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PROPERTY OVERVIEW

This 52.86-acre property presents an exceptional opportunity for future residential or commercial development. Currently zoned agricultural, the site is planned for rezoning to accommodate new development, with city utility lines anticipated to be extended to serve the property. Its generous size and flexible future land use make it well suited for commercial and industrial developments including manufacturing, distribution, big box retail or equipment sales.

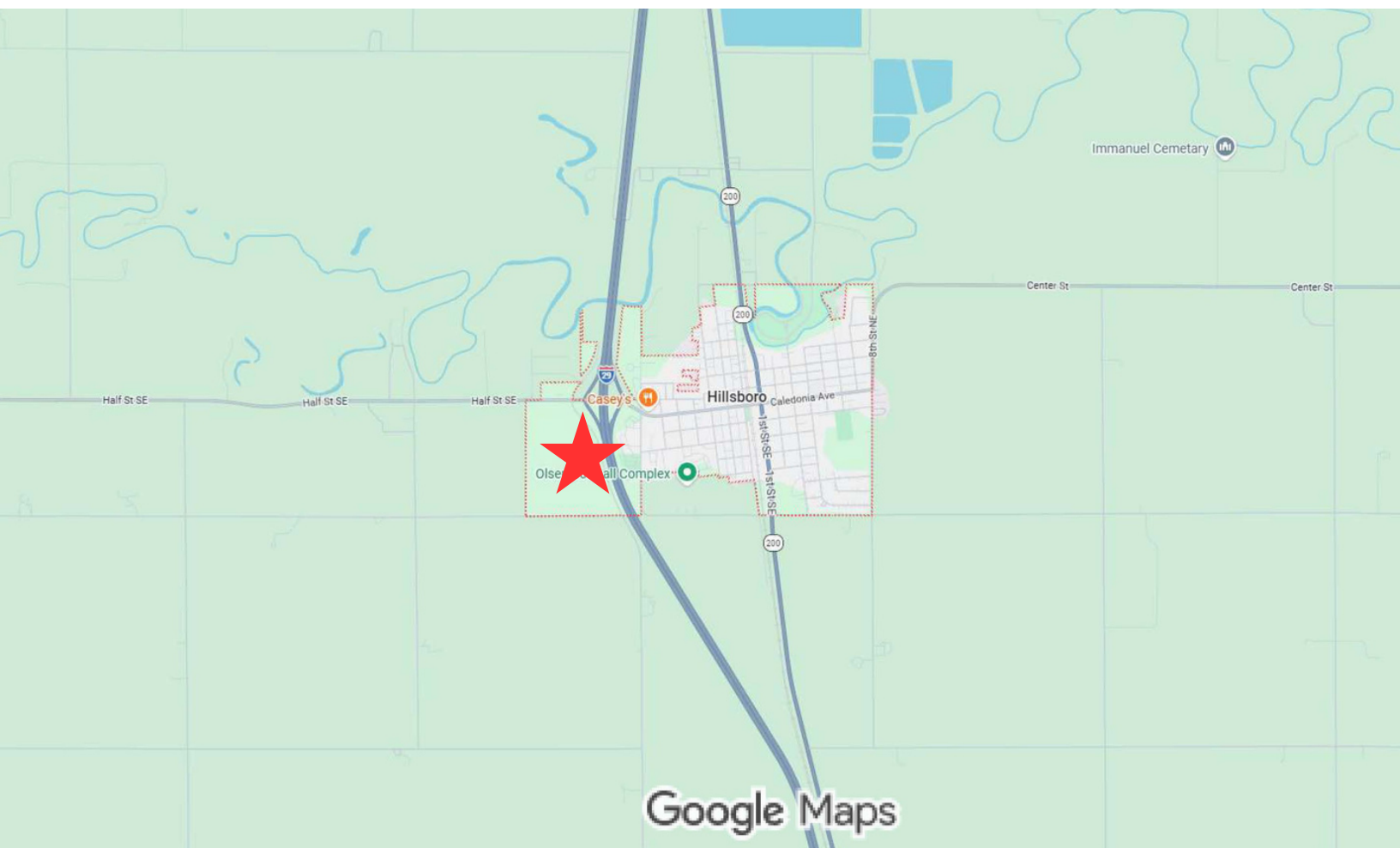
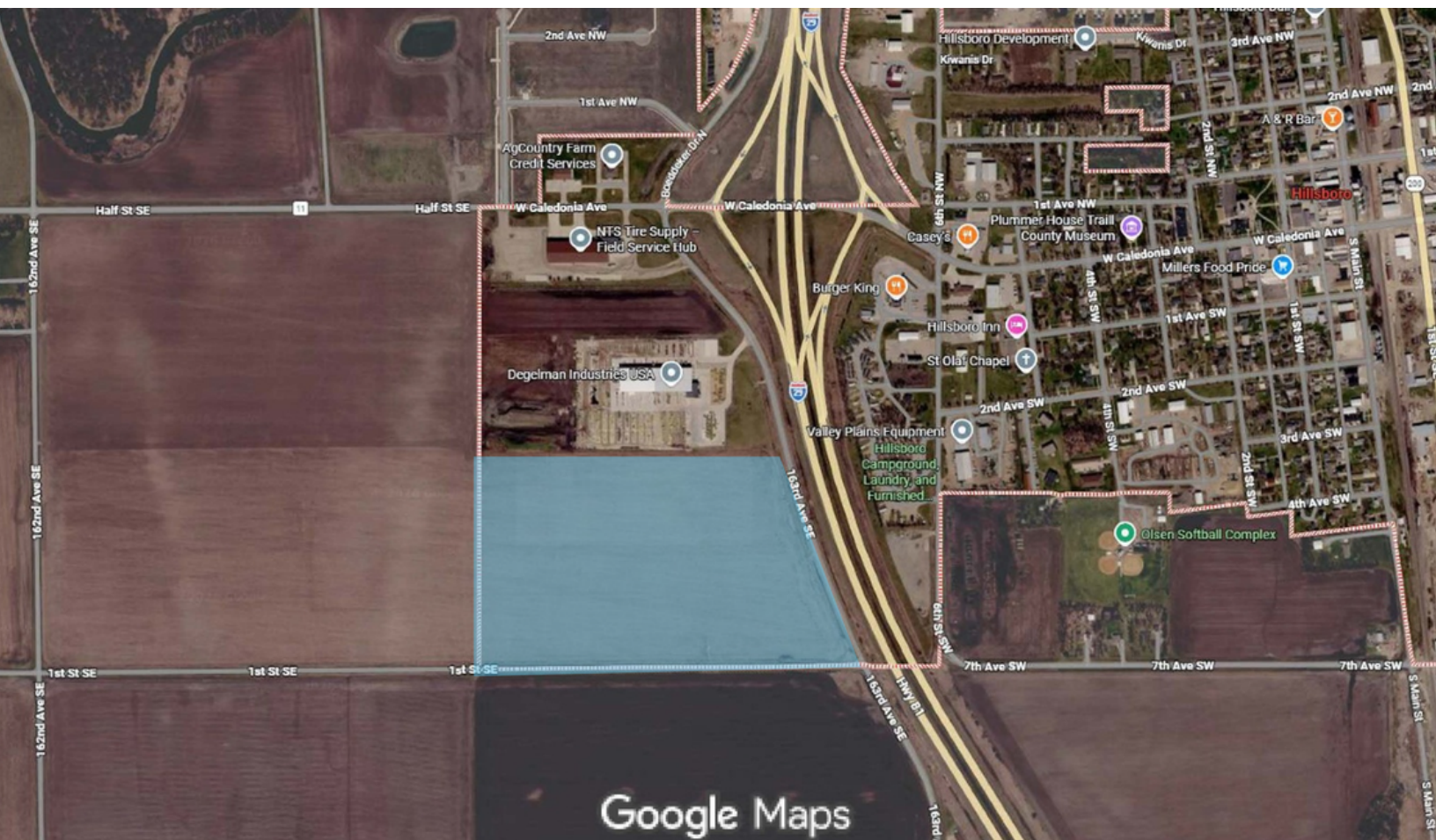
Located within the City of Hillsboro with convenient access to major transportation routes. As the community continues to grow, this site provides developers and investors the opportunity to help shape one of the area's growth corridors.

