

THE CROSSROADS

4001 23RD AVE S, FARGO, ND 58104



COMMERCIAL LAND FOR SALE



TAKE A 3D TOUR



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LOT SIZES

.7 - 10+ Acres

LOT PRICING

\$11-16 PSF

BUILD-TO-SUIT/LEASEBACK

Negotiable

ESTIMATED SPECIALS

Estimated \$2.85 PSF

ZONING

General Commercial

POTENTIAL USES

Office
Retail
Medical
Education

INFRASTRUCTURE DELIVERY

West Loop Complete

TRAFFIC VOLUME

Vehicles Per Day = 149,000+
• I-29 = 60,000+
• I-94 = 74,000+
• 42nd St = 15,000+

VIDEO TOUR



<https://www.youtube.com/watch?v=ebpZuFNHyQI>

PROPERTY DESCRIPTION:

Amazing opportunity to buy, build or lease in the epicenter of the Fargo-Moorhead metro with commercial land for sale in The Crossroads! Adjacent to both I-94 and I-29, this property features great access and incredible visibility with the highest combined traffic counts in the entire state of over 149k vehicles passing by on a daily basis!

The Crossroads development, conveniently located on 42nd St and just north of 32nd Ave S, will provide your business with an excellent location in a beautifully master-planned commercial setting. Just 1 minute from I-94 and 3 minutes from I-29, this site will provide a first-class development with unmatched visibility to both interstate systems intersecting just outside your front door. Businesses can own and build, or can build-to-suit on the site with flexible leaseback terms.

With lots ranging from .7-10+ acres, this site will support a large mix of uses, including professional office, medical, retail, technology, education, and much more. Do not miss out on making this exceptional development your new home!

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:

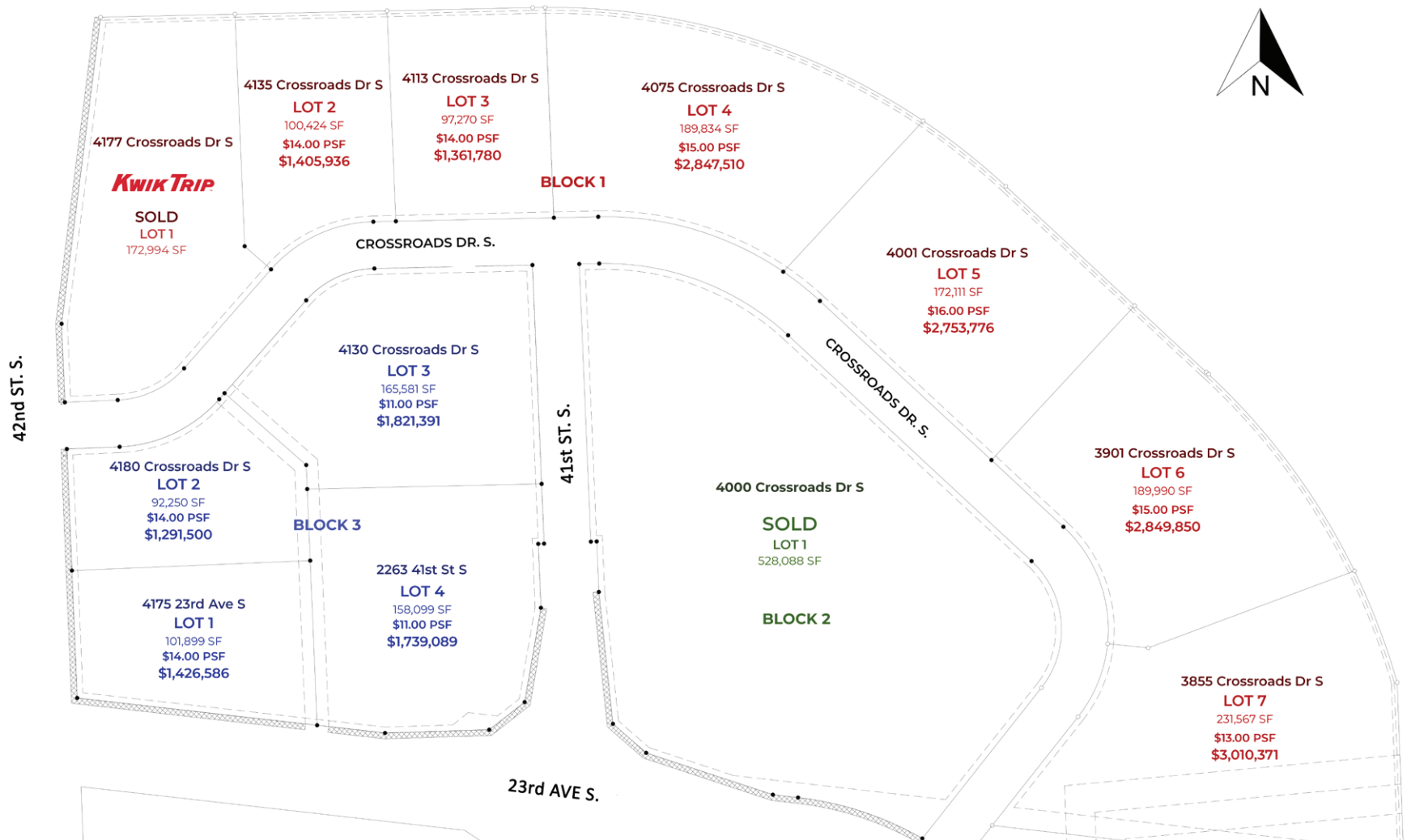
- Incredible visibility to high traffic volumes
- Easy access off 42nd Street
- Multiple lot sizes
- Purchase or leaseback options
- Large mix of potential uses
- Adjacent to I-94/I-29
- Beautifully master-planned development
- 18 hotels & 1650+ hotel rooms in 1-mile radius
- Document Ready Site Gold Status (see page 9)

