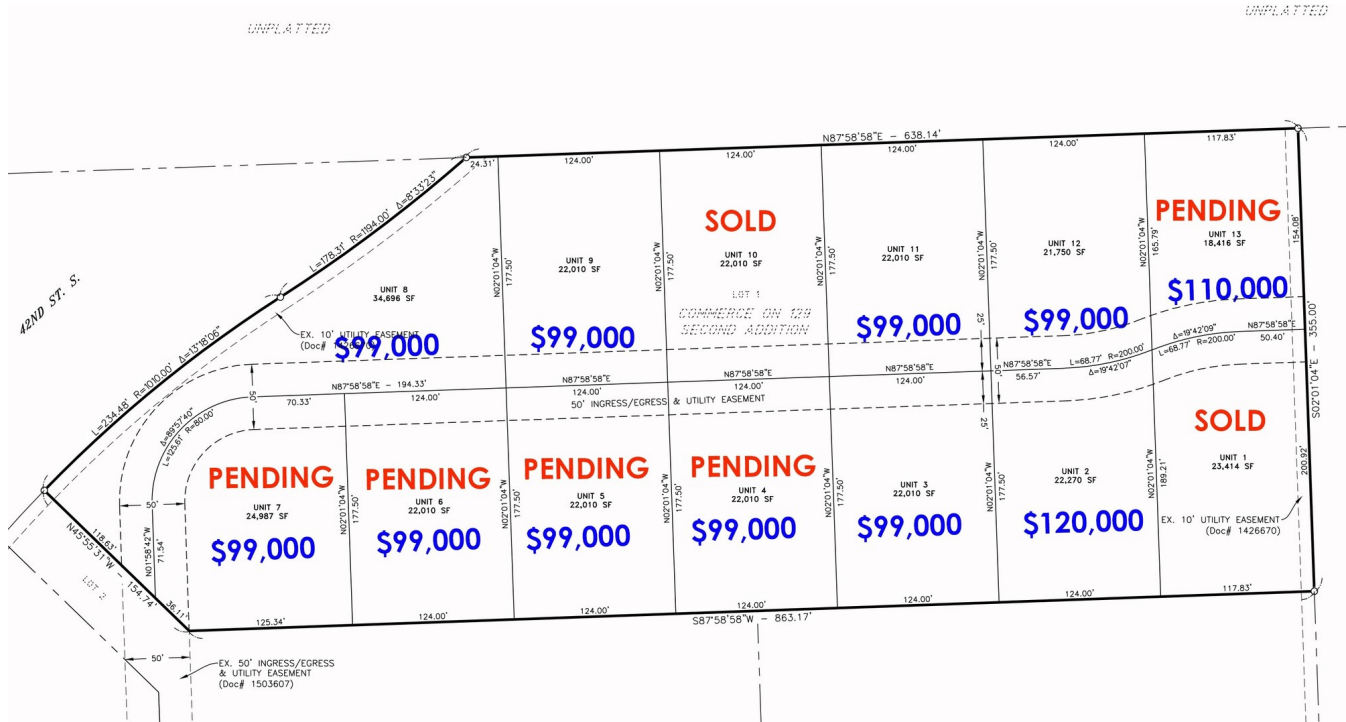


LAND FOR SALE

JBC Commercial
real estate

100TH AVE S SHOP CONDO LAND

9504 42 ST S, Fargo, ND 58104



OFFERING SUMMARY

Sale Price: \$99,000 - \$120,000

Zoning: Light Industrial

PROPERTY OVERVIEW

Cass County Electric 3 Phase Power
Xcel Energy for natural gas
Cass County Rural Water
Association Holding Tank for sewer

PROPERTY HIGHLIGHTS

NO CURRENT OR PENDING SPECIALS! (BUYER AGENT TO VERIFY)
40' WIDE CONCRETE ROAD MAINTAINED BY THE COUNTY
CASS COUNTY ELECTRIC 3 PHASE POWER
BUILD TO SUIT AND LEASE OPTIONS AVAILABLE



