

SOUTH DISTRICT LAND

5461 38 ST S FARGO, ND 58104

PRICE	PRICE PER SF	LOT SIZE
\$4,864,572	\$9.33	11.97 ACRES

LOCATION

This pristine property is among the best remaining land in South Fargo, being anchored by Walmart Super Center, with great access to 52nd Avenue and I-29, Land at South District is any developers dream property and more.

FOR SALE

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MEET THE TEAM

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PROPERTY INFORMATION



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$4,864,572
Lot Size:	11.97 Acres
Price / SF:	\$9.33
Price / Acre:	\$406,396.92

PROPERTY OVERVIEW

Prime residential & commercial development land located in the heart of growth in South Fargo. Fargo is one of the fastest growing cities in the country, and with South Fargo exponentially expanding, this unbeatable property is any developers dream being located directly across from Walmart Super Center, with great visibility and access from 52nd Ave, all while being placed very close I-29. This piece of land will be a pristine aspect of the next stage of growth for South Fargo, the opportunities here are truly endless!

PROPERTY HIGHLIGHTS

- Great visibility and access from 52nd Ave
- Land is directly across from one of the top performing Walmart stores in ND that draws nearly two million annual customers to this store
- Offsite retention pond available
- Land outside of the FEMA 100-year flood plain
- New 64th Overpass provides convenient connectivity to residential neighborhoods
- Close proximity to new Sanford Sports Complex, ND State College for Science, Headquarters for Fargo Park District and Hospice of the Red River Valley.
- Wide open land concept allowing many potential uses such as retail, multi-family, office, medical, and many more

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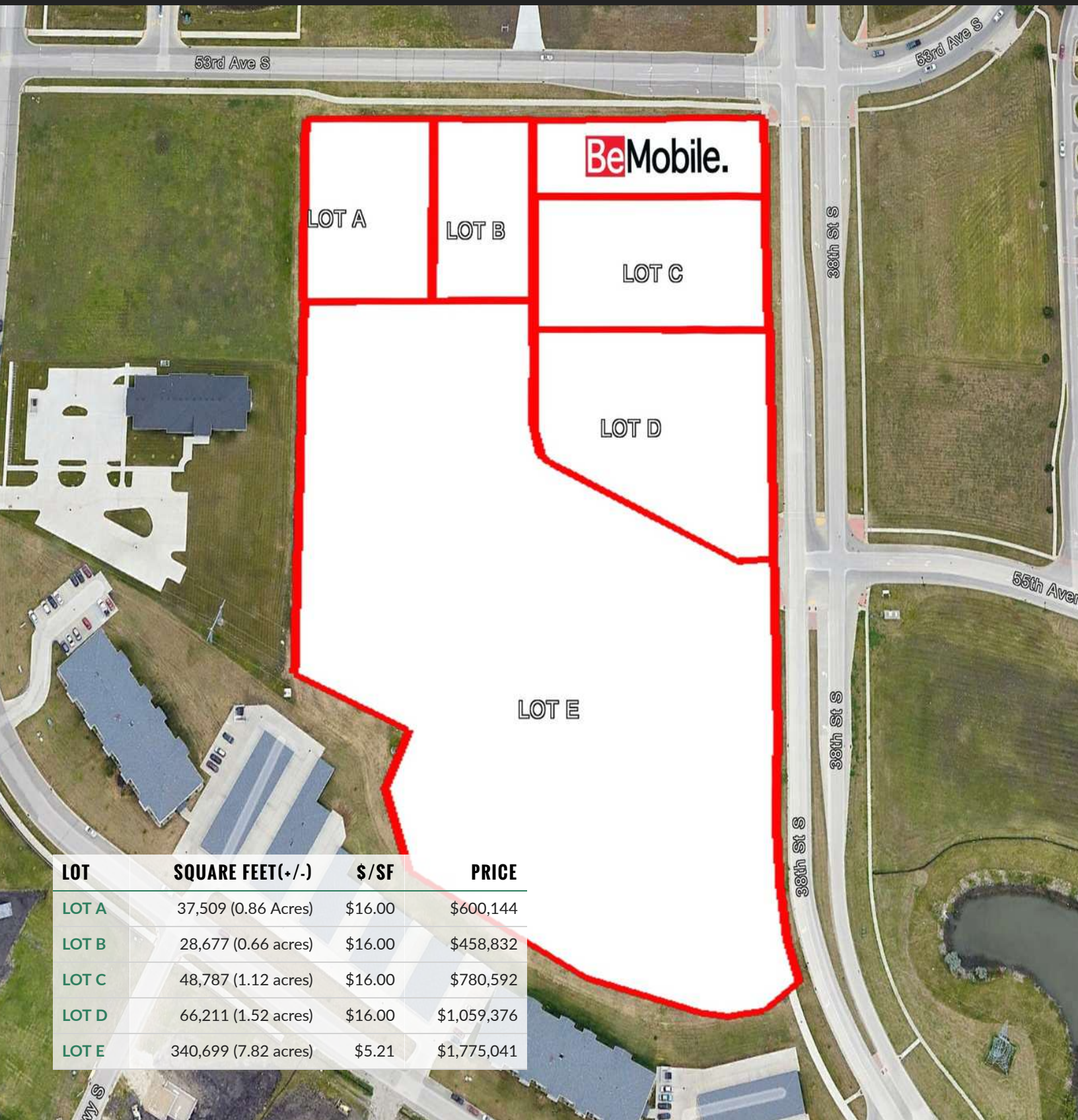
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PROPOSED SUBDIVISION LOT MAP & PRICING



