

# VETERANS & 64TH AVE DEVELOPMENT LAND



PARCEL A: 6233 VETERANS BLVD S, FARGO  
PARCEL B: RURAL ADDRESS, HORACE, ND

## FOR SALE



INCREDIBLE DEVELOPMENT LAND ON VETERANS AND 64<sup>TH</sup> AVENUE FOR SALE!

### PARCEL A

Size: 26.39 acres | 1,149,311 SF

Price: \$3,333,000 | \$2.90 PSF

### PARCEL B

Size: 30.32 acres | 1,320,739 SF

Price: \$2,575,441 | \$1.95 PSF

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**Goldmark Commercial Real Estate**

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

# VETERANS & 64TH AVE DEVELOPMENT LAND

6233 VETERANS BLVD S, FARGO & HORACE, ND



## SIZE

Parcel A: 26.39 acres | 1,149,311 SF  
Parcel B: 30.32 acres | 1,320,739 SF

## PRICE

Parcel A: \$3,333,000 | \$2.90 PSF  
Parcel B: \$2,575,441 | \$1.95 PSF

## PARCEL NUMBER

Parcel A: 01-3517-00110-000  
Parcel B: 15-0200-10009-020

## FLOODPLAIN

Portions in 100-year  
(To be removed with FM Diversion)

## ZONING

Agricultural

## 2024 TAXES & SPECIALS

Parcel A: \$19,615.58  
Parcel B: \$1,595.72

## SPECIALS BALANCE

Parcel A: \$355,568.63 | \$0.31 PSF  
Parcel B: \$10,723.03 | \$0.01 PSF

## CITY LIMITS

Parcel A: Fargo  
Parcel B: Horace

## PROPERTY DESCRIPTION:

These parcels offer an incredible opportunity for development in one of the SW Metro's fastest-growing areas! These prime development sites, located at the prominent intersection of Veterans Boulevard and 64th Avenue S, offer significant potential for a variety of development options. With their strategic position near key amenities and major developments, these properties are perfectly suited for future commercial, mixed-use, or residential zoning.

## Property Highlights:

- Prime Location: Positioned at the intersection of Veterans Boulevard and 64th Avenue S, two major, future arterial roads in a high-growth corridor.
- Rapid Growth Area: Surrounded by thriving neighborhoods like Deer Creek, Sunset Valley, and Southdale Farms.
- Recreational Draw: Adjacent to the new "Lake Fargo" project, numerous future recreational opportunities will be available right next door.
- Strong Demographics: Exceptional 1-mile demographics with a median household income of nearly \$150,000 - among the highest in the metro area.
- Proximity to Key Amenities: The sites sit just 1 mile north of the new Horace High School, and just 2 miles from the Fargo Park Sports Center and the soon-to-be-built I-29/64th Ave interchange.
- Development Potential: Ideal for commercial, residential, or mixed-use developments.

These properties offer a unique chance to capitalize on the SW Metro's robust growth. Do not miss out on this prime investment opportunity in one of the metro's most sought-after locations!

\*Note: Read more about nearby Lake Fargo's potential for this immediate area here: <https://www.inforum.com/news/local/recreational-lake-planned-in-new-southwest-fargo-development>

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:

