

# THE CROSSROADS

4001 23RD AVE S, FARGO, ND 58104



## COMMERCIAL LAND FOR SALE

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## LOT SIZES

.7 - 10+ Acres

## LOT PRICING

\$10-15 PSF

## BUILD-TO-SUIT/LEASEBACK

Negotiable

## ESTIMATED SPECIALS

Estimate pending final design

## ZONING

General Commercial

## POTENTIAL USES

Office  
Retail  
Medical  
Education

## INFRASTRUCTURE DELIVERY

Summer 2022

## TRAFFIC VOLUME

Vehicles Per Day = 144,000+  
• I-29 = 58,000+  
• I-94 = 71,000+  
• 42nd St = 15,000+

## PROPERTY DESCRIPTION:

Amazing opportunity to buy, build or lease in the epicenter of the Fargo-Moorhead metro with commercial land for sale in The Crossroads! Adjacent to both I-94 and I-29, this property features incredible visibility with the highest combined traffic counts in the entire state of over 144k vehicles passing by on a daily basis!

The Crossroads development, conveniently located on 42nd St and just north of 32nd Ave S, will provide your business with an excellent location in a beautifully master-planned commercial setting. This site will provide a first-class development with unmatched visibility to both interstate systems intersecting just outside your front door. Businesses can own and build, or can build-to-suit on the site with flexible leaseback terms.

With lots ranging from .7-10+ acres, this site will support a large mix of uses, including professional office, medical, retail, technology, education, and much more. Do not miss out on making this exceptional development your new home!

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.



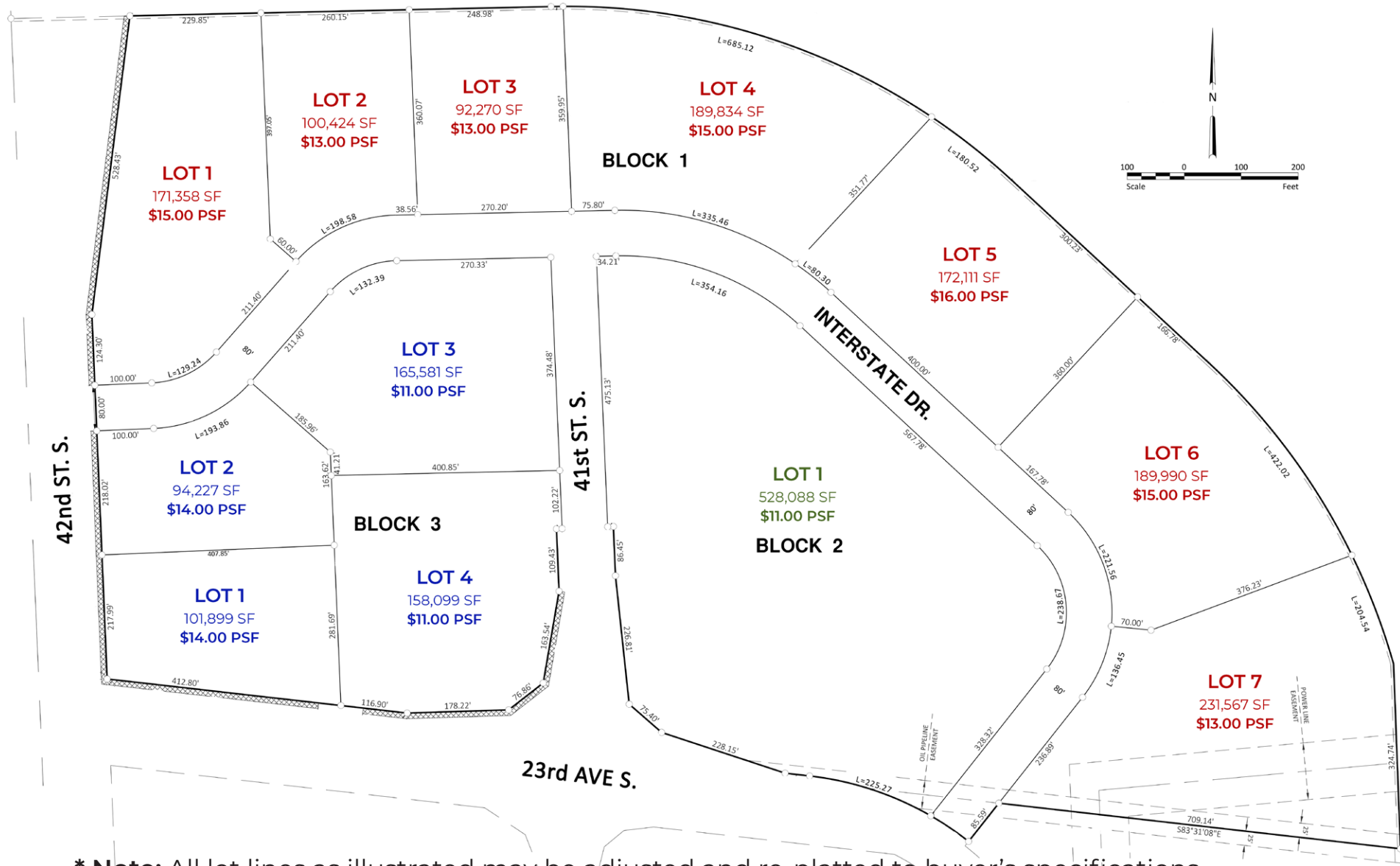
## PROPERTY FEATURES:

