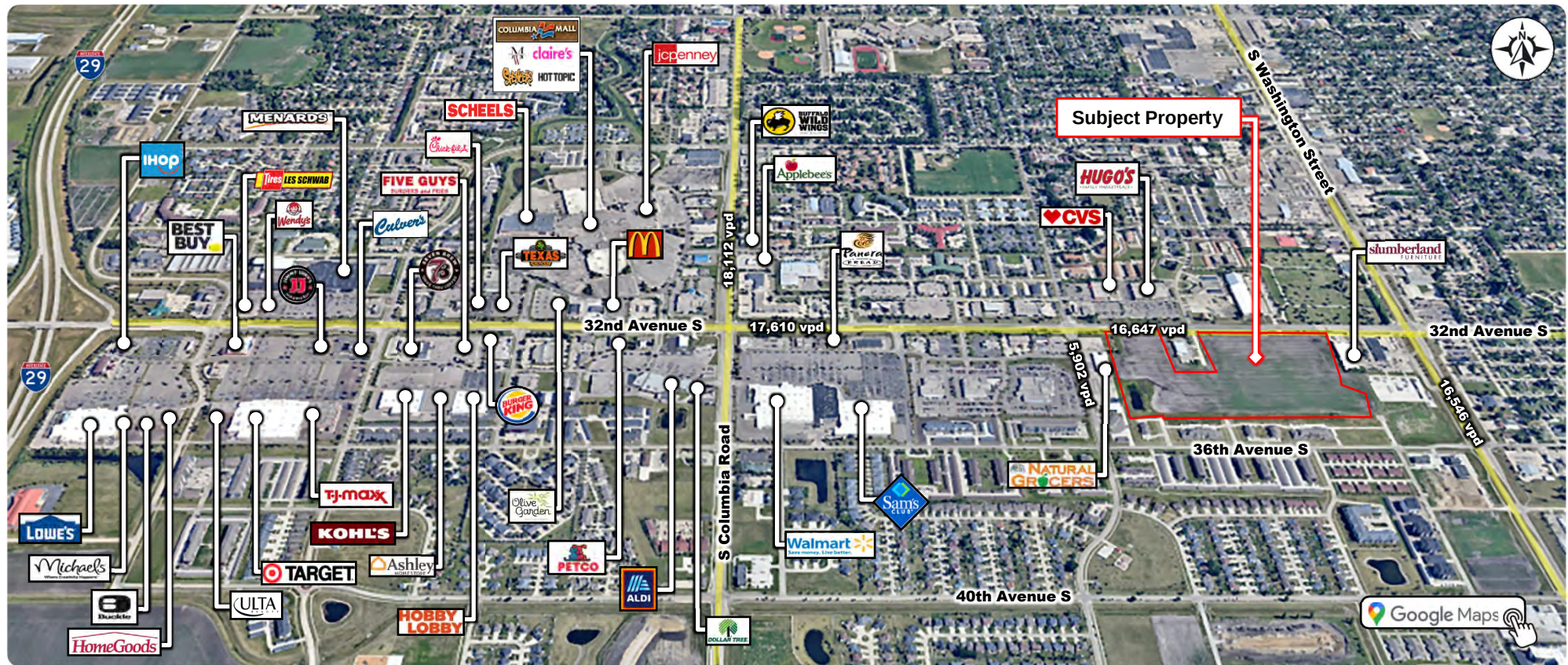


Retail Pads and Multifamily Lots Available

32nd Avenue S | Grand Forks, North Dakota



DUEMELANDS
COMMERCIAL REAL ESTATE



PRICE & BTS LEASE RATES NEGOTIABLE

PROPERTY INFORMATION

- 37.04 total acres available
- Retail pads and Multifamily lots planned
- Currently unplatted AG land
- Located along 32nd Avenue S (16,647 VPD)

AREA INFORMATION

- Adjacent to Natural Grocers, Hugo's, CVS, & Slumberland
- Close to Walmart / Sam's Club, Grand Forks Marketplace, Columbia Mall, & major national retail and restaurant brands
- Average Household Income of \$97,000 within 3-mile radius



DUEMELANDS COMMERCIAL INC
301 E. Thayer Avenue - Bismarck, ND 58501
701.221.2222 | www.duemelands.com

JILL DUEMELND, CCIM

CEO & President

701.471.8996 | jill@duemelands.com

APRIL EIDE, CCIM

Vice President of Brokerage

701.391.8220 | april@duemelands.com

The information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessee should conduct their own analysis and rely on their own investigative results.