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LOT MAP WITH PRICING



* **Note:** All lot lines as illustrated may be adjusted and re-platted to buyer's specifications

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THE CROSSROADS - FUTURE EXAMPLE DEVELOPMENT



Note: For illustrative purposes. Lot and building sizes, parking and water retention may vary per buyer/tenant requirements.

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ACCESSIBILITY: Getting to and from The Crossroads is significantly quicker and easier than some might assume, averaging just 2-3 minutes from either major interstate! Check out these average access times from the two major interstates, with times measured on different days of the week and at different times of the day.

Exit	Date	Time of Day	Comments	Drive Time	Avg Time
	Weekday	8:12 AM	Green light when exiting onto 45th	2:43	3:02
	Weekday	8:50 AM	Red light when exiting onto 45th	3:17	
	Weekend	4:15 PM	Green light when exiting onto 45th	2:38	
	Weekday	9:35 AM	Red light when exiting onto 45th	3:04	
	Weekday	9:49 AM	Red light when exiting onto 45th	3:31	
	Weekday	8:30 AM	Red light when exiting onto 45th	2:31	2:17
	Weekday	11:49 AM	Green light when exiting onto 45th	2:08	
	Weekend	4:03 PM	Red light when exiting onto 45th	2:27	
	Weekend	4:24 PM	Green light when exiting onto 45th	2:09	
	Weekday	10:05 AM	Green light when exiting onto 45th	2:10	
	Weekday	12:06 PM	Red light when exiting onto 32nd	3:21	3:05
	Weekend	3:50 PM	Red light when exiting onto 32nd	3:17	
	Weekday	9:43 AM	Green light when exiting onto 32nd	2:45	
	Weekday	10:00 AM	Red light when exiting onto 32nd	3:13	
	Weekday	10:14 AM	Green light when exiting onto 32nd	2:51	
	Weekday	8:41 AM	Green light when exiting onto 32nd	2:18	2:22
	Weekday	12:18 PM	Red light when exiting onto 32nd	2:40	
	Weekend	3:39 PM	Green light when exiting onto 32nd	2:12	
	Weekend	4:41 PM	Green light when exiting onto 32nd	2:14	
	Weekday	10:22 AM	Green light when exiting onto 32nd	2:26	

LOCAL DRIVE-TIME RESULTS

Location	Miles from Site	Drive Time
I-94/45th St.S. Exchange	0.6 Miles	1 minute
I-29/32nd Ave. S Exchange	1.0 Miles	3 minutes
Veterans Blvd/I-94 Exchange	1.6 Miles	4 minutes
West Acres Mall	0.8 Miles	2 minutes
Sanford Health Hospital	1.0 Miles	2 minutes
Target	1.2 Miles	3 minutes
Home Depot	1.3 Miles	4 minutes
Scheels Arena	2.0 Miles	4 minutes
45th St. S/13th Ave S	1.7 Miles	5 minutes
45th St S/32nd Ave S	1.3 Miles	3 minutes
Veterans Blvd/32nd Ave S	2.3 Miles	5 minutes
13th Ave S/42nd St S	1.3 Miles	3 minutes
32nd Ave S/42nd St S	0.8 Miles	2 minutes
40th Ave S/42nd St S	1.8 Miles	3 minutes
52nd Ave S/42nd St S	2.8 Miles	5 minutes
Sheyenne/40th Ave S	4.2 Miles	9 minutes
Sheyenne/52nd Ave S	5.2 Miles	9 minutes
NDSU	6.4 Miles	9 minutes
Hector International Airport	6.7 Miles	9 minutes
Broadway/Main (Downtown Fargo)	6.0 Miles	11 minutes

SCAN THE QR CODE TO SEE YOUR TIME AND DISTANCE TO THE CROSSROADS.



