

PRAIRIE PARKWAY MOORHEAD

2400 38TH AVE S MOORHEAD, MN 56560

| PRICE | PRICE PER SF | LOT SIZE |
|-----------|--------------|------------|
| \$779,940 | \$4.50 | 173,320 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!



DAVID SCHLOSSMAN, CCIM

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HORIZON
REAL ESTATE GROUP

Horizon Real Estate Group
701.478.7600
102 Broadway, Suite 202, Fargo, ND 58102

PRAIRIE PARKWAY MOORHEAD

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



OFFERING SUMMARY

| | |
|-----------------------------|-------------|
| Sale Price: | \$779,940 |
| Parcel Number: | 58-623-0670 |
| Lot Size (SF): | 173,320 SF |
| Lot Size (Acres): | 3.98 Acres |
| Price / SF: | \$4.50 |
| Price / Acre: | \$195.964 |
| Special Assessment balance: | \$301,895 |
| Taxes (2023): | \$2,184 |
| 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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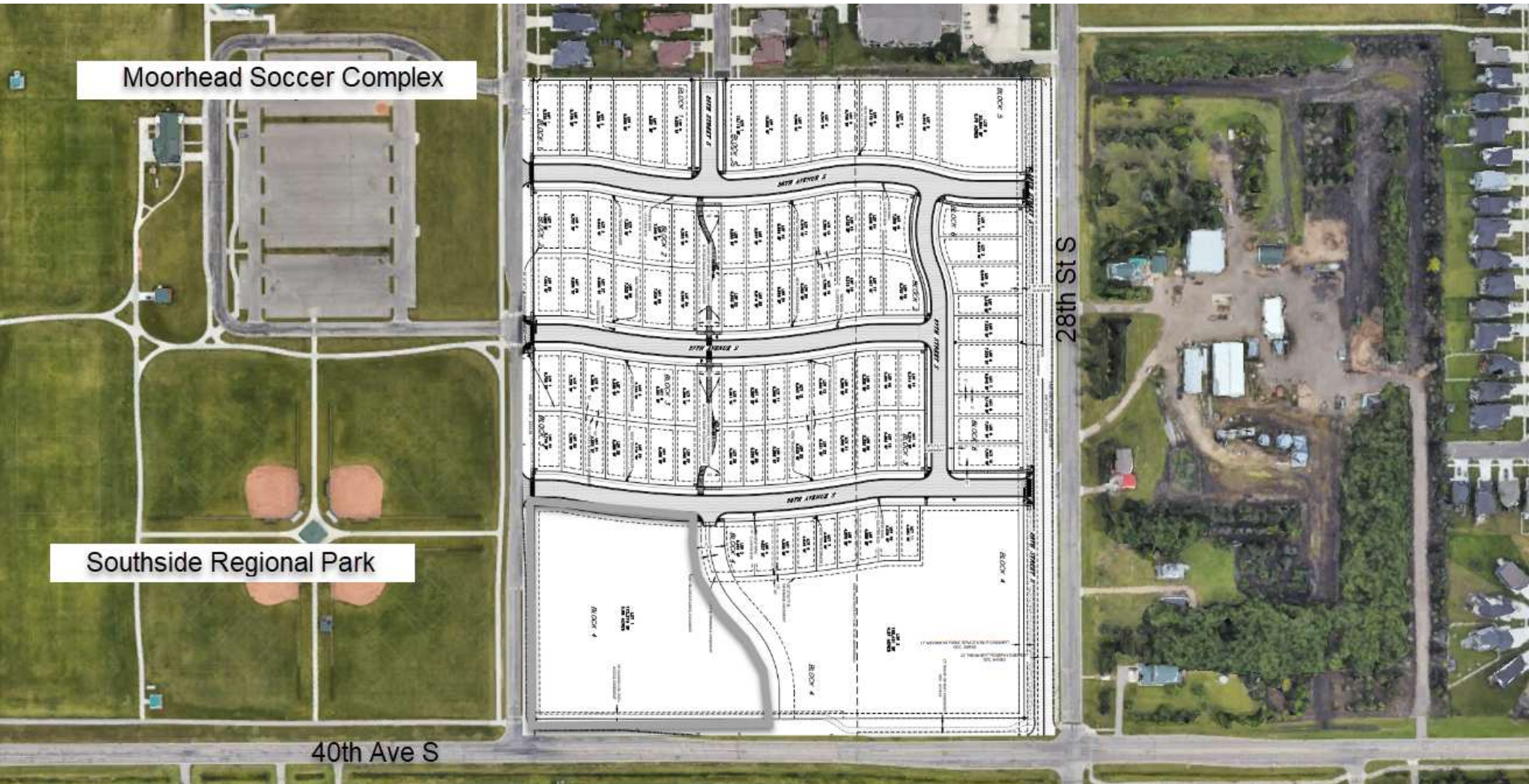
