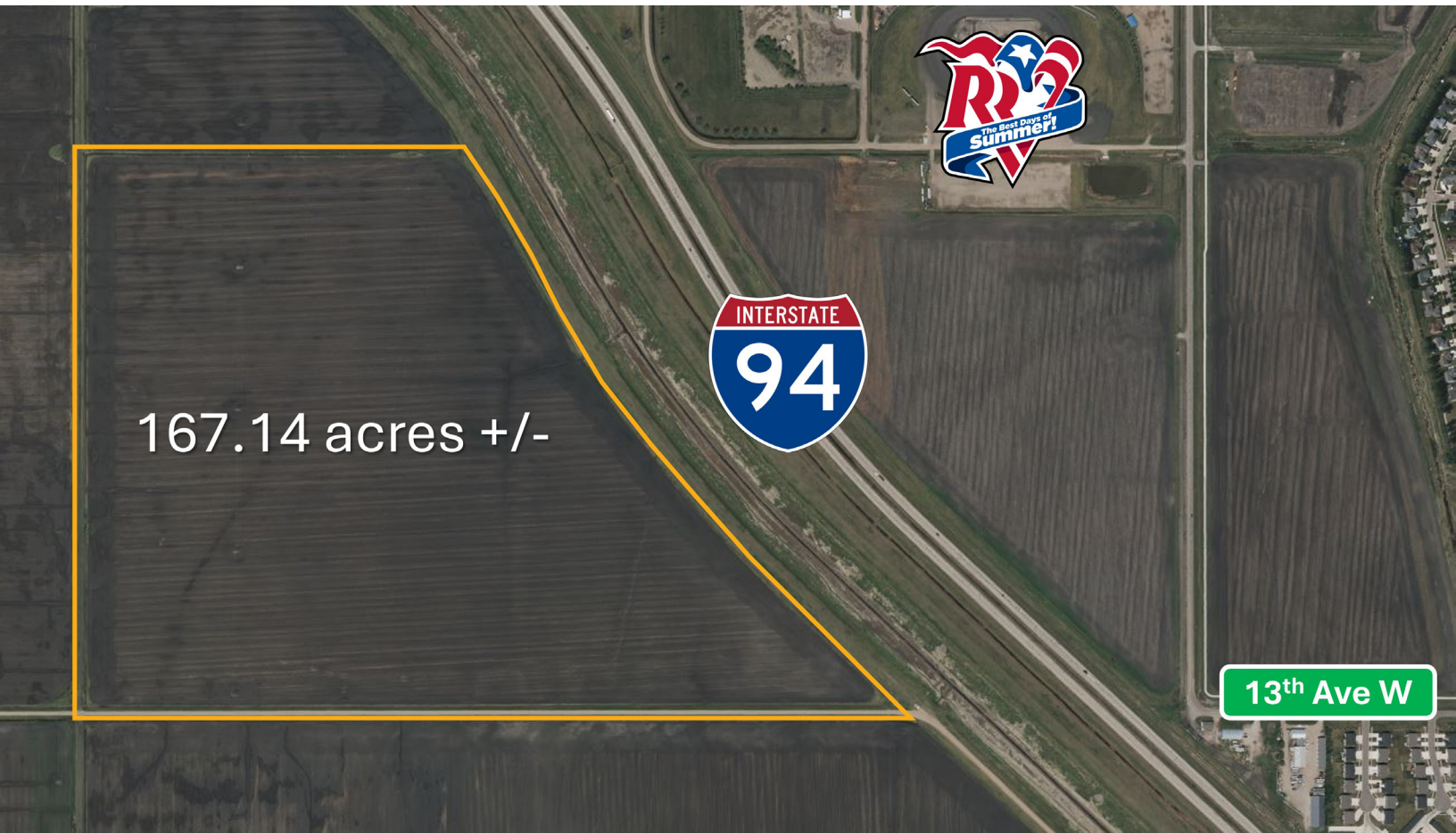


WEST 94 AREA RAW LAND

RURAL ADDRESS, WEST FARGO, ND


GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



LEADING-EDGE PARCEL IN ONE OF FM METRO'S NEXT MAJOR GROWTH ZONES

SIZE: 167.14 Acres +/-
PRICE: \$7,280,618 | \$43,560/acre

Andy Westby, SIOR | 701.239.5839

andy@goldmarkcommercial.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

WEST 94 AREA RAW LAND

RURAL ADDRESS, WEST FARGO, ND



SIZE

167.14 acres +/-

PRICE

\$7,280,618 | \$43,560/acre

PARCEL NUMBERS

53-0000-09070-000
53-0000-09071-000
53-0000-09072-027

2025 TAXES

\$2,649.37 - NO SPECIALS

LEGAL DESCRIPTION

Parts of the S1/2 12-139-50
lying west of the Sheyenne Diversion

ZONING

Ag

PROPERTY DESCRIPTION:

