

# WEST FARGO DEVELOPMENT LAND

HIGHWAY 10 OFF I-94 RAYMOND EXCHANGE, WEST FARGO

  
**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

## FOR SALE



GREAT FUTURE DEVELOPMENT LAND ON HIGHWAY 10 JUST OFF I-94 INTERCHANGE

112.23 Acres | \$2,399,000 | \$21,375/Acre | \$0.49 PSF

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**Goldmark Commercial Real Estate**

[www.goldmarkcommercial.com](http://www.goldmarkcommercial.com)

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## PRICE

\$2,399,000 | \$21,375/ac | \$0.49 PSF

## LOCATION

½ mile north of I-94 Exit 342  
on the south side of Highway 10

## PARCEL NUMBER

53-0000-09023-000

## LEGAL DESCRIPTION

NW1/4 2-139-50 less parts  
(abbreviated)

## SIZE

112.23 acres +/- | 4,888,739 SF

## FLOODPLAIN

Yes: will be removed by Diversion

## ZONING

Agricultural

## 2021 TAXES

\$2,056.33 - No Specials

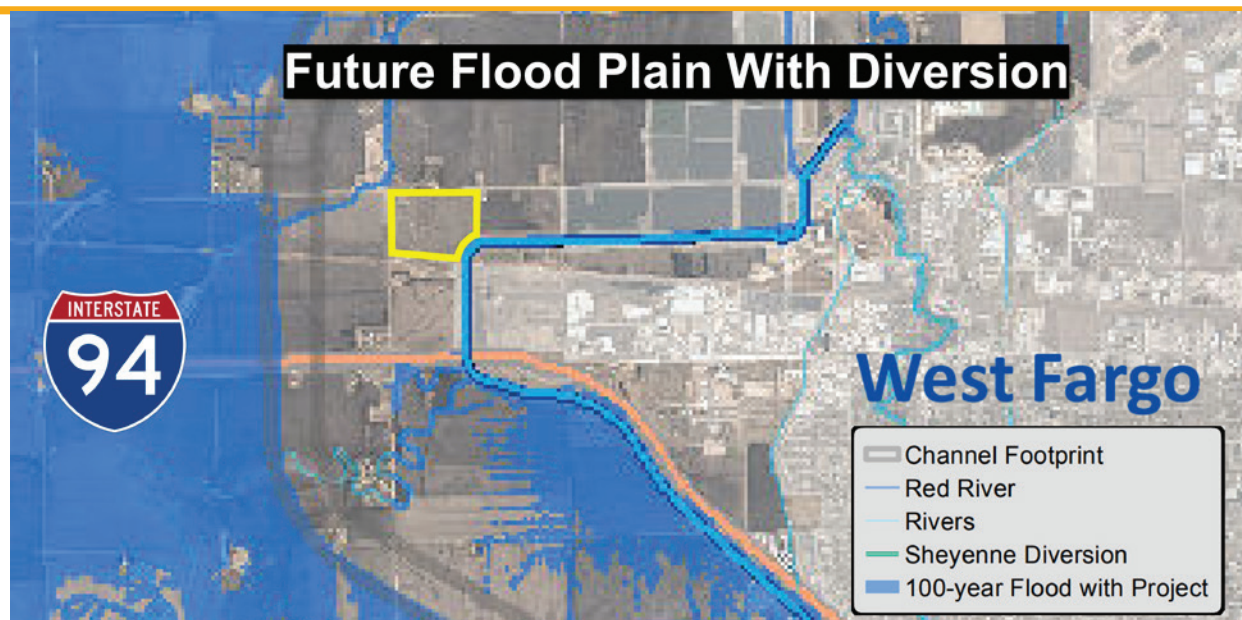
## PROPERTY DESCRIPTION:

Great opportunity to acquire future development land in West Fargo along a future commercial arterial road, only a half mile from an I-94 exchange! Situated on the south side of Highway 10 and just north of the Raymond exchange on I-94 (exit 342), this land is entirely protected by the FM Diversion project. The city of West Fargo's transportation & growth plans show high intensity commercial zoning potential which includes high density residential. Also, the city of West Fargo has proposed easements for a sanitary sewer force main project on the property's south boundary. An existing farm lease on the land provides income before future development. West Fargo's limited supply of available commercial land will make this property highly sought after!

