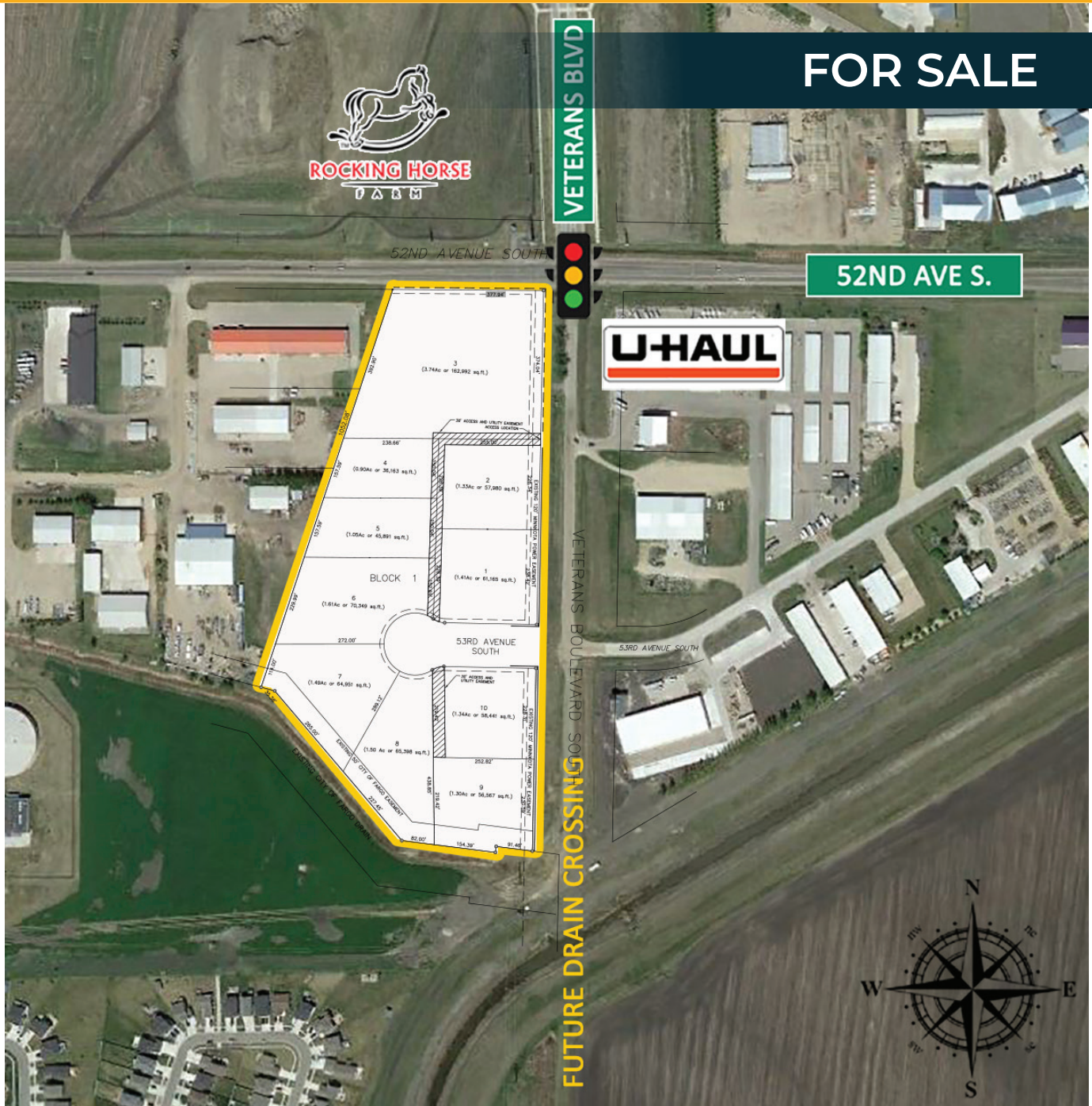


VETERANS & 52ND AVE LAND

5702 52ND AVE. S., FARGO, ND 58104

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



GREAT COMMERCIAL LAND ON 52ND AVE & VETERANS BLVD

Andy Westby | Nate Vollmuth

701.239.5839 | 701.893.3839

andy.westby@goldmark.com | nate@goldmark.com

www.goldmarkcommercial.com

VETERANS & 52ND AVE LAND

5702 52ND AVE. S., FARGO, ND 58104



LOT SIZES

36,163 - 162,978 SF
0.9 - 3.74 Acres

LOT PRICES

\$6.00-\$14.00 PSF

ENTIRE PARCEL

822,304 SF | 18.88 Acres

PRICE FOR ENTIRE PARCEL

\$4,933,824 | \$6.00 PSF

PARCEL NUMBER

01-3517-00010-000

ZONING

General Commercial (GC)

