

100TH AVE DEVELOPMENT LAND

1962 100TH AVE S, HORACE, ND 58047



LAND FOR SALE

GREAT FUTURE DEVELOPMENT LAND NEAR I-29 ON 100TH AVE S

52.142 Acres +/- | \$21,000/ac | \$1,094,982

Andy Westby | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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ASKING PRICE

\$1,094,982 | \$21,000 ac

LOCATION

1 mile east of I-29 on the Horace exit (#56) or ½ mile west of University Dr. on 100th Ave S

PARCEL NUMBER

64-0000-02361-010

LEGAL

The N 1881' Less E 50' of E ½ of NW ¼ in 25-138-49 (*abbreviated*)

SIZE

52.142 acres

FLOODPLAIN

Portions in 100 year

ZONING

Agricultural

2020 TAXES

\$793.00 | \$14.76/ac

SPECIALS

None

PROPERTY DESCRIPTION:

Rare opportunity to acquire future development land along an eventual arterial road, just off the Horace I-29 interchange!

This great property is within the ET of Fargo and is protected by the future Fargo-Moorhead Diversion project. Located just 1 mile east of I-29 and less than ½ mile west of Highway 81/University Drive S, this property has excellent accessibility and development potential.

SITE FEATURES:

- 1 mile off I-29 and Horace exchange, ½ mile from Highway 81
- Directly on County 14/100th Ave blacktop
- Protected by future FM Diversion
- Within Fargo Extraterritorial area
- Existing farm lease income

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.

An aerial photograph of a large, dark green agricultural field. A yellow rectangular outline is drawn around the field. The text "52.142 ac +/-" is overlaid in white on the right side of the field.

52.142 ac +/-

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GOLDMARK[™]
COMMERCIAL REAL ESTATE INC

REFERENCE MAP

