

# MAPLETON I-94 DEVELOPMENT PARK

MAPLETON, ND



**FOR SALE**



COMMERCIAL/INDUSTRIAL LOTS JUST MINUTES FROM FARGO/WEST FARGO

Parcel Sizes: 1.75 to 25.9 Acres

Price: \$1.50 - \$2.50 PSF

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# MAPLETON I-94 DEVELOPMENT PARK

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## LOCATION

Less than 4 minutes/5 miles from West Fargo off the Mapleton I-94 exit

## PARCEL SIZES

1.75 to 25.9 Acres

## RAW LAND

32-238 Acres

## FLOODPLAIN

No

## ZONING

General Commercial (C-1)  
Highway Commercial District (C-2)  
Industrial (I)

## ASKING PRICE

\$1.50 - \$2.50 PSF

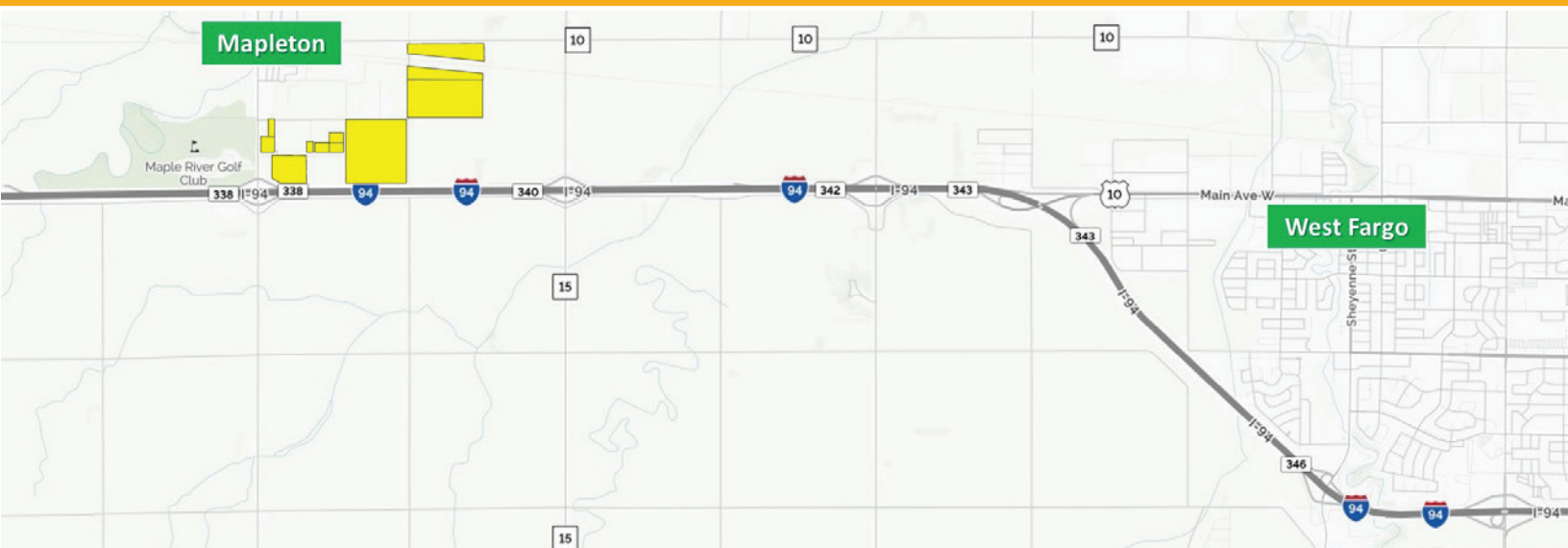
## VIDEO TOUR



## PROPERTY DESCRIPTION:

Just off I-94 and only minutes west of Fargo & West Fargo, this new Development Park offers superior accessibility and visibility at a fraction of the cost for land within the FM metro. Most developed lots are within a TIF district, with the potential for buyers to obtain TIF approval from the city of Mapleton that could eliminate the already low assessed specials. Lots are located on a new 80,000 lb. concrete road. Most lots require little-to-no fill as the development is completely out of the 500 year flood plain. Over 230 acres of un-platted expansion land is also available for future development or large-scale users, including potential rail access near Highway 10.

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.



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PARCEL MAP

Parcel	Address	Size (SF   Acres)	Zoning	Specials Remaining	Price
Lot 1 Block 2 (Holland's Addition)	Not yet assigned	116,000 SF   2.66 ac	C-1	**\$6,664.03 (\$.06 PSF)	\$290,000 (\$2.50 PSF)
Lot 1 Block 4 (Mapleton I-94 Addition)	500 Knutson*	1,129,646 SF   25.93 ac	I	\$873,614.44 (\$.77 PSF)	\$1,694,469 (\$1.50 PSF)
Lot 4 Block 1 (Mapleton I-94 2 <sup>nd</sup> Addition)	440 Horsch Anderson*	137,780 SF   3.163 ac	I	**\$4,277 (\$.03 PSF)	\$206,670 (\$1.50 PSF)

\* Lot resides in TIF district and upon approval from city council could have TIF applied to future special assessment balance/payments.

\*\*Lots will have additional specials added once city services are directly serving the parcel upon development.





MAPLETON, ND



## FLOODPLAIN

## ZONING

## ASKING PRICE

## SPECIALS

[illegible]

Parcel	Size	Zoning	Price
Ag 1	106.56 acres	Ag	\$2,557,440 (\$0.55 PSF   \$24,000/acre)
Ag 2	31.66 acres	Ag	\$895,978 (\$0.65 PSF   \$28,300/acre)
Ag 3-4	100.7 acres	Ag	\$1,755,215 (\$0.40 PSF   \$17,450/acre)