

DMF DEVELOPMENT

450 23RD AVE E, WEST FARGO, ND 58078



COMMERCIAL LAND FOR SALE



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LOT SIZES AVAILALBE

Up to 13.49 Acres | 587,885 SF
Lot sizes: 52,638 - 353,103 SF

PRICE PER LOT

\$14.00 - \$16.00 PSF
See page 4

LEGAL DESCRIPTION

DMF Addition Plat

ZONING

Light Commercial

BUILD-TO-SUIT/LEASEBACK

Negotiable

POTENTIAL USES

Office
Retail
Medical
Mixed-Use Residential

TRAFFIC VOLUME

Vehicles Per Day = 49,000+

ESTIMATED SPECIALS

\$3.25 PSF

PROPERTY DESCRIPTION:

Exceptional development land available, located adjacent to Costco and Duluth Trading, and sits only ½ mile to Sanford Health's premiere regional hospital. Within the last 4 years, this corridor has seen tremendous new development with some of the best Class A office buildings in the FM Area.

Neighbors include Enclave, River's Bend Medical Center, Vance Thompson Vision, Doosan Bobcat and Titan Machinery. Along with Costco and Duluth Trading, there is a great national tenant mix in the vicinity including Verizon, Jimmy John's, McDonalds, Taco Bell, and Courtyard by Marriott. In addition to the numerous commercial and retail neighbors, this site is directly adjacent to River's Bend at the Preserve, one of the most desirable single-family developments in the area.

With traffic counts exceeding 49k vehicles per day on I-94, this development land is a great opportunity for a large corporate office center, with the potential for retail opportunities that can feed off the high traffic volume pulled in from Costco and Duluth Trading. Road/infrastructure was completed in 2025. Lots can be sized smaller or larger based on a buyer's requirements. Do not miss out on this rare opportunity!

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.

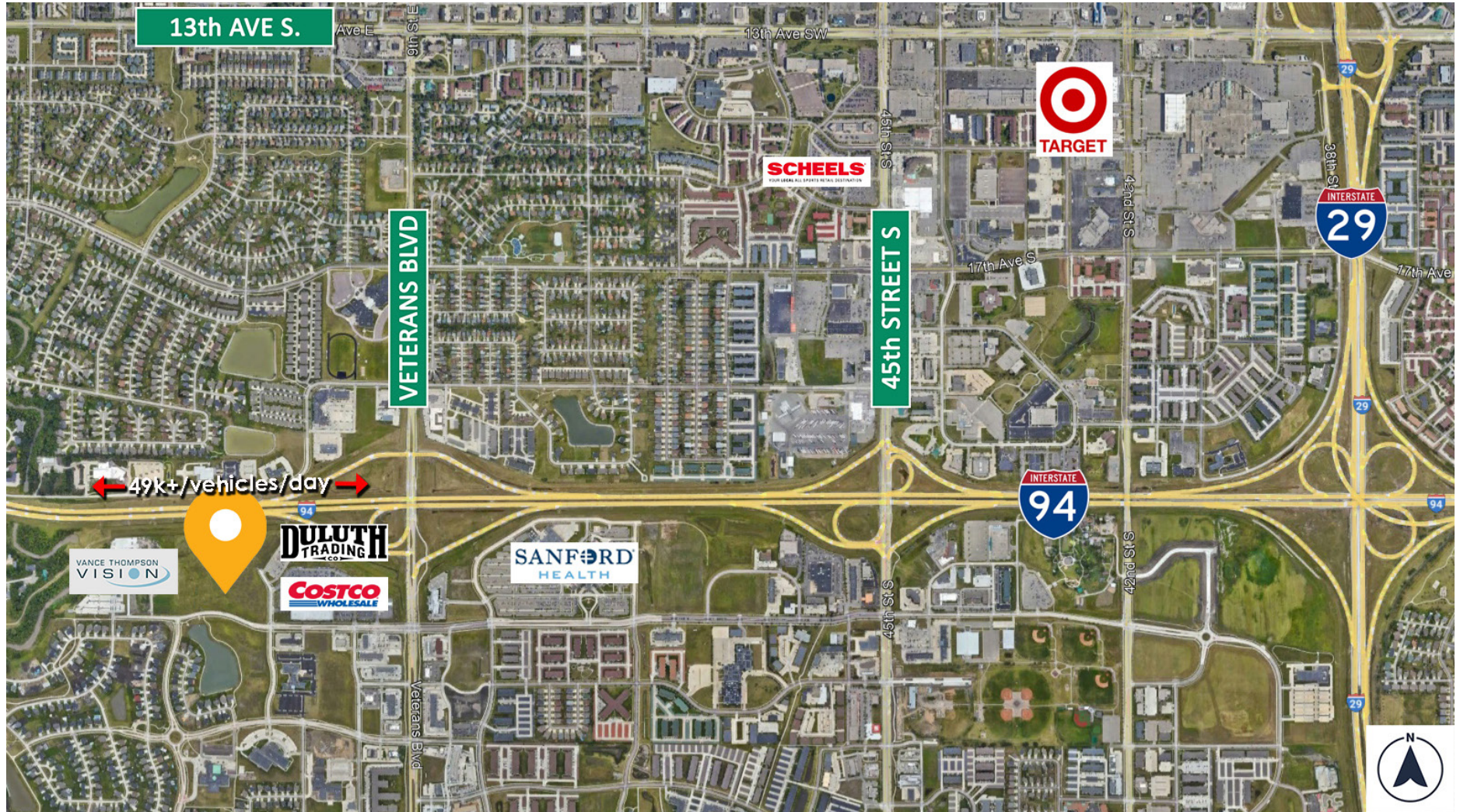
PROPERTY FEATURES:

- Incredible visibility to high traffic volumes
- Over 49k+/vehicles/day on I-94
- Neighbor's to Costco and Duluth Trading
- Fastest growing neighborhood in FM Area
- Easy access on/off interstate
- Sub-dividable
- Purchase or leaseback options
- Large mix of potential uses

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REFERENCE MAP



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LOT PRICING

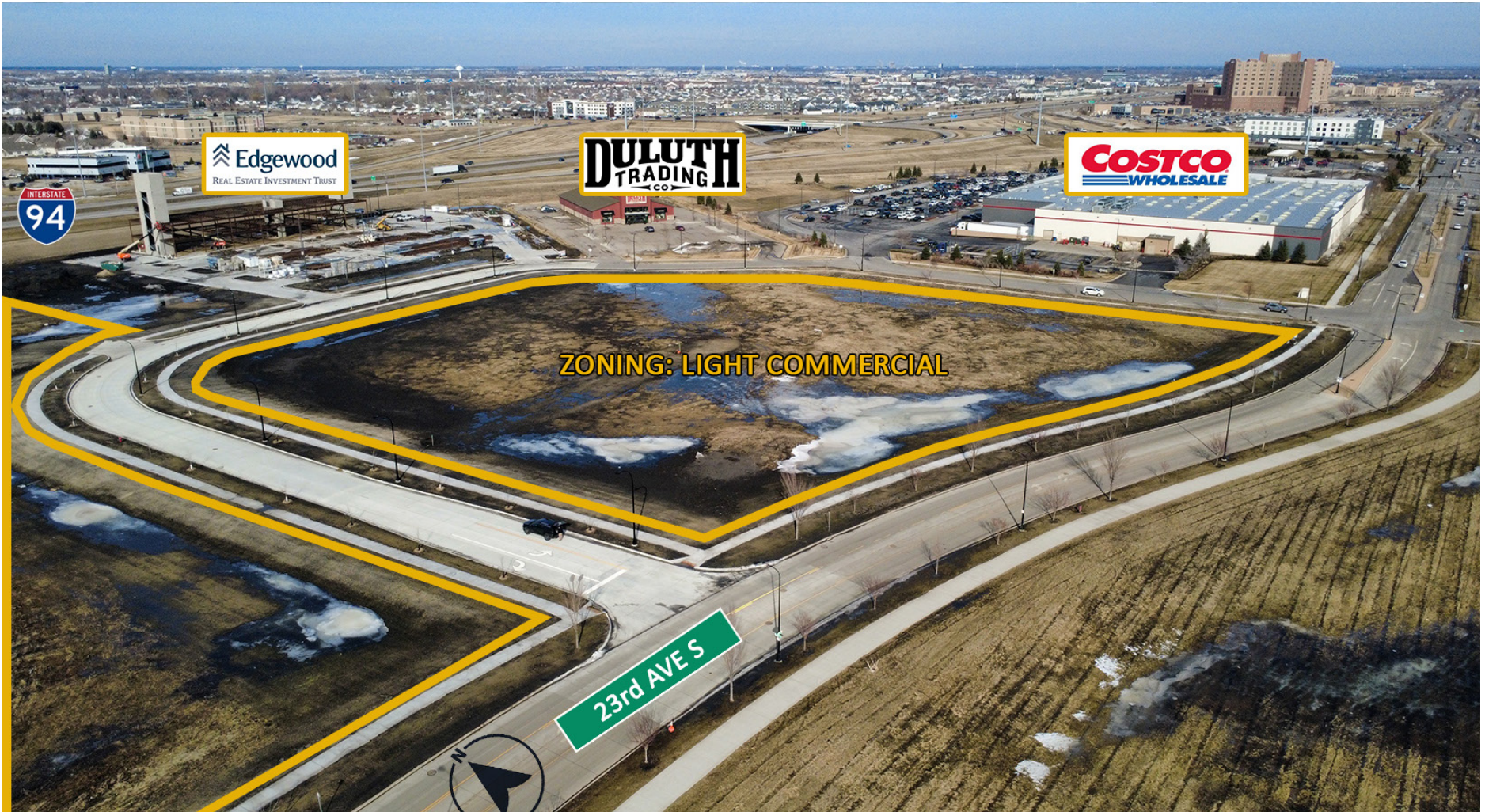


LOT #	Block #	SIZE - SF	SIZE-AC	PRICE/SF	TOTAL
1	1	147,407	3.384	\$14.00	\$2,063,698
2	1	205,696	4.722	\$15.00	\$3,085,440
3	1	123,665	2.839	\$15.00	SOLD
4	1	134,865	3.096	\$15.00	SOLD
1	2	126,137	2.896	\$16.00	\$2,018,192
2	2	52,638	1.208	\$14.00	\$736,932
3	2	56,036	1.286	\$15.00	\$840,540

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NEIGHBORS



NEIGHBORS:

- | | | |
|--|---|---|
| <ul style="list-style-type: none">• Costco | <ul style="list-style-type: none">• Jimmy John's | <ul style="list-style-type: none">• Enclave HQ |
| <ul style="list-style-type: none">• Duluth Trading Company | <ul style="list-style-type: none">• Courtyard by Marriott | <ul style="list-style-type: none">• Sanford Health |
| <ul style="list-style-type: none">• Verizon | <ul style="list-style-type: none">• Titan Machinery HQ | <ul style="list-style-type: none">• Vance Thompson Vision |
| | <ul style="list-style-type: none">• Bobcat HQ | <ul style="list-style-type: none">• River's Bend Medical Center |