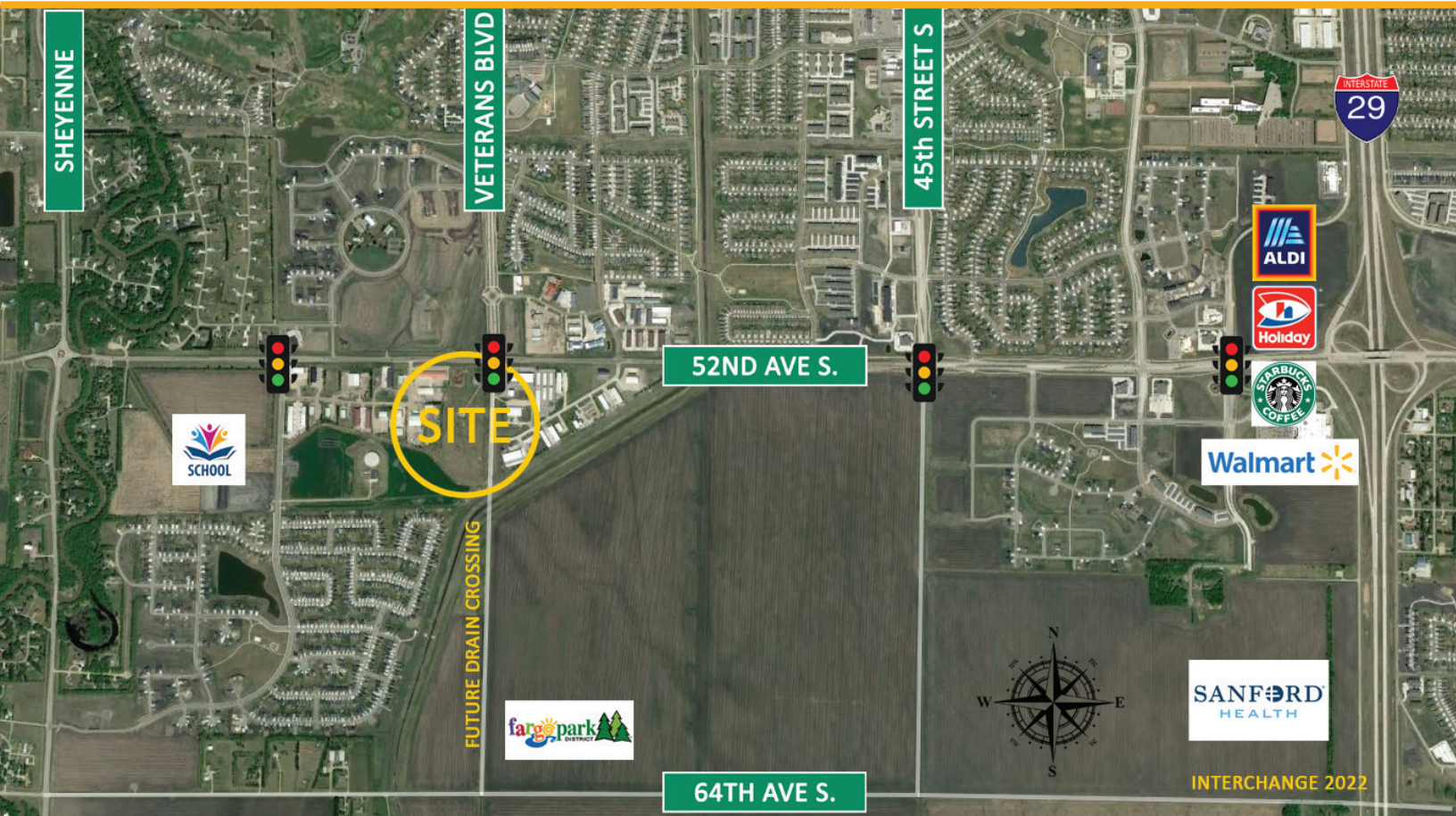
FLOODPLAIN

Portions

PROPERTY DESCRIPTION:

Located in a rapidly developing area of South Fargo and at the hard intersection of 52nd Ave and Veterans Blvd, this great property is primed for future development. Nearly 19 acres are available for purchase. Can be sold as one parcel or 10 individual lots. The site is scheduled to be cleared of towers in Q2/Q3 of 2021. The property includes incredibly low remaining specials at \$.47 PSF. Multiple access points and city services are available for development. Extension of Veterans Blvd and 53rd Ave S to start Summer 2021. This is an excellent opportunity to acquire prime land in the heart of South Fargo!

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.

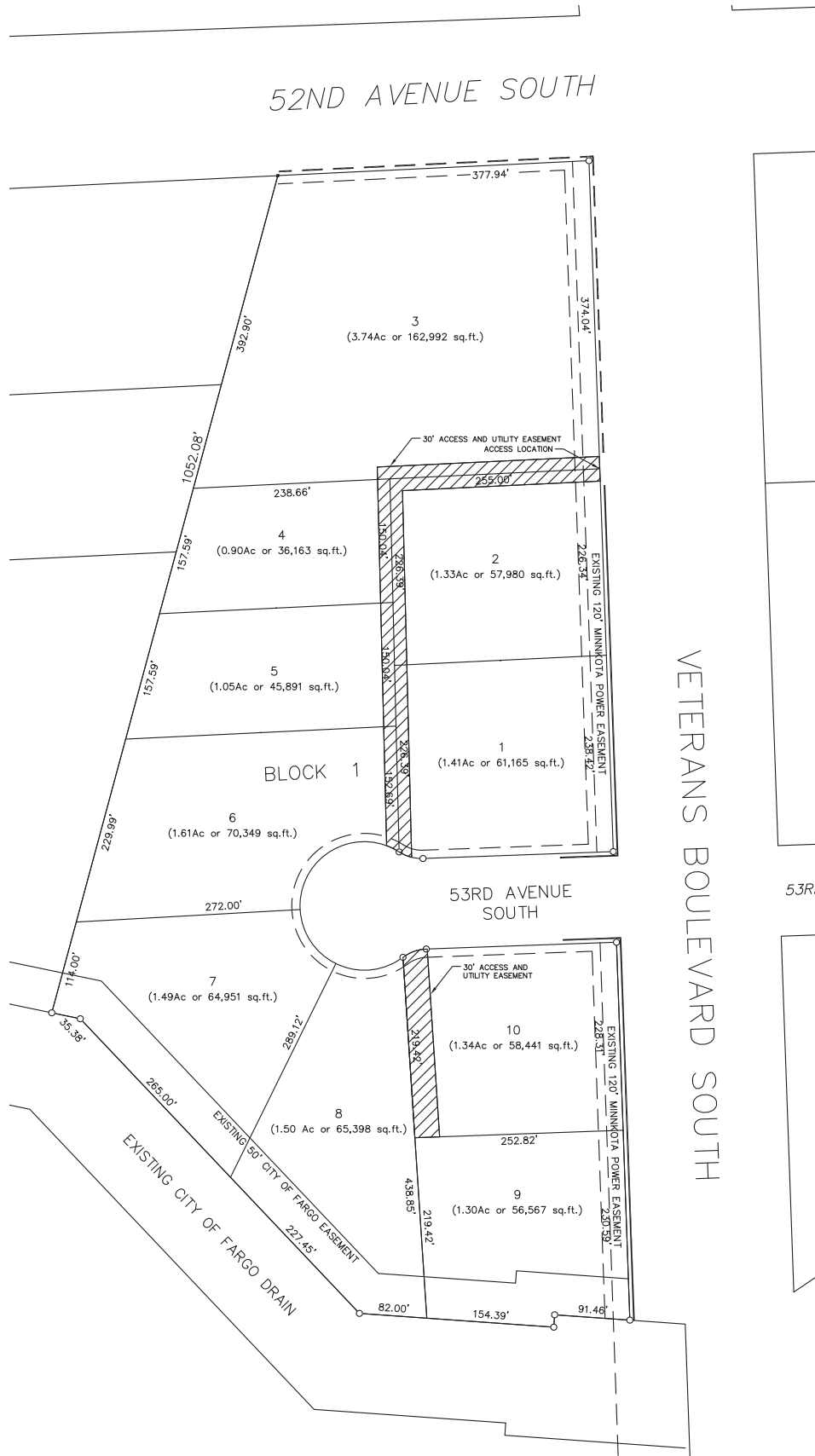


VETERANS & 52ND AVE LAND

5702 52ND AVE. S., FARGO, ND 58104



RADIO ADDITION PRELIMINARY PLAT



LOT 1

61,165 SF | 1.41 Acres
\$10.00 PSF | \$611,650

LOT 2

57,980 SF | 1.33 Acres
\$10.00 PSF | \$579,800

LOT 3

162,992 SF | 3.74 Acres
\$14.00 PSF | \$2,281,888

LOT 4

36,163 SF | 0.9 Acres
\$6.00 PSF | \$216,978

LOT 5

45,891 SF | 1.05 Acres
\$6.00 PSF | \$275,346

LOT 6

70,349 SF | 1.61 Acres
\$7.00 PSF | \$492,443

LOT 7

64,951 SF | 1.49 Acres
\$7.00 PSF | \$454,657

LOT 8

65,398 SF | 1.5 Acres
\$7.00 PSF | \$457,786

LOT 9

56,567 SF | 1.3 Acres
\$10.00 PSF | \$565,670

LOT 10

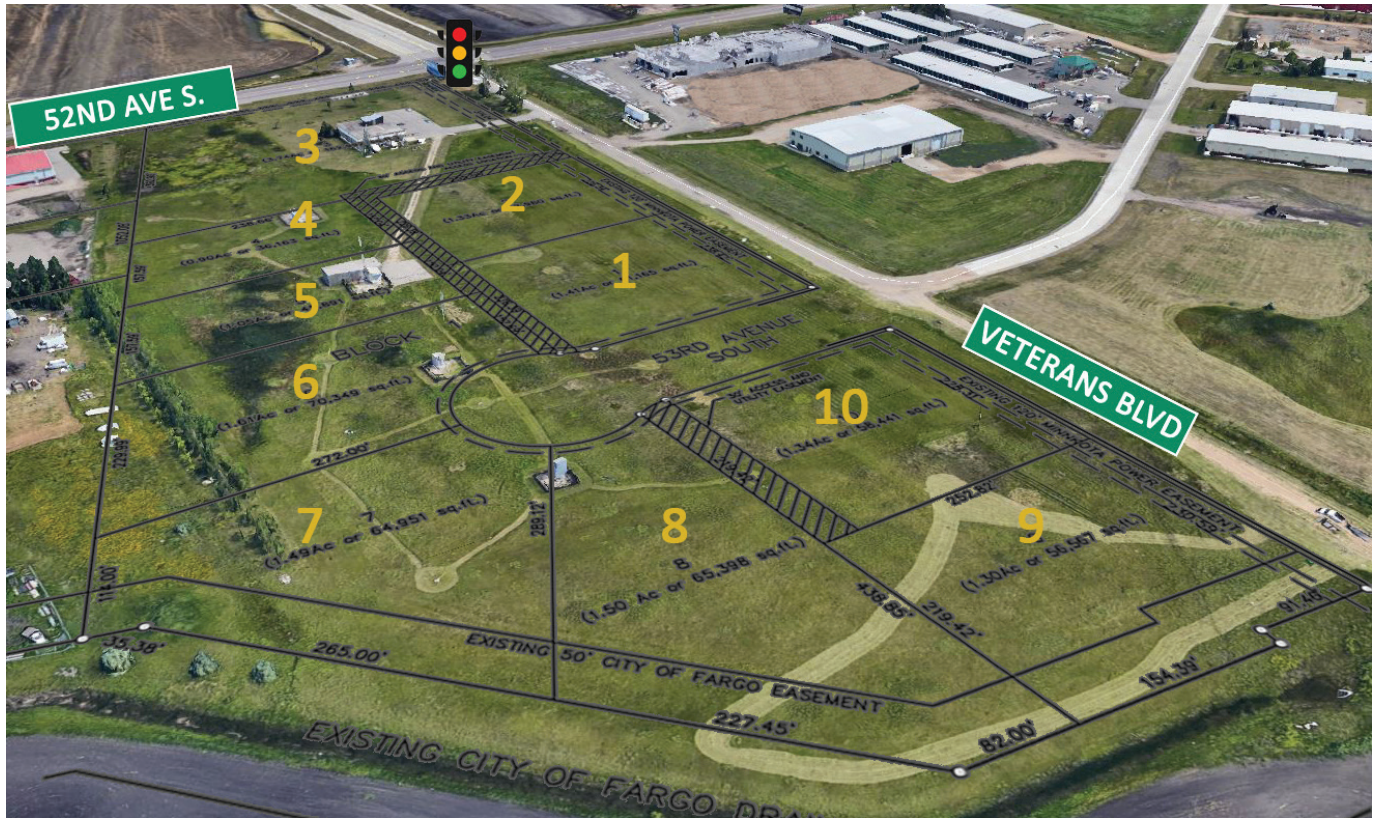
58,441 SF | 1.34 Acres
\$10.00 PSF | \$584,410

VETERANS & 52ND AVE LAND

5702 52ND AVE. S., FARGO, ND 58104



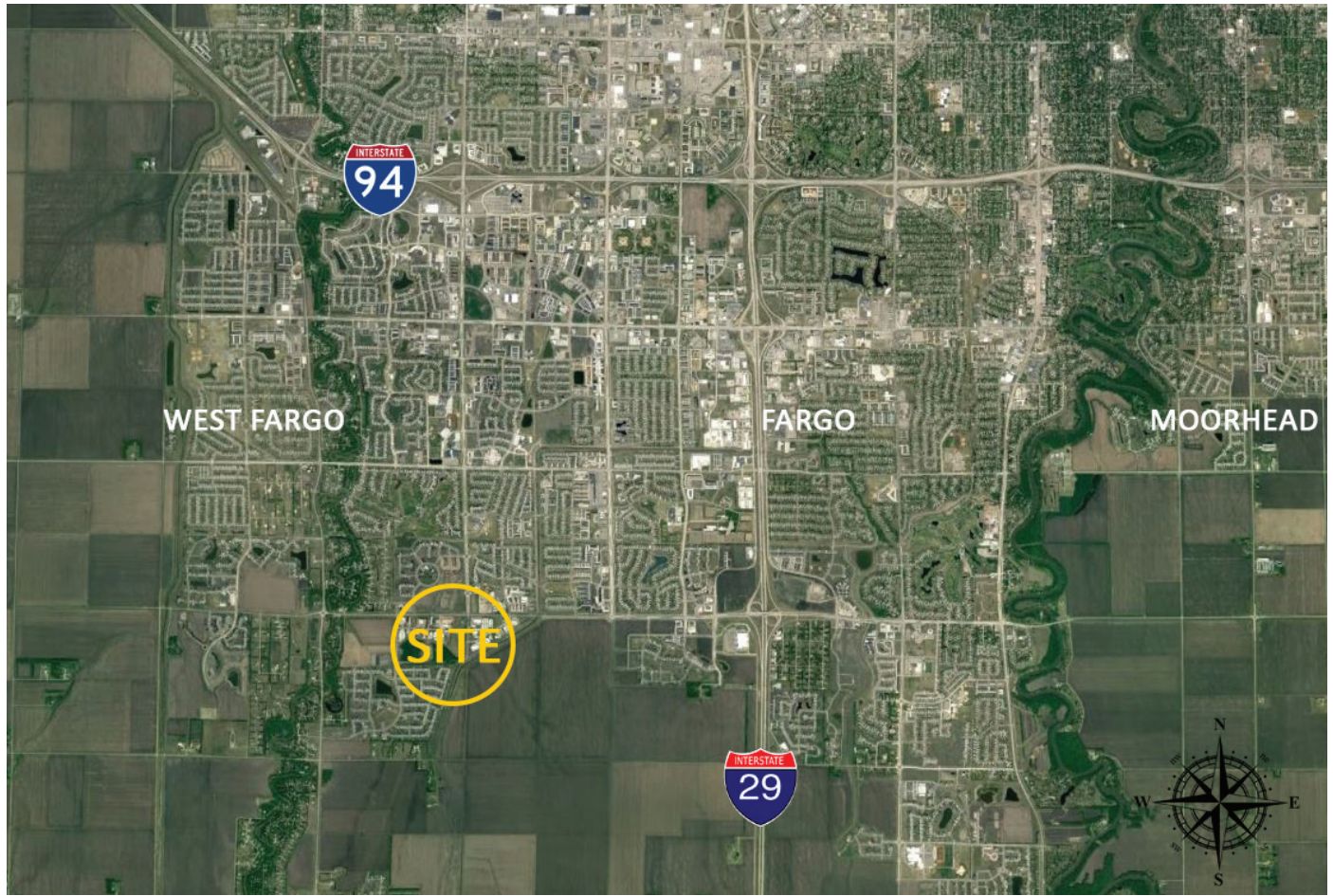
LOT VIEW



VETERANS & 52ND AVE LAND

5702 52ND AVE. S., FARGO, ND 58104

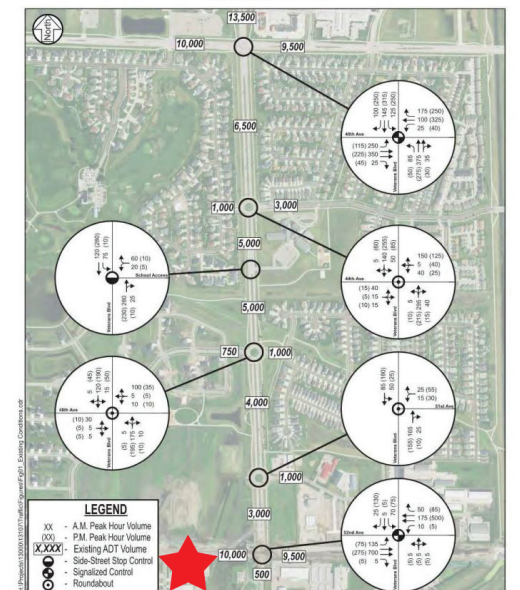
REGIONAL MAP



TRAFFIC COUNTS

VETERANS BOULEVARD CORRIDOR EXTENSION

Figure 17: Existing Traffic Volumes

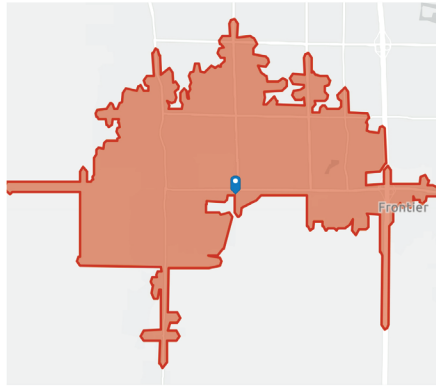


VETERANS & 52ND AVE LAND