- Incredible visibility to high traffic volumes
- Easy access off 42nd Street
- Multiple lot sizes
- Purchase or leaseback options
- Large mix of potential uses
- Adjacent to I-94/I-29
- Beautifully master-planned development

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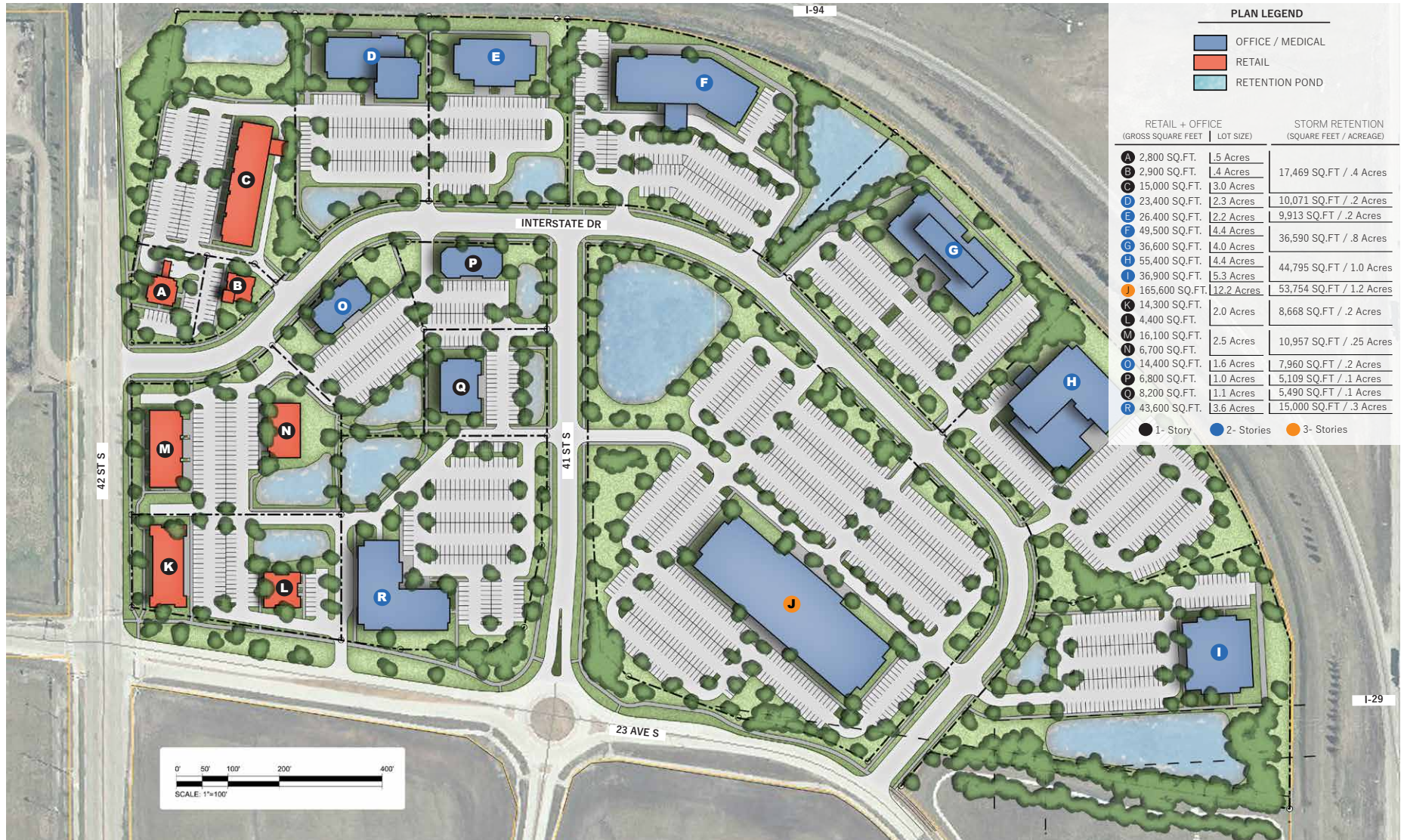
LOT MAP WITH PRICING



