

17TH AVE S & I-29 LAND

1655 35TH ST S, FARGO, ND

GOLDMARK[™]
COMMERCIAL REAL ESTATE INC



FOR SALE



EXCELLENT COMMERCIAL LAND OFF I-29 NEAR WEST ACRES MALL

LOT SIZE: 46,801 SF | 1.07 acres

PRICE: \$702,015 | \$15.00 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

17TH AVE S & I-29 LAND

1655 35TH ST S, FARGO, ND



LOT SIZE

46,801 SF | 1.07 acres

PRICE

\$702,015 | \$15.00 PSF

SPECIALS REMAINING

\$6,604.75 | \$0.14 PSF

2024 TAXES & SPECIALS

\$3,550.98

LEGAL DESCRIPTION

Lot 1 Block 1 Dakota Land 2nd Addition

ZONING

GC – General Commercial

FLOODPLAIN

None

PROPERTY DESCRIPTION:

Rare opportunity to buy a 1-acre lot with frontage and visibility along I-29 with over 86,000 vehicles passing by daily. This general commercial land is ideal for businesses seeking prime exposure and convenient access to the West Acres area, 13th Avenue, and I-29. Located outside of the flood plain with minimal remaining special assessments, this land is prime for commercial development.

PROPERTY FEATURES:

- Incredible visibility to I-29 & over 86k vehicles/day
- Near West Acres & 13th Ave S
- Easy access off 17th Ave S
- Zoned General Commercial
- Low remaining specials

TRAFFIC COUNTS:

- I-29: 76k+ VPD
- 17th Ave S: 10k+ VPD

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.

