

# COMMERCIAL LAND

HILLSBORO, ND



**FOR SALE**  
**PRIME LAND ON I-29**

**Paul Campbell** | 701.893.2826

[paul.campbell@goldmark.com](mailto:paul.campbell@goldmark.com)

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## PARCEL 1

87.6 acres / 3,815,856 SF

## PRICE

\$3,800,000 | \$43,378/acre | \$0.99/SF

## SPECIALS REMAINING

NONE

## PARCEL NUMBER

15000002363000 | 15000002365000

## FLOODPLAIN

No

## PARCEL 2

3 acres | 130,680 SF

## PRICE

\$120,000 | \$40,000/acre | \$0.92/SF

## SPECIALS REMAINING

NONE

## PARCEL NUMBER

15000002363000

## FLOODPLAIN

No

## PROPERTY OVERVIEW:

Great commercial land is now for sale on I-29 near Hillsboro! Located between Hillsboro and the Alton Grain Terminal, this property has excellent visibility and accessibility from I-29. The property features drain tiling, a 2-mile spur line across the road, and potential rail access. With water, electrical, internet, and phone utilities setup, this land is shovel ready for an affordable price and no special assessments. Parcel 2 contains 3 billboards on the property with a long-term lease with Newman Outdoor Advertising.

Parcel 1 contains 87.6 acres and Parcel 2 contains 3 acres. They can be purchased together or separately. Generous incentives may be available from the Traill County Economic Development Commission. This is an excellent opportunity to acquire prime land in growing small town, conveniently located directly between Fargo and Grand Forks!

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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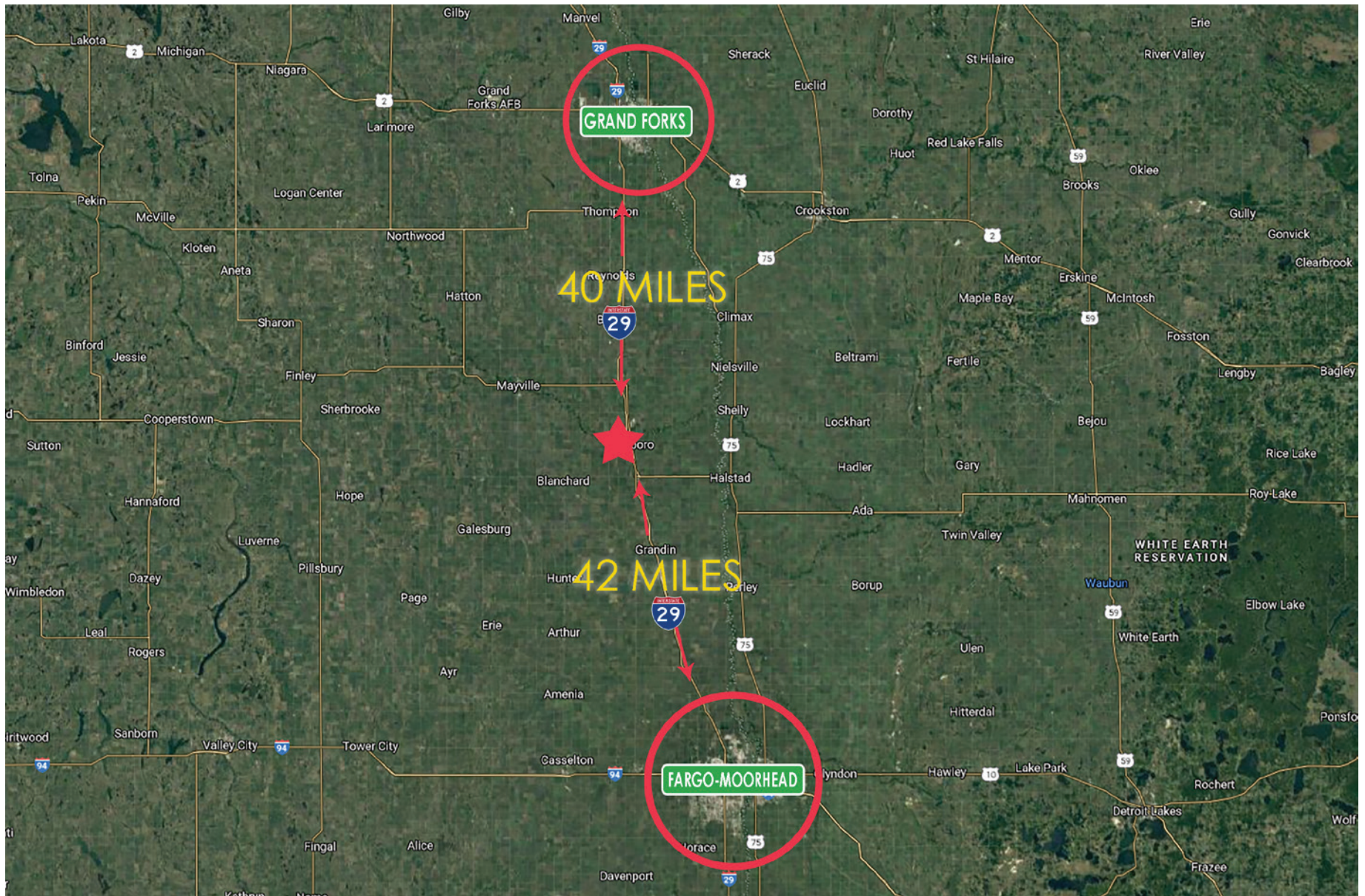
  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC





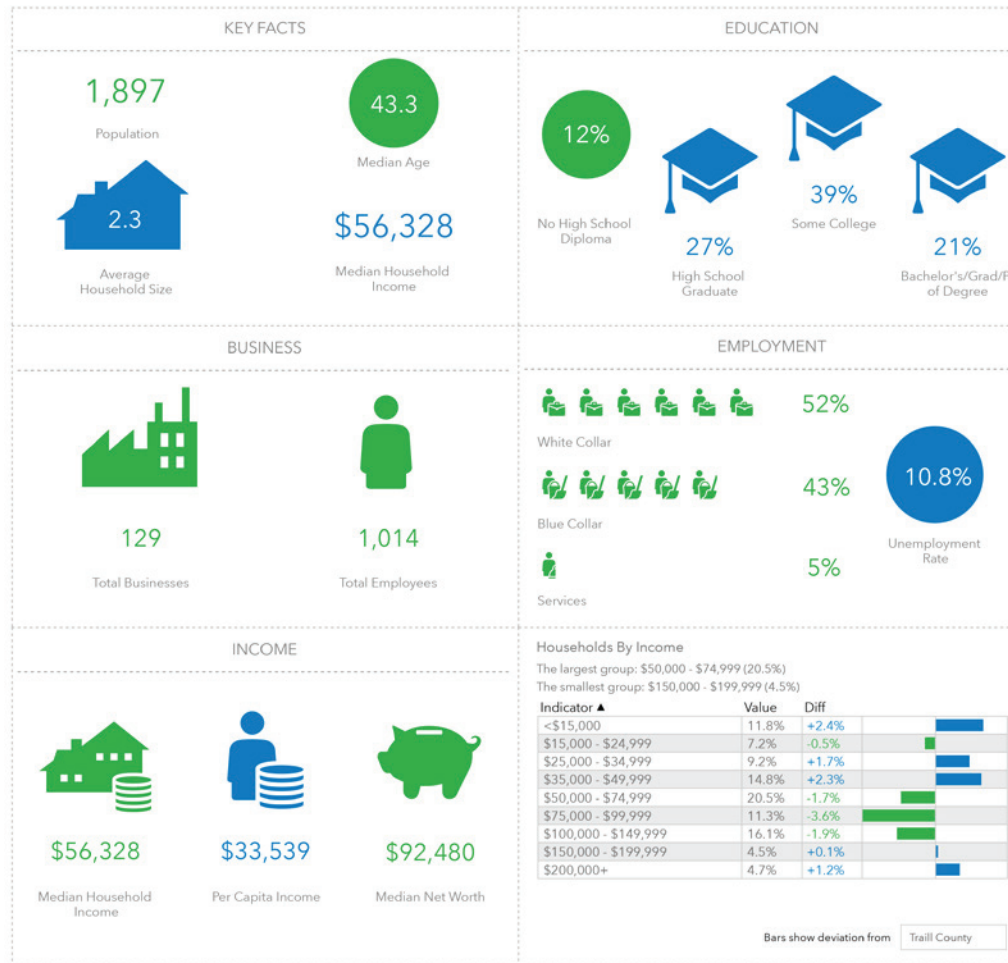
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## Experience Hillsboro

SMALL TOWN. **BIG** OPPORTUNITY.

- 22,000 cars drive by on I-29 per day
- Natural gas is coming - Fall 2021
- Generous incentives, including property tax exemptions, may be available.
- Vibrant community including shops, dining, golf course, municipal airport, municipal pool, parks, historic sites, schools, athletics, churches, and community-based events.
- New housing development including river lots coming soon.