

VETERANS & 88TH AVE DEVELOPMENT LAND

8458 57TH ST S, FARGO, ND



FOR SALE



INCREDIBLE DEVELOPMENT LAND ON VETERANS AND 88TH AVENUE FOR SALE!

Size: 76.26 acres | 3,321,886 SF

Price: \$3,725,000 | \$1.12 PSF

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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SIZE

76.26 acres | 3,321,886 SF

PRICE

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PARCEL NUMBER

01-3511-00090-000
64-0000-01590-060

LEGAL

W1/2SW1/4 16-138-49 less farm site

FLOOD PLAIN

Portions in 100-year
(To be removed with FM Diversion)

ZONING

Agricultural

2025 TAXES

\$1,275.10

SPECIALS BALANCE

\$0

CITY LIMITS

Fargo

PROPERTY DESCRIPTION:

This site offers an incredible opportunity for development in one of the SW Metro's fastest-growing areas! Located at the intersection of Veterans Boulevard and 88th Avenue S, this site will offer significant potential for a variety of development options. With its strategic position near key amenities and major developments, this property is perfectly suited for future commercial, mixed-use, or residential zoning.

Property Highlights:

- Prime Location: Positioned at the intersection of Veterans Boulevard and 88th Avenue S, two major, future arterial roads in a high-growth corridor.
- Rapid Growth Area: Surrounded by thriving neighborhoods like Cub Creek, Lakeview, and Terra Gardens.
- Strong Demographics: Exceptional 1-mile demographics with a median household income of over \$115,000 - among the highest in the metro area.
- Proximity to Key Amenities: The site sits less than 1 mile east of the new Horace High School, and just 4 miles from the Fargo Park Sports Center and the soon-to-be-built I-29/64th Ave interchange.
- Future Development Potential: Ideal for commercial, residential, or mixed-use developments.

This property offer a unique chance to capitalize on the SW Metro's robust growth. Do not miss out on this prime investment opportunity in one of the metro's most sought-after locations!

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



PROPERTY FEATURES:

- *Directly on future arterial roadways of Veterans Blvd and 88th Ave S.*
- *Rapid development in the immediate area.*
- *Mix of potential commercial and residential uses.*
- *Less than 1 mile from new Horace High School.*
- *4 miles from I-29/64th Avenue exchange and Fargo Parks Sports Center project.*
- *Portions of the site already in the city limits of Fargo.*
- *Incredibly strong demographics in the immediate area.*

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GOLDMARKTM
COMMERCIAL REAL ESTATE INC