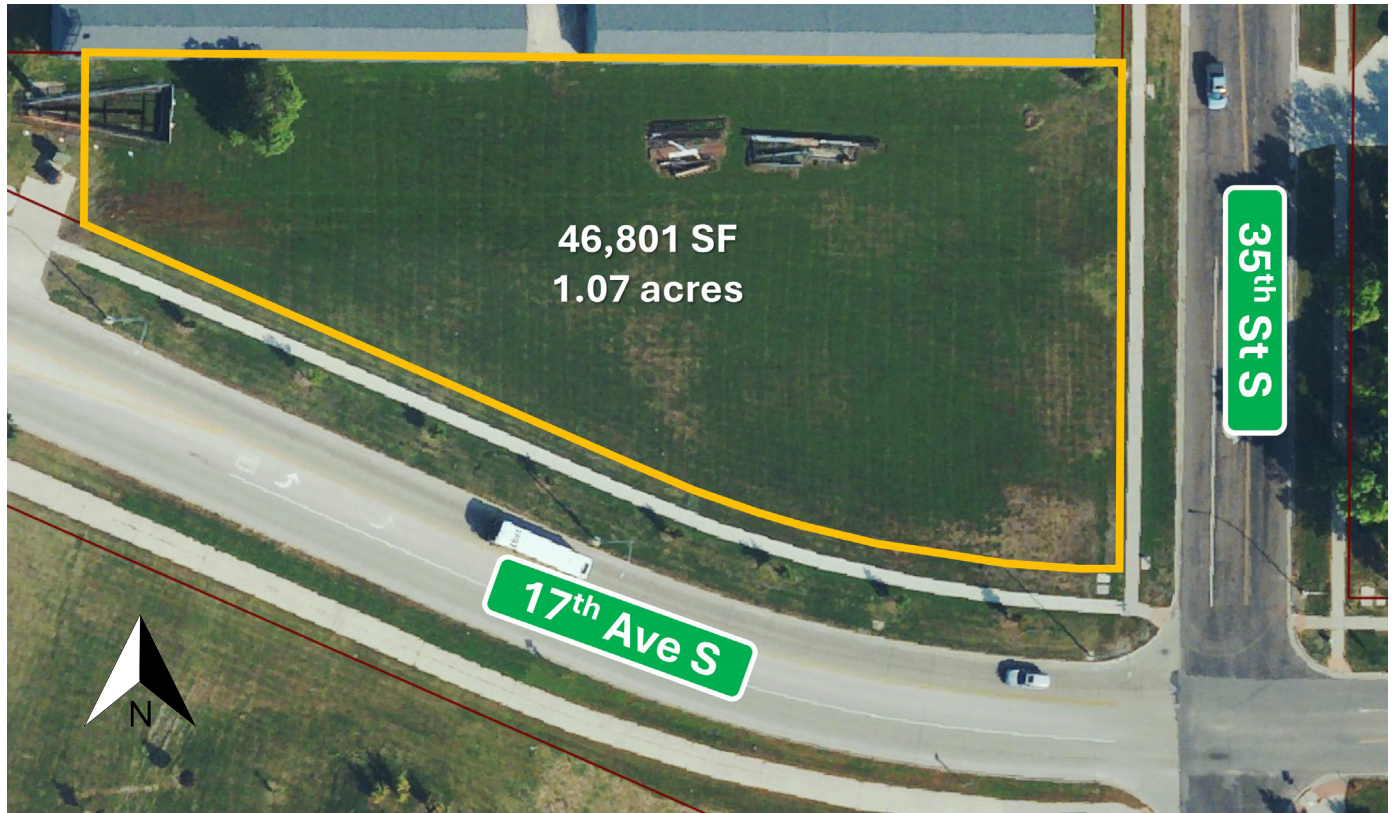


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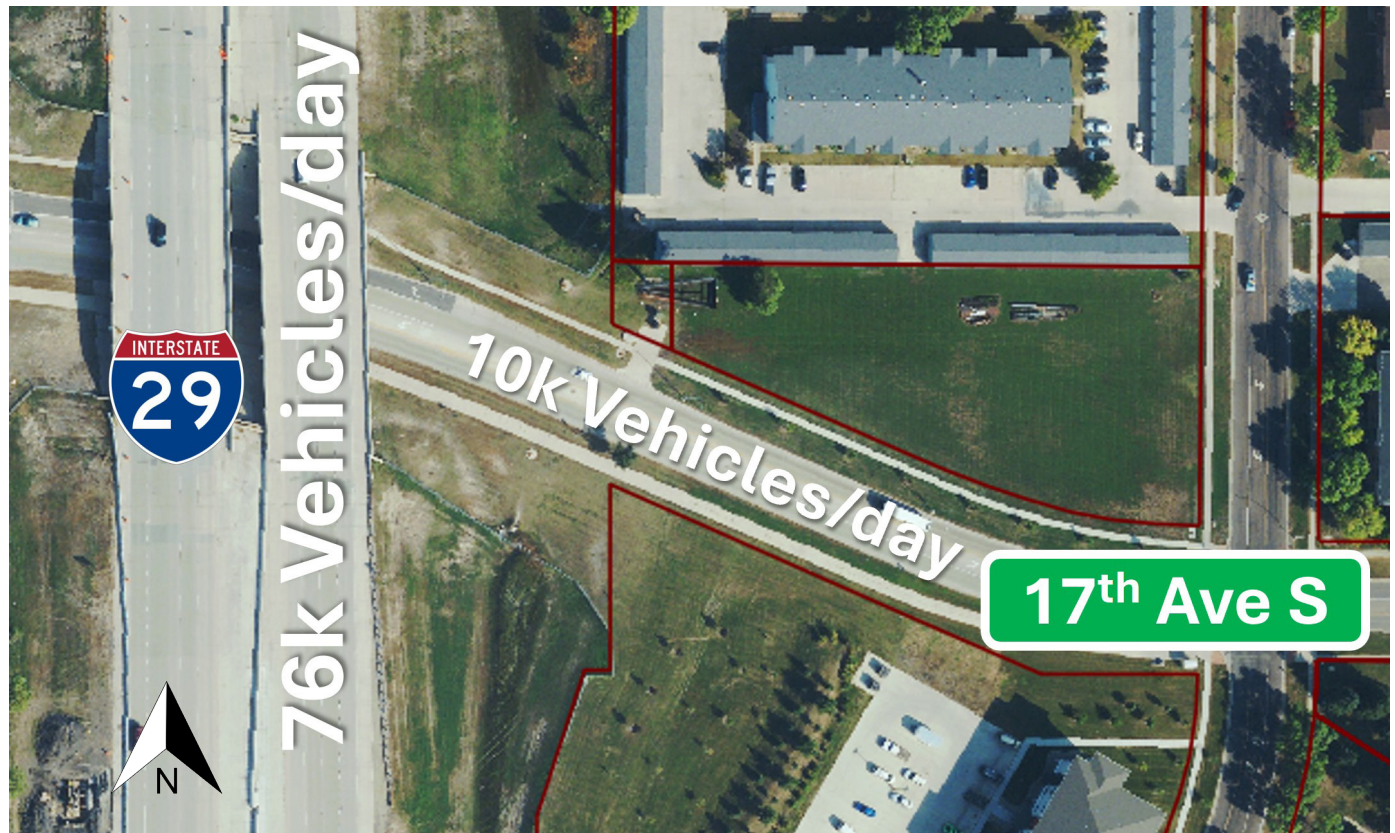
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PARCEL MAP