\* Note: All lot lines as illustrated may be adjusted and re-platted to buyer's specifications

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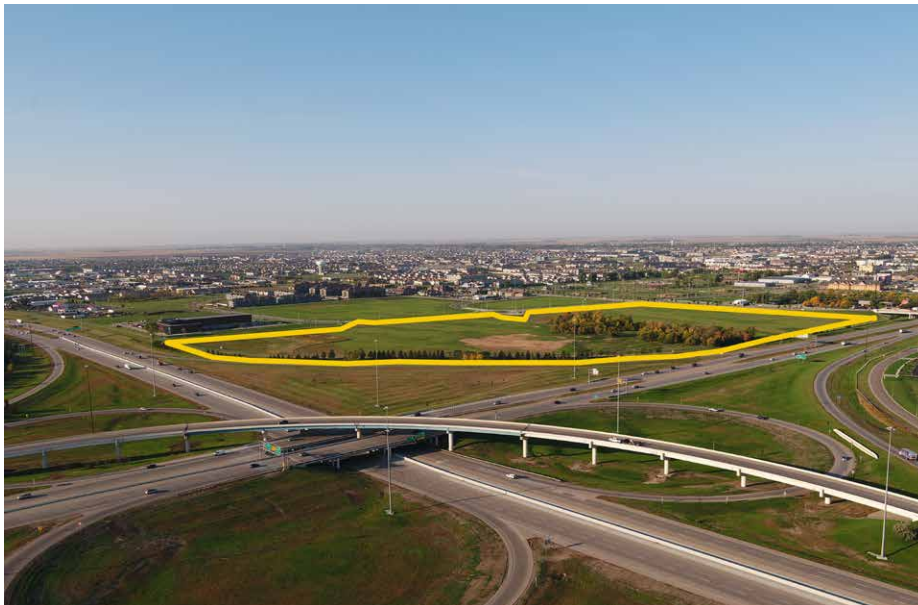
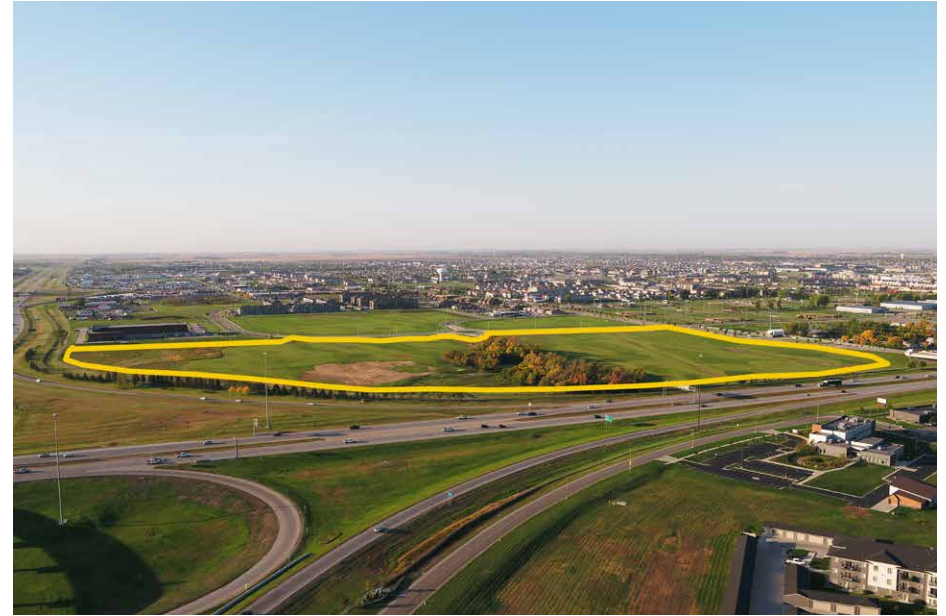
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Note: For illustrative purposes. Lot & building sizes, parking & water retention may vary per buyer/tenant requirements.