LOT	SQUARE FEET(+/-)	\$/SF	PRICE
LOT A	37,509 (0.86 Acres)	\$16.00	\$600,144
LOT B	28,677 (0.66 acres)	\$16.00	\$458,832
LOT C	48,787 (1.12 acres)	\$16.00	\$780,592
LOT D	66,211 (1.52 acres)	\$16.00	\$1,059,376
LOT E	340,699 (7.82 acres)	\$5.21	\$1,775,041

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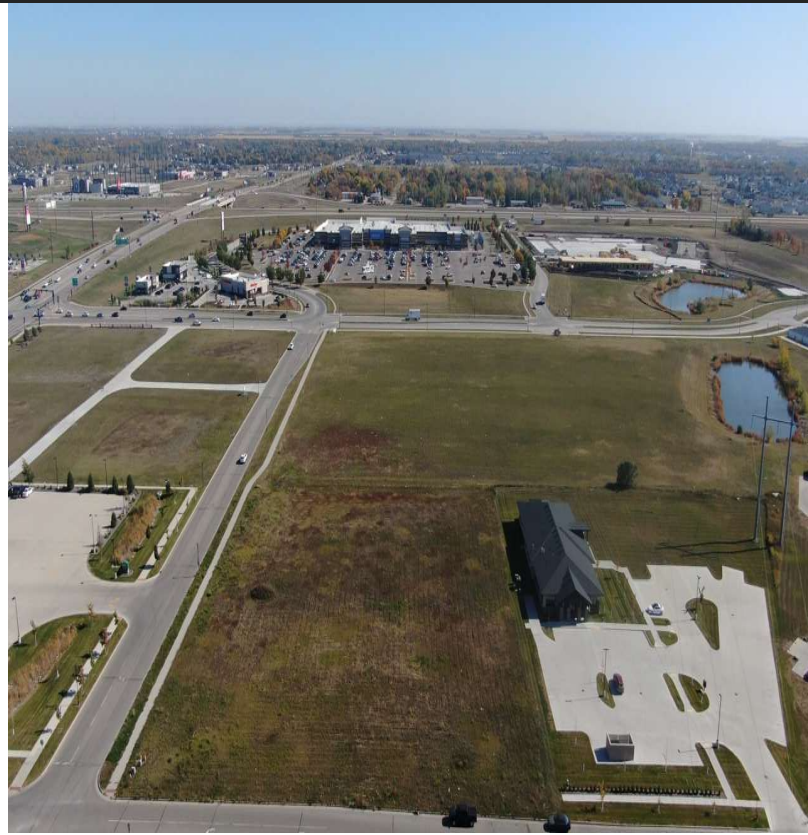
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ADDITIONAL PHOTOS