VIEW TO THE NORTHWEST



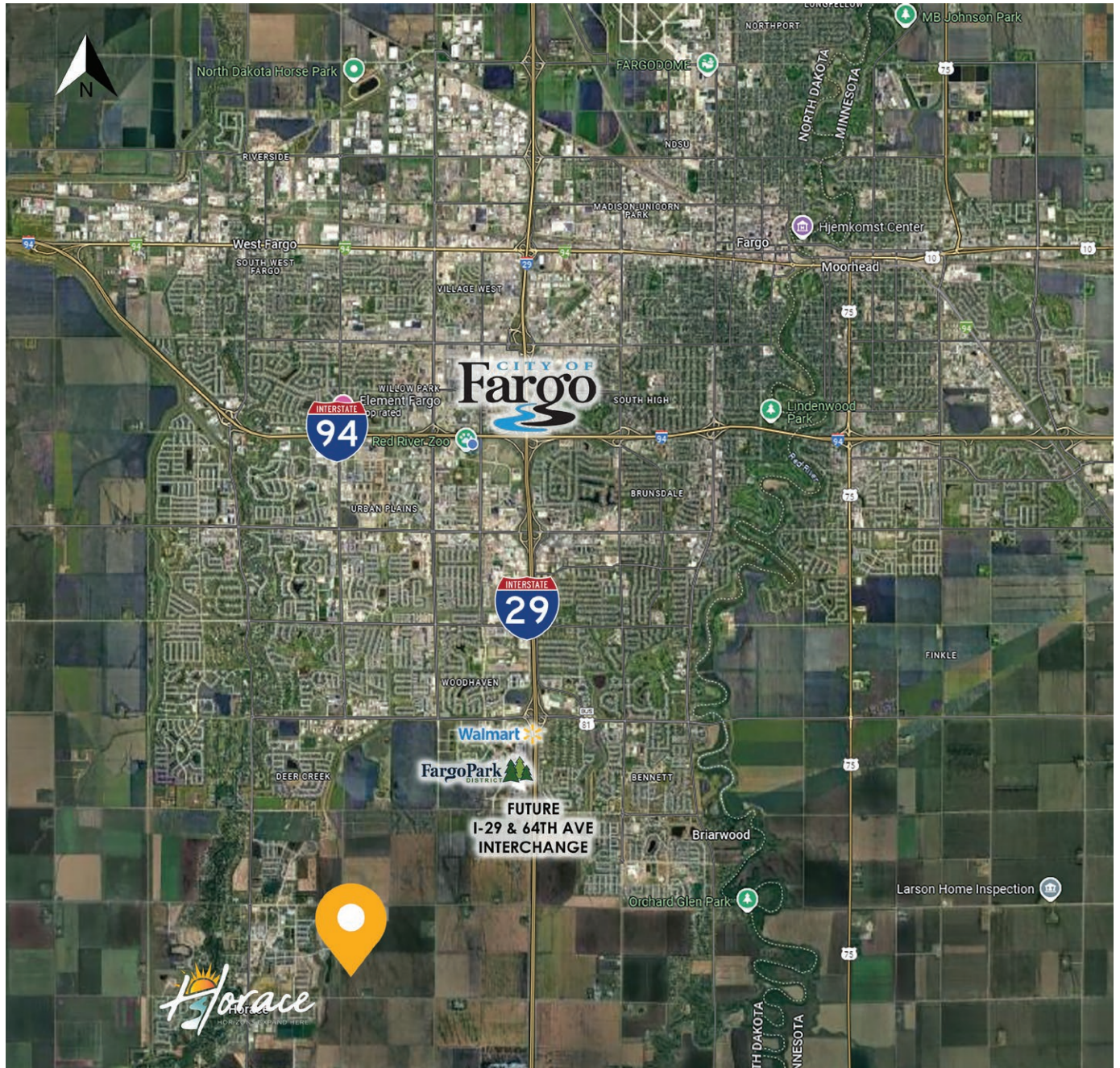
VIEW TO THE WEST



VETERANS & 88TH AVE DEVELOPMENT LAND

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REFERENCE MAP

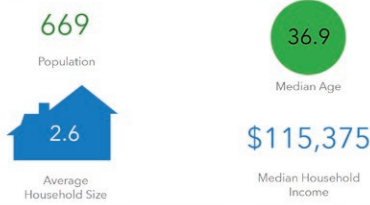


VETERANS & 88TH AVE DEVELOPMENT LAND

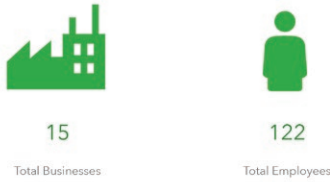
8458 57TH ST S, FARGO, ND

1-MILE RADIUS

KEY FACTS



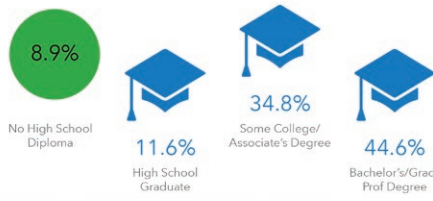
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



2025 Households by income (Esri)

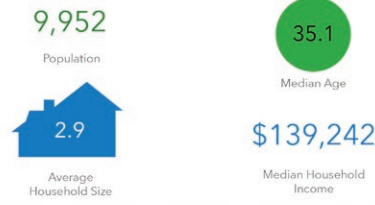
The largest group: \$100,000 - \$149,999 (33.3%)
The smallest group: \$15,000 - \$24,999 (2.4%)

Indicator #	Value	Diff
<\$15,000	3.2%	-2.5%
\$15,000 - \$24,999	2.4%	-4.2%
\$25,000 - \$34,999	4.4%	-2.5%
\$35,000 - \$49,999	4.4%	-6.9%
\$50,000 - \$74,999	11.1%	-5.6%
\$75,000 - \$99,999	13.9%	+1.3%
\$100,000 - \$149,999	33.3%	+13.4%
\$150,000 - \$199,999	13.9%	+4.8%
\$200,000+	13.9%	+2.9%

Bars show deviation from Cass County

3-MILE RADIUS

KEY FACTS



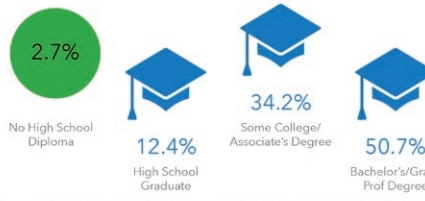
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



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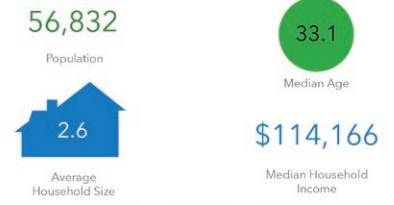
The largest group: \$100,000 - \$149,999 (27.0%)
The smallest group: <\$15,000 (2.1%)

Indicator #	Value	Diff
<\$15,000	2.1%	-3.6%
\$15,000 - \$24,999	2.2%	-4.4%
\$25,000 - \$34,999	2.2%	-4.7%
\$35,000 - \$49,999	6.4%	-4.9%
\$50,000 - \$74,999	7.0%	-9.7%
\$75,000 - \$99,999	8.3%	-4.3%
\$100,000 - \$149,999	27.0%	+7.1%
\$150,000 - \$199,999	18.4%	+9.3%
\$200,000+	26.4%	+15.4%

Bars show deviation from Cass County

5-MILE RADIUS

KEY FACTS



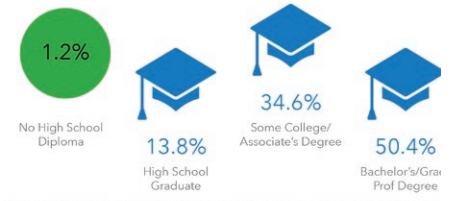
BUSINESS



INCOME



EDUCATION



EMPLOYMENT



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\$50,000 - \$74,999	13.4%	-3.3%
\$75,000 - \$99,999	10.1%	-2.5%
\$100,000 - \$149,999	26.1%	+6.2%
\$150,000 - \$199,999	13.4%	+4.3%
\$200,000+	18.6%	+7.6%

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