

# MAPLE RIVER TOWN SQUARE

649 KNUTSON STREET, MAPLETON, ND

**FOR SALE/LEASE**



**Buy or lease in Mapleton's newest commercial development, Maple River Town Square!**

  
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## PROPERTY OVERVIEW:

In the heart of Mapleton, just off I-94 and only minutes from West Fargo, this exciting new development offers superior visibility and accessibility for a number of commercial users! Multiple lots are available for sale or build-to-suit opportunities, along with available lease space in the first building of this exciting town square development. Lots range from 30k to 50k SF, with bi-directional access available at both the north and south ends of the development! All lots are within a TIFF district, with the potential for buyers to obtain TIFF approval that could eliminate the already low assessed specials. The interior and access roads along with city services infrastructure will be available in mid-2020. Do not miss the opportunity to join this exciting development in the fast growing bedroom city of Mapleton, ND!



## Location:

Less than 4 minutes from West Fargo off the Mapleton I-94 exit, along Highway 11 and Knutson Street

## Lot Sizes:

30,000 - 50,000 SF  
.69 - 1.15 Acres

## Lots Prices:

\$150,000-\$450,000

## Build-to-Suit Rates:

Negotiable

## Specials:

TBD

## Floodplain:

No

## Zoning:

Highway Commercial District (C-2)

