

# MOORHEAD DEVELOPMENT LAND

3600 40<sup>TH</sup> ST S, MOORHEAD, MN 56560

  
**GOLDMARK**<sup>™</sup>  
COMMERCIAL REAL ESTATE INC

**FOR SALE**



**EASY ACCESS TO I-94 AND HWY 52**

SIZE: 13.43 Acres | 584,998 SF

PRICE: \$2,047,493 | \$3.50 PSF

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**Goldmark Commercial Real Estate**

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



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## SIZE

13.43 Acres  
584,998 SF

## PRICE

\$2,047,493  
\$3.50 PSF

## PARCEL NUMBER

58.156.0010

## LEGAL DESCRIPTION

Lots 1, 2, 3, Block 1  
Community Crossing Addition

## ZONING

Residential Moderate  
Density 2

## 2023 TAXES

\$9,156

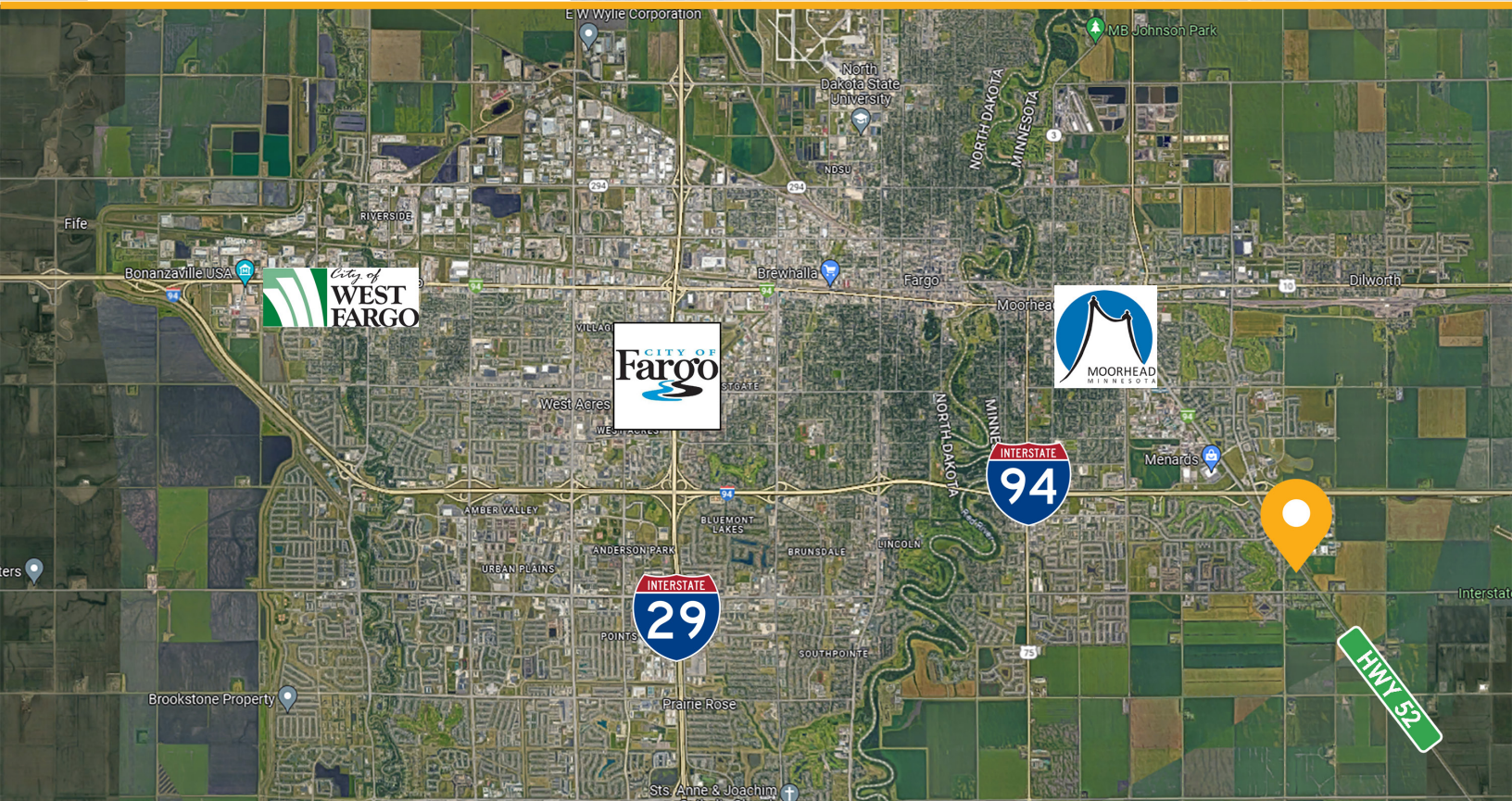
## PROPERTY DESCRIPTION:

Prime development land is for sale on Hwy 52 in Moorhead! With easy access to I-94, this parcel is conveniently located between Village Green Golf Course and MCCARA Industrial Park. It is currently zoned for multifamily use of up to 162 units. Rezoning to a mixed-commercial use or potentially certain light industrial is also possible. The land is currently being used for agriculture with nice trees lining the south side of the property. There is currently one existing access point with an easement for a second depending on the site plan. At this price, this is a great opportunity to own 13.43 acres of development land in Moorhead!