LOGAN CARNEY

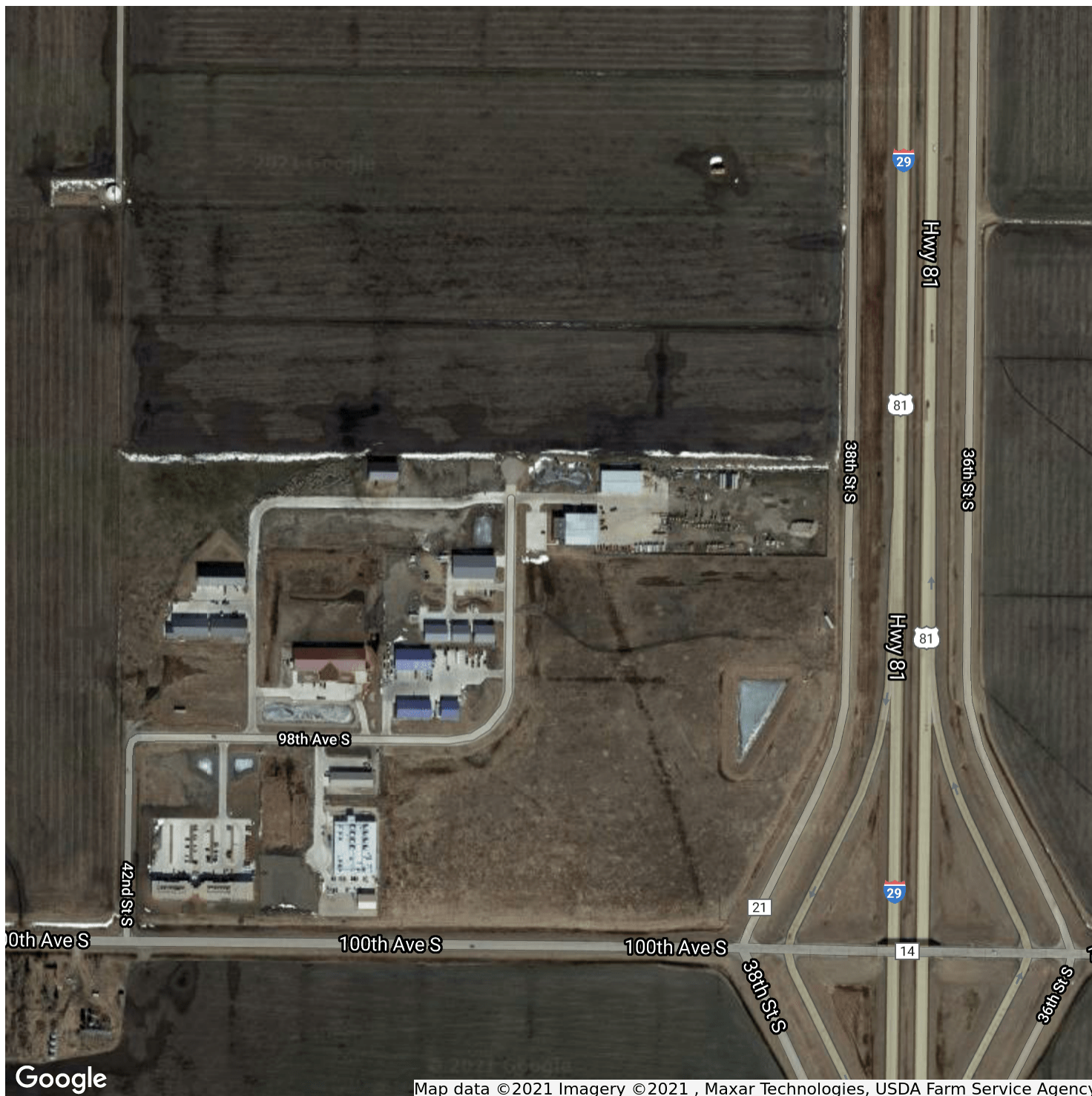
701.388.6982
logan@invest-re.com

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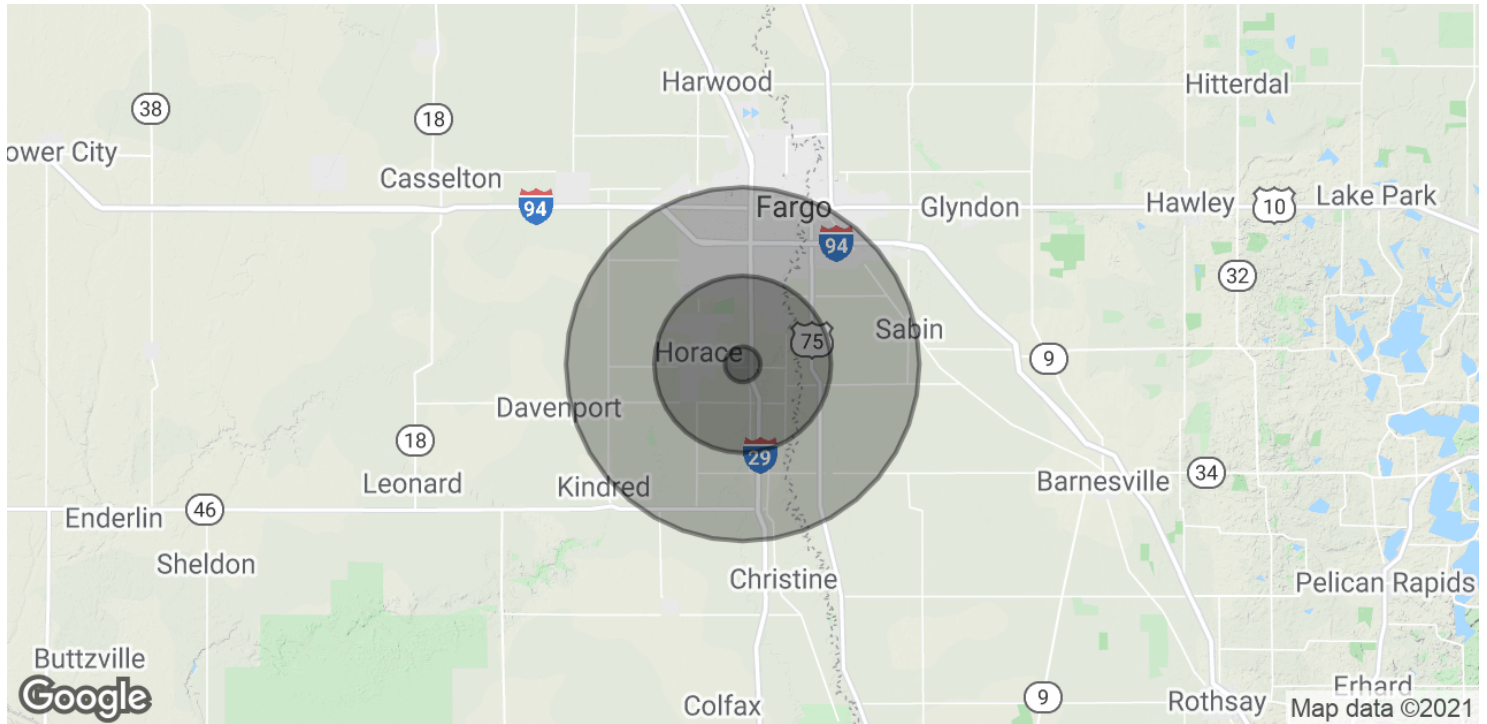
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	758	18,689	157,822
Average age	29.3	30.6	33.1
Average age (Male)	29.2	29.9	32.4
Average age (Female)	29.5	31.5	33.7

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	294	7,301	69,485
# of persons per HH	2.6	2.6	2.3
Average HH income	\$87,024	\$89,315	\$63,492
Average house value	\$236,058	\$239,015	\$187,058

* Demographic data derived from 2010 US Census



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