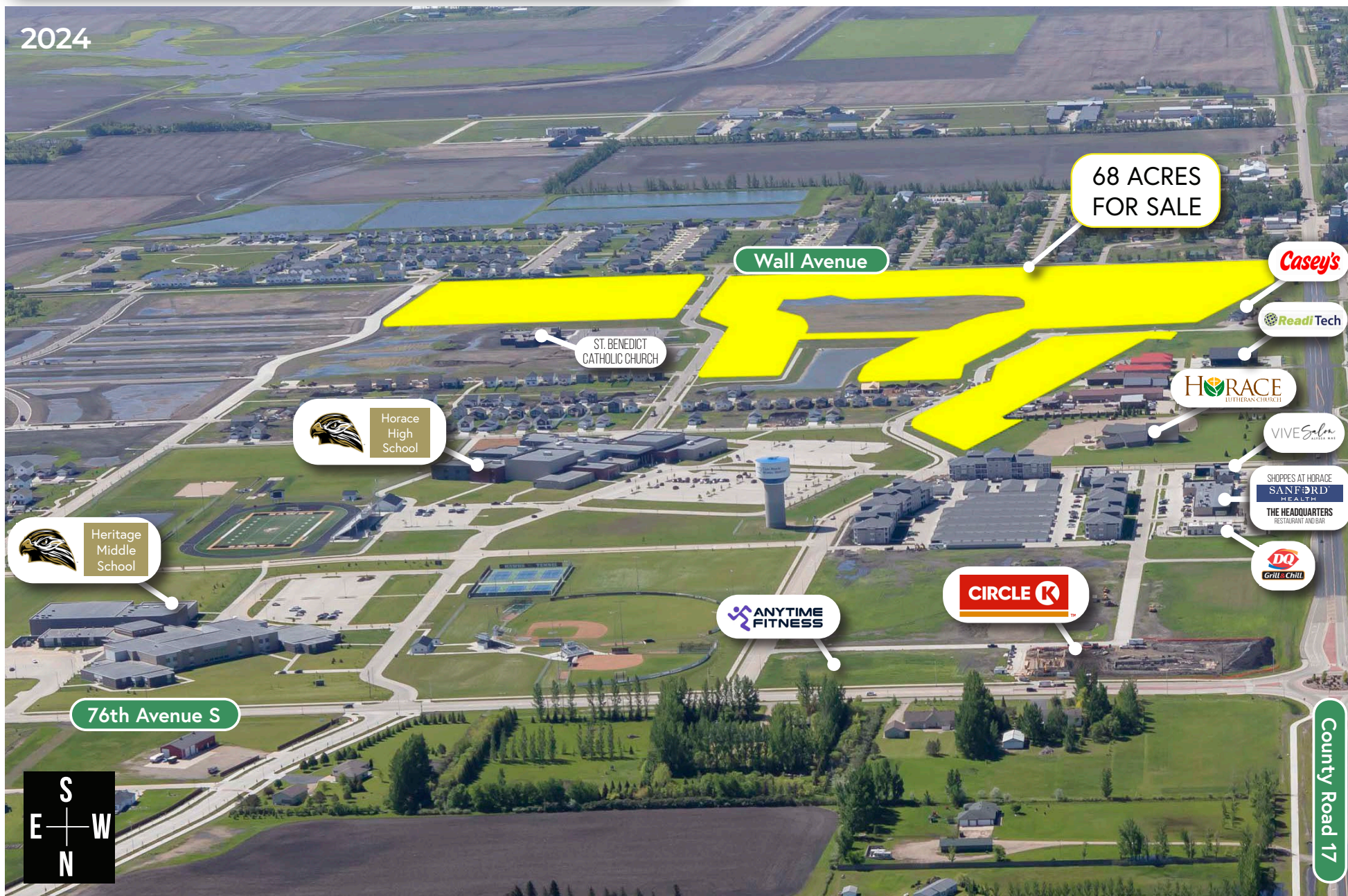
6

Address: N/A
Parcel ID: 15301001330000
Acres: 16.38



NEARBY BUSINESSES

2024



4 LAKEVIEW, HORACE, ND

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CURRENT ZONING

ZONING: MX: MIXED USE

The Mixed Use district is established to promote flexibility and respond to market demand, accommodating a mix of commercial, office, and residential uses. The district emphasizes building form over use in its regulations in order to create a harmonious environment in which many uses can coexist. Very intensive development is allowed, with high building coverage, large buildings, and buildings placed close together. Development is intended to be pedestrian-oriented with a strong emphasis on a safe and attractive streetscape. Where the district abuts single family development, strong screening should be employed to diminish the impact on less intensive development.

