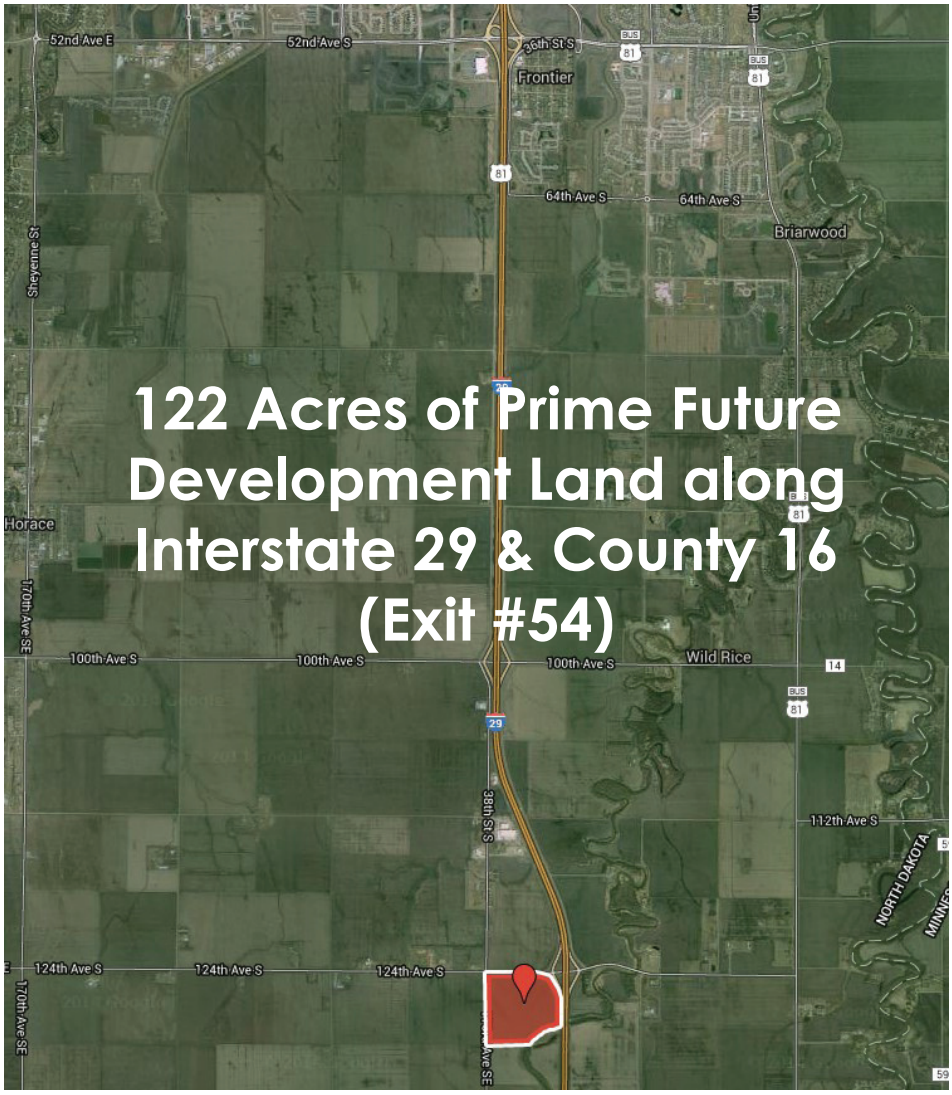
I-29 & COUNTY 16 LAND

17368 48TH STREET SOUTHEAST, FARGO, ND



Andy Westby
701.239.5839
Andy.Westby@goldmark.com

GOLDMARK™
COMMERCIAL REAL ESTATE INC
1711 Gold Drive South, Suite 130
Fargo, North Dakota 58103
www.goldmarkcommercial.com
commercialinfo@goldmark.com

FOR SALE

I-29 & COUNTY 16 LAND

17368 48TH STREET SOUTHEAST, FARGO, ND

Property Overview:

- Significant businesses and recent land sales activity in close proximity
- As the first diversion-protected I-29 exchange, this building site has the potential to be a future "Gateway to Fargo" property with incredibly strong visibility and access
- Property will be protected within the latest proposed alignment of the FM Diversion
- Direct access to power and water
- Approximately 103 acres are outside of Cass County watercourse and FEMA floodway setbacks
- Up to 3 buildable lots could be subdivided per the Cass County minor-subdivision ordinance, or a major subdivision could be completed per county requirements*
- Currently zoned as Agriculture

*Buyer to verify all setbacks, building and zoning requirements.