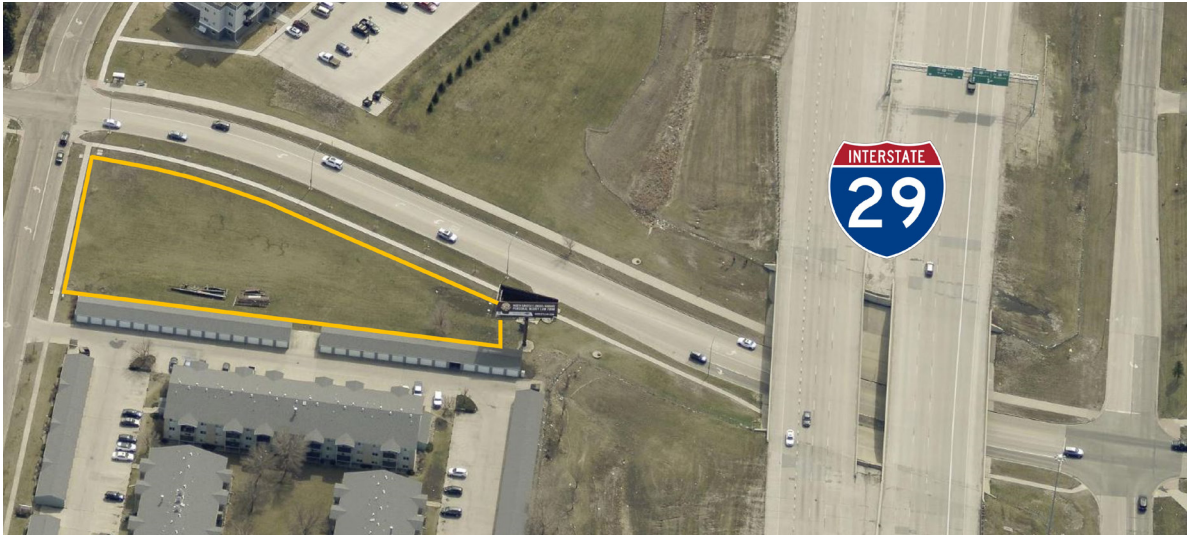
TRAFFIC MAP



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5-MINUTE DRIVE TIME

KEY FACTS

21,121

Population



1.9

Average Household Size

33.2

Median Age

\$52,292

Median Household Income

BUSINESS



1,554

Total Businesses



24,884

Total Employees

INCOME



\$52,292

Median Household Income



\$33,984

Per Capita Income



\$19,607

Median Net Worth

EDUCATION

7.4%

No High School Diploma



26.0%

High School Graduate

35.5%

Some College/ Associate's Degree



31.2%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

54.4%

22.7%

22.9%

2.3%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (27.8%)

The smallest group: \$150,000 - \$199,999 (2.3%)

Indicator ▲	Value	Diff	
<\$15,000	12.6%	+3.5%	
\$15,000 - \$24,999	8.5%	+2.5%	
\$25,000 - \$34,999	9.4%	+3.2%	
\$35,000 - \$49,999	15.3%	+3.6%	
\$50,000 - \$74,999	27.8%	+8.5%	
\$75,000 - \$99,999	10.9%	-2.2%	
\$100,000 - \$149,999	9.2%	-6.0%	
\$150,000 - \$199,999	2.3%	-5.5%	
\$200,000+	3.9%	-7.7%	

Bars show deviation from Cass County

10-MINUTE DRIVE TIME

KEY FACTS

124,288

Population



2.1

Average Household Size

33.4

Median Age

\$62,065

Median Household Income

BUSINESS



6,213

Total Businesses



99,700

Total Employees

INCOME



\$62,065

Median Household Income



\$40,342

Per Capita Income



\$71,559

Median Net Worth

EDUCATION

5.0%

No High School Diploma



21.0%

High School Graduate

34.2%

Some College/ Associate's Degree



39.7%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

61.8%

21.2%

17.0%

2.1%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (20.7%)

The smallest group: \$150,000 - \$199,999 (5.7%)

Indicator ▲	Value	Diff	
<\$15,000	10.5%	+1.4%	
\$15,000 - \$24,999	7.4%	+1.4%	
\$25,000 - \$34,999	7.3%	+1.1%	
\$35,000 - \$49,999	12.8%	+1.1%	
\$50,000 - \$74,999	20.7%	+1.4%	
\$75,000 - \$99,999	14.5%	+1.4%	
\$100,000 - \$149,999	12.7%	-2.5%	
\$150,000 - \$199,999	5.7%	-2.1%	
\$200,000+	8.4%	-3.2%	

Bars show deviation from Cass County

15-MINUTE DRIVE TIME

KEY FACTS

220,181

Population



2.3

Average Household Size

33.0

Median Age

\$69,407

Median Household Income

BUSINESS



8,955

Total Businesses



141,382

Total Employees

INCOME



\$69,407

Median Household Income



\$42,307

Per Capita Income



\$112,379

Median Net Worth

EDUCATION

4.0%

No High School Diploma



19.4%

High School Graduate

33.5%

Some College/ Associate's Degree



43.1%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

63.9%

19.7%

16.4%

2.0%

Unemployment Rate

2024 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.6%)

The smallest group: \$25,000 - \$34,999 (6.2%)

Indicator ▲	Value	Diff	
<\$15,000	10.0%	+0.9%	
\$15,000 - \$24,999	6.5%	+0.5%	
\$25,000 - \$34,999	6.2%	0	
\$35,000 - \$49,999	11.8%	+0.1%	
\$50,000 - \$74,999	18.6%	-0.7%	
\$75,000 - \$99,999	13.9%	+0.8%	
\$100,000 - \$149,999	15.5%	+0.3%	
\$150,000 - \$199,999	7.2%	-0.6%	
\$200,000+	10.4%	-1.2%	

Bars show deviation from Cass County