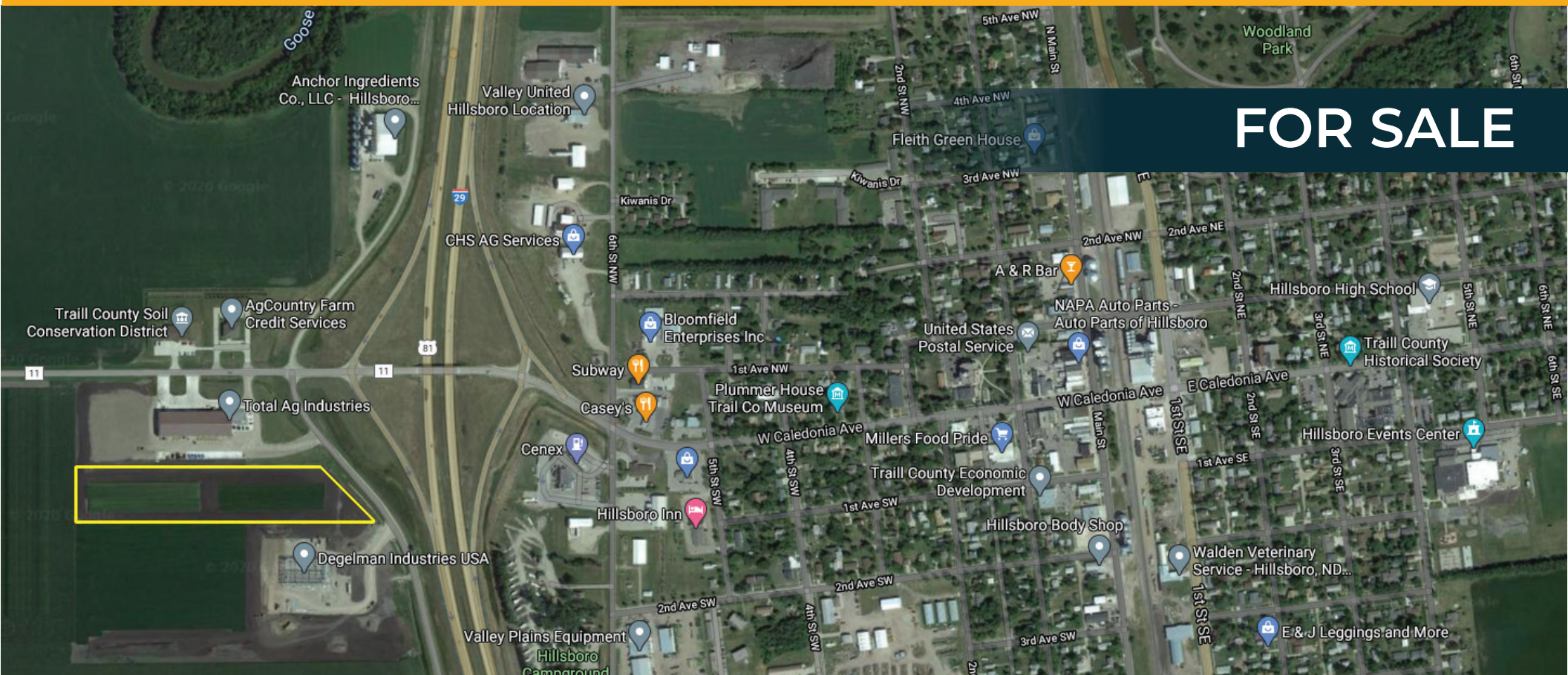


# COMMERCIAL LAND

HILLSBORO, ND

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



**FOR SALE**

**PRIME COMMERCIAL LAND ON I-29**

**Paul Campbell** | 701.893.2826

paul.campbell@goldmark.com

www.goldmarkcommercial.com

# COMMERCIAL LAND

HILLSBORO, ND

## SIZE

9 Acres | 392,040 SF

## PRICE

\$550,000 | \$61,111/acre | \$1.40/SF

## TRAFFIC COUNTS

22,000 cars per day

## SPECIALS REMAINING

NONE

## PARCEL NUMBER

26002300008010

## ZONING

COMMERCIAL

## FLOODPLAIN

NO

## NEIGHBORS

Total Ag Industries  
Degelman Industries  
AgCountry Farm Credit Services  
Farm Service Agency  
Anchor Ingredients  
Riverwalk Development

