

3330 E Hwy 10 – Moorhead MN

Lease / Ground Lease / Build to Suit

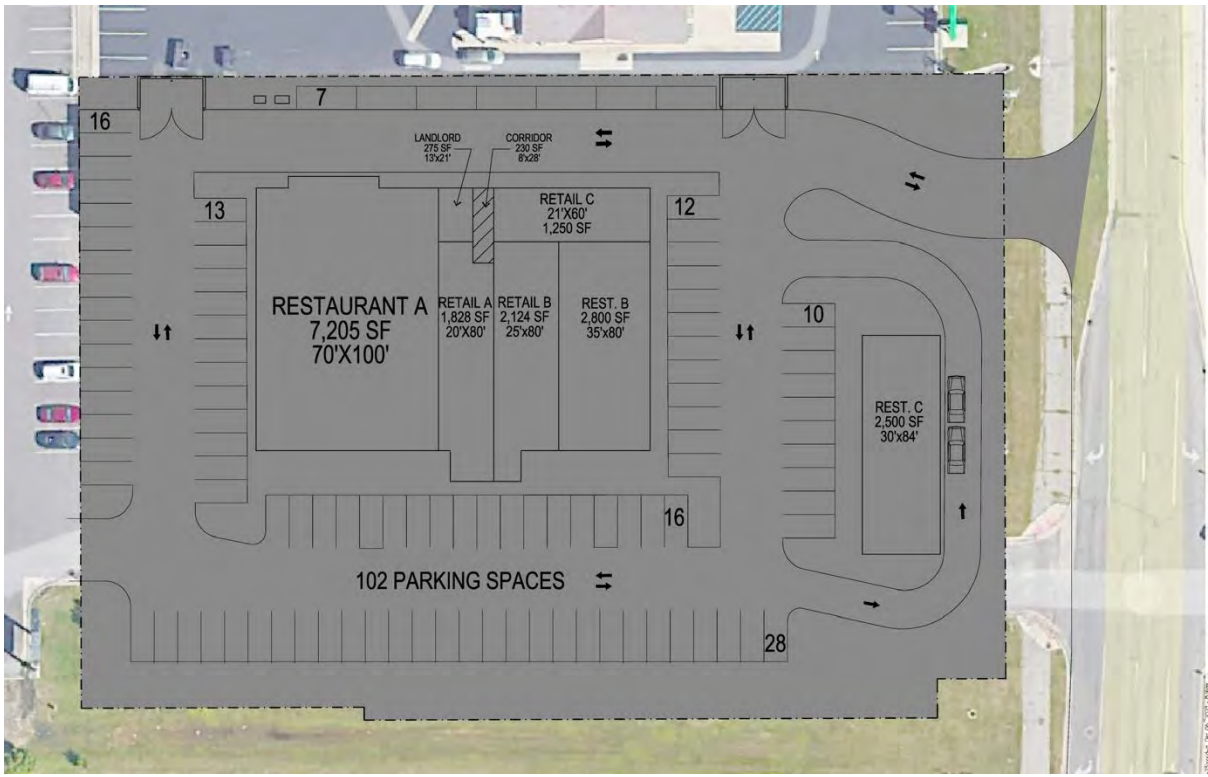


Property Highlights

- 16,000 sq ft Existing Building
- 30k Daily Cars – FULL ACCESS
- 1 Acre PAD or Building Addition possible TOTAL Site 1.98 Acres – Commercial Retail
- Grocery Anchored site – Best visibility/traffic / access in Moorhead MN.
- Area Anchors include Cash Wise Foods, Target, Walmart, Aldi, Running Fleet and Farm, Starbucks, Arby's, McDonald's, Tommy's Express Car Wash, CVS, etc.
- Multiple single or multi-tenant buildings are possible
- Brokers Welcome

Uses and demising are CONCEPTUAL.

Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



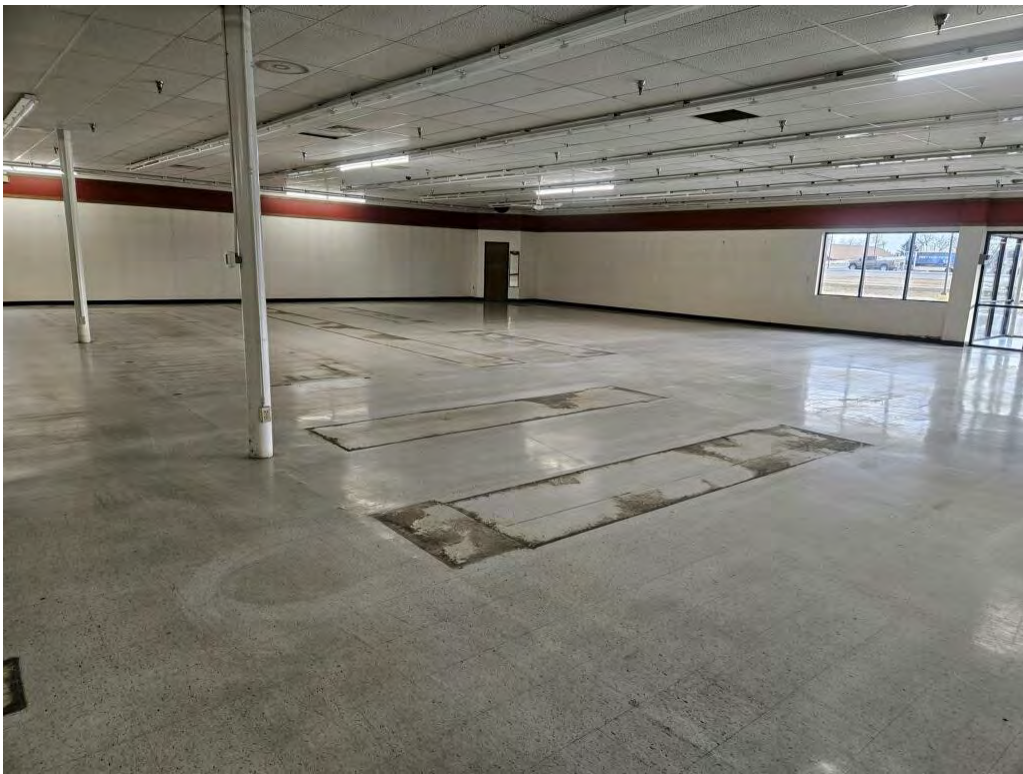
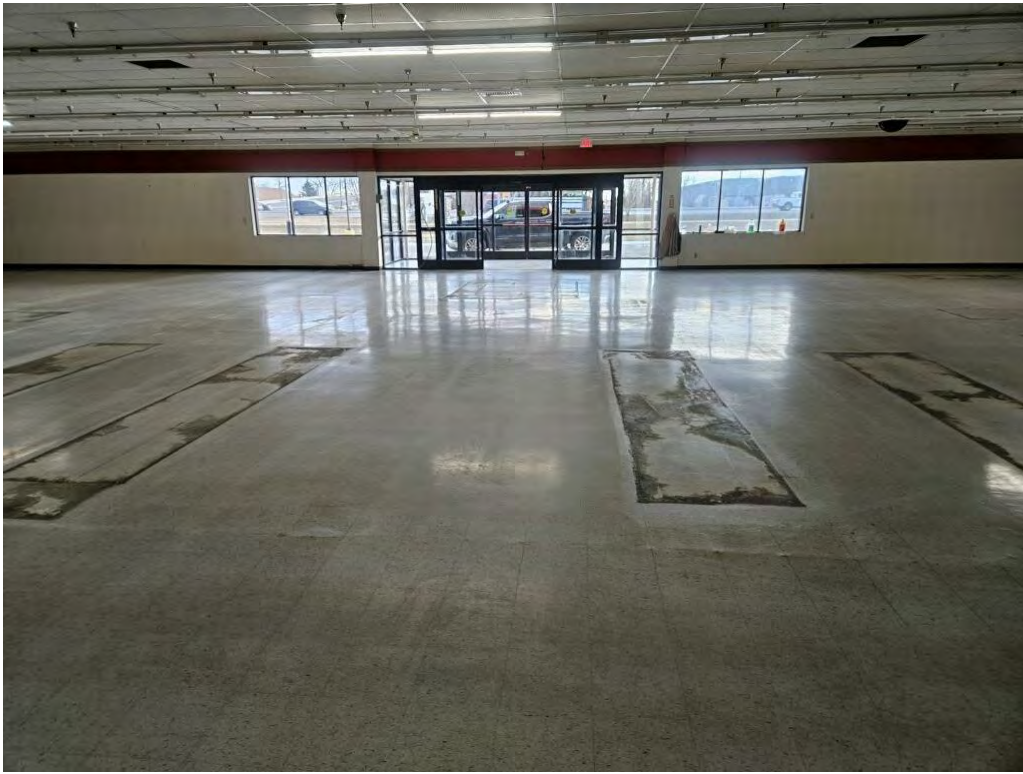
Listed By: ReUrban, LLC - Dixon Diebold
 651-343-1889 - dixon@reurbanrealestate.com