Within an area where ownership has remained unchanged for generations, this 167-acre tract is the first ever brought to the open market! Situated along the I-94/Sheyenne Diversion corridor in the Metro COG-designated "West 94 Area," this FM Diversion protected tract is ideally positioned for long-term development as West Fargo's expansion converges on this previously under-utilized zone. Site features include:

- **Front-row connectivity:** Directly adjacent to I-94 and the Sheyenne Diversion alignment, this site offers a rare opportunity between high-capacity transportation infrastructure and open land primed for development.
- **Emerging growth engine:** Metro COG projects that the broader ±2.5-square-mile "West 94 Area" could support upwards of 12,000 new housing units and 4,250 new jobs over time.
- **Flood-protection unlocked:** With the FM Area Diversion due for completion in 2027, this previously flood-prone land is being brought into the development arena.
- **Limited competition:** Virtually all land within this area has remained in long-term family ownership, making this a rare opportunity to acquire acreage in a market essentially new to public offering.
- **Flexibility for multiple outcomes:** Whether envisioned for residential (single-family, multifamily), mixed-use, or commercial, the site affords numerous options in an area poised for growth.
- **Low holding costs & existing income:** Income from future farm leases more than offsets low holding costs considering no specials and low ag-based taxes.

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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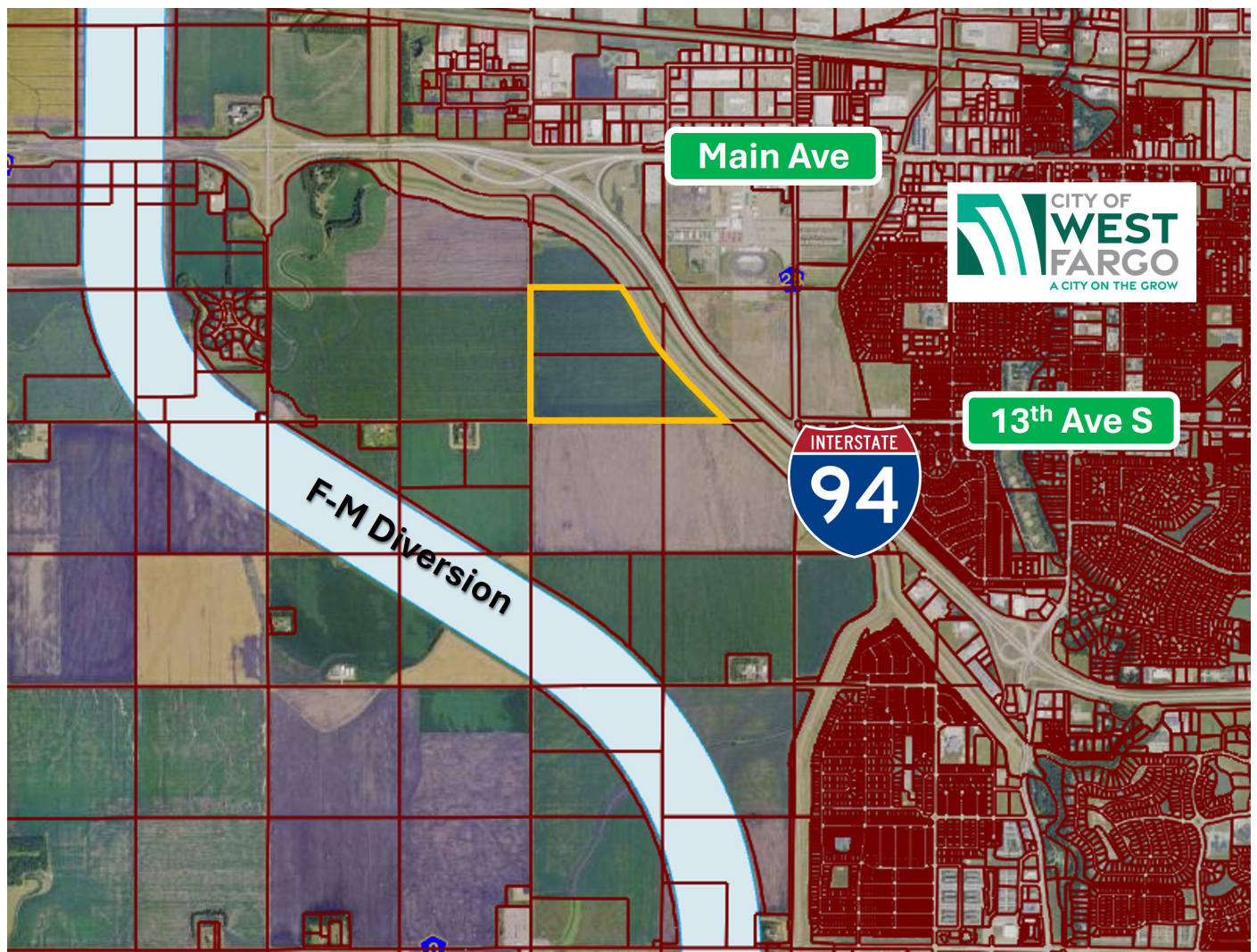
This is your chance to acquire a leading-edge parcel in one of the FM Metro's next major growth zones.

