

# MIDTOWN market

## FOR SALE: OUTLOT

1381 25TH AVE S, FARGO, ND 58103

### LEGEND

-  AVAILABLE RETAIL
-  AVAILABLE RETAIL PAD
-  AVAILABLE OUT LOT
-  FUTURE MULTIFAMILY
-  STORM WATER RETENTION
-  MONUMENT SIGN



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## PURCHASE PRICE

\$553,500 | \$13.50 PSF

## LOT SIZE

41,000 SF (.941 acres)

## PARCEL #

01-8796-00200-000

## 2023 TAXES

\$5,144.23

## CURRENT SPECIALS

\$4,485.98

## ZONING

Commercial

## NEIGHBORS

Starbucks  
Randy's Diner  
Wingstop  
Taco Johns  
Sanford Health  
Essentia Health  
McDonalds  
Beans Coffee  
Bottle Barn  
Taco Bell  
Casey's  
Many More!

## PROPERTY DESCRIPTION:

Goldmark Commercial Real Estate, Inc is pleased to announce the opportunity to purchase the south out lot of the Midtown Market site! The parcel size is just shy of 1 acre and is in a prime location off University Drive and I-94 in Fargo, ND. The neighbors for this parcel will include a future Starbucks, Zips Car Wash, and, of course, the brand-new retail center, Midtown Market. This parcel has the flexibility for either retail or office users to take advantage of this great location in the Fargo metro area!

## TRAFFIC COUNTS:

- University Dr: 26,690 vehicles per day
- I-94: 72,927 vehicles per day

## FEATURES:

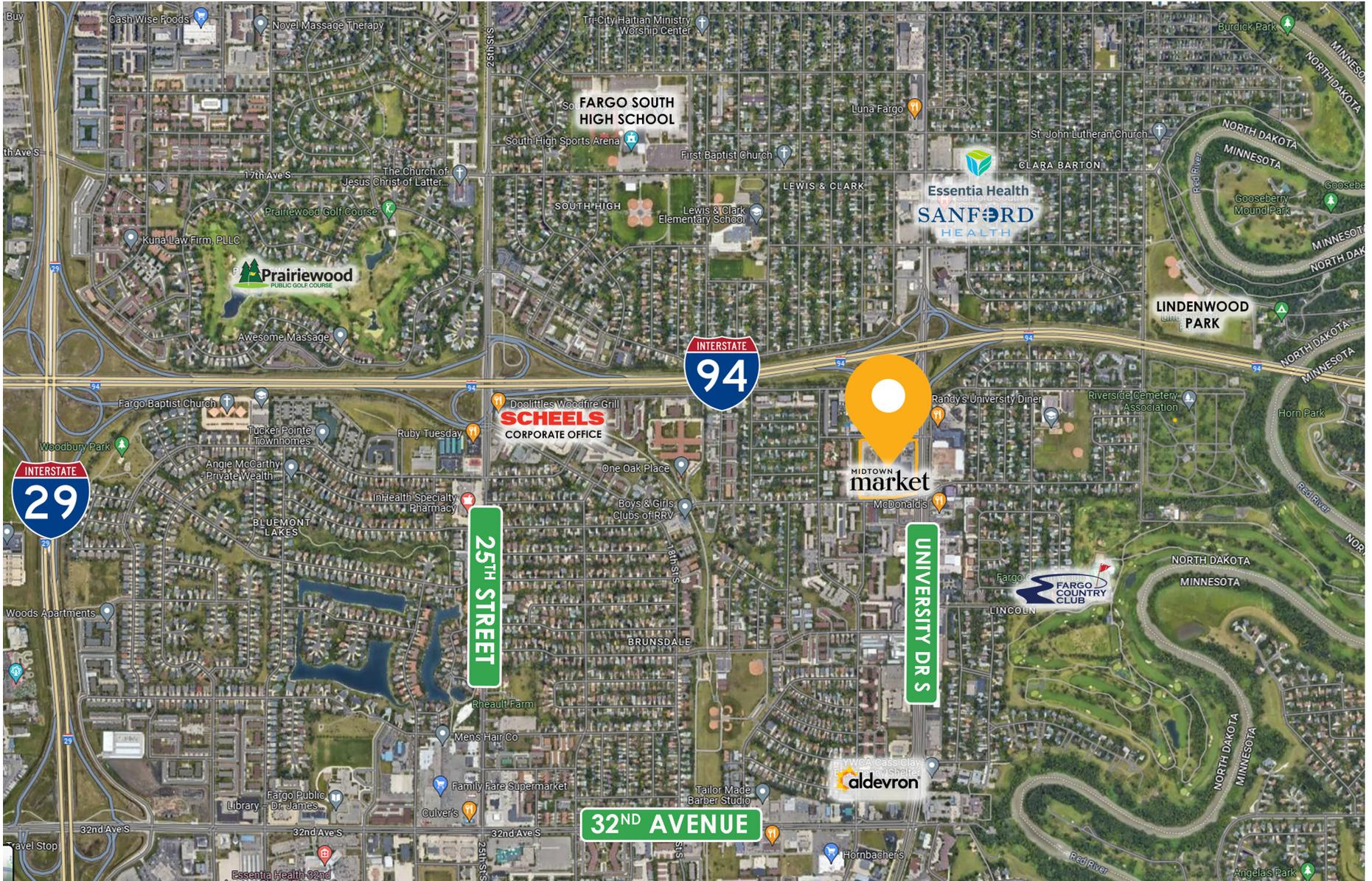
- *Rare opportunity to purchase a sizeable lot in a new development*
- *Interstate 94 accessibility*
- *University Drive accessibility*
- *High Traffic counts*
- *Current Commercial zoning allows for flexible uses*

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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LOCATION



Unit sizes can be combined and boundaries can be adjusted based on Tenant requirements.

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Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Aldevron, Bushel, Wex Health, and John Deere Electronic Solutions.

## FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- #10 Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)

## DEMOGRAPHICS WITHIN A 3-MILE RADIUS OF MIDTOWN MARKET:

