

MOORHEAD INDUSTRIAL LAND

1300 25TH ST S, MOORHEAD, MN 56560


GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

FOR SALE



LAST LOT AVAILABLE IN FANTASTIC LOCATION

SIZE: 4 Acres | 174,241 SF

PRICE: \$280,000 | \$1.61 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

MOORHEAD INDUSTRIAL LAND

1300 25TH ST S, MOORHEAD, MN 56560



SIZE

4 acres
174,241 SF

PRICE

\$280,000
\$1.61 PSF

PARCEL NUMBER

58.799.0030

LEGAL DESCRIPTION

Block 001 Lot 003
12th Ave Business Park Addition

ZONING

Light industrial

2025 TAXES

\$6,322.14

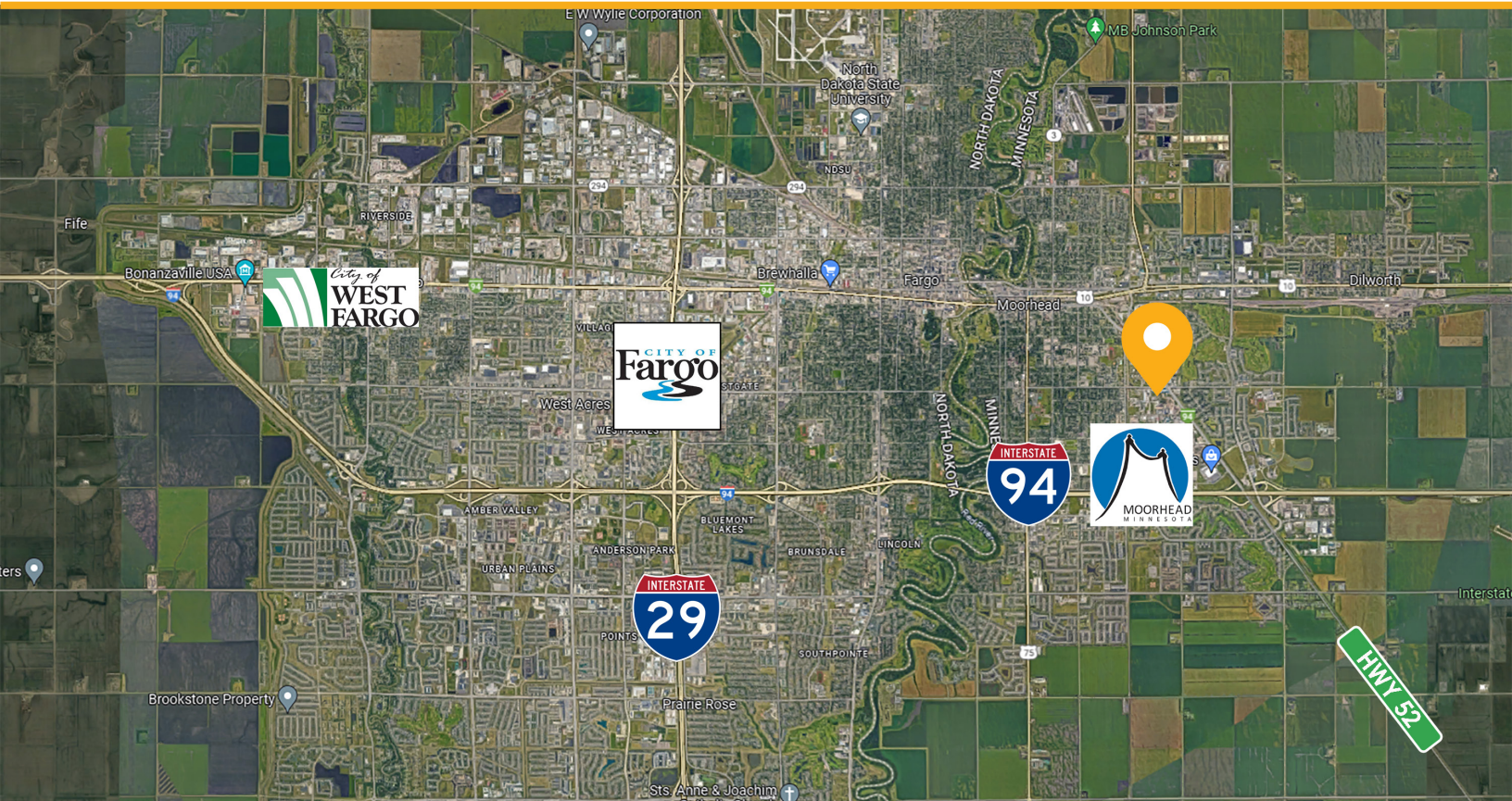
PROPERTY DESCRIPTION:

Fantastic opportunity to acquire the last available lot in this Moorhead Industrial Park! Conveniently located just off of Main Avenue and I-94, this is a prime location near Menards, Kwik Trip, and the Cullen Hockey Center. The lot itself is 4 acres in a nice square layout with direct access and utilities already in place. This would be perfect for a user with the need for large yard space or developer to demise into multiple desirable industrial lots. With a great listing price below recent comps in the area, this is a unique opportunity to own industrial land in Moorhead!

NEIGHBORING BUSINESSES:

- Kwik Trip
- Valley Alignment
- Johnsons Auto
- Games to Go
- JT Lawn
- Menards
- Cullen Hockey Center

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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PARCEL VIEW



- 4 acres
- 461' x 383' dimensions
- Utilities in place
- No additional onsite water retention needed

MOORHEAD INDUSTRIAL LAND

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1-MILE RADIUS

KEY FACTS

9,625

Population

29.5

Median Age

2.4

Average Household Size

\$76,439

Median Household Income

BUSINESS



266

Total Businesses



2,780

Total Employees

INCOME



\$76,439

Median Household Income



\$33,851

Per Capita Income



\$133,605

Median Net Worth

EDUCATION

2.5%

No High School Diploma



17.1%

High School Graduate



34.4%

Some College/ Associate's Degree



46.0%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT

64.0%

White Collar

14.2%

Blue Collar

21.9%

Services

2.7%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$100,000 - \$149,999 (16.9%)

The smallest group: \$200,000+ (6.0%)

Indicator ▲	Value	Diff	
<\$15,000	12.8%	+4.7%	
\$15,000 - \$24,999	6.5%	-0.2%	
\$25,000 - \$34,999	8.1%	+0.7%	
\$35,000 - \$49,999	7.3%	-2.8%	
\$50,000 - \$74,999	14.2%	-3.7%	
\$75,000 - \$99,999	15.0%	+2.6%	
\$100,000 - \$149,999	16.9%	-1.9%	
\$150,000 - \$199,999	13.1%	+2.1%	
\$200,000+	6.0%	-1.6%	

Bars show deviation from Clay County

3-MILE RADIUS

KEY FACTS

64,898

Population

34.6

Median Age

2.2

Average Household Size

\$67,078

Median Household Income

BUSINESS



2,675

Total Businesses



42,244

Total Employees

INCOME



\$67,078

Median Household Income



\$37,798

Per Capita Income



\$110,647

Median Net Worth

EDUCATION

4.1%

No High School Diploma



20.0%

High School Graduate



31.0%

Some College/ Associate's Degree



44.9%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT

63.7%

White Collar

18.8%

Blue Collar

17.5%

Services

2.9%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (17.3%)

The smallest group: \$200,000+ (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	9.2%	+1.1%	
\$15,000 - \$24,999	7.9%	+1.2%	
\$25,000 - \$34,999	8.4%	+1.0%	
\$35,000 - \$49,999	11.4%	+1.3%	
\$50,000 - \$74,999	17.3%	-0.6%	
\$75,000 - \$99,999	12.8%	+0.4%	
\$100,000 - \$149,999	16.9%	-1.9%	
\$150,000 - \$199,999	9.2%	-1.8%	
\$200,000+	6.8%	-0.8%	

Bars show deviation from Clay County

5-MILE RADIUS

KEY FACTS

132,178

Population

33.8

Median Age

2.1

Average Household Size

\$62,932

Median Household Income

BUSINESS



5,267

Total Businesses



82,911

Total Employees

INCOME



\$62,932

Median Household Income



\$38,366

Per Capita Income



\$99,882

Median Net Worth

EDUCATION

3.9%

No High School Diploma



20.0%

High School Graduate



32.5%

Some College/ Associate's Degree



43.5%

Bachelor's/Grad/ Prof Degree

EMPLOYMENT

61.1%

White Collar

20.4%

Blue Collar

18.5%

Services

3.0%

Unemployment Rate

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (18.7%)

The smallest group: \$200,000+ (7.3%)

Indicator ▲	Value	Diff	
<\$15,000	8.0%	-0.1%	
\$15,000 - \$24,999	8.4%	+1.7%	
\$25,000 - \$34,999	8.8%	+1.4%	
\$35,000 - \$49,999	12.6%	+2.5%	
\$50,000 - \$74,999	18.7%	+0.8%	
\$75,000 - \$99,999	12.1%	-0.3%	
\$100,000 - \$149,999	16.3%	-2.5%	
\$150,000 - \$199,999	7.8%	-3.2%	
\$200,000+	7.3%	-0.3%	

Bars show deviation from Clay County