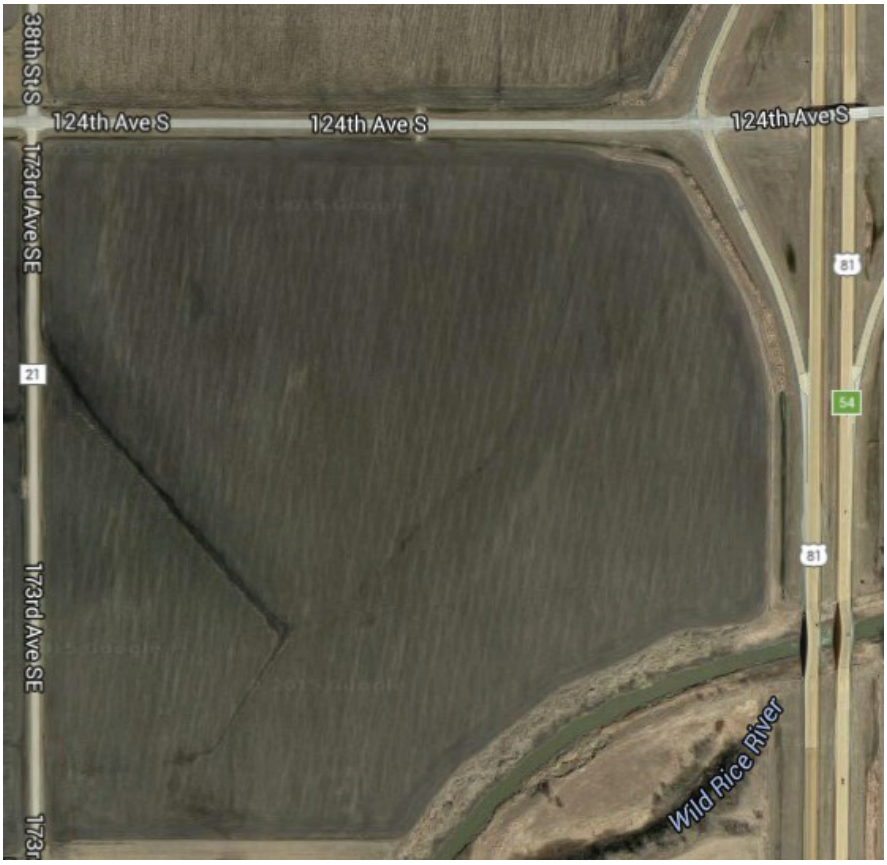
Property Details

Land Available:
122 Acres
5,314,320 SF

Purchase Price:
$2,400,000
$19,672/acre
$.45 PSF

Parcel Number:
57-0000-10231-010

Legal Description:
2-137-49 Auditor's Lot 2
of NW1/4 Less R/W



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.

