

# PRAIRIE PARKWAY MOORHEAD

2400 38TH AVE S MOORHEAD, MN 56560

PRICE	PRICE PER SF	LOT SIZE
\$952,155	\$5.00	190,431 SF

## LOCATION

Welcome to the perfect opportunity to invest in prime mixed-use or development land located in the path of growth in South Moorhead! This land is the ideal location for residential development, with all utilities already on the property and ready to go. This land is primed and waiting for you to create the development of your dreams. Secure this incredible opportunity today!



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102 Broadway, Suite 202, Fargo, ND 58102



# PRAIRIE PARKWAY MOORHEAD

FOR SALE | 2400 38TH AVE S MOORHEAD, MN 56560



## OFFERING SUMMARY

Sale Price:	\$952,155
Parcel Number:	58-623-0680
Lot Size (SF):	190,431 SF
Lot Size (Acres):	4.37 Acres
Price / SF:	\$5.00
Price / Acre:	\$217,884
Special Assessment balance:	\$541,193
Taxes (2022):	\$41,728
Zoning:	MU3

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## PROPERTY OVERVIEW

The perfect opportunity to invest in prime multifamily development land located in the path of growth in South Moorhead! This land is the ideal location for residential development, with all utilities already on the property and ready to go you won't have to worry about any costly delays or setbacks. This land is primed and waiting for you to create the development of your dreams. Don't wait to secure this incredible opportunity. South Moorhead is a city on the rise, and with this prestige development land, you can be a part of its continued success!

## PROPERTY HIGHLIGHTS

- Location, Location, Location
- All utilities in place to save you time and cost
- Nearby schools, retail (restaurants, grocery, financial services) and major highways
- Quiet neighborhood with high need for residential living
- Projected 2022-2027 growth rate of 2.44%
- Phenomenal potential for mixed use commercial development on this property as well