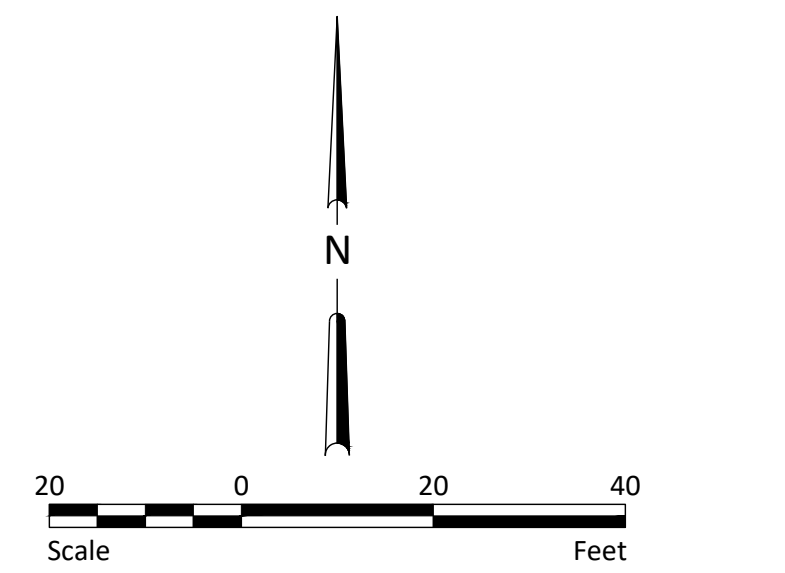
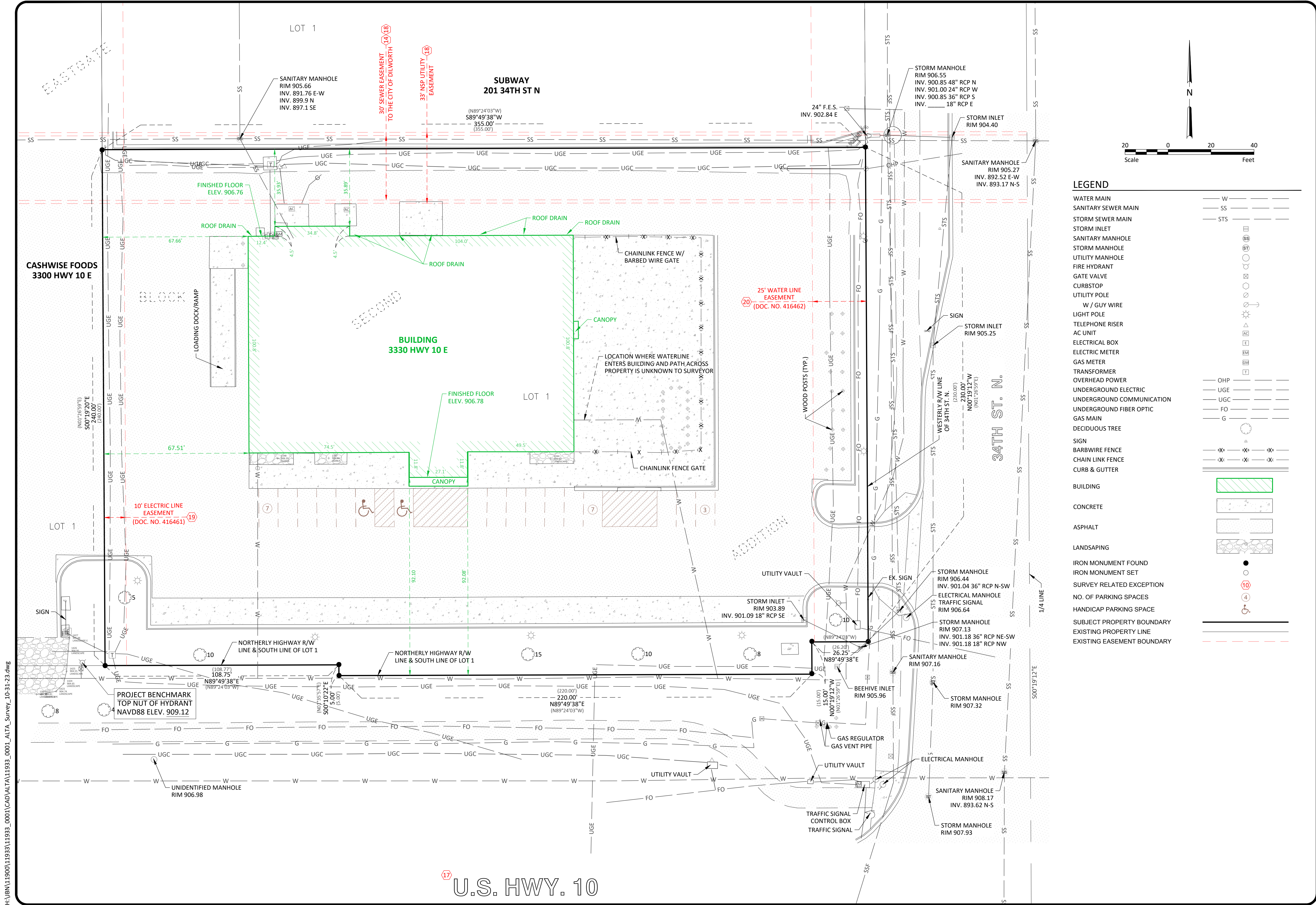
Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