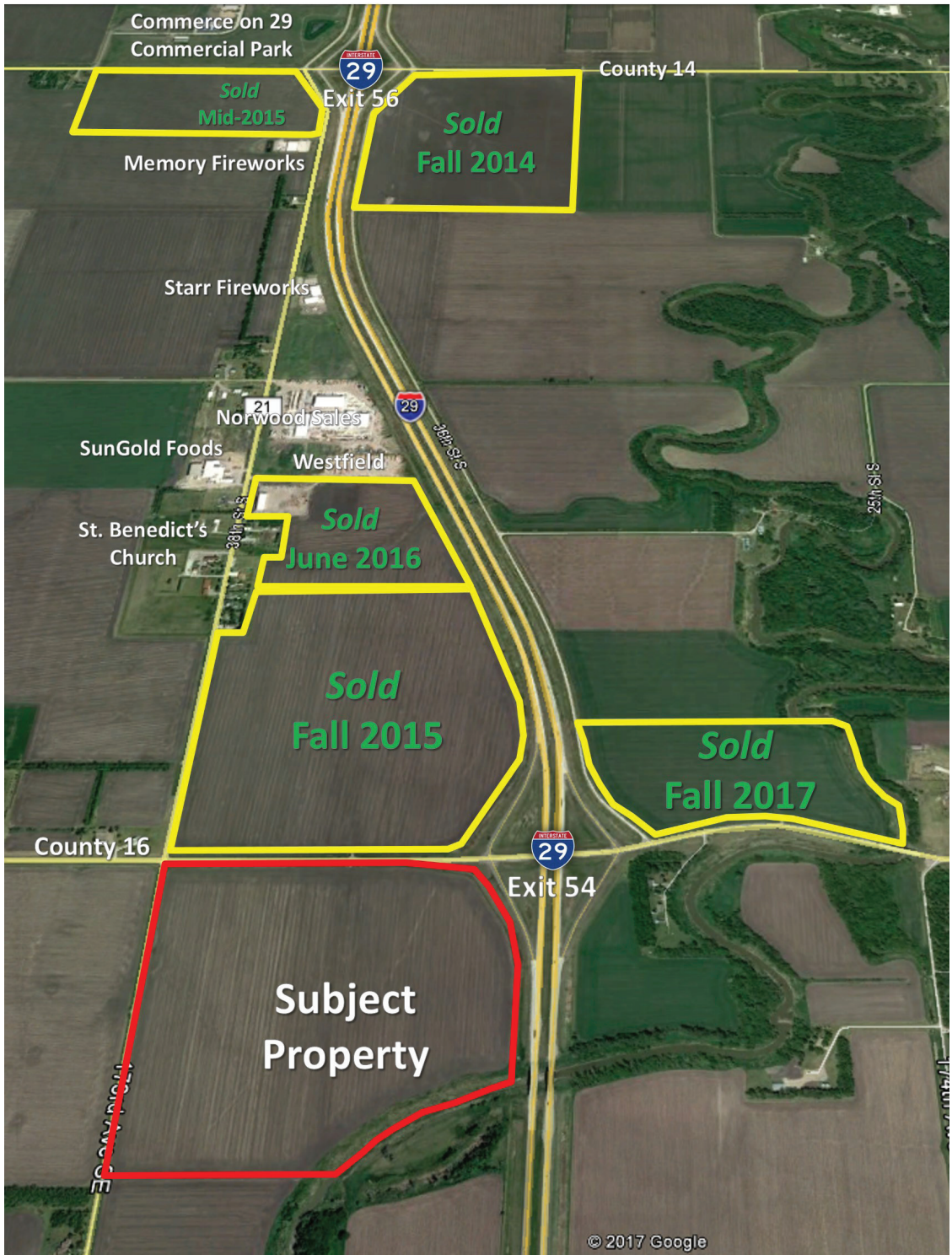
GOLDMARK™
COMMERCIAL REAL ESTATE INC

Andy Westby
Andy.Westby@goldmark.com
701.239.5839 (O) 701.367.5354 (C)