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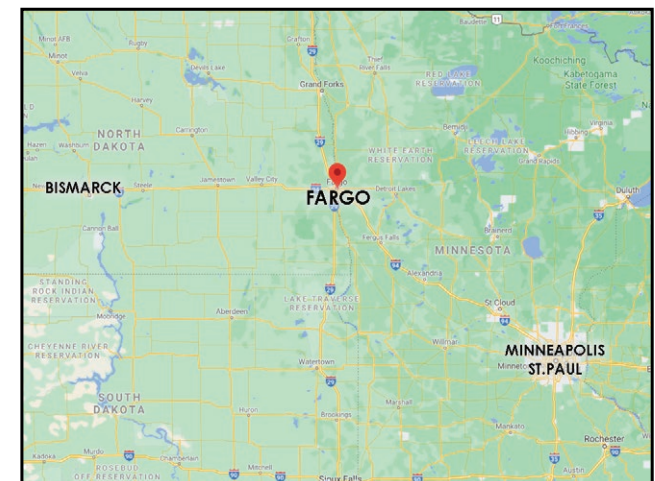
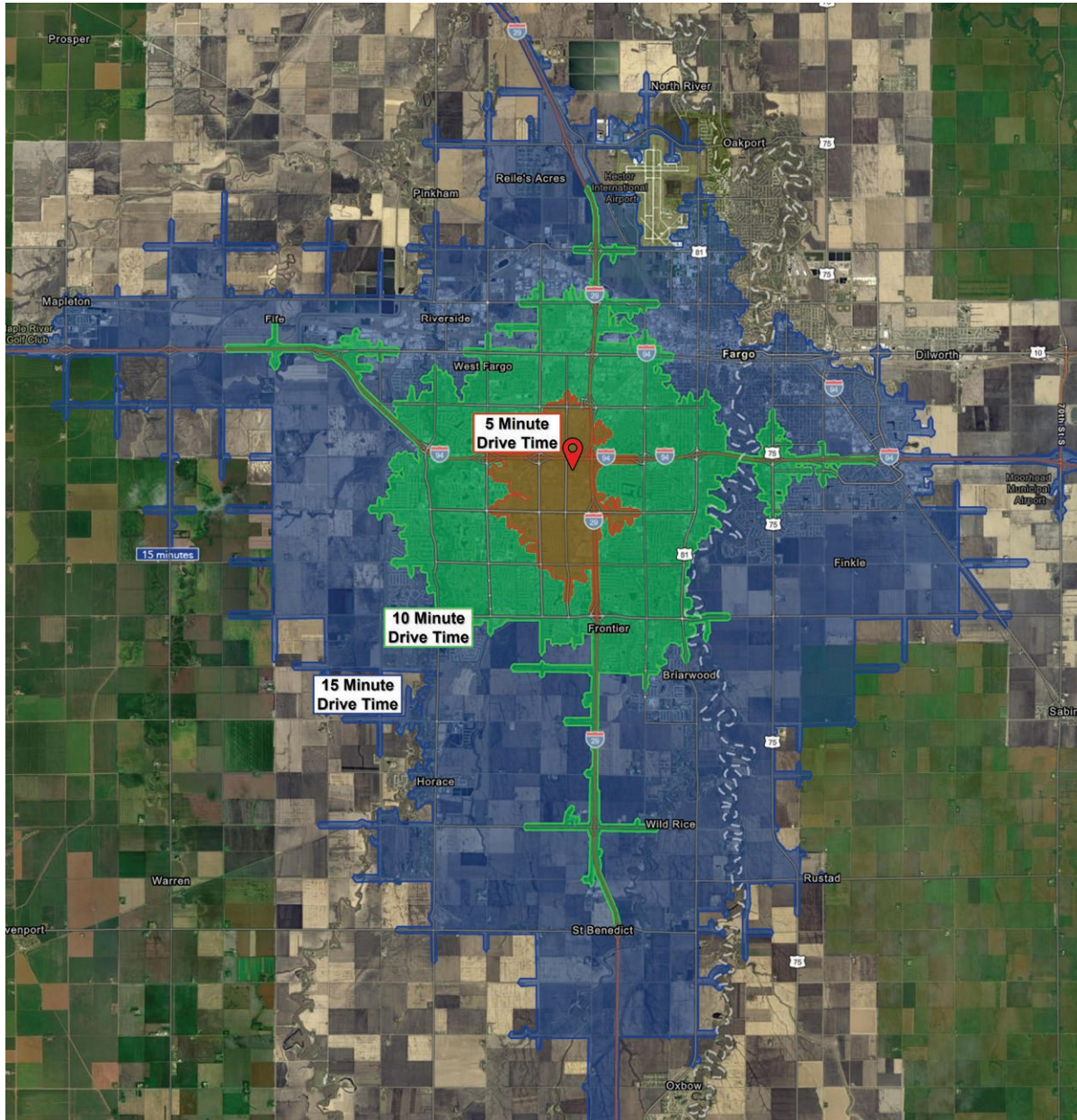
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DRIVE TIME ANALYSIS