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LOCATION INFORMATION

REGIONAL OVERVIEW



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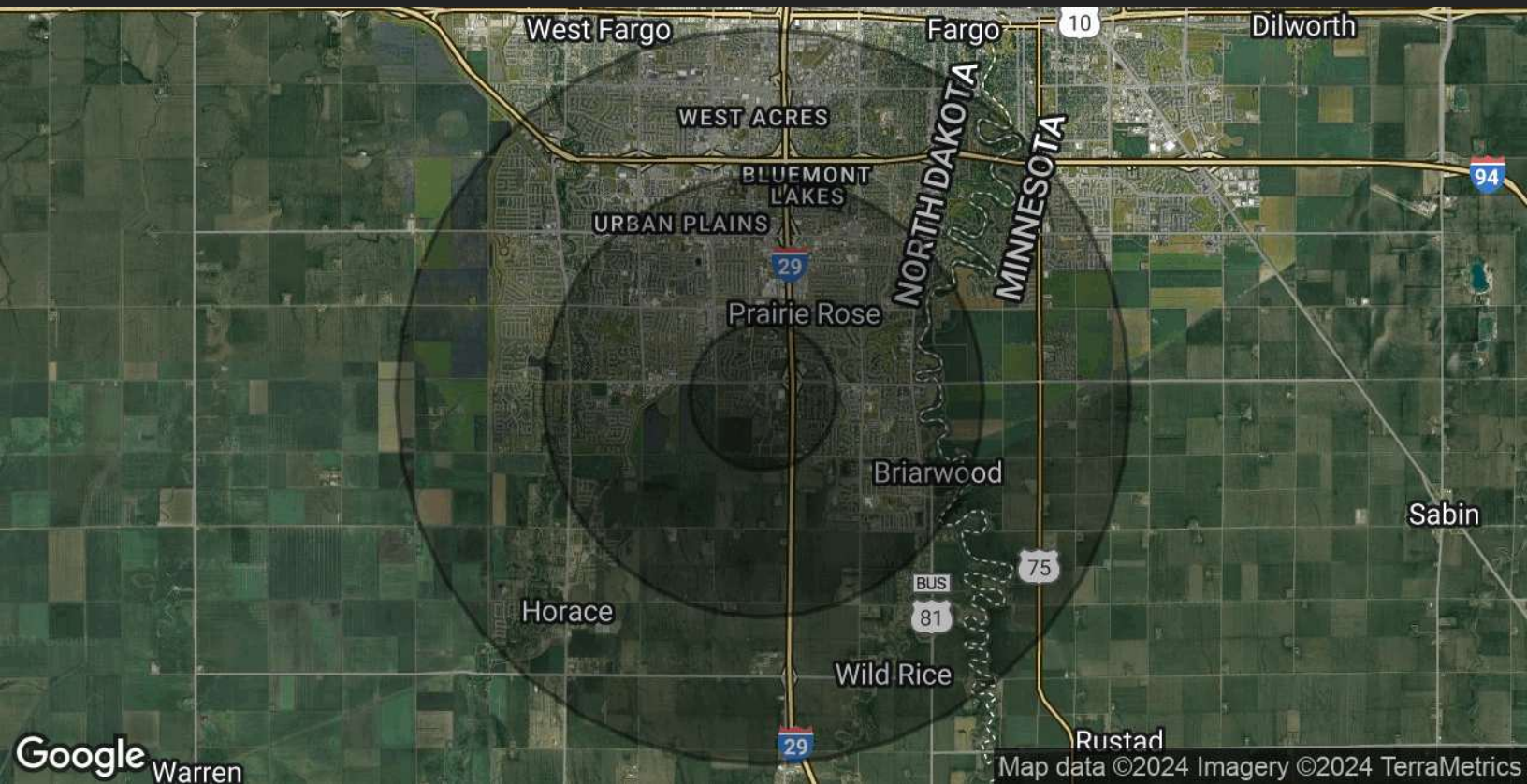


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DEMOGRAPHICS



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,089	59,053	138,500
Average Age	34	36	37
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,422	23,735	58,384
# of Persons per HH	2.5	2.5	2.4
Average HH Income	\$129,637	\$119,990	\$113,925
Average House Value	\$446,152	\$399,372	\$361,523

* Demographic data derived from 2020 ACS - US Census

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DEMOGRAPHIC PROFILE - 1-MILE RADIUS