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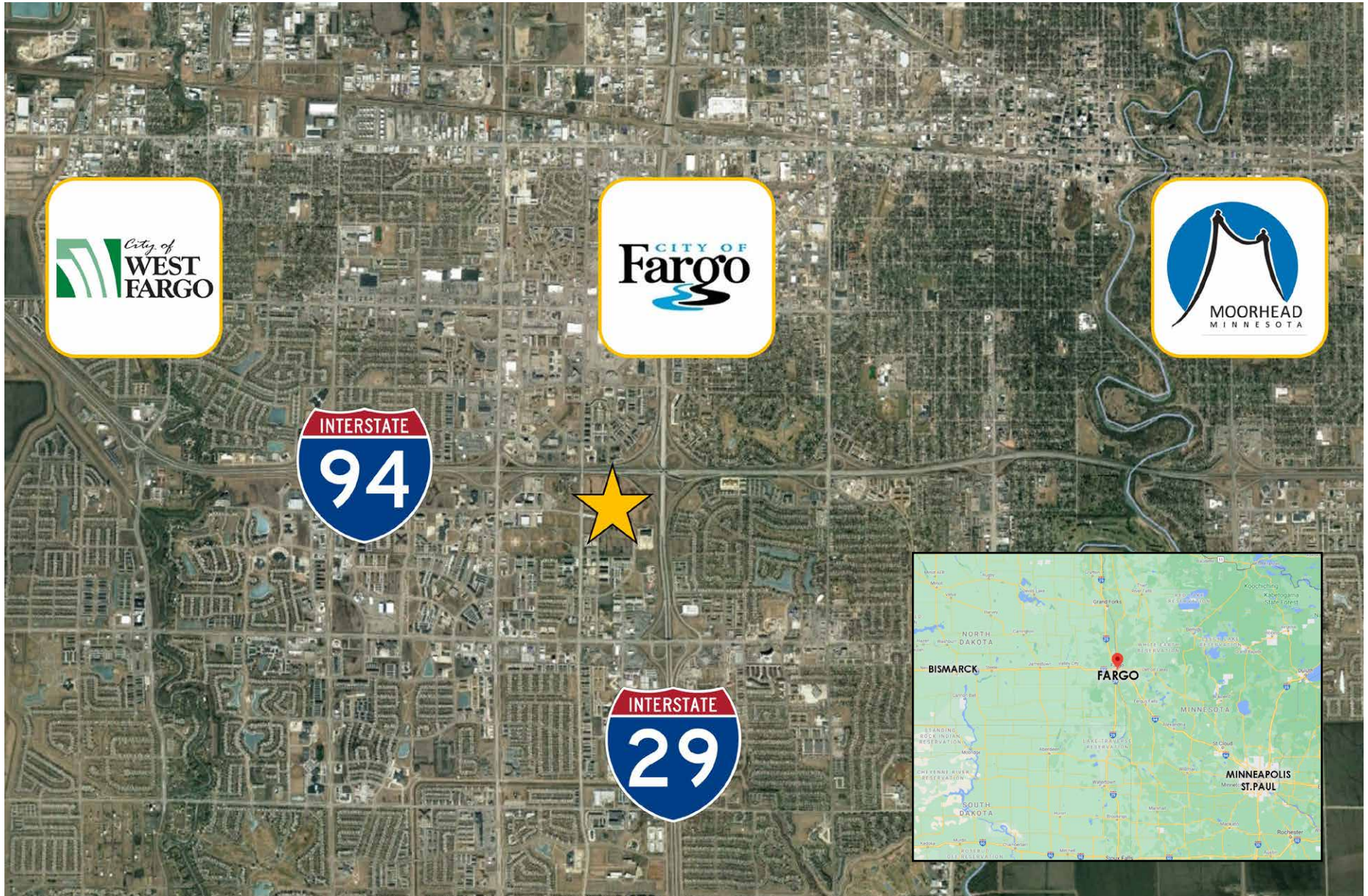


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**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

REFERENCE MAP



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## FARGO: WHERE BUSINESS IS BOOMING

As North Dakota's largest city, Fargo is the regional economic powerhouse and cultural hub. With its prime location at the intersection of I-29 and I-94, the city is ideally situated with a breadth and depth of industries including healthcare, education, financial services, technology, retail, manufacturing and distribution. With a MSA population of 250k, the Fargo-Moorhead metro continues to enjoy an impressive long-term growth rate.