Residential & Commercial Uses
Including but not limited to:

- Townhome Dwellings
- Restaurants
- Bar, Tavern, Liquor Store
- Finance, Insurance, and Real Estate Services
- Financial Institutions
- Medical Offices and Clinics
- Veterinary Care or Pet Day Care
- Retail Sales and Service General

ZONING: OT: OLD TOWN

The intent of the Old Town district is to foster a village-like environment that respects the compact nature of development in the City's original settlement area while enabling redevelopment and a mix of uses. The district should be a walkable area that provides local commercial uses in a mix with higher density residential uses.

Residential & Commercial Uses (similar to Mixed Use with the addition of Duplex and Multi-family dwellings)

ZONING: AG: AGRICULTURE

- Potential to be re-zoned



2026 SITE PHOTOS

1 Address: N/A
Parcel ID: 15041000010000
Acres: 1.20

2 Address: 8250 LAKEVIEW DR
Parcel ID: 15301000010000
Acres: 2.66

3 Address: 8350 LAKEVIEW DR
Parcel ID: 15301000020000
Acres: 1.80

4 Address: 8450 LAKEVIEW DR
Parcel ID: 15301000030000
Acres: 2.75



6 LAKEVIEW, HORACE, ND

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2026 SITE PHOTOS



2026 SITE PHOTOS



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HORACE, ND

Horace, North Dakota presents a compelling opportunity for commercial land investment due to its close proximity to the rapidly expanding south Fargo corridor and the strong residential growth already underway in the community. As new neighborhoods, schools, and housing developments continue to fill in, the demand for nearby retail, service, office, and mixed-use businesses naturally follows.

This built-in customer base, combined with convenient access to major roadways and commuter routes, creates a strong foundation for long-term commercial success. Investing in Horace allows businesses to position themselves directly in the path of regional growth, capturing traffic from both local residents and the broader Fargo–Moorhead market.