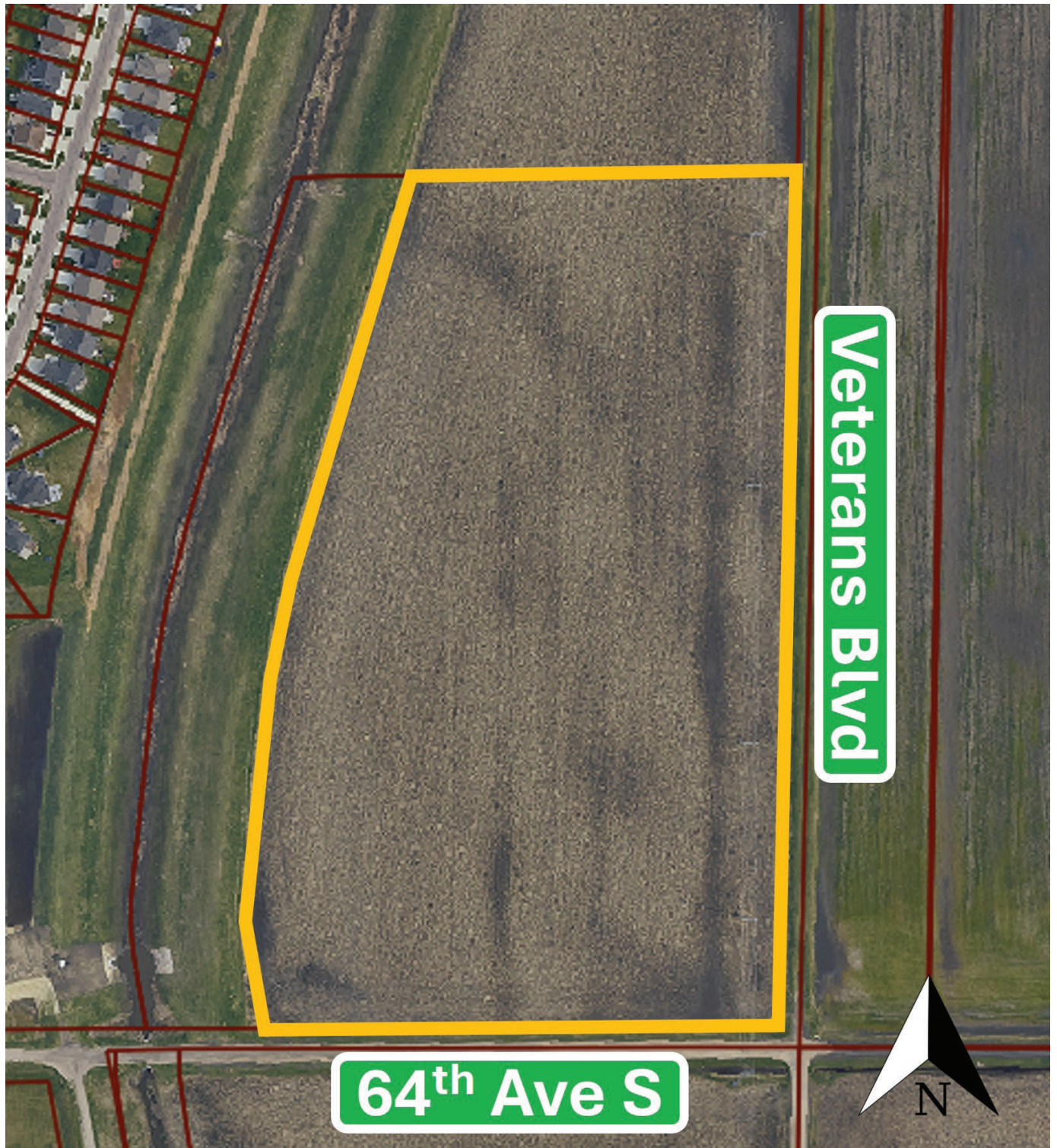
- *Directly on future arterial roadways of 64th Ave and Veterans Blvd.*
- *Rapid development in the immediate area.*
- *Mix of potential commercial and residential uses.*
- *2 miles from I-29/64th Avenue exchange and Fargo Parks Sports Center project.*
- *1 mile from new Horace High School.*
- *Already in the city limits of Fargo and Horace.*
- *Incredibly strong demographics in the immediate area.*