Read more about the West 94 Area below!

[West 94 Area Transportation Plan here](#)

[November 2025 In-Forum article on the West 94 Area](#)

PARCEL MAP



WEST 94 AREA RAW LAND

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PROPOSED INFRASTRUCTURE OPTIONS

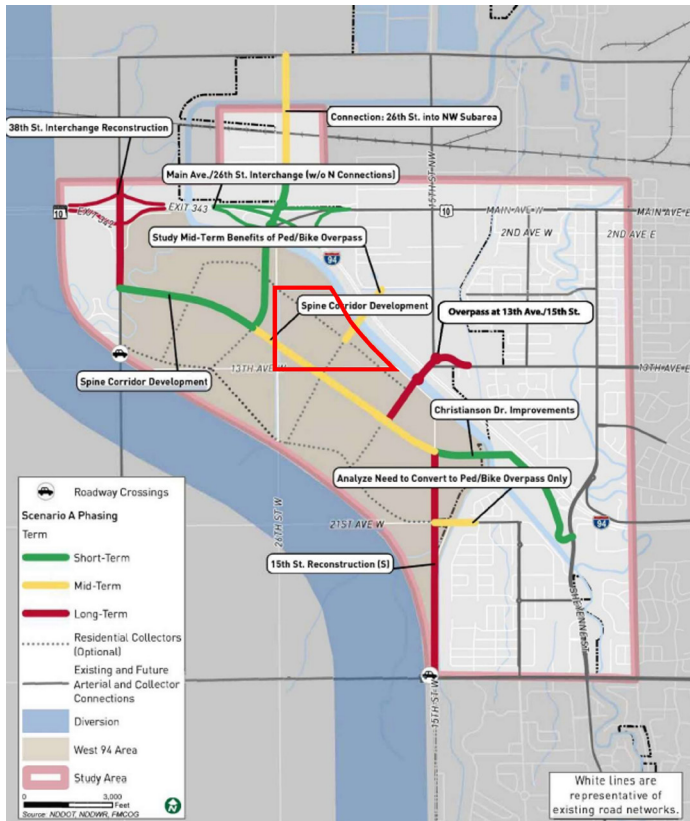


Figure 6.2 – Phasing Implementation Scenario A

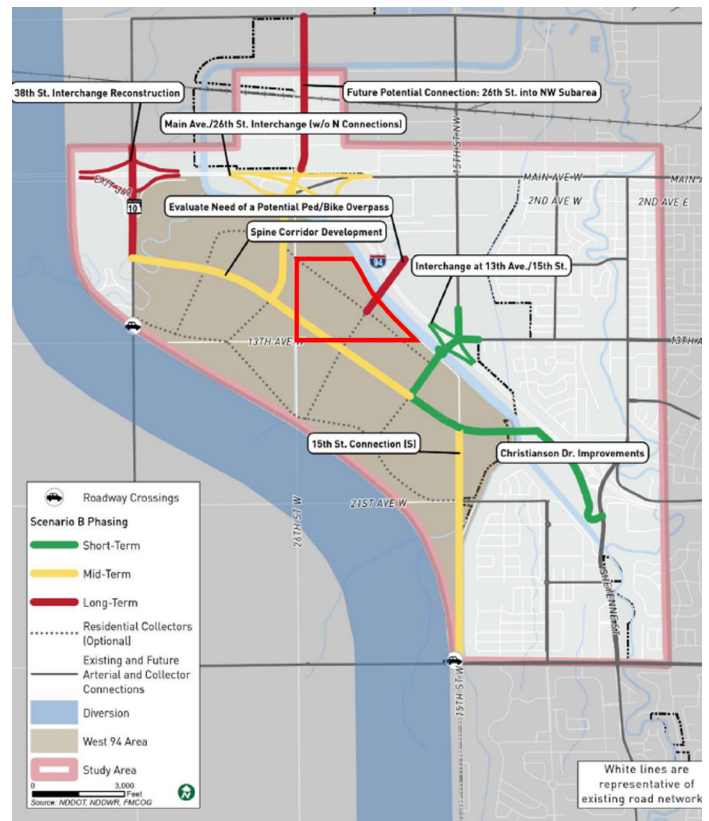


Figure 6.4 – Phasing Implementation Scenario B



WEST 94 AREA TRANSPORTATION PLAN

This plan is focused on preparing the Fargo-Moorhead region for future growth by studying the development potential of lands west of the Sheyenne Diversion and 1-94. These lands, which are currently undeveloped, are expected to become highly desirable for development following the completion of the FM Area Diversion Project, a critical flood control infrastructure effort. The plan aims to assess potential growth scenarios and identify key transportation connections, including new crossings over 1-94 and the Sheyenne Diversion to support this development.