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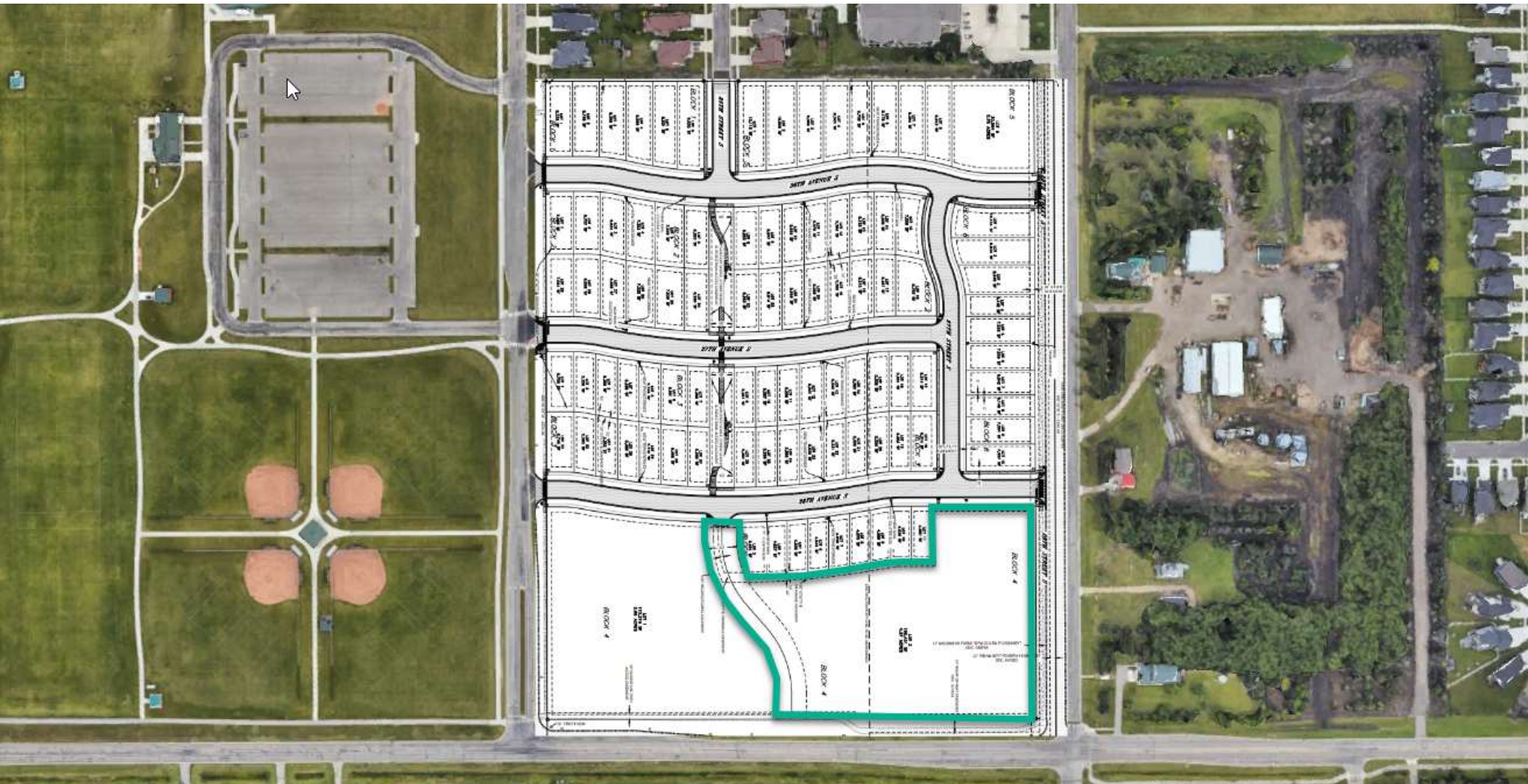
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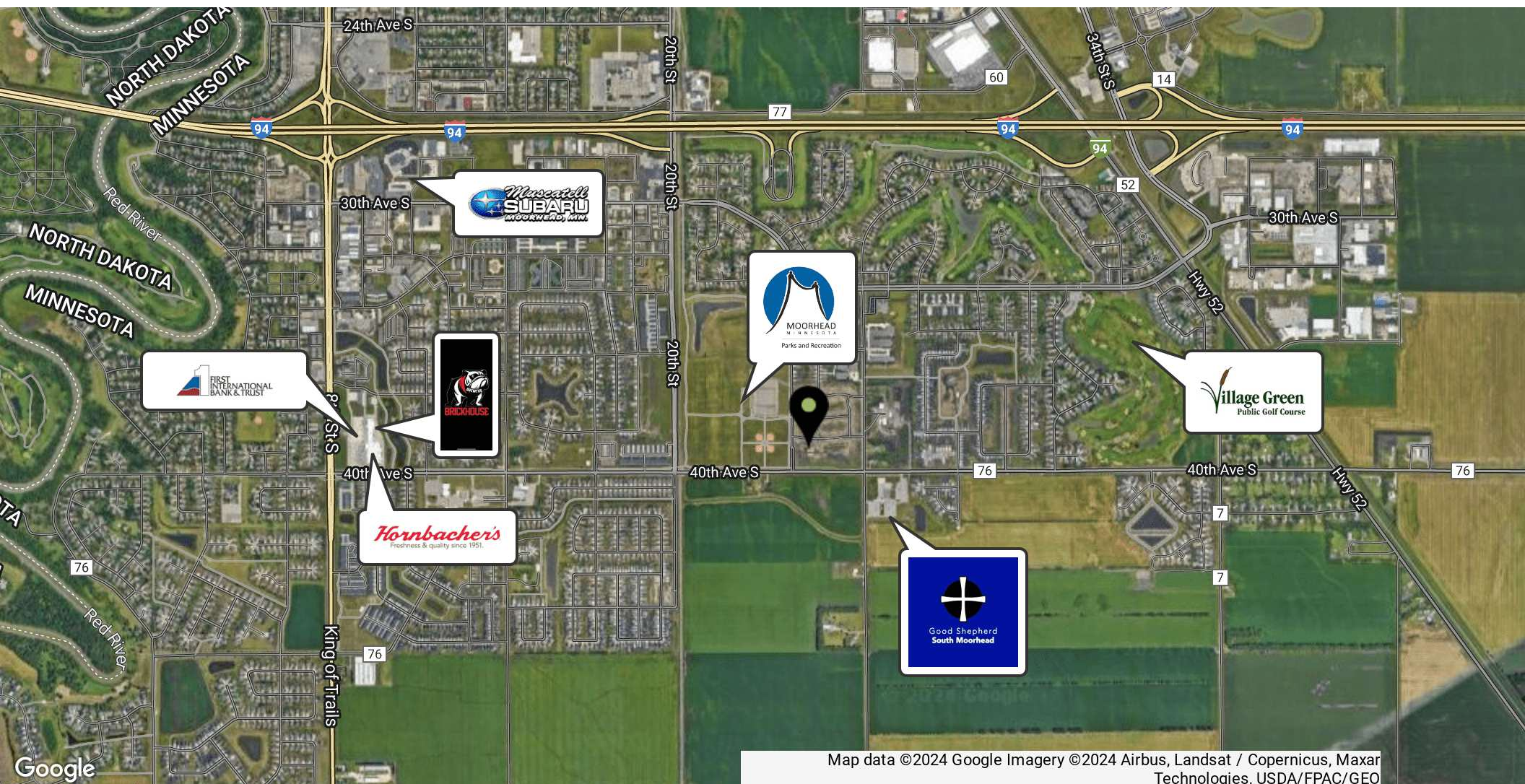
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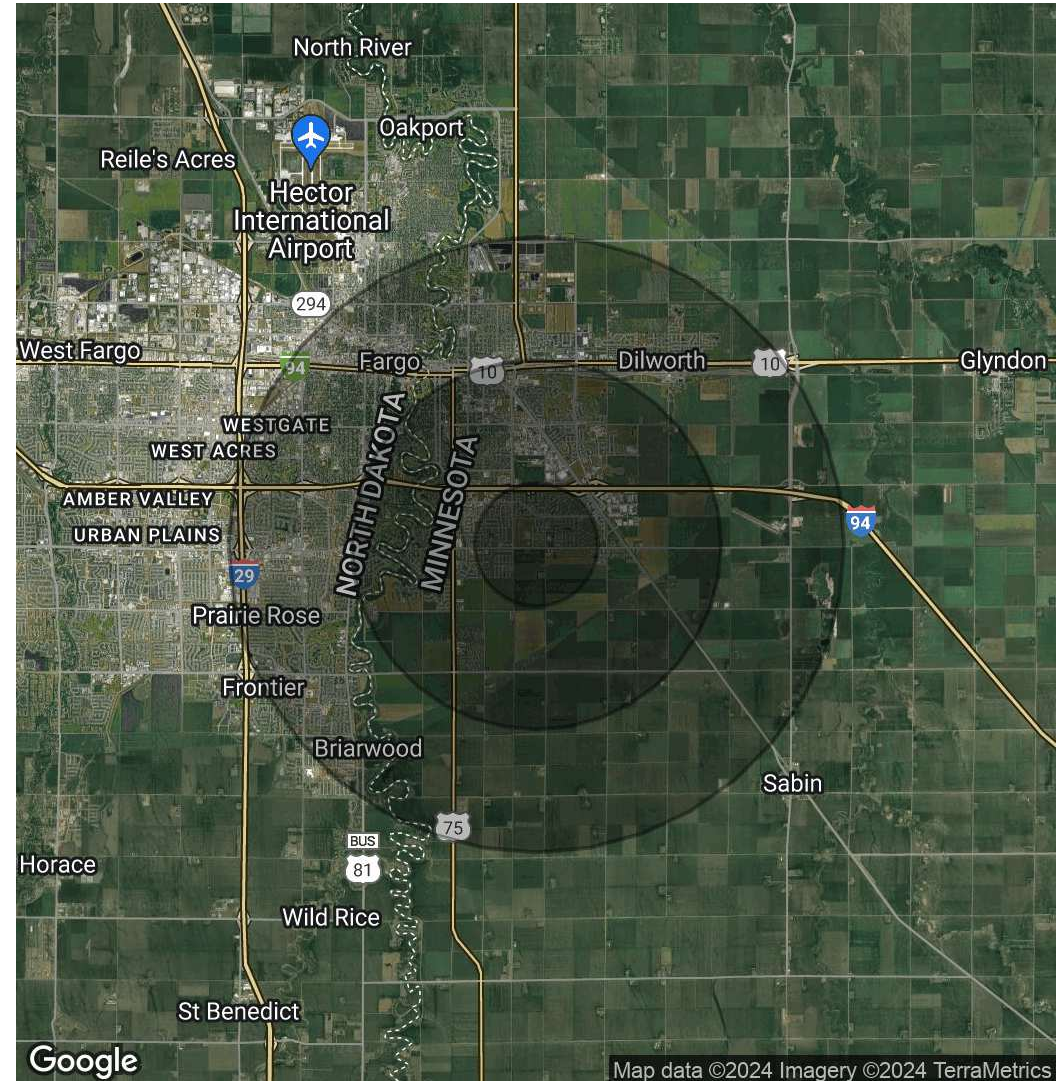


# PRAIRIE PARKWAY MOORHEAD

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,410	39,161	114,378
Average Age	33.4	33.6	35.2
Average Age (Male)	31.5	32.8	34.4
Average Age (Female)	33.0	33.6	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,540	16,307	54,390
# of Persons per HH	2.1	2.4	2.1
Average HH Income	\$68,851	\$73,116	\$70,669
Average House Value	\$210,162	\$222,223	\$206,292

\* Demographic data derived from 2020 ACS - US Census



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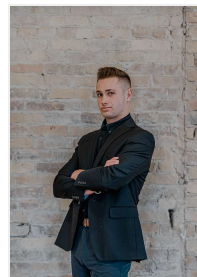


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