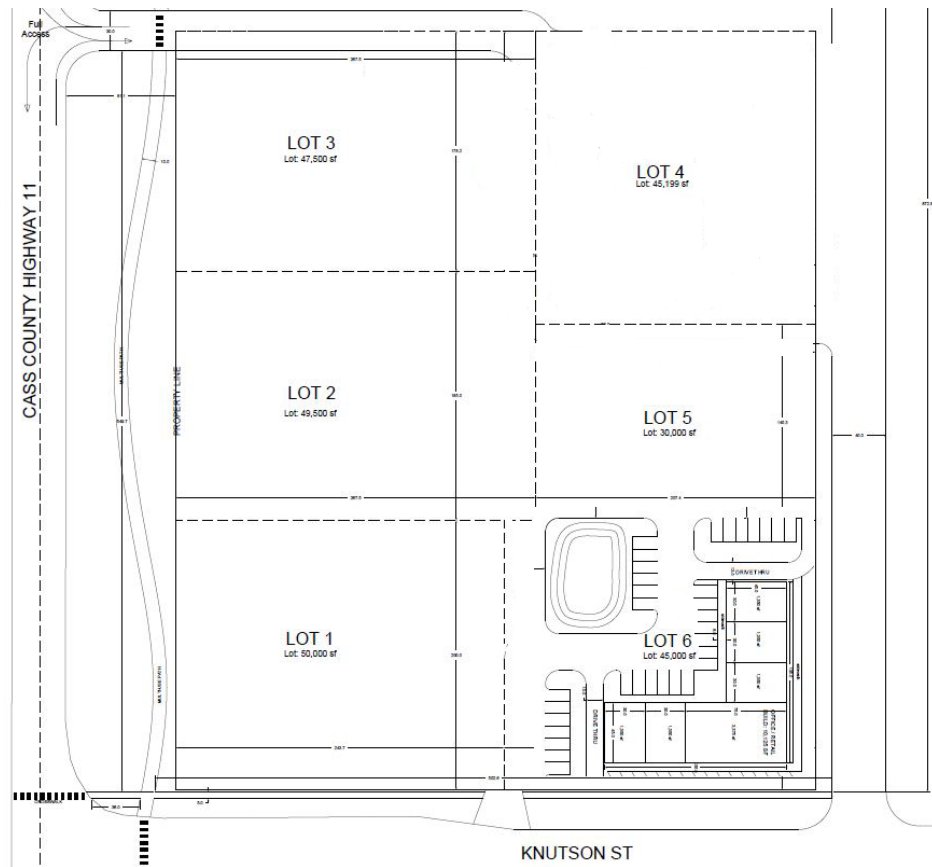
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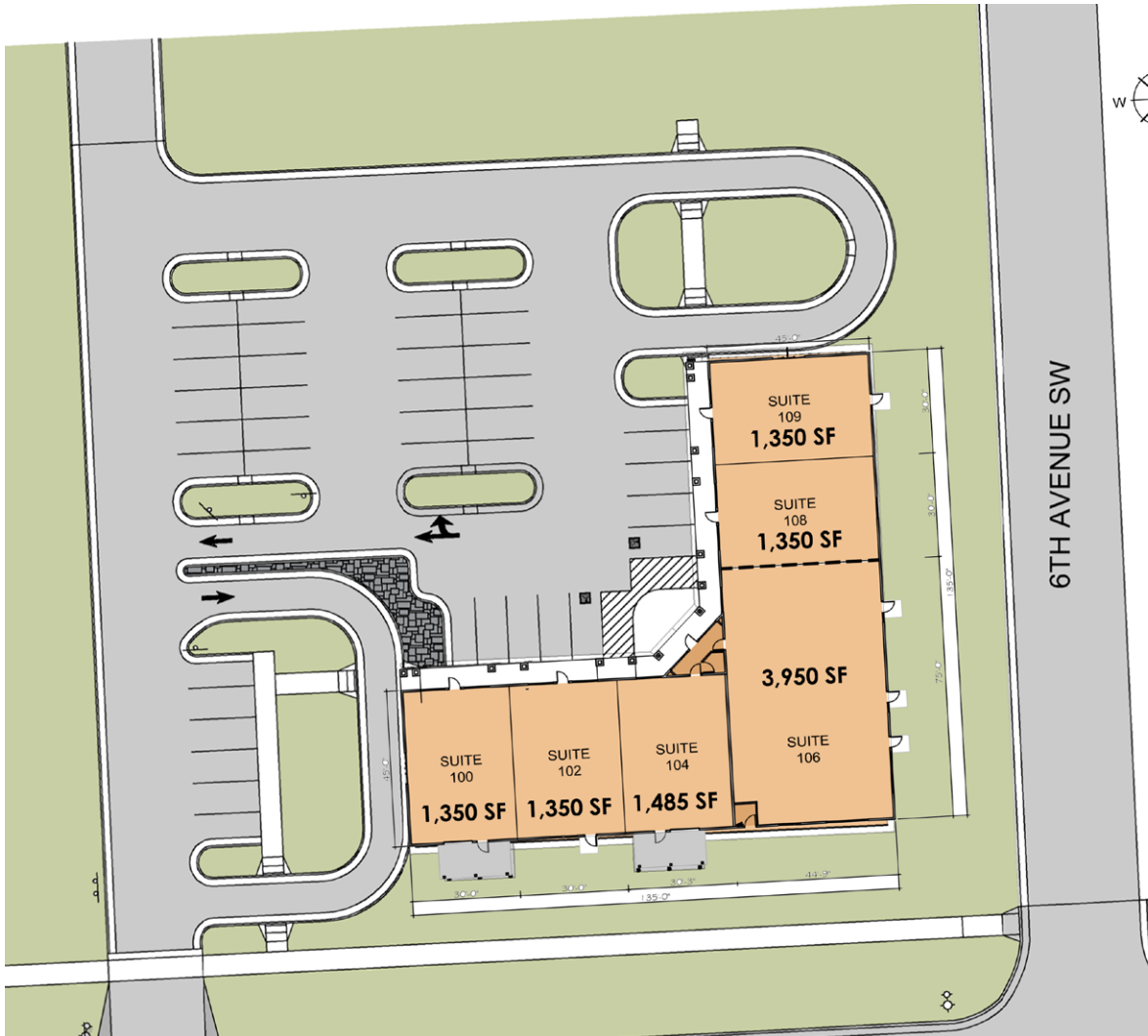


Lot	Address	Size (SF   acres)	Zoning	Specials Remaining	Price
#1	Not yet assigned	50,000 SF   1.15a	C-2	TBD	\$450,000 (\$9.00 PSF)
#2	Not yet assigned	49,500 SF   1.14a	C-2	TBD	\$297,000 (\$6.00 PSF)
#3	Not yet assigned	47,500 SF   1.09a	C-2	TBD	\$332,500 (\$7.00 PSF)
#4	Not yet assigned	45,199 SF   1.04a	C-2	TBD	\$225,995 (\$5.00 PSF)
#5	Not yet assigned	30,000 SF   0.69a	C-2	TBD	\$150,000 (\$5.00 PSF)
#6	Not yet assigned	45,000 SF   1.03a	C-2	TBD	SOLD

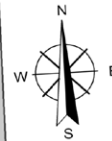
\* Lots are in TIFF district and with approval from city council they would have future tax payments applied to special assessment balance/payments.