With its established reputation as a regional hub of education, medical, technology, distribution and more, the area is well positioned for continued growth and vibrancy for decades to come.

### FM METRO FACTS: SOURCE: Greater Fargo Moorhead EDC, <https://gfmedc.com/>

- Population = 250,000
- Regional Commerce Hub
- 28,000+ College Students
- Median Age of 33
- \$14.68 GDP
- 46.7 Growth since 2010 / 4.9% Compound Annual Growth
- Corporate Tax Rate = 4.3%

## TOP AREA EMPLOYERS

Company	Business	Employees
Sanford Health	Healthcare Provider	9,349
North Dakota State University	Post-Secondary University	4,156
Essentia Health	Healthcare Provider	2,690
Fargo Public School District	Public School System	1,860
West Fargo Public School District	Public School System	1,622
Noridian Healthcare Solutions	Healthcare Services	1,511
U.S. Bank	Financial Services	1,213
Fargo VA Health Care System	Healthcare Provider	1,186
Microsoft	Technology	1,024
Integrity Windows and Doors	Manufacturing	1,000
Blue Cross Blue Shield of ND	Healthcare Insurance	948
City of Fargo	Municipal Services	948
Moorhead Area Public Schools	Public School System	925
Hornbacher's Foods	Grocery Stores	875
Eventide Senior Living	Senior Living Services	803
Wanzek Construction, Inc.	Construction	800
Minnesota State University, Moorhead	Post-Secondary University	724
Concordia College	Post-Secondary University	679

## NEARBY LOCATIONS

Location	Distance from Site
West Acres Mall	0.8 Miles
Red River Zoo	0.2 Miles
I-94/45th St.S. Exchange	0.6 Miles
I-29/32nd Ave. S Exchange	1.0 Miles
Sanford Health Hospital	1.1 Miles
Target	1.2 Miles
Home Depot	1.3 Miles
Scheels Arena	2.0 Miles
45th St. S	0.5 Miles
Veterans Blvd	1.5 Miles
13th Ave S	1.3 Miles
32nd Ave S	0.8 Miles
40th Ave S	1.8 Miles
52nd Ave S	2.8 Miles
Aldevron Campus	1.9 Miles
Microsoft Campus	2.2 Miles



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Higher education is a major force for the metro area with two public universities (NDSU and MSUM), a private college (Concordia College) and several technical and vocational schools with a combined student population exceeding 28,000. In addition, the city boasts two regional hospitals (one built in 2017 at a cost of \$500M), the primary facilities for two regional clinics, and numerous small medical and surgical clinics. Technology is also a significant driver of the local economy, with Fargo laying claim to Microsoft's 2nd largest field campus along with growing tech firms such as Bushel, Wex Health, and John Deere Electronic Solutions.

## FARGO-MOORHEAD is nationally recognized on the following Top Ten and best places lists:

- #1 on Top Ten Best Places to Find a Job (*ZipRecruiter, 2019*)
- #6 Happiest City in the US (*WalletHub, 2019*)
- #7 Most Recession Proof City (*Livability, 2019*)
- 10th Best City for New Grads (*Online Degrees, 2019*)
- Nation's Best Job Market (*ZipRecruiter, 2018*)
- #5 on Top 100 Best Places to Live (*Livability, 2018*)
- #4 Best Job Markets (*CNBC, 2018*)
- Best Places to Retire (*Forbes, 2017*)

## 3-MILE DEMOGRAPHICS



Households By Income

The largest group: \$50,000 - \$74,999 (18.8%)  
The smallest group: \$150,000 - \$199,999 (5.2%)

Indicator ▲	Value	Diff
<\$15,000	10.1%	-1.1%
\$15,000 - \$24,999	7.9%	+0.4%
\$25,000 - \$34,999	10.4%	+1.1%
\$35,000 - \$49,999	12.8%	+1.1%
\$50,000 - \$74,999	18.8%	+0.1%
\$75,000 - \$99,999	13.5%	+0.3%
\$100,000 - \$149,999	14.1%	-0.9%
\$150,000 - \$199,999	5.2%	-0.9%
\$200,000+	7.2%	-0.1%

Bars show deviation from:  
Cass County