Retail Pads and Multifamily Lots Available

32nd Avenue S | Grand Forks, North Dakota



AREA DEMOGRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population:	14,479	55,861	70,837
Number of Households:	7,179	24,217	30,504
Average Household Income:	\$85,296	\$96,911	\$93,505
% of HH w/ \$50K+ Income:	67.9%	70.5%	69.7%
% of Pop. w/ Assoc. Degree+:	52.4%	55.9%	54.4%
Number of Employees:	7,991	39,281	54,398
Number of Businesses:	456	1,948	3,051

PRELIMINARY SITE PLAN



RETAIL / RESTAURANTS WITHIN 5-MINUTES



DUEMELANDS COMMERCIAL INC
301 E. Thayer Avenue - Bismarck, ND 58501
701.221.2222 | www.duemelands.com

JILL DUEMELND, CCIM

CEO & President
701.471.8996 | jill@duemelands.com

APRIL EIDE, CCIM

Vice President of Brokerage
701.391.8220 | april@duemelands.com

The information contained herein, while not guaranteed, have been obtained from sources we believe to be reliable. We make no warranties, whether expressed or implied, as to the accuracy or completeness of the information. Any reference to square footage and monetary values are considered approximations. Buyer or Lessee should conduct their own analysis and rely on their own investigative results.

Retail Pads and Multifamily Lots Available

32nd Avenue S | Grand Forks, North Dakota



GRAND FORKS – KEY INDUSTRIES

➤ Agribusiness

- Grand Forks is in the Red River Valley, which is some of the richest farmland in the country. Not only does the region lead the nation in food production and processing, it also has the transportation infrastructure to distribute the food to markets across the Midwest United States and Canada.
- European potato processing company Agristo announced that it intends to build its first US production plant in Grand Forks. The production plant construction is anticipated to be a direct investment of \$450 million. Once the facility is operational, it is expected to add 250 to 350 jobs. Agristo supplies frozen potato products to Wal-Mart.

➤ Manufacturing

- Manufacturing is a strong sector in the Grand Forks area. From composites to metal to food processing, the region has a diverse manufacturing base.
- The University of North Dakota and Northland Community & Technical College support businesses by developing specialized training and certification courses, filling internships, and providing a ready workforce to fill in-demand positions.

➤ Biomedical Research

- The University of North Dakota received \$182 million in research funding in 2023. The annual state-wide impact of the UND research is \$300 million.
- UND Medical School is in the top 3% of universities in the US for microbiology and immunology.

➤ Technology & Unmanned & Autonomous Systems

- UND Aerospace was the first 4-year degree program to receive Aviation Accreditation Board International (AABI) accreditation for Unmanned Aircraft Systems (UAS)
- UND Aerospace Foundation operates a 33-acre UAS test range at Gorman Field along with interior workspaces and office facilities.
- The HIVE UAS Tech Accelerator is a 36,000 sf facility offering offices, meeting rooms, workshops with 3D printers, and event space to help upscale companies.
- The Grand Sky UAS Park is the first dedicated commercial UAS business park in the nation.

Agristo
we love potatoes



**NORTHERN PLAINS
UAS TEST SITE**



DUEMELANDS COMMERCIAL INC

301 E. Thayer Avenue - Bismarck, ND 58501
701.221.2222 | www.duemelands.com

JILL DUEMELND, CCIM

CEO & President
701.471.8996 | jill@duemelands.com

APRIL EIDE, CCIM

Vice President of Brokerage
701.391.8220 | april@duemelands.com

Retail Pads and Multifamily Lots Available

32nd Avenue S | Grand Forks, North Dakota



UNIVERSITY OF NORTH DAKOTA

- UND is the largest university in the ND University System with a 521-acre campus and 225+ academic programs, including North Dakota's only law and medical schools.
- UND had a record enrollment for the 2025-2026 academic year with over 15,000 students. Enrollment for the 2026-2027 academic year is expected to be even higher, defying national trends of declining higher-education enrollment.
- UND provides \$1.7 billion in overall economic impact for the state and region.



ALTRU HEALTH SYSTEM

- Altru opened a new state-of-the-art hospital in January 2025, featuring 226 beds, 12 operating rooms, and 16-bed observation unit.
- With over 4,000 employees, Altru Health System is the single largest non-governmental employer in Grand Forks.
- Altru Hospital in Grand Forks broke ground on a \$18 million expansion.



GRAND FORKS AIR FORCE BASE

- Grand Forks Air Force Base is home to the 319th Mission Support Group. The base houses seven squadrons and 1,300 airmen and civilian personnel.
- As of 2023, the GFAFB contributed an estimated \$270 million to the local and state economy.



GRAND FORKS SPORTS & RECREATION

- **Ralph Engelstad Arena**
 - \$104 million world class 400,000 sf arena
 - Home to the Division I Fighting Hawks Hockey Team
- **Alerus Center**
 - Regions largest convention and meeting facility
 - 160,000 sf convention and trade show space
- **Canad Inn Destination Center**
 - Ambassador Banquet & Conference Centre



DUEMELANDS COMMERCIAL INC
301 E. Thayer Avenue - Bismarck, ND 58501
701.221.2222 | www.duemelands.com

JILL DUEMELND, CCIM
CEO & President
701.471.8996 | jill@duemelands.com

APRIL EIDE, CCIM
Vice President of Brokerage
701.391.8220 | april@duemelands.com