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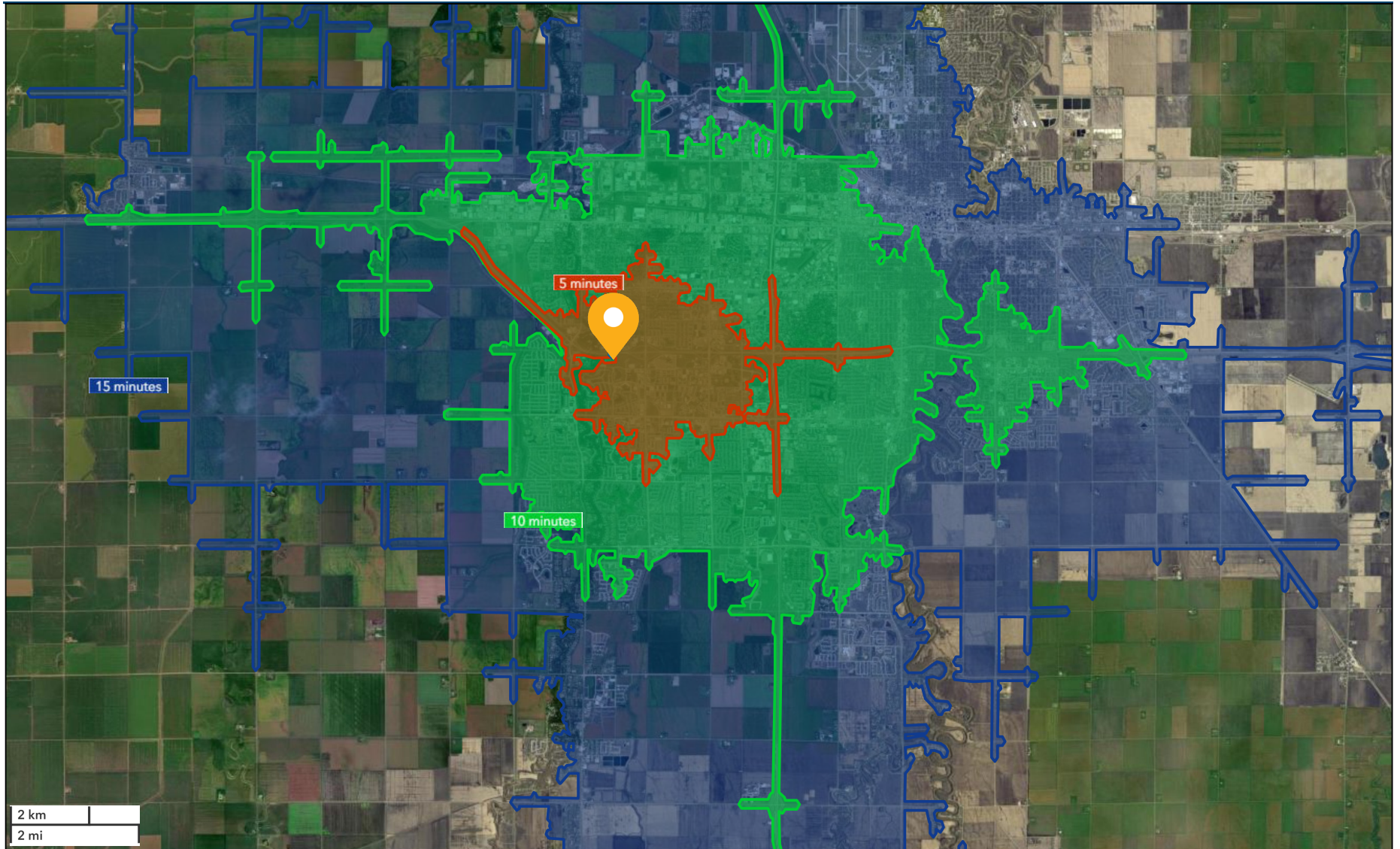
AERIAL VIEW



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DRIVE TIME MAP



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1 MILE DEMOGRAPHICS

KEY FACTS

11,145

Population

34.2

Median Age



Average Household Size

\$85,835

Median Household Income

BUSINESS



264

Total Businesses



7,245

Total Employees

INCOME



\$85,835

Median Household Income



\$52,485

Per Capita Income



\$128,967

Median Net Worth

2023 Households by income (Esri)

The largest group: \$75,000 - \$99,999 (21.0%)

The smallest group: \$25,000 - \$34,999 (4.4%)

Indicator ▲	Value	Diff	
<\$15,000	8.8%	+0.6%	
\$15,000 - \$24,999	4.8%	-2.4%	
\$25,000 - \$34,999	4.4%	-5.9%	
\$35,000 - \$49,999	6.9%	-5.5%	
\$50,000 - \$74,999	14.2%	-1.4%	
\$75,000 - \$99,999	21.0%	+7.1%	
\$100,000 - \$149,999	16.2%	+1.8%	
\$150,000 - \$199,999	9.3%	+0.7%	
\$200,000+	14.4%	+5.1%	

Bars show deviation from 38017 (Cass County)

3 MILE DEMOGRAPHICS

KEY FACTS

81,480

Population

33.0

Median Age



Average Household Size

\$72,181

Median Household Income

BUSINESS



2,925

Total Businesses



47,904

Total Employees

INCOME



\$72,181

Median Household Income



\$44,401

Per Capita Income



\$83,140

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.5%)

The smallest group: \$15,000 - \$24,999 (6.0%)

