

I-94 & HWY 15 LAND

RURAL MAPLETON, ND

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



PRIME LAND ON SOUTHWEST CORNER OF I-94 & HWY 15 INTERCHANGE

PARCEL SIZE: 20 +/- acres
PRICE: \$2,400,000 | \$120,000/acre

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PARCEL SIZE

+/- 20 acres

PRICE

\$2,400,000 | \$120,000/acre

2025 TAXES

\$997.84 (no specials)

PARCEL

53-0000-09048-030

ZONING

Agricultural

TRAFFIC COUNTS

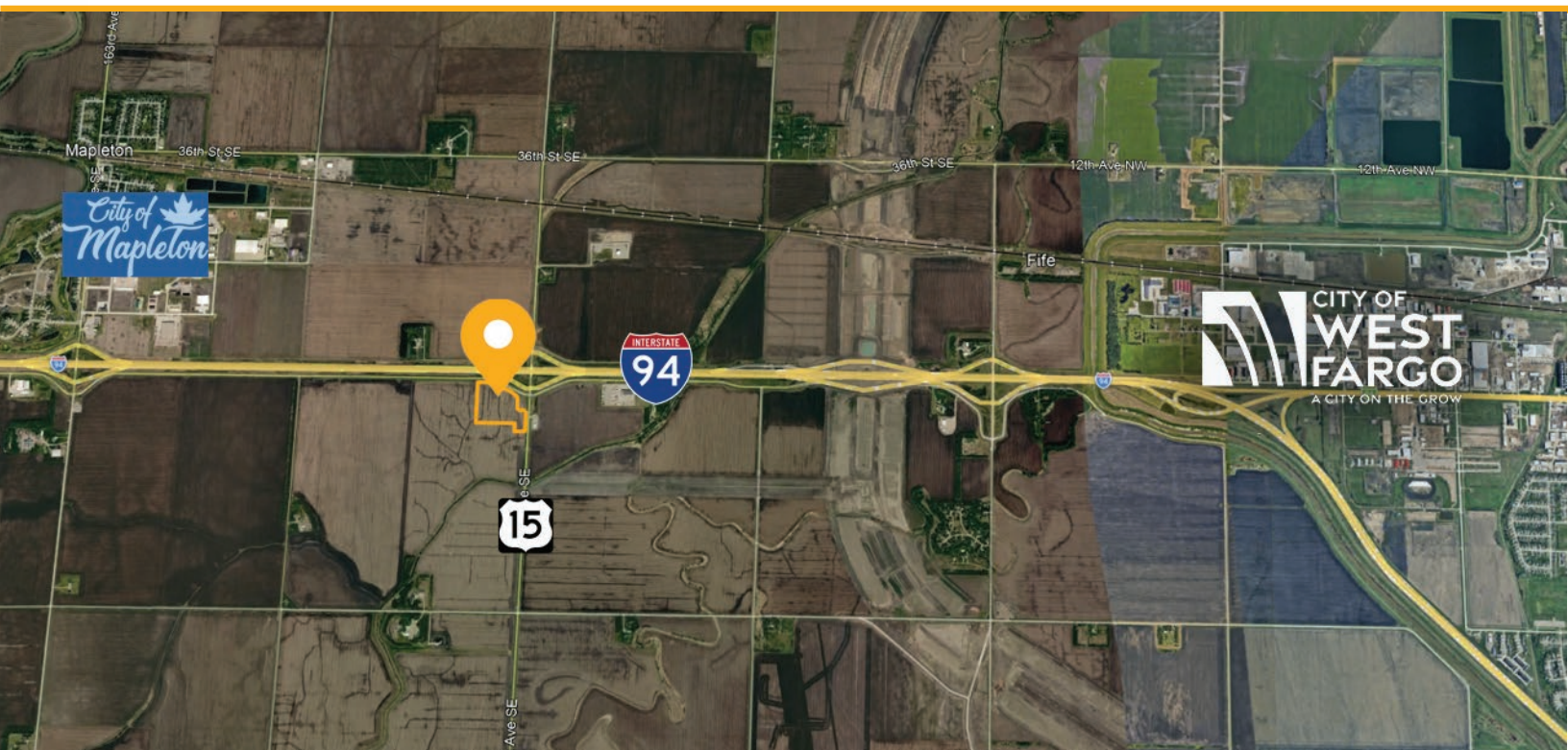
I-94 = 18,915 VPD

Hwy 15/south side = 1,260 VPD

PROPERTY DESCRIPTION:

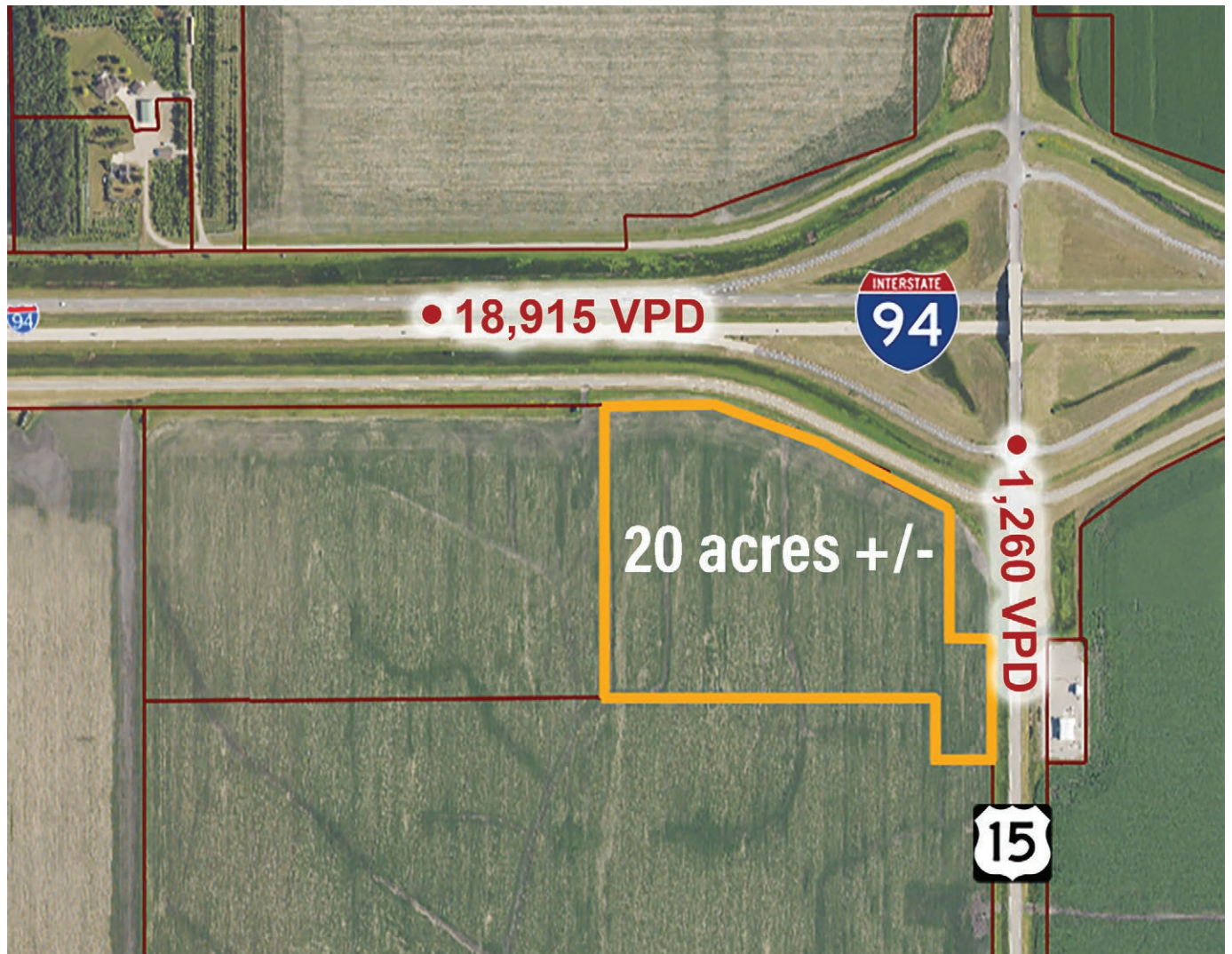
Positioned at the southwest corner of the I-94 and Highway 15 interchange, this ±20 acre site offers a rare combination of scale, visibility and direct interstate access. The property benefits from strong daily traffic counts along both corridors, making it an ideal location for high-demand uses such as logistics headquarters, truck stop/travel center or large-scale commercial development. Its strategic placement along a primary east-west I-94 freight route provides efficient connectivity for regional and national distribution, while the prominent interchange location ensures maximum exposure and ease of access for both passenger and commercial traffic.

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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PROPERTY FEATURES:

- Great access to I-94 and Highway 15 interchange
- Ideal for logistics headquarters or travel center development
- Prime Southeast Corner location
- No specials
- Power, water and natural gas located nearby

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Lot Dimensions (Ft)