

HWY 10/HWY 75 LAND

2501 4TH AVE N, MOORHEAD, MN 56560

**GOLDMARK**[™]
COMMERCIAL REAL ESTATE INC

FOR SALE



INVESTMENT or OWNER-OCCUPIER OPPORTUNITY!

Sale Price: \$1,550,000 | \$4.33 PSF

Lot Size: 8.22 Acres

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Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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LOT SIZE

8.22 Acres

PRICE

\$1,550,000 | \$4.33 PSF

PARCEL NUMBER

58.549.0010

2025 TAXES/SPECIALS

\$19,844.00

REMAINING SPECIALS

\$54,063.39

ZONING

Gateway Mixed Use- MU4

PROPERTY DESCRIPTION:

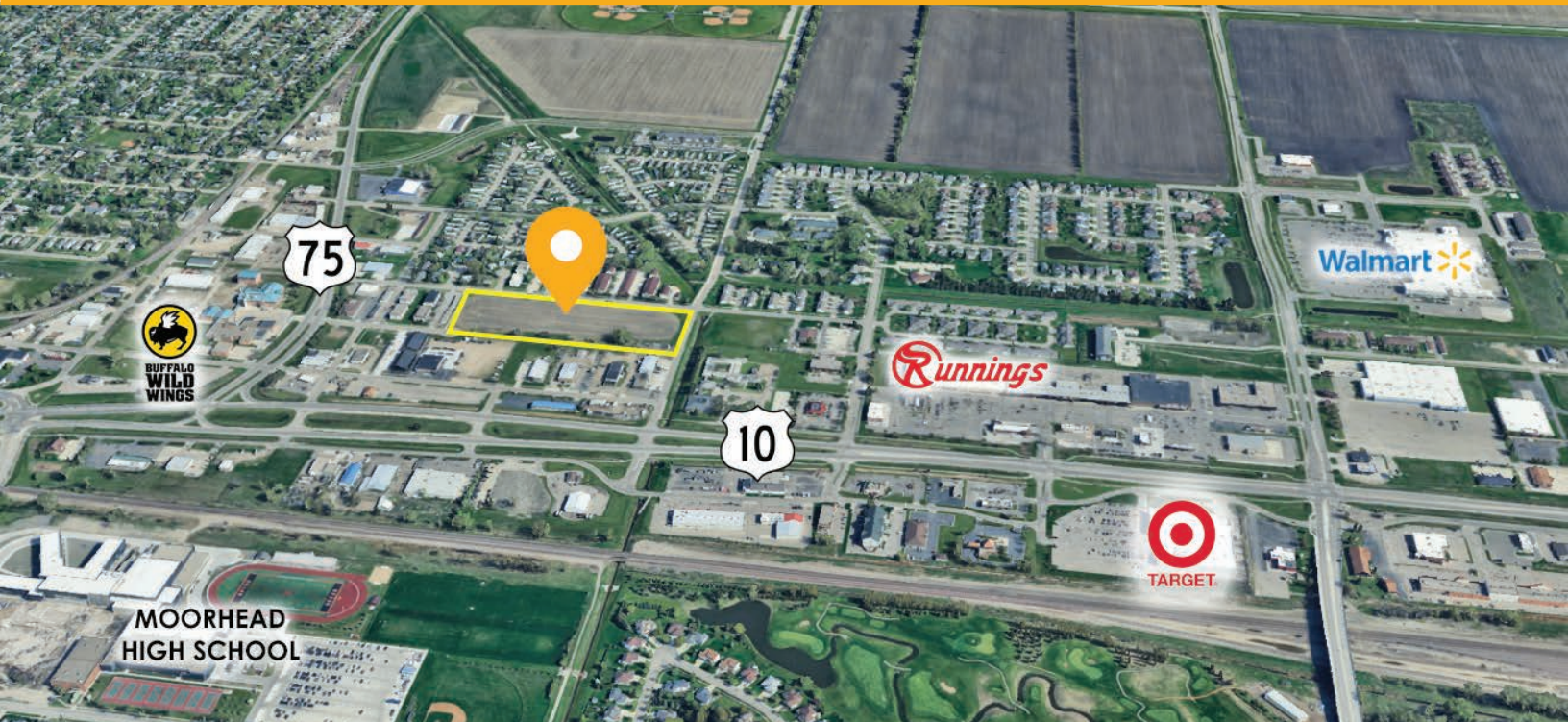
Exceptional opportunity to develop approximately 8.2 acres in the thriving community of Moorhead, Minnesota! Strategically located at the intersection of Highway 10 and Highway 75, this parcel offers outstanding accessibility and exposure. Zoned MU-4 (Mixed Use), the property provides incredible flexibility for a variety of uses — including commercial, retail, and multifamily development. Surrounded by major retailers such as Walmart, Target, Starbucks, Runnings, and more, the site is perfectly positioned for both investors and owner-occupants seeking a dynamic growth location. Whether you're envisioning a mixed-use development, retail center, or residential project, this site delivers the location, zoning, and opportunity to bring your vision to life.

*Potential incentive opportunities available with City of Moorhead.
(Housing TIF and/or tax abatement.)

NEIGHBORS:

- Moorhead High School
- Walmart
- Runnings
- Downtown Moorhead
- Highway 10 and Highway 75
- Interstate 94

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



DEMOGRAPHICS