5702 52ND AVE. S., FARGO, ND 58104



5-MINUTE DRIVE TIME



POPULATION TRENDS AND KEY INDICATORS

5702 52nd Ave S, Fargo, North Dakota, 58104 2

17,345	6,793	2.54	32.2	\$88,690	\$310,864	101	145	17
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



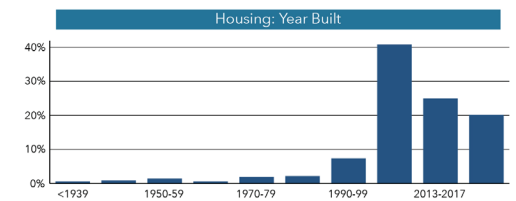
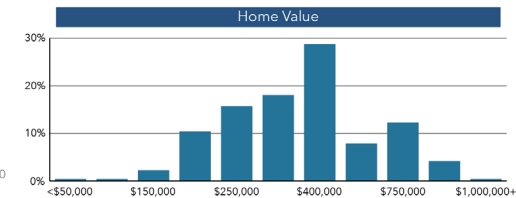
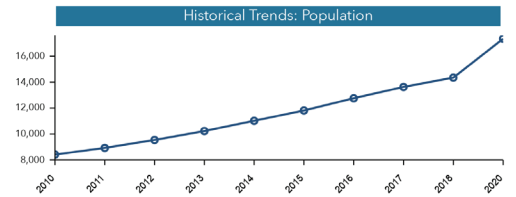
\$13,964