METROCOG
FM REGIONAL TRANSPORTATION PLANNING ORGANIZATION

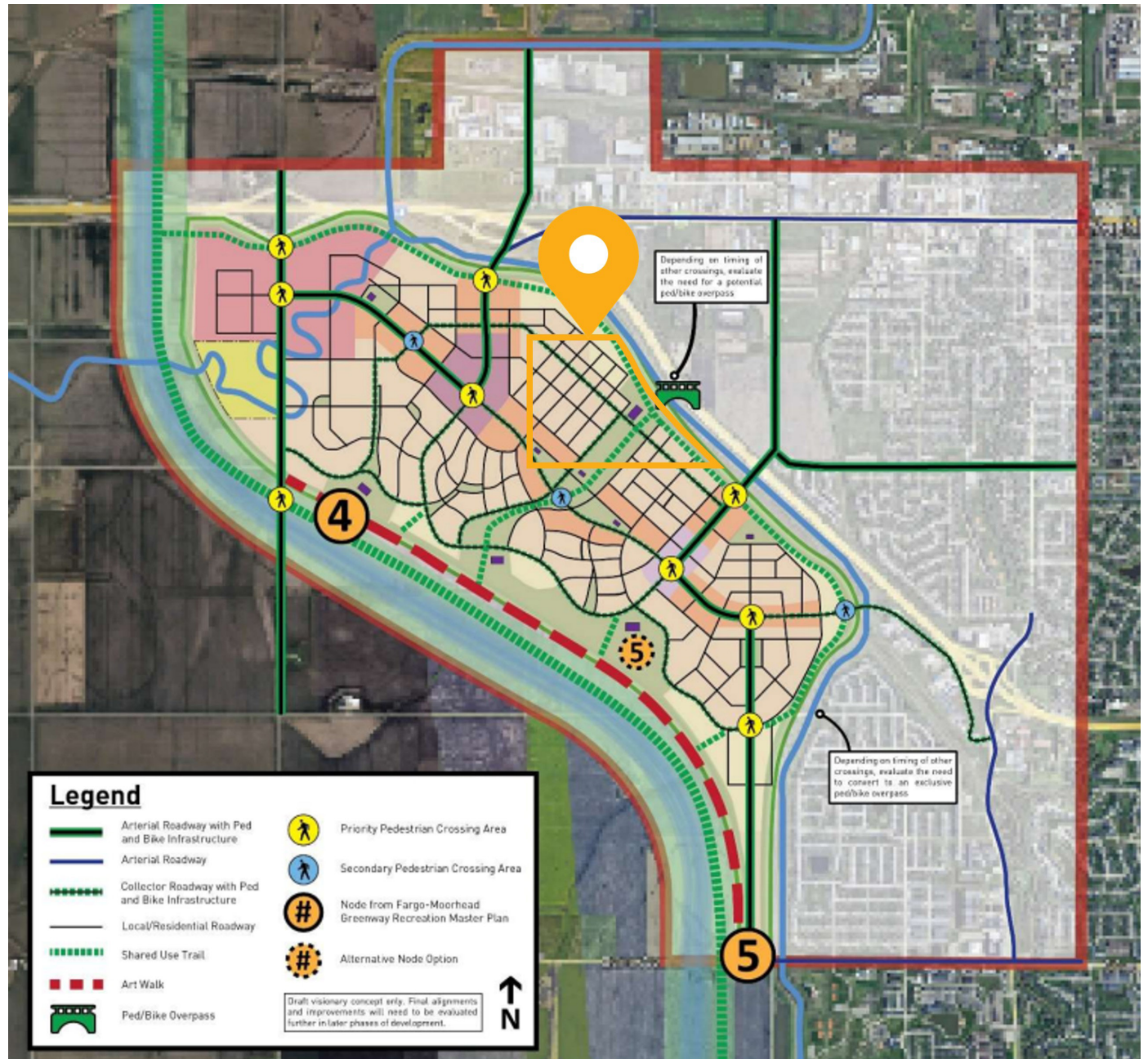
BOLTON & MENK

CITY OF WEST FARGO
A CITY ON THE GROW

WEST 94 AREA RAW LAND