Listed By: ReUrban, LLC - Dixon Diebold
651-343-1889 - dixon@reurbanrealestate.com



LEGEND

WATER MAIN	---	W
SANITARY SEWER MAIN	---	SS
STORM SEWER MAIN	---	STS
STORM INLET	⊕	
SANITARY MANHOLE	⊕	
STORM MANHOLE	⊕	
UTILITY MANHOLE	⊕	
FIRE HYDRANT	⊕	
GATE VALVE	⊕	
CURBSTOP	⊕	
UTILITY POLE	⊕	
W / GUY WIRE	---	
LIGHT POLE	⊕	
TELEPHONE RISER	⊕	
AC UNIT	⊕	
ELECTRICAL BOX	⊕	
ELECTRIC METER	⊕	
GAS METER	⊕	
TRANSFORMER	⊕	
OVERHEAD POWER	---	OHP
UNDERGROUND ELECTRIC	---	UGE
UNDERGROUND COMMUNICATION	---	UGC
UNDERGROUND FIBER OPTIC	---	FO
GAS MAIN	---	G
DECIDUOUS TREE	⊕	
SIGN	⊕	
BARB WIRE FENCE	⊕	
CHAIN LINK FENCE	⊕	
CURB & GUTTER	---	
BUILDING	▨	
CONCRETE	▨	
ASPHALT	▨	
LANDSAPING	▨	
IRON MONUMENT FOUND	⊕	
IRON MONUMENT SET	⊕	
SURVEY RELATED EXCEPTION	⊕	
NO. OF PARKING SPACES	⊕	
HANDICAP PARKING SPACE	⊕	
SUBJECT PROPERTY BOUNDARY	---	
EXISTING PROPERTY LINE	---	
EXISTING EASEMENT BOUNDARY	---	

By	CAS
Date	10/31/23
Revision	NO CHANGES THIS SHEET
No.	1
REURBAN, LLC 3330 HIGHWAY 10 EAST CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA ALTA/NSPS LAND TITLE SURVEY	
Drawn By	RLA
Checked By	CAS
Date	8-25-23
Scale	As Shown
Project No.	11933-0001
SHEET	1 of 2

H:\BNA\11900\11933\11933_0001\CAD\ALTA\11933_0001_ALTA_Survey_10-31-23.dwg

Legal Description (from Pro Forma Owner's Policy of Title Insurance No. NCS-1187495-NAS):

Real property in the City of Moorhead, County of Clay, State of Minnesota, described as follows:

That part of Lot 1, Block 1, Replat of Eastgate Second Addition, Clay County, Minnesota, described as follows: Beginning at the southeast corner of said Lot 1, said point being located 140.00 feet North 01 degree 26 Minutes 59 seconds East of and 25.00 feet North 88 degrees 24 minutes 03 seconds West of the Southeast Corner of the Southwest Quarter of Section 3, Township 139 North, Range 48 West; thence North 01 degree 26 minutes 59 seconds East (assumed bearing), along the easterly line of said Lot 1, for a distance of 660.00 feet to the northeast corner of said Lot 1; thence North 88 degrees 24 minutes 03 seconds West, along the northerly line of said Lot 1, for a distance of 405.00 feet; thence South 01 degree 26 minutes 59 seconds West, parallel to the easterly line of said Lot 1, for a distance of 670.00 feet to a point of intersection with the northerly right of way line of Trunk Highway No. 10; thence South 88 degrees 24 minutes 03 seconds East, along the northerly right of way line of said Trunk Highway No. 10, for a distance of 108.77 feet; thence South 01 degree 35 minutes 57 seconds West for a distance of 5.00 feet; thence South 88 degrees 24 minutes 03 seconds East, along the northerly right of way line of said Trunk Highway No. 10, for a distance of 220.00 feet; thence North 01 degree 35 minutes 57 seconds East for a distance of 15.00 feet; thence South 88 degrees 24 minutes 03 seconds East, along the northerly right of way line of said Trunk Highway No. 10, for a distance of 76.20 feet to the true point of beginning.

LESS AND EXCEPT the portion thereof conveyed by the Warranty Deed recorded as Document No. 417061 in the office of the County Recorder, Clay County, Minnesota, more particularly described as follows: Beginning at the southeast corner of said Lot 1, said point being located 140.00 feet North 01 degree 26 Minutes 59 seconds East of and 25.00 feet North 88 degrees 24 minutes 03 seconds West of the Southeast Corner of the Southwest Quarter of Section 3, Township 139 North, Range 48 West; thence North 01 degree 26 minutes 59 seconds East (assumed bearing), along the easterly line of said Lot 1, for a distance of 660.00 feet to the northeast corner of said Lot 1; thence North 88 degrees 24 minutes 03 seconds West, along the northerly line of said Lot 1, for a distance of 50.00 feet; thence South 01 degree 26 minutes 59 seconds West, parallel to the easterly line of said Lot 1, for a distance of 660.00 feet to a point of intersection with the northerly right of way line of Trunk Highway No. 10; thence South 88 degrees 24 minutes 03 seconds East, along the northerly right of way line of said Trunk Highway No. 10, for a distance of 50.00 feet, to the point of beginning.

AND FURTHER LESS AND EXCEPT the portion thereof conveyed by the Warranty Deed recorded as Document No. 432726 in the office of the County Recorder, Clay County, Minnesota, more particularly described as follows: The Northerly 430.00 feet of the Westerly 355.00 feet of the Easterly 405.00 feet of Lot 1, Block 1, Replat of Eastgate Second Addition to the City of Moorhead, Clay County, Minnesota.

ABSTRACT PROPERTY.

Surveyor's Certification:

To: 3330 Hwy 10 LLC, a Minnesota limited liability company; 8501 Springbrook LLC, a Minnesota limited liability company; ReUrban, LLC, a Minnesota limited liability company; TSC Industries, Inc., a Delaware Corporation; and First American Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6a, 6b, 7a, 7b(1), 8, 9, 11a, 11b (Limited to a Gopher One-Call Locate Request Only), 13, 18, and 19 of Table A thereof. The field work was completed August 15, 18, 21 & 25, 2023.

Date of Plat or Map: October 31, 2023

By: Curtis A. Skarphol
Curtis A. Skarphol, Licensed Land Surveyor
Minnesota License No. 42303
Houston Engineering, Inc.
1401 21st Avenue North
Fargo, North Dakota 58102
Phone: 701-237-5065
E-mail: cskarphol@houstoneng.com

Site Data:

Subject Property Area:

Total 86,036 Square Feet (1.975 Acres)

Building Area (Footprint on the Ground):

Total 15,705 Square Feet

Striped Parking Spaces On-Site:

Auto Parking Stalls:
Regular 15
Handicap 2

Survey Related Exceptions (From Schedule B - Owner's Policy of Title Insurance):

14. Easement for sewer purposes in favor of the City of Moorhead, a Minnesota municipal corporation, as set forth in the following:

(A) Agreement dated December 14, 1938, recorded December 29, 1938 as Document No. 162606 in Book 61 Miscellaneous, Page 207; and

(B) Amendment to Agreement, dated December 5, 1978, recorded April 11, 1979 as Document No. 351459.

