

URBAN PLAINS LAND

5298 31ST AVE S, FARGO, ND 58104



URBAN PLAINS

GOLDMARK™
COMMERCIAL REAL ESTATE INC

COMMERCIAL LAND FOR SALE



Patrick Vesey 701.239.5840 patrick.vesey@goldmark.com	Nate Vollmuth 701.893.3839 nate.vollmuth@goldmark.com
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www.goldmarkcommercial.com

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URBAN PLAINS



LOT SIZES

.75-10 Acres

LOT PRICING

\$10-22 PSF

BUILD-TO-SUIT/LEASEBACK

Negotiable

ZONING

General Commercial

POTENTIAL USES

Office
Retail
Medical
Education

NEARBY BUSINESSES

Scheels Arena (6,000 capacity)
Future FM Science Museum
Family Wellness Center
Sanford Hospital
Costco
Cashwise

PROPERTY DESCRIPTION:

Unbeatable opportunity to buy, build or lease in Fargo's most premier in-fill development. Urban Plains combines commercial, retail office, medical, event centers, multiple dwelling housing, condominium and town home development in a unique and lively mixed-use community.

Urban Plains is conveniently located between arterial roads Veterans Boulevard and 45th Street South and easily accessible to both I-94 and I-29.

Urban Plains strives to incorporate 21st century ideals into an urban lifestyle. Through the use of sustainable design, ultra modern architecture, and co-locating work, living, and recreational spaces, the Urban Plains Development is a unique project for the Fargo-Moorhead-West Fargo area.

Businesses can own and build, or can build-to-suit on the site with flexible leaseback terms.

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.

PROPERTY FEATURES:

- Incredible visibility to high traffic volumes
- Multiple lot sizes
- Purchase or leaseback options
- Large mix of potential uses
- Easy access to I-94/I-29

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LOT MAP WITH PRICING



*Urban Plains lots are subject to Covenants, Restrictions or Easements. 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.

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LOT PRICING

Address	Parcel	Size SF	Acres	Price/SF
Lot 1 Block 1 - PENDING	TBD	104,937	2.41	NA
Lot 1 Block 2	TBD	65,910	1.51	\$ 22.00
Lot 2 Block 2	TBD	74,087	1.7	\$ 22.00
Lot 3 Block 2	TBD	68,605	1.57	\$ 22.00
Lot 4 Block 2	TBD	56,367	1.29	\$ 22.00
Lot 1 Block 3	TBD	51,248	1.18	\$ 22.00
Lot 2 Block 3 - PENDING	TBD	96,090	2.21	NA
Lot 1 Block 4	TBD	63,165	1.45	\$ 24.00
Lot 2 Block 4	TBD	99,433	2.28	\$ 24.00
Lot 3 Block 4	TBD	51,691	1.19	\$ 24.00
2975 Uptown Way	01876400300000	55,637	1.28	\$ 22.00
5298 31st Avenue South	01830001000000	438,005	10.06	\$ 24.00
3050 Brandt Drive South	01821001003000	156,105	3.58	\$ 18.00
3155 Brandt Drive South	01801000450000	70,601	1.62	\$ 18.00
3180 49th Street South	01801000460000	70,749	1.62	\$ 18.00
4552 Urban Plains Drive South	01821000600000	18,316	0.42	\$ 18.00
4574 Urban Plains Drive South	01821000700000	42,055	0.97	\$ 18.00
4543 32nd Avenue South	01821000800000	53,642	1.23	\$ 18.00
4737 32nd Avenue South	01821000900000	50,104	1.15	\$ 18.00
4845 30th Avenue South	01815000500000	118,439	2.72	\$ 10.00
4651 30th Avenue South	01815000600000	150,526	3.46	\$ 10.00
5100 28th Avenue South	01882500100000	114,125	2.62	\$ 8.00
5101 28th Avenue South	01851300020000	132,516	3.04	\$ 6.00
3023 51st Street South	01830000400000	25,693	0.59	\$ 16.00
3057 51st Street South	01830000500000	33,706	0.77	\$ 16.00
3079 51st Street South	01830000600000	48,315	1.11	\$ 16.00
2660 47th Street South	01853300300000	51,506	1.18	\$ 10.00