RURAL ADDRESS, WEST FARGO, ND

PROPOSED SITE PLAN

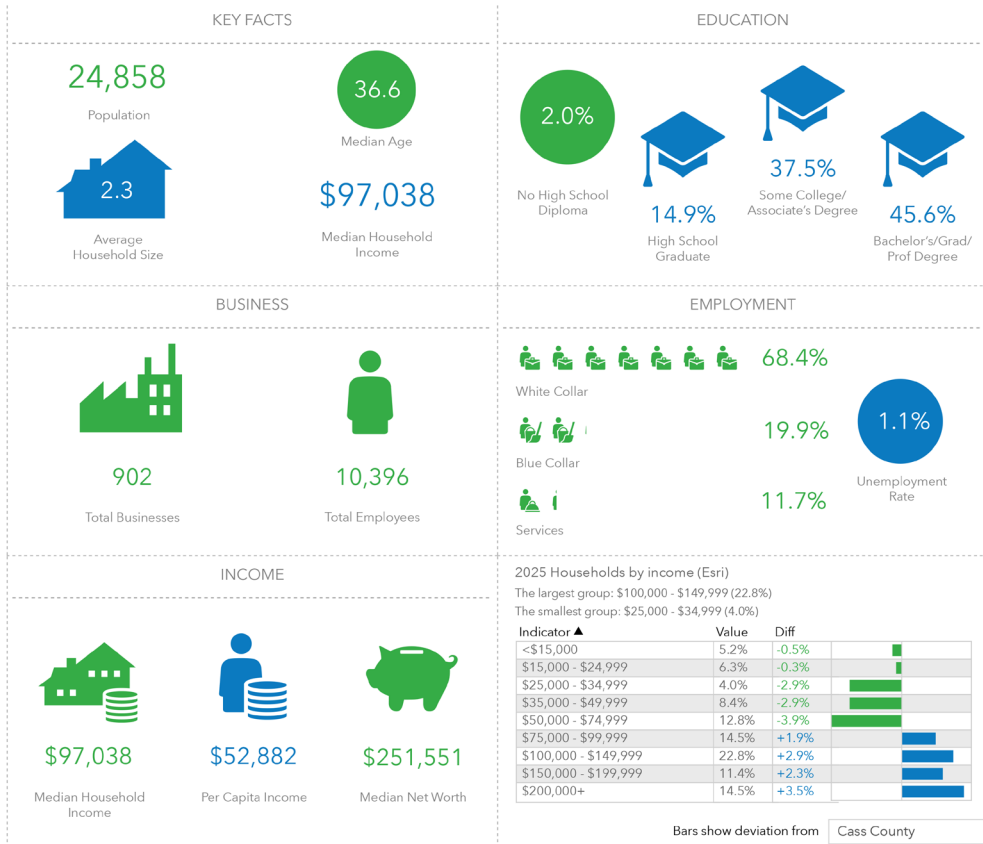


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DEMOGRAPHICS

3-MILE RADIUS



5-MILE RADIUS