Avg Spent on Mortgage & Basics

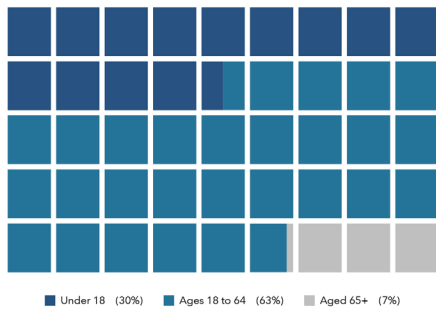


14.6%

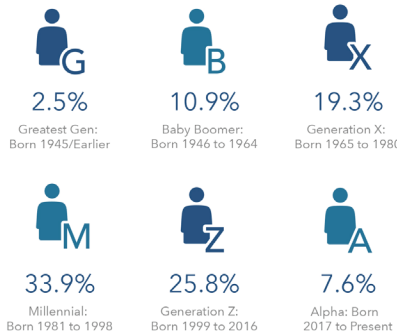
Percent of Income for Mortgage



POPULATION BY AGE

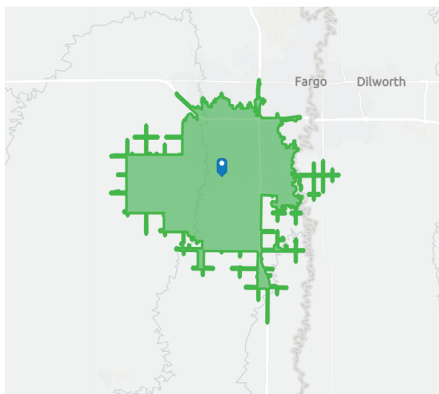


POPULATION BY GENERATION



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10-MINUTE DRIVE TIME



POPULATION TRENDS AND KEY INDICATORS

5702 52nd Ave S, Fargo, North Dakota, 58104 2

77,743	31,825	2.43	32.8	\$82,077	\$288,273	112	147	22
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



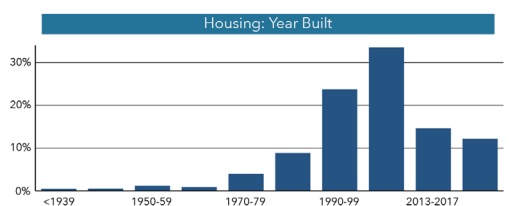
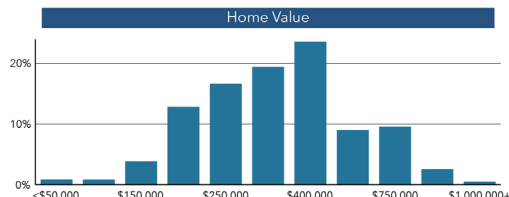
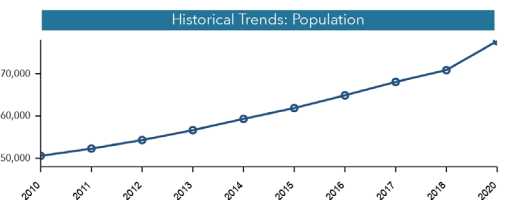
\$12,684

Avg Spent on Mortgage & Basics

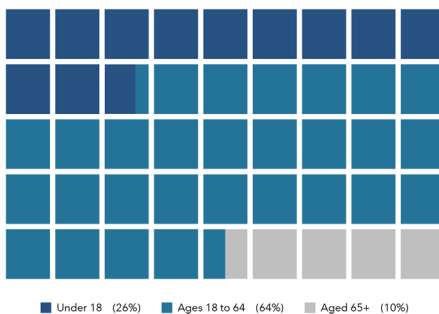


14.7%

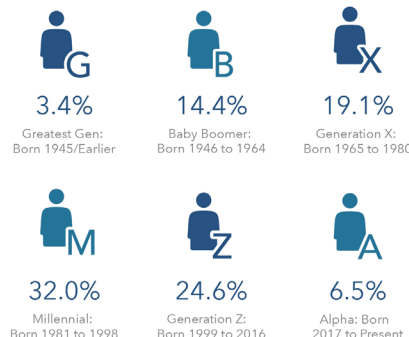
Percent of Income for Mortgage



POPULATION BY AGE



POPULATION BY GENERATION



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