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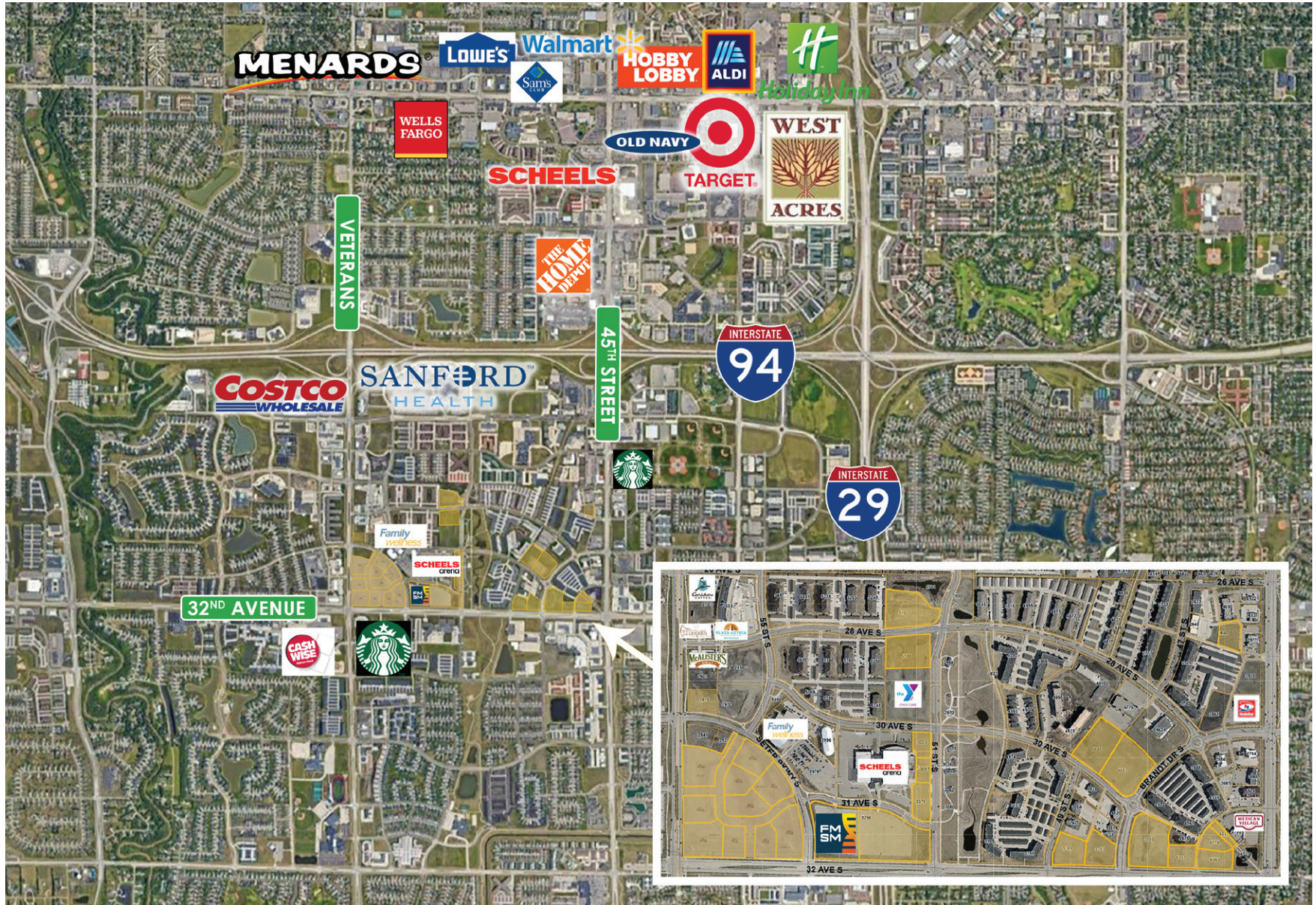
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REFERENCE MAP



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3D ILLUSTRATIONS



CONCEPTUAL RENDERINGS

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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 city 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 Aldevron, Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- 10th Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)

3-MILE DEMOGRAPHICS



Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)
The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff
<\$15,000	10.1%	-1.1%
\$15,000 - \$24,999	7.9%	+0.4%
\$25,000 - \$34,999	10.4%	+1.1%
\$35,000 - \$49,999	12.8%	+1.1%
\$50,000 - \$74,999	18.8%	+0.1%
\$75,000 - \$99,999	13.5%	+0.3%
\$100,000 - \$149,999	14.1%	-0.9%
\$150,000 - \$199,999	5.2%	-0.9%
\$200,000+	7.2%	-0.1%

Bars show deviation from Cass County