www.goldmarkcommercial.com
commercialinfo@goldmark.com

I-29 & COUNTY 16 LAND

17368 48TH STREET SOUTHEAST, FARGO, ND



Neighboring Businesses and Recent Land Sales

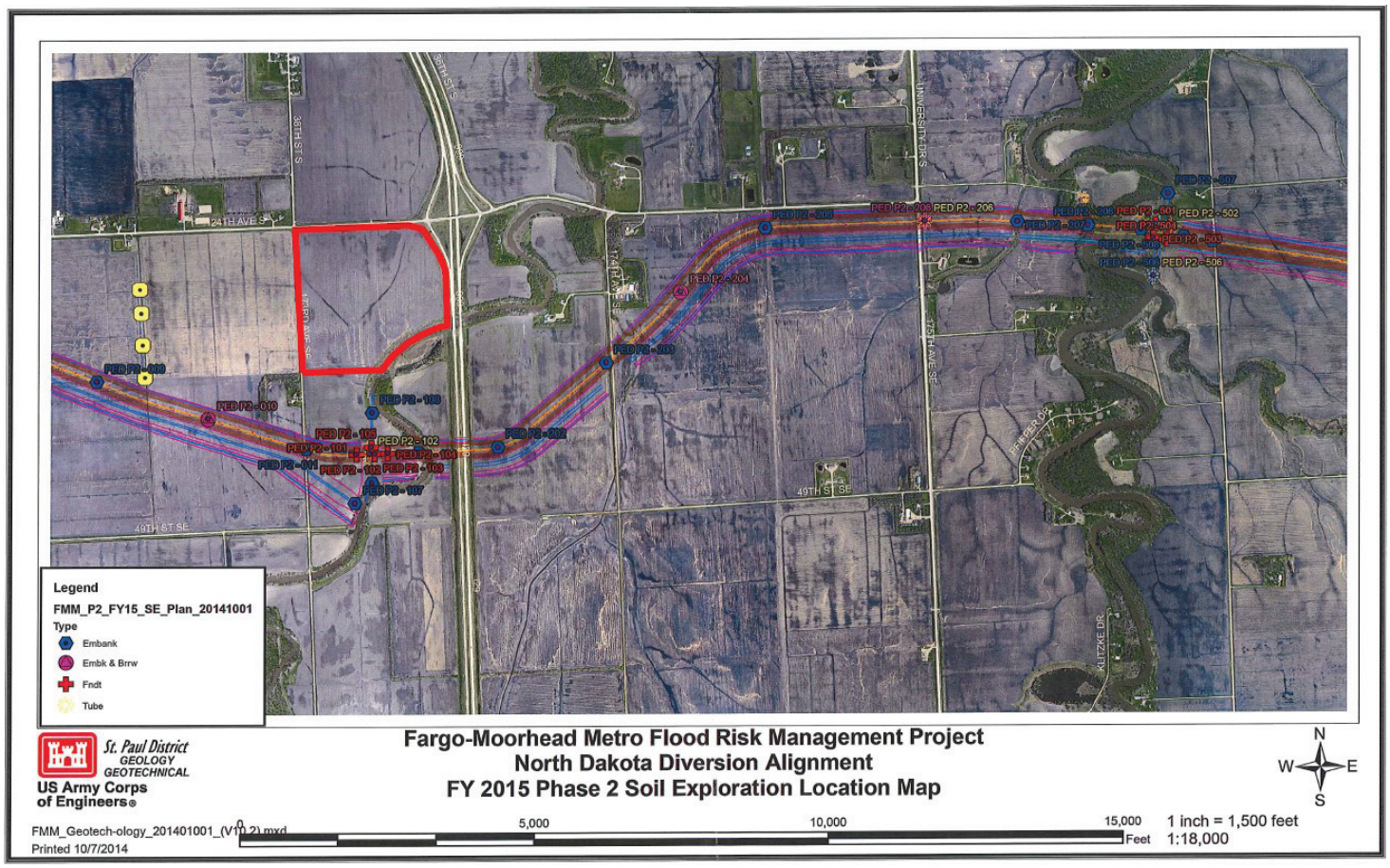
GOLDMARK™
COMMERCIAL REAL ESTATE INC

Andy Westby
Andy.Westby@goldmark.com
701.239.5839 (O) 701.367.5354 (C)