## NEIGHBORING BUSINESSES:

Village Green Golf Course  
Valley Green & Associates  
RDO Equipment  
Pactiv Advanced Packaging Solutions  
D&M Industries  
Rigels  
Mega Storage Fargo-Moorhead

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PARCEL VIEW



STREET VIEW





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AERIAL PHOTOS



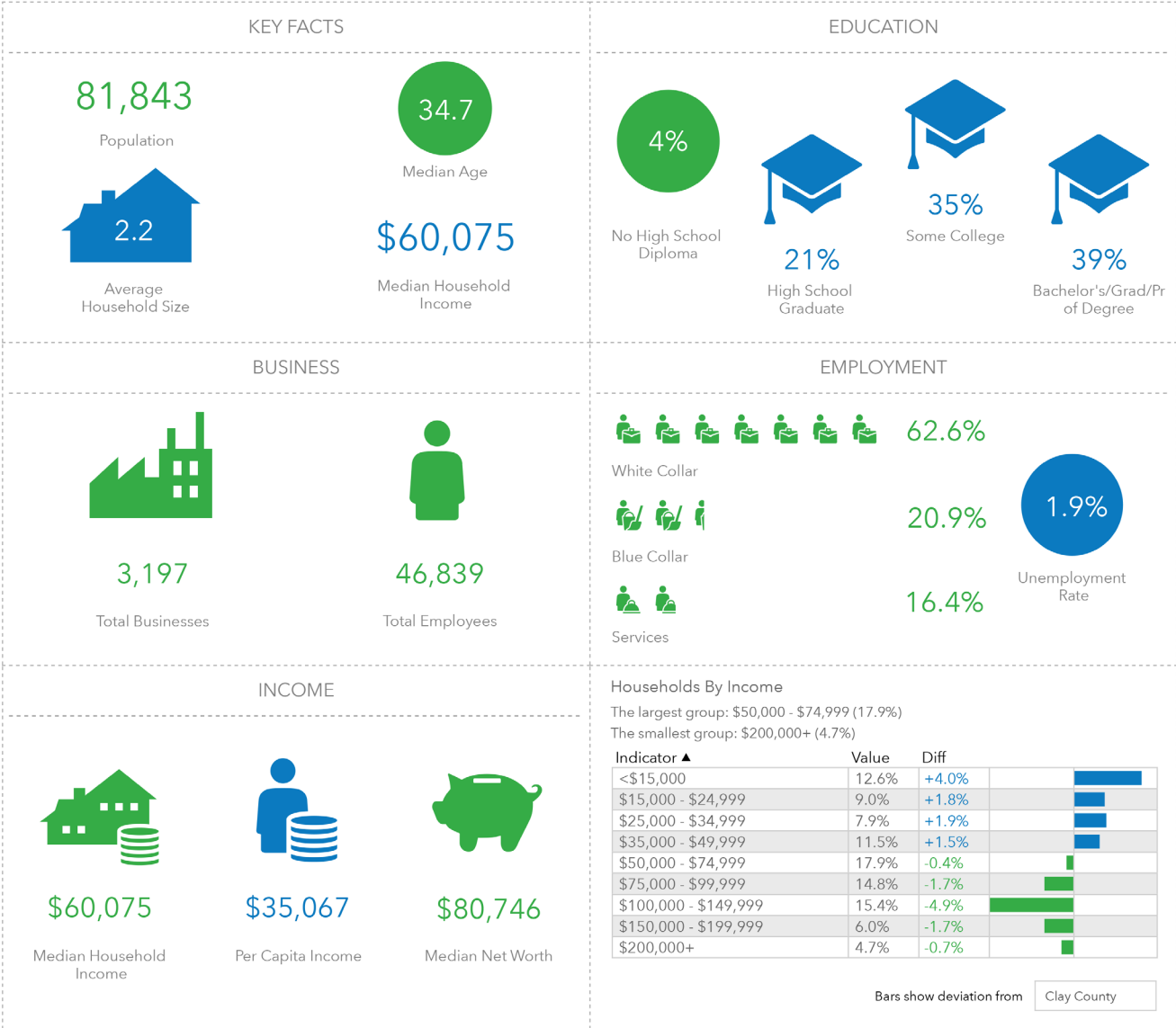
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3600 40th St S, Moorhead, Minnesota, 56560  
Ring of 5 miles

## Key Facts



This infographic contains data provided by Esri, Esri-Data Axle. The vintage of the data is 2022, 2027.

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