## SITE FEATURES:

- Only ½ mile off I-94 interchange on future commercial arterial road (Highway 10)
- Entirely protected by FM Diversion project
- High intensity commercial zoning potential
- Limited supply of commercial land in West Fargo
- Proposed easements to bring city infrastructure to/through land
- 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.



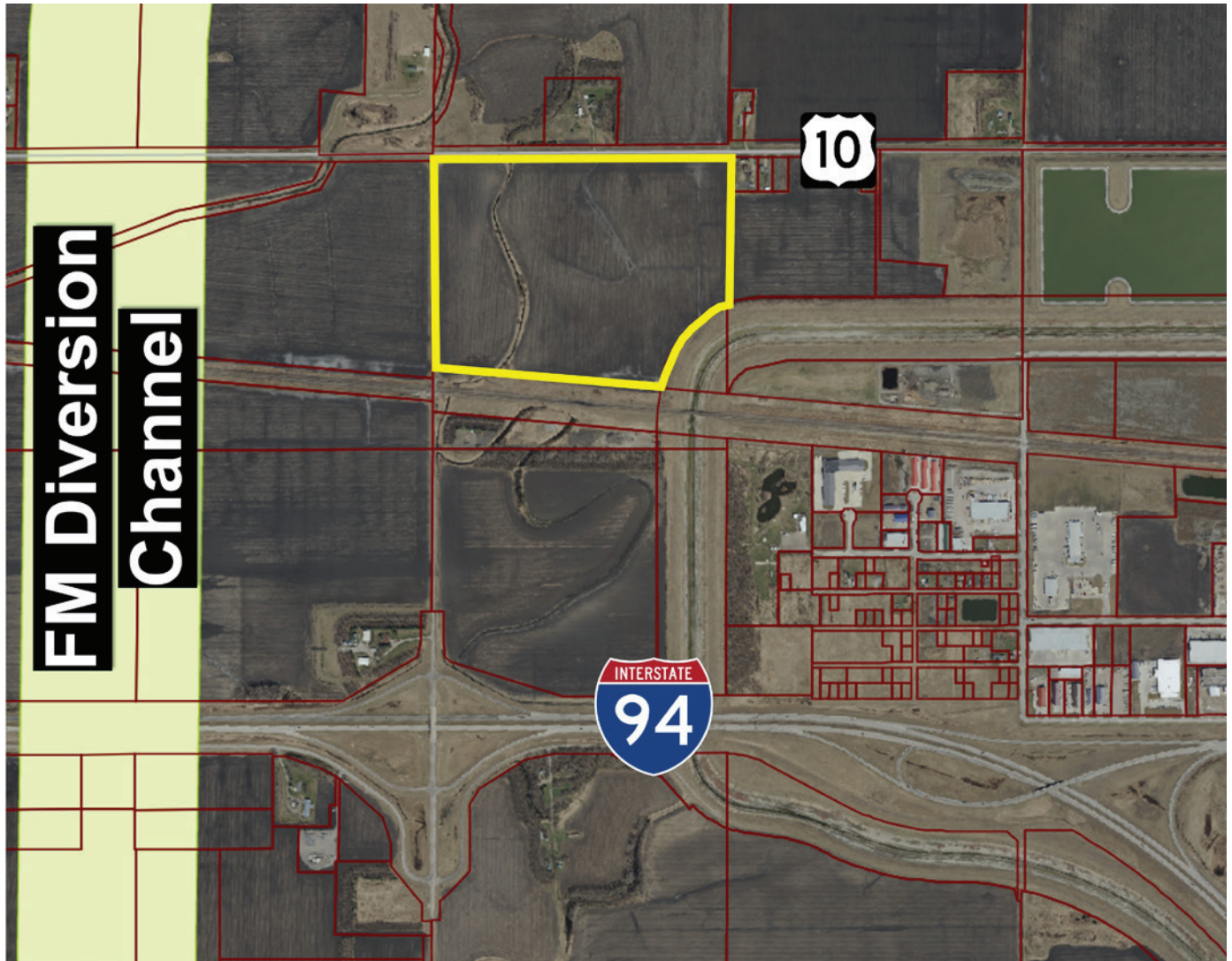
FUTURE FLOOD PLAIN AFTER THE COMPLETION OF THE FM DIVERSION PROJECT



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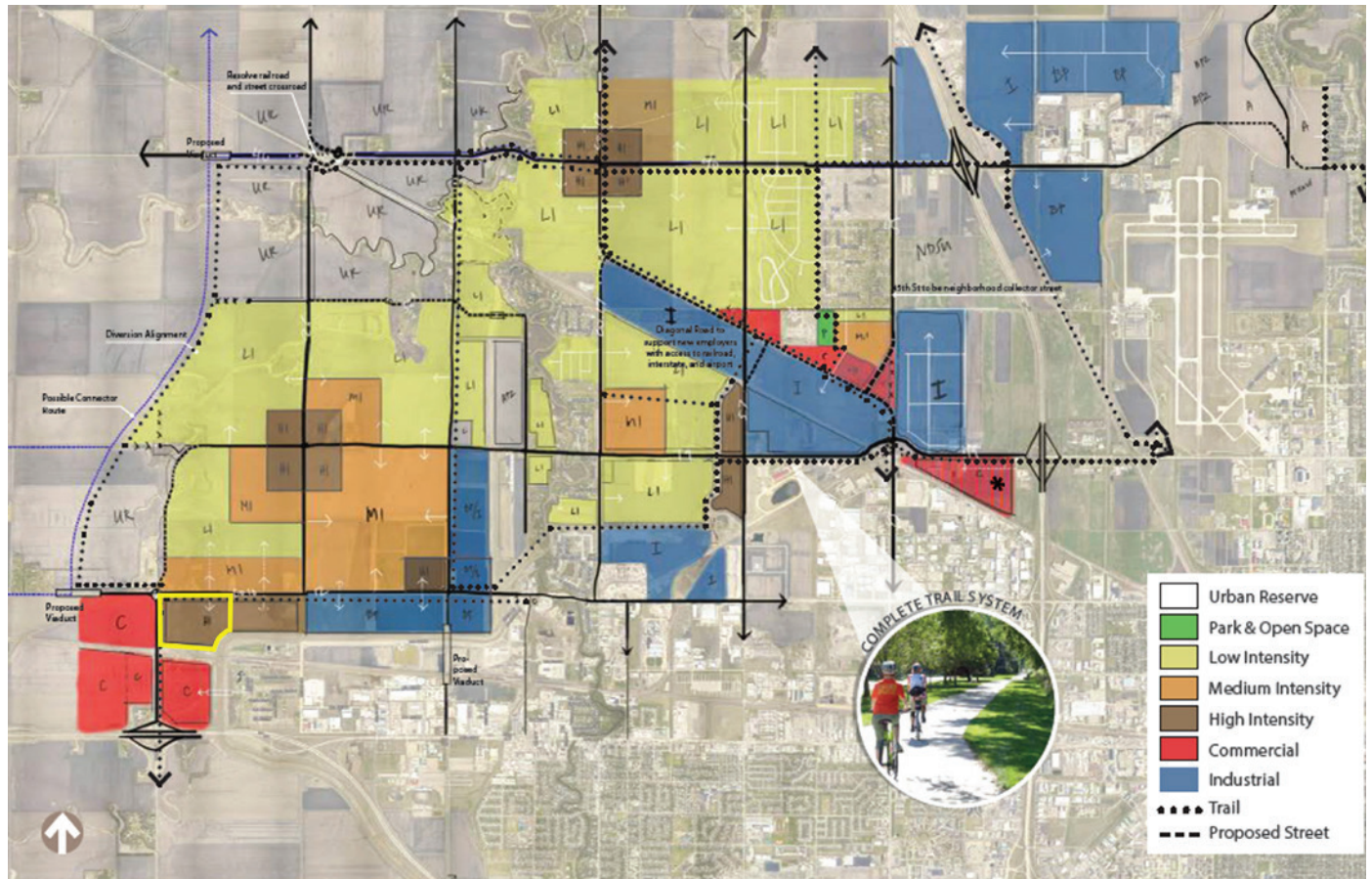