www.goldmarkcommercial.com
commercialinfo@goldmark.com

I-29 & COUNTY 16 LAND

17368 48TH STREET SOUTHEAST, FARGO, ND



Latest Diversion Alignment Map

GOLDMARK™
COMMERCIAL REAL ESTATE INC

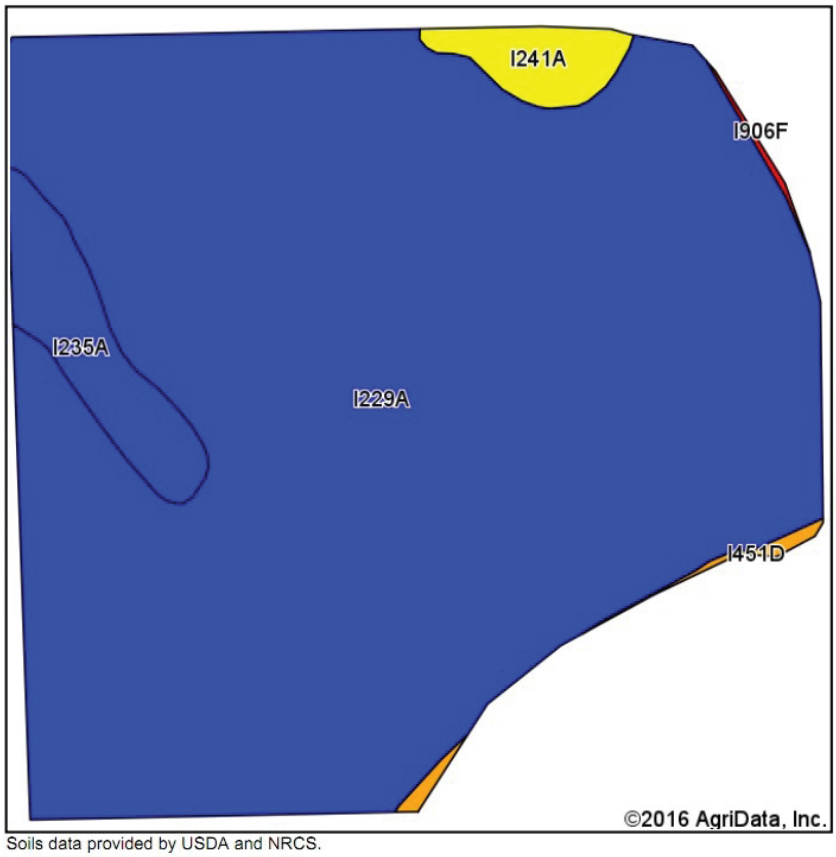
Andy Westby
Andy.Westby@goldmark.com
701.239.5839 (O) 701.367.5354 (C)

www.goldmarkcommercial.com
commercialinfo@goldmark.com

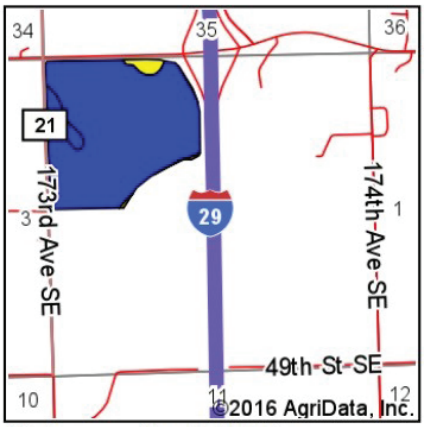
I-29 & COUNTY 16 LAND

17368 48TH STREET SOUTHEAST, FARGO, ND

Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**
County: **Cass**
Location: **2-137N-49W**
Township: **Pleasant**
Acres: **116.22**
Date: **1/30/2016**

GOLDMARK SCHLOSSMAN
COMMERCIAL REAL ESTATE SERVICES INC.

Maps Provided By:
surety® CUSTOMIZED ONLINE MAPPING
© AgriData, Inc. 2016 www.AgriDataInc.com

N W E S

Area Symbol: ND017, Soil Area Version: 15

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index
I229A	Fargo silty clay, 0 to 1 percent slopes	108.08	93.0%		IIw	86
I235A	Fargo silty clay, depressional, 0 to 1 percent slopes	5.01	4.3%		IIIw	86
I241A	Fargo-Ryan silty clays, 0 to 1 percents slopes	2.42	2.1%		IIw	67
I451D	Wahpeton-Cashel silty clays, wooded, 1 to 15 percent slopes, occasionally flooded	0.53	0.5%		IIe	78
I906F	Orthents-Aquents-Urban Land, highway complex, 0 to 35 percent slopes	0.18	0.2%		IVe	32
					Weighted Average	**85.5**

Area Symbol: ND017, Soil Area Version: 15

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Soil Map of Tillable Acres

GOLDMARK™
COMMERCIAL REAL ESTATE INC

Andy Westby
Andy.Westby@goldmark.com
701.239.5839 (O) 701.367.5354 (C)

www.goldmarkcommercial.com
commercialinfo@goldmark.com