PROPERTY FEATURES

- City sewer and water lines planned to be extended to site
- Convenient location with easy access to I-29/Hwy. 81, via 163rd Ave. SE and the W. Caledonia Ave. diamond interchange.
- Affordable land with Interstate Signage Exposure

Address:	1 st St SE & 163 rd Ave SE Hillsboro, ND 58045
Acreage:	52.86 Acres
List Price:	\$37,000/Acre
Zoning:	Agriculture
Utilities:	No city utilities on site but city utilities service the building to the north and along 163rd Avenue SE. The city is open to extended city utilities for the right development(s).
County:	Traill
Assessed Value:	\$734,330
PID:	26002300007005





DEMOGRAPHIC SNAPSHOT

RADIUS ANALYSIS



1 MILE



3 MILE



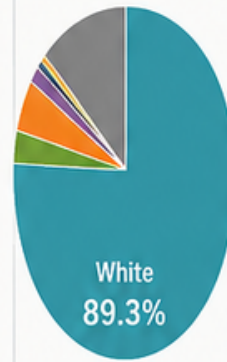
5 MILE



POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	697	1,688	1,862
2025 Estimate	703	1,708	1,879
2020 Census	731	1,797	1,961
Growth 2025 - 2030	-0.85%	-1.17%	-0.90%
Growth 2020 - 2025	-3.83%	-4.95%	-4.18%

2025 POPULATION BY RACE/ETHNICITY



	1 MILE	3 MILE	5 MILE
White	593 84.35%	1,526 89.34%	1,691 89.99%
Black	3 0.43%	4 0.23%	4 0.21%
Am. Indian & Alaskan	10 1.42%	22 1.29%	22 1.17%
Asian	1 0.14%	4 0.23%	4 0.21%
Hawaiian & Pacific Island	1 0.14%	2 0.12%	2 0.11%
Other	96 13.66%	150 8.78%	156 8.30%
U.S. Armed Forces	0	2	4



2025 POPULATION 703 1,708 1,879



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2030 Projection	327	681	742
2025 Estimate	330	689	750
2020 Census	344	726	784
Growth 2025 - 2030	-0.91%	-1.16%	-1.07%
Growth 2020 - 2025	-4.07%	-5.10%	-4.34%



OWNER OCCUPIED

186 (56.36%)
480 (69.67%)
536 (71.47%)



RENTER OCCUPIED

143 (43.33%)
209 (30.33%)
214 (28.53%)



2025 HOUSEHOLDS BY HH INCOME

	1 MILE	3 MILE	5 MILE
< \$25,000	48 (14.55%)	72 (10.43%)	81 (10.77%)
\$25,000 - \$50,000	58 (17.58%)	101 (14.64%)	109 (14.49%)
\$50,000 - \$75,000	63 (19.09%)	139 (20.14%)	145 (19.28%)
\$75,000 - \$100,000	40 (12.12%)	85 (12.32%)	90 (11.97%)
\$100,000 - \$125,000	28 (8.48%)	71 (10.29%)	78 (10.37%)
\$125,000 - \$150,000	81 (24.55%)	147 (21.30%)	156 (20.74%)
\$150,000 - \$200,000	2 (0.61%)	29 (4.20%)	40 (5.32%)
\$200,000+	10 (3.03%)	46 (6.67%)	53 (7.05%)



2025 AVERAGE
HOUSEHOLD
INCOME

1 MILE

\$84,689

3 MILE

\$98,993

5 MILE

\$100,662



2025 MEDIAN
HOUSEHOLD
INCOME

1 MILE

\$72,777

3 MILE

\$84,705

5 MILE

\$86,388