76th Avenue S

FUTURE I-29 ON-RAMP

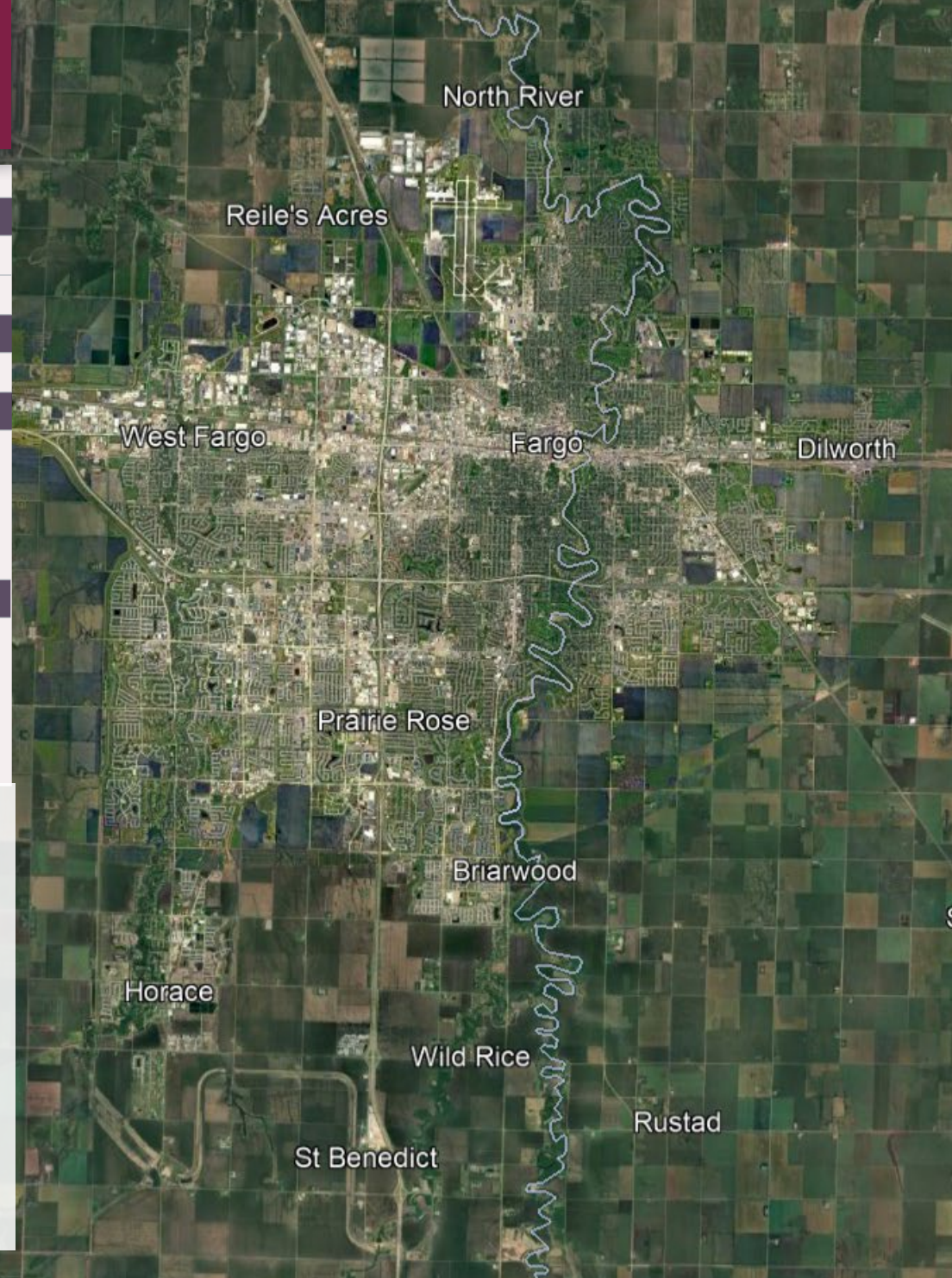
County Road 17

AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Estimated Population	3,964	7,260	42,947
2026 Estimated City Population	8,962		
HOUSEHOLDS			
2023 Estimated Households	1,345	2,450	17,008
INCOME			
2023 Estimated Average Household Income	\$186,205	\$170,661	\$134,134
2023 Median Average Household Income	\$143,376	\$143,887	\$106,865
2023 Average Income Per Person	\$64,322	\$59,431	\$53,657
MEDIAN TRAVEL TIME TO WORK			
Less than 10 Minutes	113	456	2,725
10-15 Minutes	111	388	5,800
15-20 Minutes	457	897	6,091
20-25 Minutes	454	957	4,287

The City has grown from a population of under 1,000 in 2000 to a 2023 Census estimate population of 5,643. It's now estimated that the population is nearing 9,000 residents in 2026. This represents a rate of 7.8 percent annually during that time period. A closer look at the City's population growth shows highly variable growth rates with two distinct periods of high growth. The first high growth period occurred between 2000 and 2010 where the City grew an average of 9.6 percent annually, which was then followed by a decade of growth at an annual rate of 2.4 percent. The second period of high growth occurred during 2022 and 2023 where the City grew at a 23.3 and 32.2 percent annual rate respectively.

Information collected from: AE2S NEXUS Summary Memorandum Dated January 21, 2025 and Placer.ai
DataSet: Census 2023 (ACS)



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LISTING AGENTS



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Ryan is a commercial real estate agent with years of experience specializing in the acquisition and disposition of buildings, investment properties, development sites and land across North Dakota, Minnesota, and Florida. He leverages his deep market insight and client-first approach to deliver outstanding results. Beyond real estate, he is a devoted husband and father of three, an avid traveler, and an enthusiastic home chef. An avid student of the markets and emerging technologies, Ryan stays engaged with trends in business innovation and economic shifts, embodying a forward-thinking vision that aligns with his professional excellence.



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As a commercial real estate agent, Travis works to develop and expand business relationships and investment opportunities. His primary focus includes the sales and marketing of the numerous projects and properties that Property Resources Group owns and works with.

Travis comes to Property Resources Group with a wealth of sales and account management experience. Previously, Travis was as a commercial real estate agent with Lexstar Realty, concentrating on the areas of land development and site location. Prior to that, he served as the Sales Manager for the Urban Plains Center and as a Commercial Insurance Agent for Insure Forward. A graduate of Minnesota State University – Moorhead, Travis earned his degree in Advertising and Public Relations.