



SOUTH FARGO DEVELOPMENT LAND
FARGO, NORTH DAKOTA

LISTING BROKERS

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PROPERTY DETAILS

Site Size 139.67 ± Acres
6,084,025 SF

Current Zoning Agricultural

Municipality City of Fargo Extraterritorial

Property Tax

Consolidated	\$ 2,288.33
Specials Annual Installment	\$ 0.00
Drains	\$ 104.71
<u>Discount (Payment by February 15th)</u>	<u>- \$ 114.37</u>
2024 Total Property Tax	\$ 2,278.67

(Based on combined 2024 Cass County Property Tax Statement for (3) Tax Parcels that comprise Subject Parcel)

Parcel No. 64-0000-01480-020
64-0000-01480-010
64-0000-01440-000

Price \$6,285,150

Transportation Nearest Interstates: North/South: I-29 (1.2 miles) East/West: I-94 (7.6 miles)
Nearest Commercial Airport: Hector International (13.1 miles)

Traffic Counts 15,510 cars/day at I-29
2021 NDDOT Traffic Count


Excellent opportunity to acquire development land in South Fargo's extraterritorial zone. This site will benefit from the protection of the FM Diversion, currently under construction. Accessible from I-29 by I-29/Horace interchange at 100th Avenue South; with a future overpass planned at 88th Avenue South, interchange at 76th Avenue South, and planned bridge at 76th Avenue South connecting to Minnesota.

This site is located along 88th Avenue South, adjacent to 130 acres of Fargo Park District land and near 76 acres of Fargo Public School land. The City of Fargo's long-term growth plan indicates a combination of commercial, mixed-use, and residential intended for this site.

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