## PROPERTY OVERVIEW:

Prime commercial land is now for sale in Hillsboro, ND! Located on Interstate 29, this location is unmatched in terms of visibility and accessibility by anything on the market today. Its direct neighbors are Total Ag Industries and Degelman Industries, both featuring large, newer, and state-of-the-art facilities. Other neighboring businesses include AgCountry Farm Credit Services, Farm Service Agency, and Anchor Ingredients, in addition to other amenities just across the Interstate. The new Riverwalk housing development is coming soon across the road, which will increase activity to the already rapidly developing area.

Approximately 9 acres are available, with subdivision possible. With all utilities accessible to the property, this site is ready for you to build your new home for your business. In addition, natural gas is coming to the city in 2021 and will be available to the property. Generous incentives, including property tax exemptions, may be available from the City of Hillsboro and the Traill County Economic Development Commission. This is an excellent opportunity to acquire prime land in a vibrant area of a 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.



# COMMERCIAL LAND

HILLSBORO, ND

LOCATION MAP



# COMMERCIAL LAND

HILLSBORO, ND

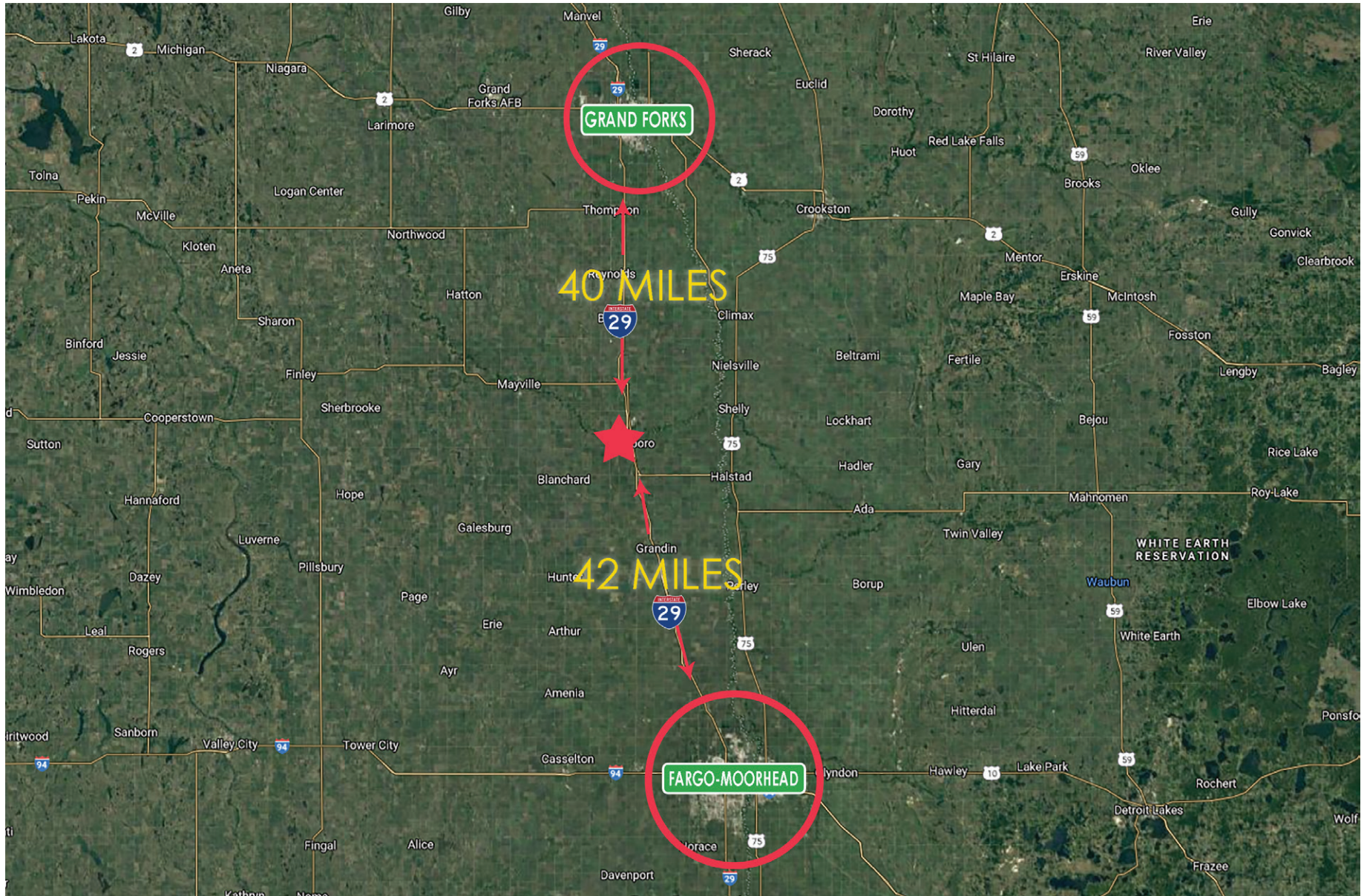
PARCEL VIEW



# COMMERCIAL LAND

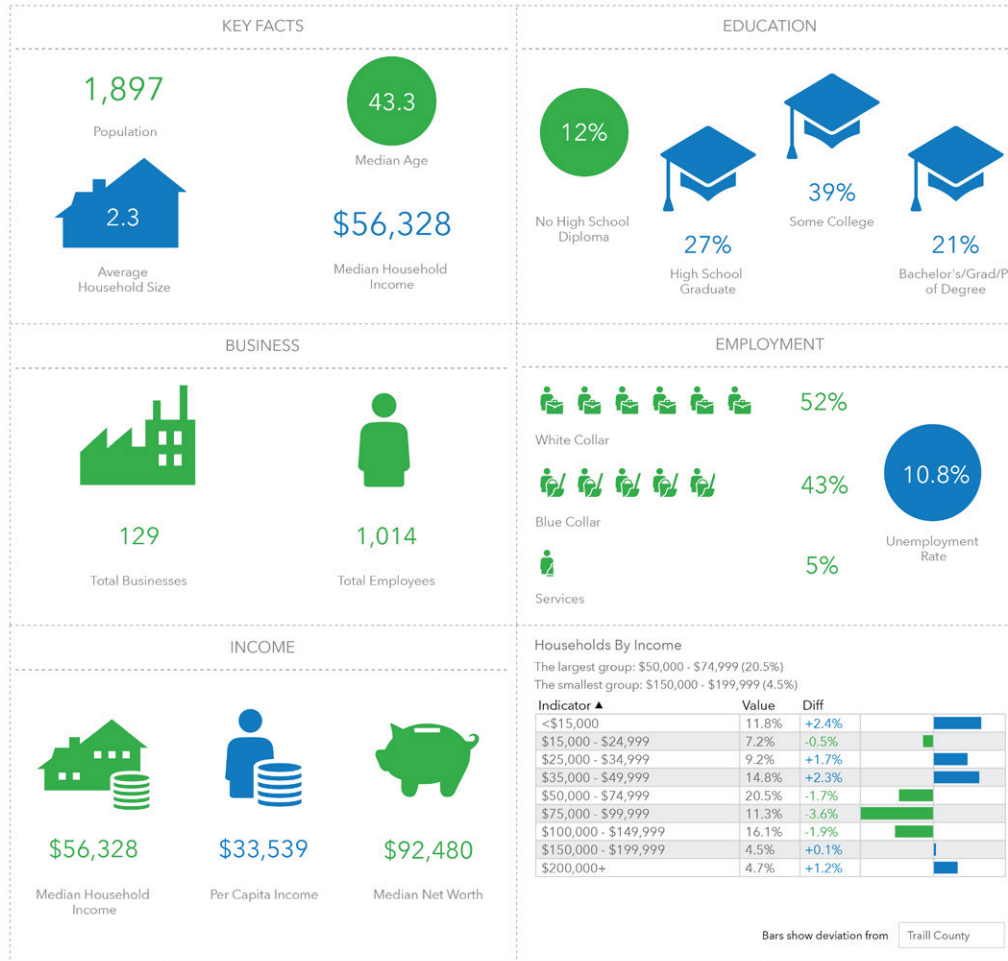
HILLSBORO, ND

REGIONAL VIEW



# COMMERCIAL LAND

HILLSBORO, ND





## 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.