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Building design illustrated on the following page.



**Space Available:**

Suites 100-109: 1,350 to 10,835 SF

**Lease Rates:**

Suite 100 & 109 (end caps): \$14.00 PSF

Suites 102-108 (inline): \$12.00 PSF

**CAM:** \$3 PSF estimate

**TIA:** Negotiable

**Tenant Expenses:**

Electric/Gas

Cable/Phone

Janitorial

**CAM Expenses:**

Taxes/Specials

Building Insurance

Snow/lawn

Water/Sewer/Garbage

Building maintenance/repairs

**Features:**

Excellent location just off I-94 and County Road 11

Great bi-directional access on north and south ends

Strong visibility and signage options

Front-door parking

Growing bedroom community

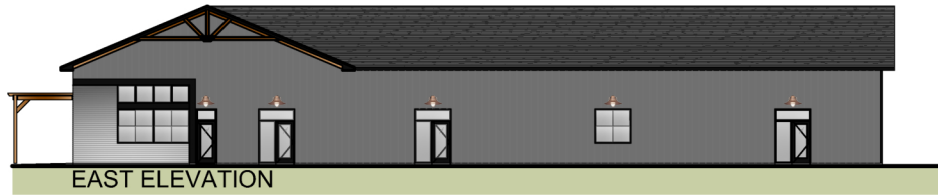
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EAST ELEVATION