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Full site data, studies, reports and files can be accessed by contacting Ryan Aasheim:

GREATER FARGO MOORHEAD ECONOMIC DEVELOPMENT CORPORATION

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Chief Business Development Officer
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<https://gfmedc.com>

UTILITY INFORMATION

Electric Power	Cass County Electric Coop, two main three-phase 25 kV underground distribution feeders bordering the site, 5 MW capacity immediately, 1/4 mile to nearest substation
Natural Gas	Xcel Energy, 4" main, 40 psig
Water	City of Fargo, 12" water main, 5 MGD available capacity
Wastewater	City of Fargo, 12" Sanitary Sewer Line line, 1 MGD
Storm Water	Developer owned with possibility for city to take over; developer may elect to construct a regional or individual pond.
Telecom/Broadband	Midco fiber backbone - service is scalable up to multiple 100 Gbps symmetrical circuits.

SITE DUE DILIGENCE DOCUMENTATION AVAILABILITY

Title Commitment	X	Transportation Access Map	X
Survey	X	Utility Service Maps	X
Site Dimensions and Configuration	X	FEMA Floodplain Designation	X
Phase 1 Environmental Assessment	X	Wetlands Map	X
Geotechnical Soil Survey	X	Archeological and Historical Use Assessment	NR
Master Plan	X	Endangered Species Assessment	NR
Covenants and Restrictions	X	Air Attainment Status	X

NR = Not Required

COMMUNITY INFORMATION

Community Profile	X	Demographics	X
Business Services and Amenities	X	State and Local Incentives Overview	X
Industrial Support Services/Suppliers	X	Local Letters of Support	X

NR = Not Required

X= Indicates completed information with documentation available

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FARGO: WHERE BUSINESS IS BOOMING

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate.

With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM's labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US



TOP AREA EMPLOYERS

Company	Business	Employees
Sanford Health	Healthcare Provider	9,349
North Dakota State University	Post-Secondary University	4,156
Essentia Health	Healthcare Provider	2,690
Fargo Public School District	Public School System	1,860
West Fargo Public School District	Public School System	1,622
Norian Healthcare Solutions	Healthcare Services	1,511
U.S. Bank	Financial Services	1,213
Fargo VA Health Care System	Healthcare Provider	1,186
Microsoft	Technology	1,024
Integrity Windows and Doors	Manufacturing	1,000
Blue Cross Blue Shield of ND	Healthcare Insurance	948
City of Fargo	Municipal Services	948
Moorhead Area Public Schools	Public School System	925
Hornbacher's Foods	Grocery Stores	875
Eventide Senior Living	Senior Living Services	803
Wanzek Construction, Inc.	Construction	800
Minnesota State University, Moorhead	Post-Secondary University	724
Concordia College	Post-Secondary University	679
Bell Bank	Financial Services	630



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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 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*)
- 10th 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*)

3-MILE DEMOGRAPHICS



Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)
The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff
<\$15,000	10.1%	-1.1%
\$15,000 - \$24,999	7.9%	+0.4%
\$25,000 - \$34,999	10.4%	+1.1%
\$35,000 - \$49,999	12.8%	+1.1%
\$50,000 - \$74,999	18.8%	+0.1%
\$75,000 - \$99,999	13.5%	+0.3%
\$100,000 - \$149,999	14.1%	-0.9%
\$150,000 - \$199,999	5.2%	-0.9%
\$200,000+	7.2%	-0.1%

Bars show deviation from Cass County