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FUTURE LAND USE



FROM METROCOG'S SEPTEMBER 2020 NORTHWEST TRANSPORTATION PLAN



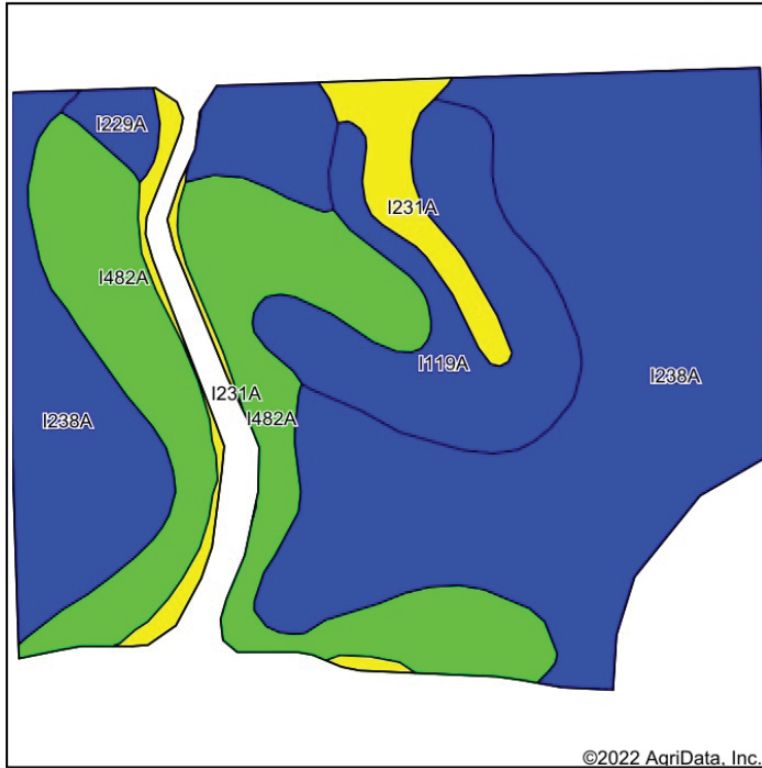
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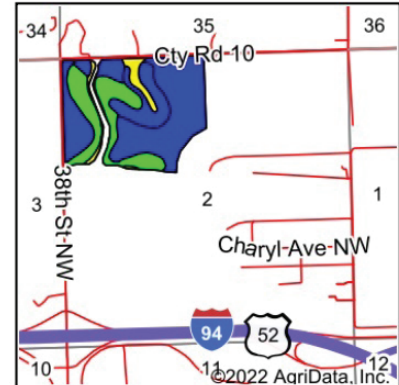
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TABLE OF SOILS

## Soils Map



Soils data provided by USDA and NRCS.



State: **North Dakota**  
County: **Cass**  
Location: **2-139N-50W**  
Township: **Mapleton**  
Acres: **109.09**  
Date: **1/17/2022**

**AG LAND**  
**SALES & AUCTION**

A SERVICE OF  
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Maps Provided By  
**surety®**  
CUSTOMIZED ONLINE MAPPING  
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Area Symbol: ND017, Soil Area Version: 21

Code	Soil Description	Acres	Percent of field	PI Legend	Non-Irr Class *c	Productivity Index	*n NCCPI Soybeans
I238A	Fargo-Hegne silty clays, 0 to 1 percent slopes	60.11	55.1%		IIw	84	51
I482A	Overly-Bearden silt loams, 0 to 2 percent slopes	26.83	24.6%		IIc	94	70
I119A	Bearden silty clay loam, 0 to 2 percent slopes	14.37	13.2%		Ile	90	67
I231A	Dovray silty clay, 0 to 1 percent slopes	6.29	5.8%		IIIw	64	48
I229A	Fargo silty clay, 0 to 1 percent slopes	1.49	1.4%		IIw	86	51
Weighted Average					2.06	86.1	*n 57.6

\*n: The aggregation method is "Weighted Average using all components"