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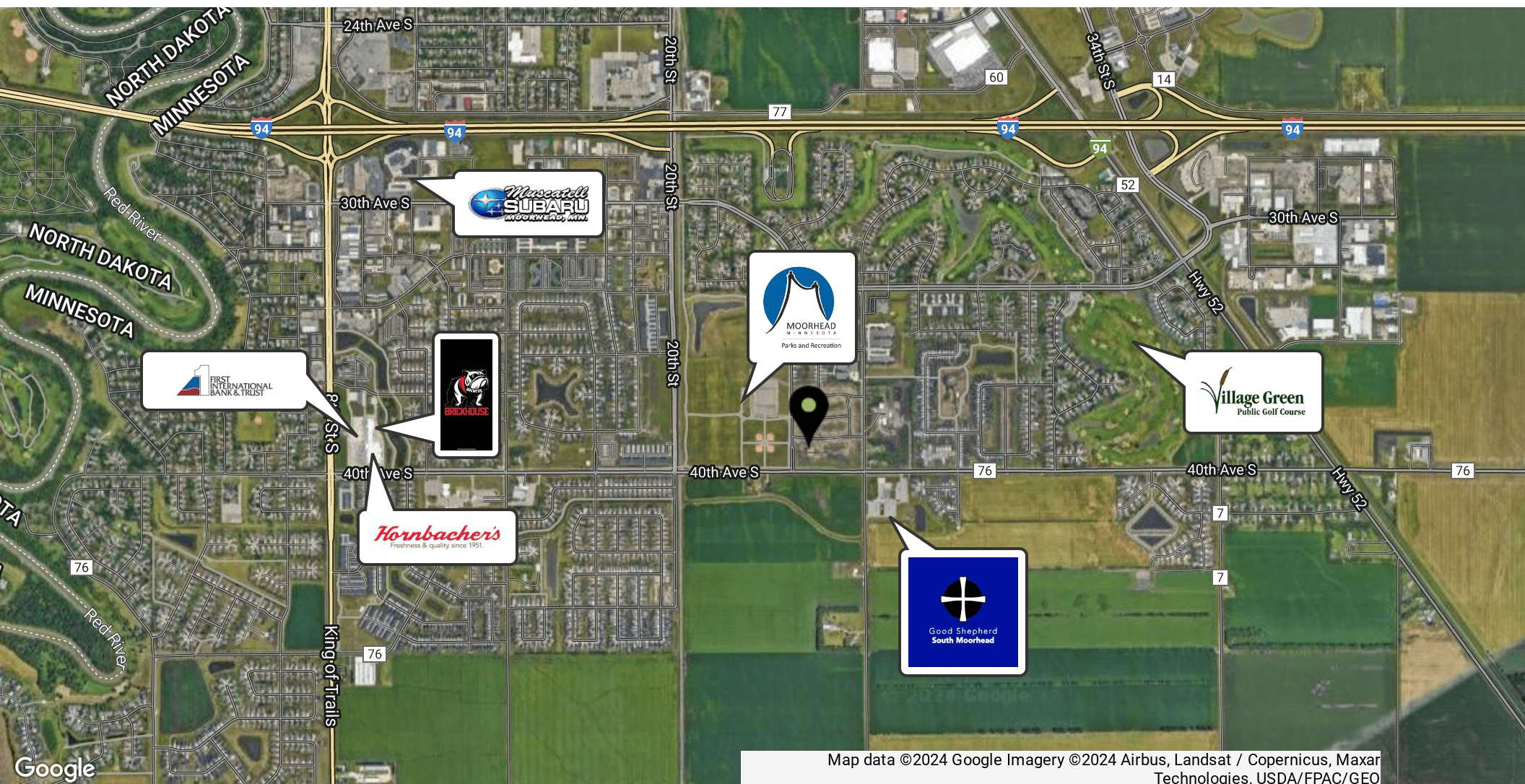
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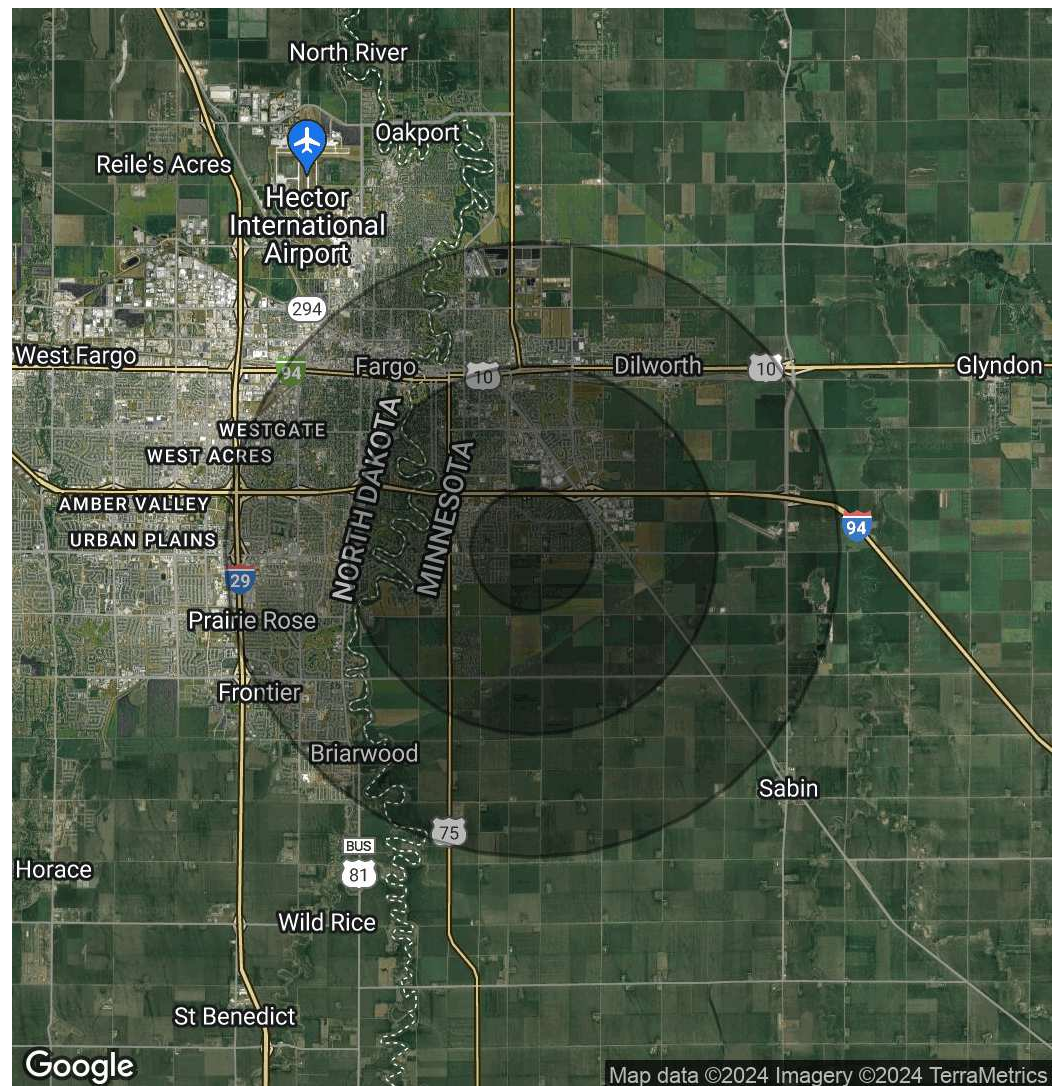
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 5,410 | 39,161 | 114,378 |
| Average Age | 33.4 | 33.6 | 35.2 |
| Average Age (Male) | 31.5 | 32.8 | 34.4 |
| Average Age (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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