[Affects subject property. Easement shown on drawing.]

15. Right of way and easement for sewer and water pipeline purposes in favor of Harry E. Seaburg and Anna M. Seaburg, husband and wife, their executors or assigns, forever and in perpetuity, as set forth in the Sewer and Water Easement, dated March 31, 1953, recorded March 31, 1953 as Document No. 212522 in Book 23 Miscellaneous, Page 25. [Describes an easement that has no specific location or width defined. Surveyor's opinion is that the property that this easement benefitted no longer exists, and that a successor, if any, is served by sewer and water service lines in other locations or by sewer and water lines and easements shown on this drawing. Nothing specific to this exception to show on the drawing.]

16. This item has been intentionally deleted.

17. This item has been intentionally deleted.

18. Public street and avenue right of ways and utility easements shown and dedicated to the City of Moorhead, Minnesota in the following plats:

(A) Eastgate Second Addition, recorded February 27, 1978 as Document No. 342493; and

(B) Replat of Eastgate Second Addition, recorded May 5, 1978 as Document No. 343879.

[Affects subject property. Shown on drawing.]

19. Easement for electric line and related facilities purposes in favor of the City of Moorhead, a Minnesota municipal corporation, as set forth in the Easement dated August 29, 1988, recorded September 6, 1988 as Document No. 416461. [Affects subject property. Easement shown on drawing.]

20. Easement for water line and related facilities purposes in favor of the City of Moorhead, a Minnesota municipal corporation, as set forth in the Easement dated August 29, 1988, recorded September 6, 1988 as Document No. 416462. [Affects subject property. Easement shown on drawing.]

21. This item has been intentionally deleted.

22. This item has been intentionally deleted.

Notes:

1. Measured bearings shown are based on the MnDOT Clay County Coordinate System. Measured distances shown are ground distances in terms of U.S. Survey Feet. Elevation shown are NAVD 1988 datum.

2. The plat of Replat of Eastgate Second Addition was recorded May 5, 1978 at 4:00 p.m. as Document No. 343879.

3. The survey references First American Title Insurance Company Pro Forma Owner's Policy of Title Insurance No. NCS-1187495-NAS, having an effective date as of the date and time of recording.

4. The subject property is located within an area having a Zone Designation "X" (areas determined to be outside the 0.2% annual chance floodplain) by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 27027C0338E with an effective date of April 17, 2012, for Community No. 275244, in the City of Moorhead, State of Minnesota, which is the current Flood Insurance Rate Map for the community in which said premises is situated.

5. The underground utilities shown have been located from field survey information obtained of visible evidence, markings provided through a Gopher One-Call utility locate request, as-built maps as may be available from municipalities or utility companies, and other existing drawings obtained by or provided to the surveyor. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does state that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

6. Property Addresses (from Title Commitment & City of Moorhead GIS Website):

3330 Highway 10 E, Moorhead, MN 56560

7. A Zoning Confirmation Letter was not provided to the surveyor. According to the City of Moorhead GIS Website, the current zoning classification for the subject property is Regional Commercial (RC).

Building setbacks for new construction in the RC zoning, per the City of Moorhead Zoning Code, are as follows:

- Front - 20 Feet
- Interior Side - 10 Feet
- Street Side - 20 Feet
- Rear - 20 Feet

Maximum Building Height - 60 feet

8. Surveyor is unaware of any proposed changes in street right-of-way lines adjacent to the subject property.

9. Tax Parcel ID Nos. (from City of Moorhead GIS Website):

58.207.0031



VICINITY MAP
NOT TO SCALE

H:\B\11900\11933\11933_0001\CAD\ALTA\11933_0001_ALTA_Survey_10-31-23.dwg

CAS	By
10/31/23	Date
ADD 2 PARTIES TO CERTIFICATION, UPDATE SURVEY TO PRO FORMA OWNER'S POLICY.	Revision
1	No.
REURBAN, LLC 3330 HIGHWAY 10 EAST CITY OF MOORHEAD, CLAY COUNTY, MINNESOTA ALTA/NSPS LAND TITLE SURVEY	
Drawn By	RLA
Checked By	CAS
Date	8-25-23
Scale	As Shown
Project No.	11933-0001
SHEET	
2 of 2	