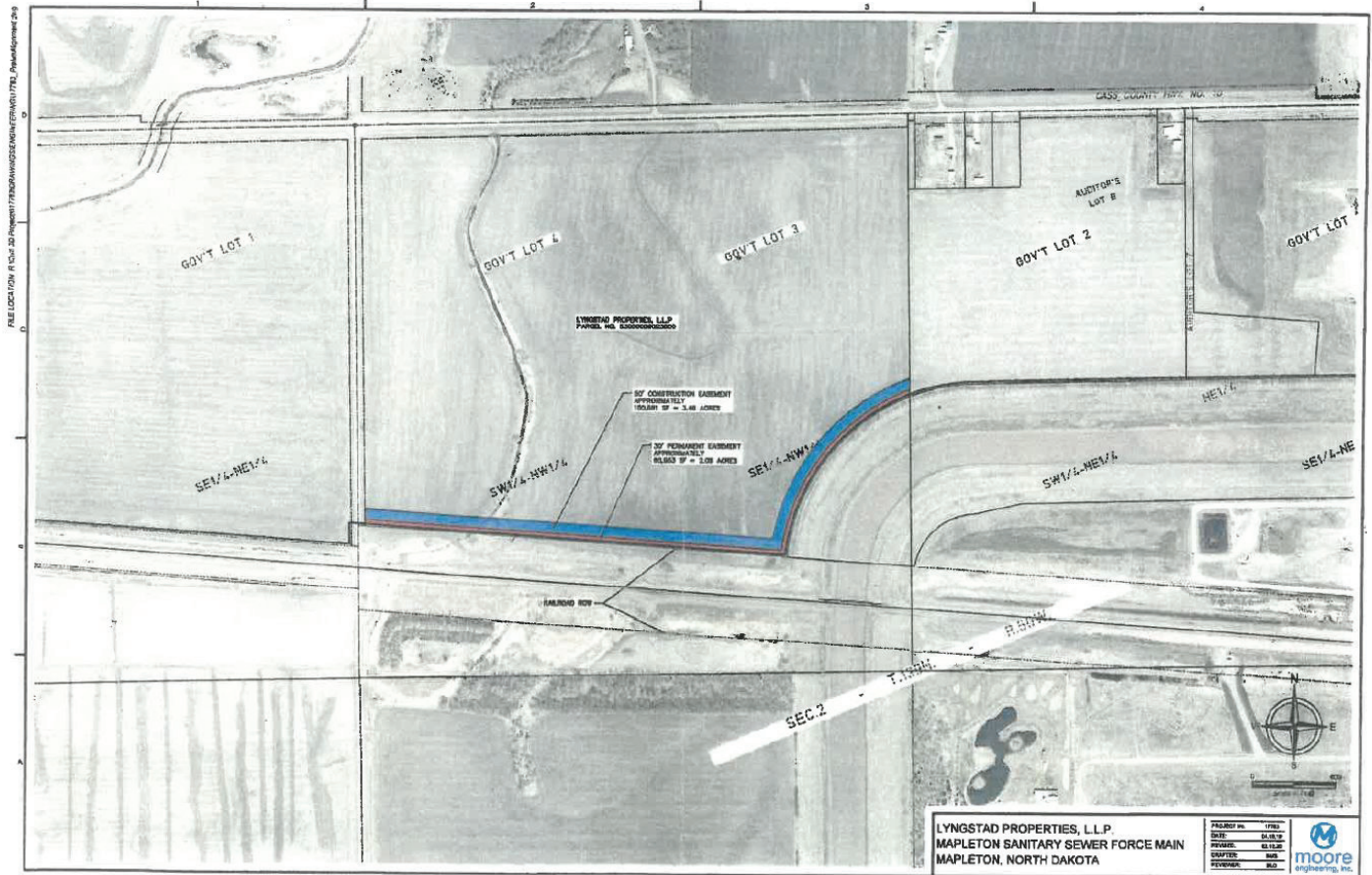
\*c: Using Capabilities Class Dominant Condition Aggregation Method

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UTILITY EASEMENT MAP



PROPOSED EASEMENT AREA FOR SEWER EXTENSION FROM CITY OF WEST FARGO