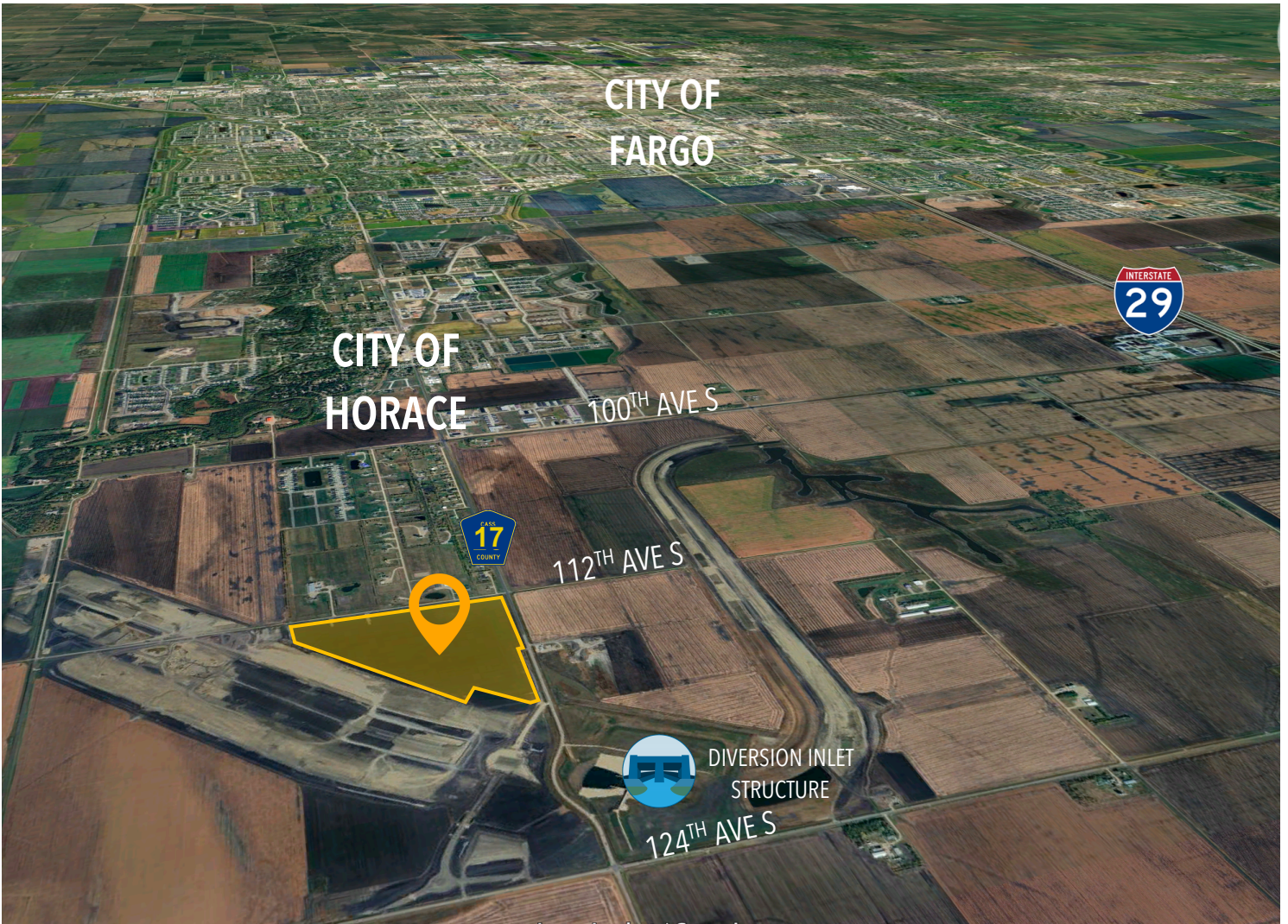




HORACE DEVELOPMENT LAND

HORACE, NORTH DAKOTA

LISTING BROKERS

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PROPERTY DETAILS

SITE SIZE	93.73 ± Acres 4,082,878 SF
PARCELS	15-0000-02670-030 15-0000-02670-050 15-0000-02670-060
MUNICIPALITY	City of Horace
CURRENT ZONING	Agricultural
BALANCE OF SPECIAL ASSESSMENTS	Remaining Balance (Principal Only) \$ 33,230.39 Work in Progress (Estimate Only) \$ 0.00 (Special Assessment information provided by Cass County Treasurer on 12/19/2024)
UTILITIES	Electric: Cass County Electric Coop Gas: Xcel Energy Sewer Distribution: City of Horace (Not currently in place) Water Distribution: Cass Rural Water
TRANSPORTATION	Nearest Interstates: North/South: I-29 (4.0 miles) East/West: I-94 (11 miles via I-29) Nearest Commercial Airport: Hector International (15.2 miles via I-29)
PRICE	\$3,150,000 Prime development land located within the FM Diversion protection area and Horace city limits. This site is positioned at the corner of 112 th Avenue South and County Road 17 adjacent to existing residential development to the north.

DEMOGRAPHIC PROFILE

5 MILE RADIUS

DATA PROVIDED BY ESRI

7,566 Population	34.5 Median Age	2,521 Households	0.4% Unemployment Rate	2.0% State Unemployment Rate
19% High School Graduate	32% Some College	47% Bachelor's/Grad/Prof. Degree	\$55,652 Per Capita Income	\$131,939 Median Household Income

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08/18/2025