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PARCEL A: PARCEL MAP



# VETERANS & 64TH AVE DEVELOPMENT LAND

6233 VETERANS BLVD S, FARGO & HORACE, ND

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC



# VETERANS & 64TH AVE DEVELOPMENT LAND

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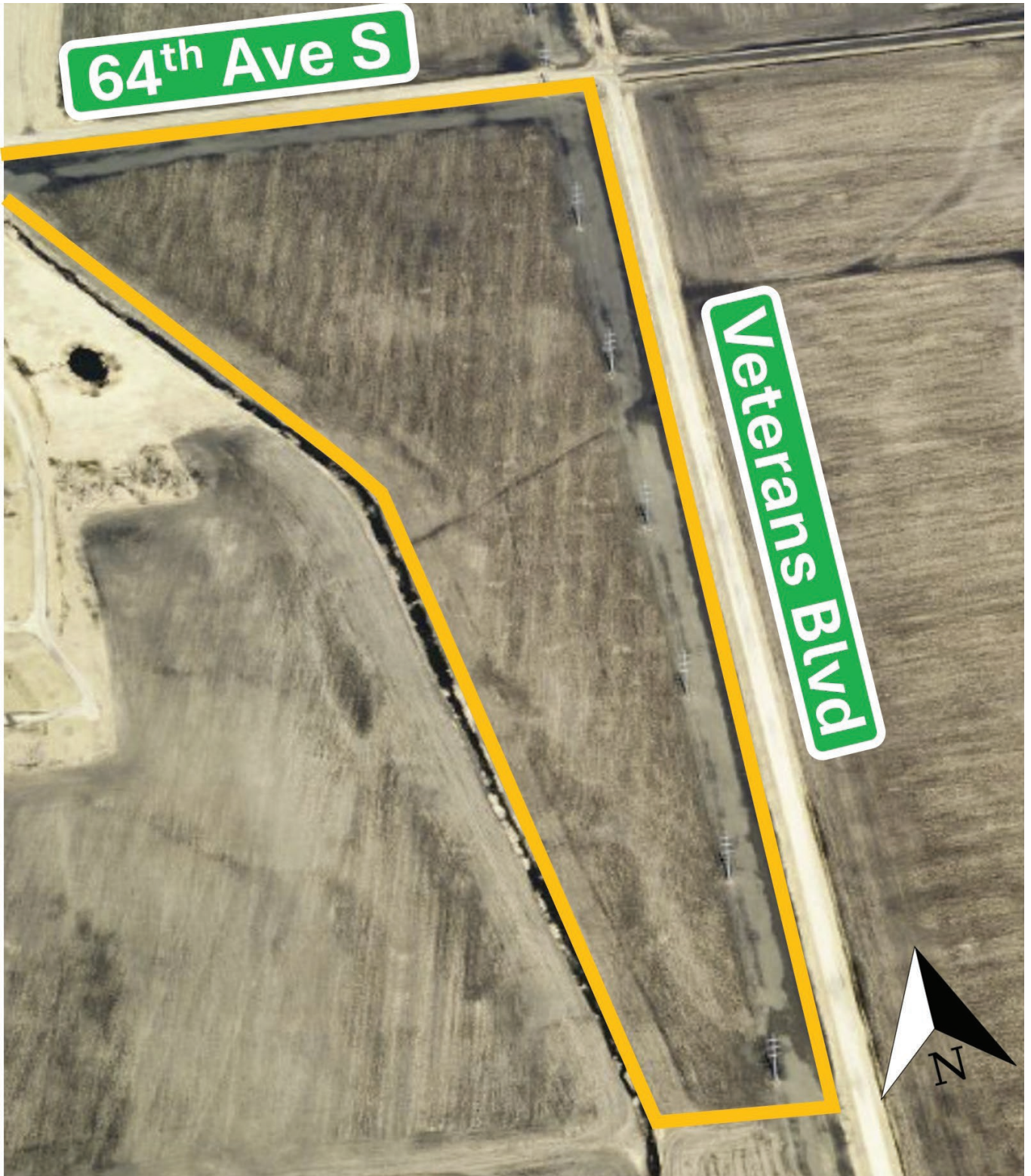
**GOLDMARK™**  
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6233 VETERANS BLVD S, FARGO & HORACE, ND