EDUCATION



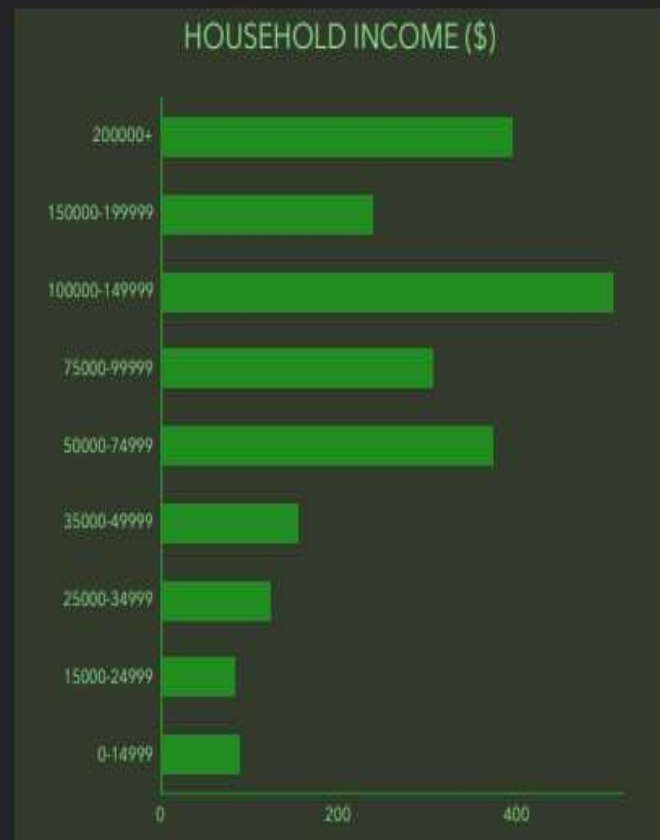
INCOME



EMPLOYMENT



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DEMOGRAPHIC PROFILE - 3-MILE RADIUS

EDUCATION



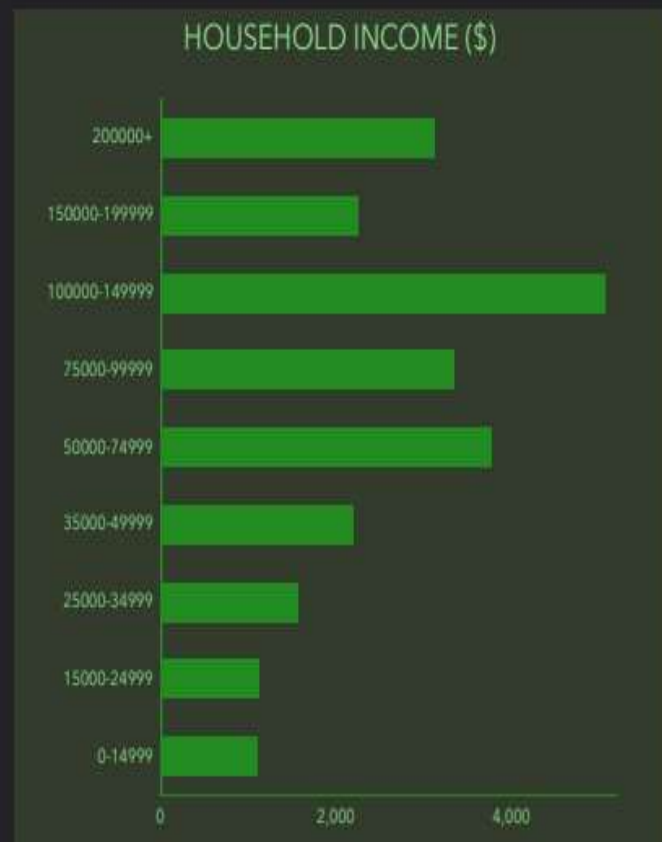
INCOME



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DEMOGRAPHIC PROFILE - 5-MILE RADIUS

EDUCATION



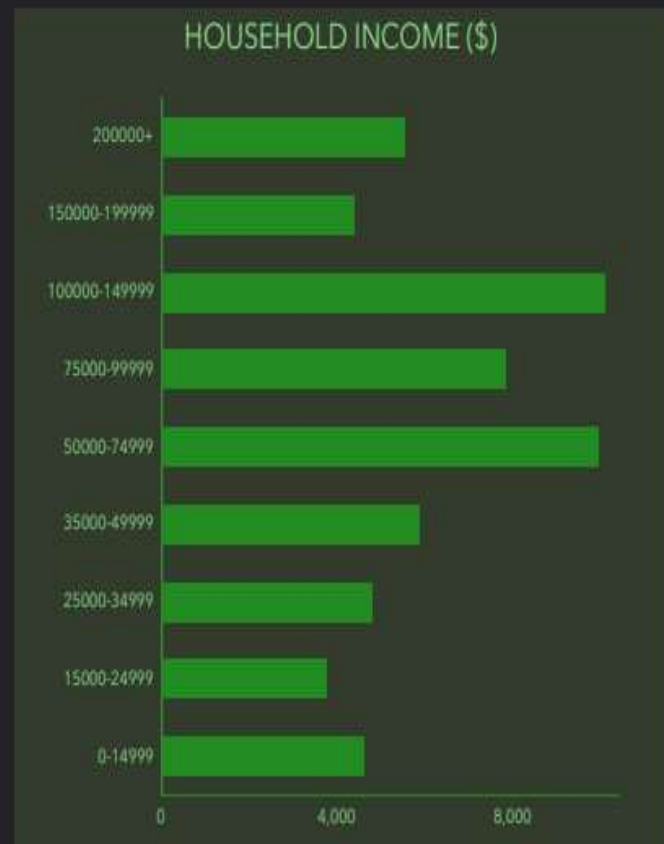
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