Indicator ▲	Value	Diff	
<\$15,000	7.5%	-0.7%	
\$15,000 - \$24,999	6.0%	-1.2%	
\$25,000 - \$34,999	10.0%	-0.3%	
\$35,000 - \$49,999	11.3%	-1.1%	
\$50,000 - \$74,999	16.5%	+0.9%	
\$75,000 - \$99,999	15.8%	+1.9%	
\$100,000 - \$149,999	14.7%	+0.3%	
\$150,000 - \$199,999	8.0%	-0.6%	
\$200,000+	10.2%	+0.9%	

Bars show deviation from 38017 (Cass County)

5 MILE DEMOGRAPHICS

KEY FACTS

137,179

Population

34.0

Median Age



Average Household Size

\$67,815

Median Household Income

BUSINESS



5,641

Total Businesses



90,545

Total Employees

INCOME



\$67,815

Median Household Income



\$43,610

Per Capita Income



\$88,356

Median Net Worth

2023 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.0%)

The smallest group: \$15,000 - \$24,999 (7.2%)

Indicator ▲	Value	Diff	
<\$15,000	7.3%	-0.9%	
\$15,000 - \$24,999	7.2%	0	
\$25,000 - \$34,999	10.6%	+0.3%	
\$35,000 - \$49,999	12.4%	0	
\$50,000 - \$74,999	16.0%	+0.4%	
\$75,000 - \$99,999	14.7%	+0.8%	
\$100,000 - \$149,999	14.2%	-0.2%	
\$150,000 - \$199,999	7.9%	-0.7%	
\$200,000+	9.8%	+0.5%	

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FARGO: WHERE BUSINESS IS BOOMING

As North Dakota’s largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate.

With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 25k+ college students in the FM Metro, 21k+ more within 100 miles
- Median Age of 32
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- One of the lowest corporate tax rates in the US
- FM’s labor force has grown 3x the national average since 2000 (39% vs 13%)
- One of the highest labor participation rates in the US at 72.7%
- One of the highest birth rates in the US

TOP AREA EMPLOYERS

Company	Business	Employees
Sanford Health	Healthcare Provider	9,349
North Dakota State University	Post-Secondary University	4,156
Essentia Health	Healthcare Provider	2,690
Fargo Public School District	Public School System	1,860
West Fargo Public School District	Public School System	1,622
Noridian Healthcare Solutions	Healthcare Services	1,511
U.S. Bank	Financial Services	1,213
Fargo VA Health Care System	Healthcare Provider	1,186
Microsoft	Technology	1,024
Integrity Windows and Doors	Manufacturing	1,000
Blue Cross Blue Shield of ND	Healthcare Insurance	948
City of Fargo	Municipal Services	948
Moorhead Area Public Schools	Public School System	925
Hornbacher’s Foods	Grocery Stores	875
Eventide Senior Living	Senior Living Services	803
Wanzek Construction, Inc.	Construction	800
Minnesota State University, Moorhead	Post-Secondary University	724
Concordia College	Post-Secondary University	679
Bell Bank	Financial Services	630

LOCAL DRIVE-TIME RESULTS

Location	Miles from Site	Drive Time
Veterans Blvd/I-94 Exchange	0.5 Miles	2 minutes
Sanford Health Hospital	0.7 Miles	2 minutes
Veterans Blvd/32nd Ave S	1.0 Miles	3 minutes
Scheels Arena	1.2 Miles	3 minutes
45th St S/32nd Ave S	2.0 Miles	5 minutes
I-94/45th St.S. Exchange	2.2 Miles	4 minutes
Scheels	2.3 Miles	6 minutes
32nd Ave S/42nd St S	2.5 Miles	6 minutes
45th St. S/13th Ave S	2.6 Miles	7 minutes
Sheyenne/40th Ave S	2.6 Miles	6 minutes
Target	2.8 Miles	7 minutes
I-29/32nd Ave. S Exchange	3.1 Miles	5 minutes
13th Ave S/42nd St S	3.1 Miles	8 minutes
40th Ave S/42nd St S	3.6 Miles	8 minutes
Sheyenne/52nd Ave S	3.6 Miles	8 minutes
West Acres Mall	4.0 Miles	6 minutes
52nd Ave S/42nd St S	4.5 Miles	9 minutes
NDSU	7.2 Miles	10 minutes
Broadway/Main (Downtown Fargo)	7.3 Miles	12 minutes
Hector International Airport	8.4 Miles	11 minutes

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Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- 10th Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)