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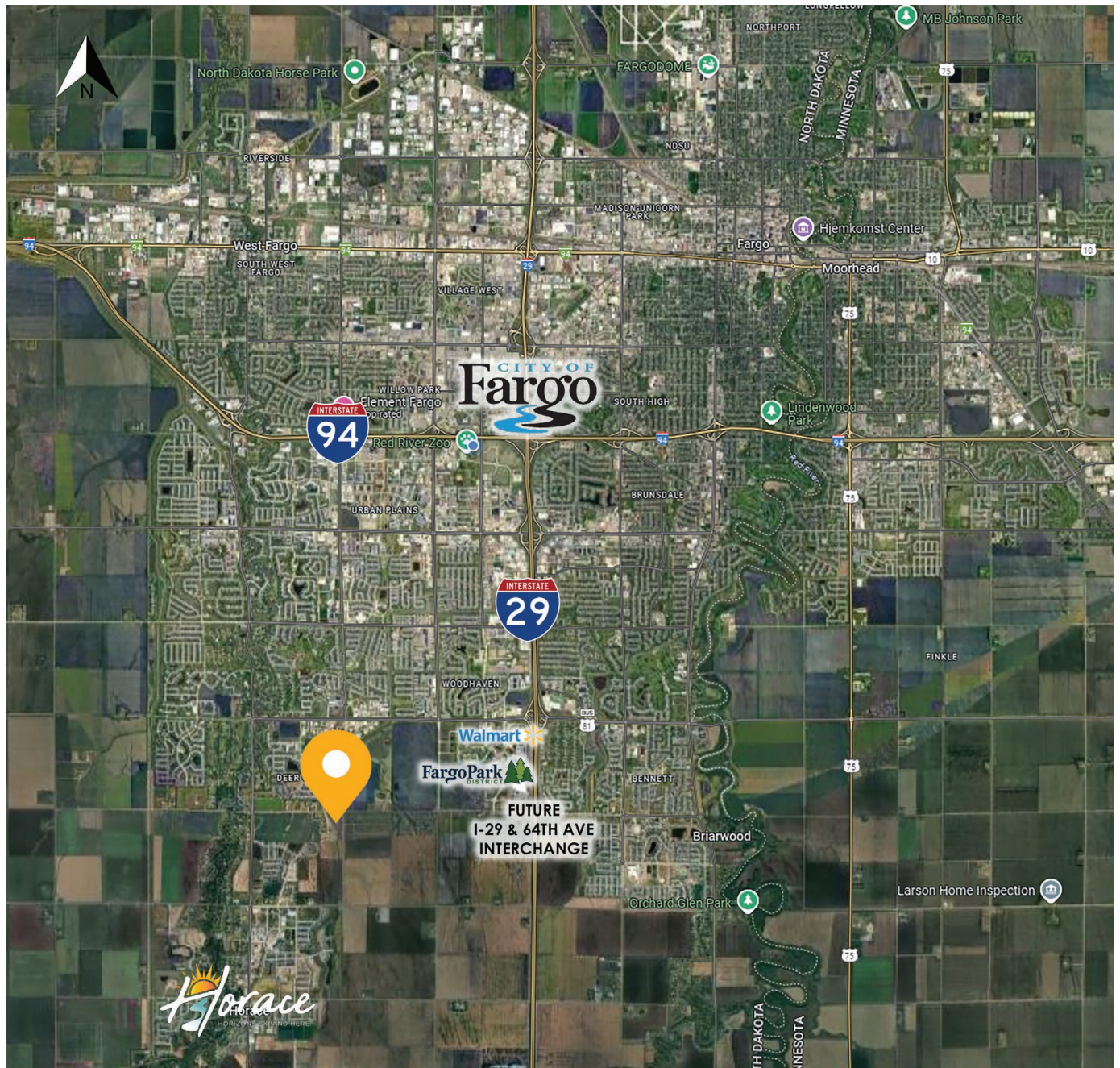