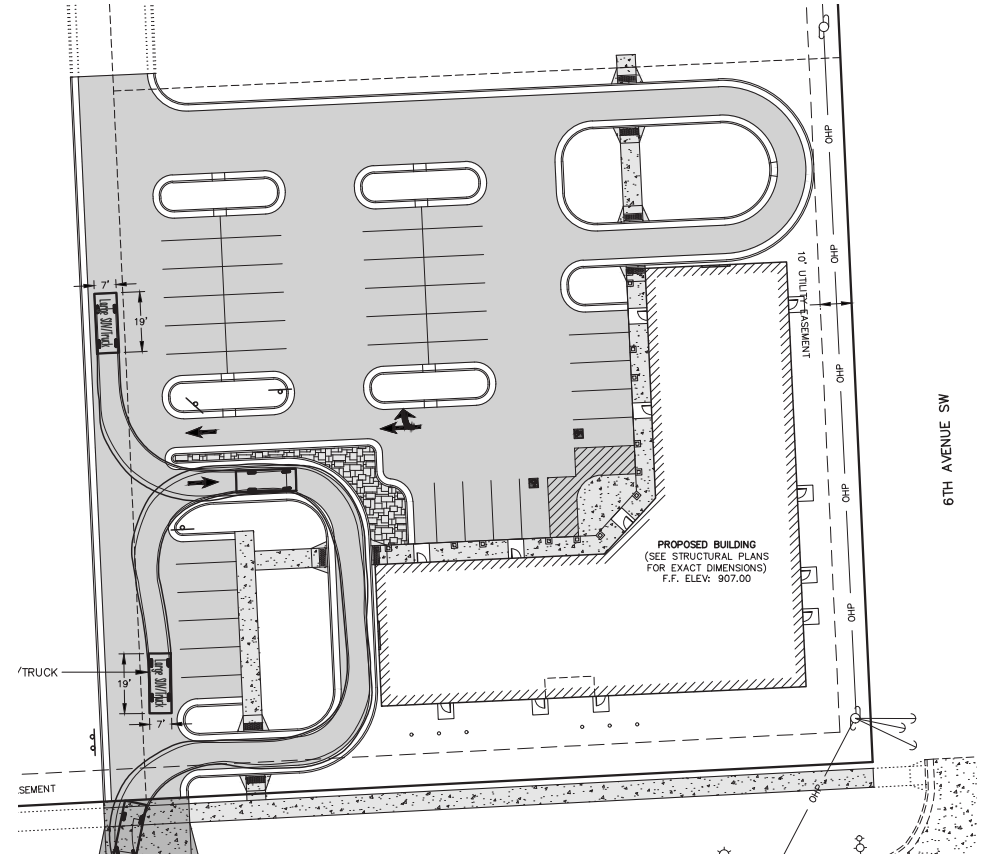
SOUTH ELEVATION



WEST ELEVATION

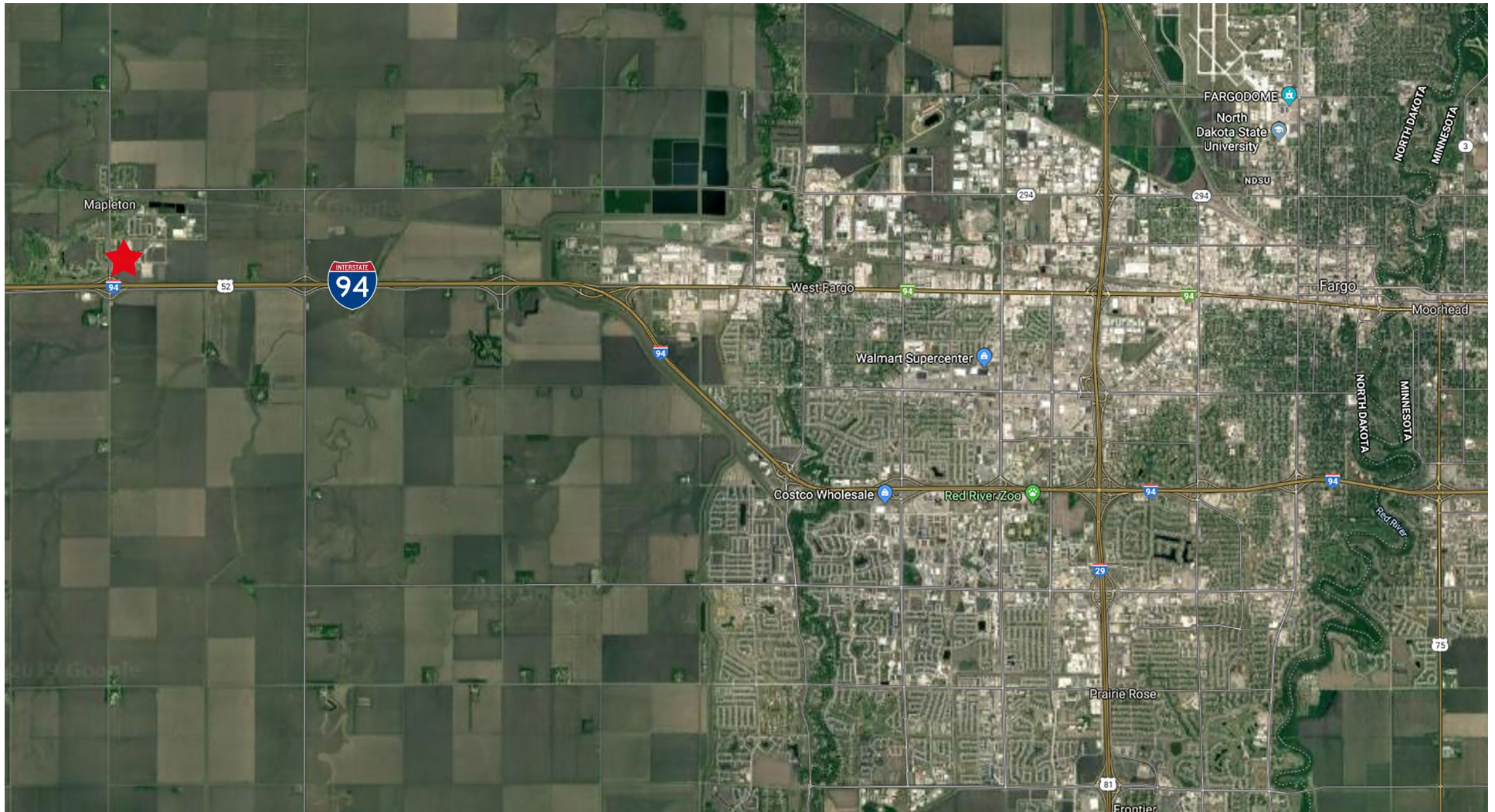


NORTH ELEVATION



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