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REFERENCE MAP



# VETERANS & 64TH AVE DEVELOPMENT LAND

6233 VETERANS BLVD S, FARGO & HORACE, ND

## 1-MILE RADIUS

### KEY FACTS

2,630

Population

31.5

Median Age

3.0

Average Household Size

\$148,235

Median Household Income

### BUSINESS



59

Total Businesses



414

Total Employees

### INCOME



\$148,235

Median Household Income



\$58,570

Per Capita Income



\$617,854

Median Net Worth

### EDUCATION

0.2%

No High School Diploma



13.5%

High School Graduate



31.9%

Some College/ Associate's Degree



54.5%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

67.3%



Blue Collar

13.1%



Services

19.6%

0.1%

Unemployment Rate

#### 2024 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (37.0%)

The smallest group: \$15,000 - \$24,999 (0.1%)

Indicator ▲	Value	Diff	
<\$15,000	0.6%	-8.5%	
\$15,000 - \$24,999	0.1%	-5.9%	
\$25,000 - \$34,999	0.3%	-5.9%	
\$35,000 - \$49,999	0.5%	-11.2%	
\$50,000 - \$74,999	4.1%	-15.2%	
\$75,000 - \$99,999	8.2%	-4.9%	
\$100,000 - \$149,999	37.0%	+21.8%	
\$150,000 - \$199,999	23.3%	+15.5%	
\$200,000+	25.8%	+14.2%	

Bars show deviation from Cass County

## 3-MILE RADIUS

### KEY FACTS

41,103

Population

32.0

Median Age

2.6

Average Household Size

\$106,011

Median Household Income

### BUSINESS



976

Total Businesses



11,176

Total Employees

### INCOME



\$106,011

Median Household Income



\$55,656

Per Capita Income



\$277,435

Median Net Worth

### EDUCATION

1.6%

No High School Diploma



15.8%

High School Graduate



32.2%

Some College/ Associate's Degree



50.5%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

73.3%



Blue Collar

14.8%



Services

11.9%

0.9%

Unemployment Rate

#### 2024 Households by income (Esri)

The largest group: \$200,000+ (22.2%)

The smallest group: \$15,000 - \$24,999 (3.4%)

Indicator ▲	Value	Diff	
<\$15,000	3.9%	-5.2%	
\$15,000 - \$24,999	3.4%	-2.6%	
\$25,000 - \$34,999	3.8%	-2.4%	
\$35,000 - \$49,999	8.0%	-3.7%	
\$50,000 - \$74,999	14.0%	-3.3%	
\$75,000 - \$99,999	11.3%	-1.8%	
\$100,000 - \$149,999	20.2%	+5.0%	
\$150,000 - \$199,999	11.2%	+3.4%	
\$200,000+	22.2%	+10.6%	

Bars show deviation from Cass County

## 5-MILE RADIUS

### KEY FACTS

103,539

Population

33.1

Median Age

2.4

Average Household Size

\$82,596

Median Household Income

### BUSINESS



3,109

Total Businesses



45,240

Total Employees

### INCOME



\$82,596

Median Household Income



\$49,927

Per Capita Income



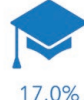
\$165,221

Median Net Worth

### EDUCATION

2.7%

No High School Diploma



17.0%

High School Graduate



32.5%

Some College/ Associate's Degree



47.8%

Bachelor's/Grad/ Prof Degree

### EMPLOYMENT



White Collar

69.3%



Blue Collar

16.7%



Services

14.0%

1.4%

Unemployment Rate

#### 2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.3%)

The smallest group: \$15,000 - \$24,999 (4.6%)

Indicator ▲	Value	Diff	
<\$15,000	6.9%	-2.2%	
\$15,000 - \$24,999	4.6%	-1.4%	
\$25,000 - \$34,999	5.1%	-1.1%	
\$35,000 - \$49,999	10.4%	-1.3%	
\$50,000 - \$74,999	18.3%	-1.0%	
\$75,000 - \$99,999	12.9%	-0.2%	
\$100,000 - \$149,999	17.5%	+2.3%	
\$150,000 - \$199,999	8.5%	+0.7%	
\$200,000+	15.7%	+4.1%	

Bars show deviation from Cass County