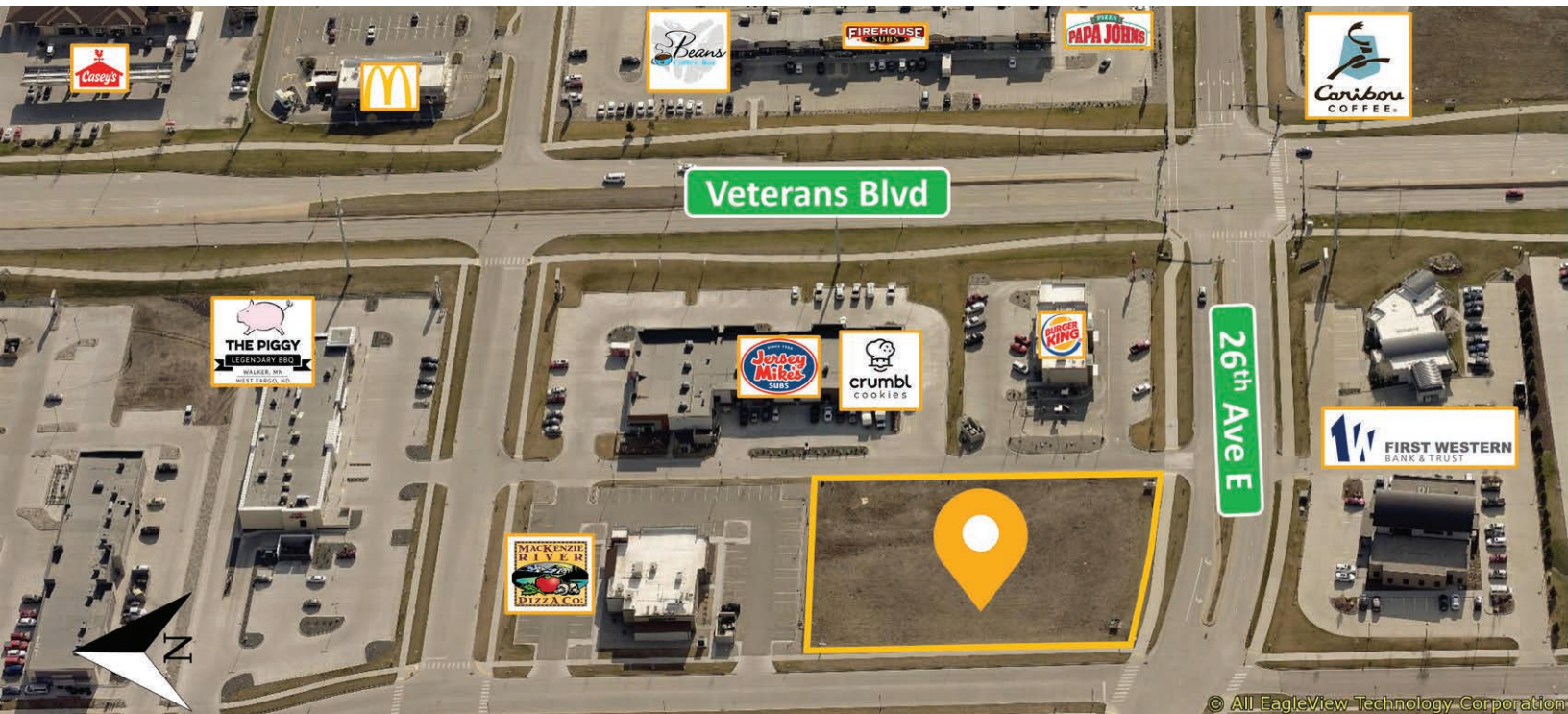


THE PRESERVE LAND OFF VETERANS BLVD

820 26TH AVE E, WEST FARGO, ND 58078

GOLDMARK™
COMMERCIAL REAL ESTATE INC

FOR SALE



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GREAT COMMERCIAL LAND JUST OFF VETERANS BLVD!

Size: 58,561 SF | 1.34 Acres
Price: \$790,574 | \$13.50 PSF

Andy Westby | 701.239.5839

andy.westby@goldmark.com

Goldmark Commercial Real Estate

www.goldmarkcommercial.com

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PRICE

\$790,574 | \$13.50 PSF

SIZE

58,561 SF | 1.34 Acres

LEGAL DESCRIPTION

Lot 1, Block 1
North Pond at The Preserve 11th

PARCEL NUMBER

02-4610-00010-000

SPECIALS BALANCE

\$182,441.66 | \$3.12 PSF

2022 TAXES & SPECIALS

\$27,915.64

ZONING

Light Commercial

FLOOD PLAIN

No

FEATURES

- Just off Veterans Blvd
- ½ mile from I-94
- Excellent accessibility & visibility
- Shovel-ready site at existing elevation
- Over 23k vehicles per day on Vets Blvd
- City services available
- One of the last undeveloped tracts in this 300 acre development

AMENITIES/NEIGHBORS WITHIN 1 MILE

- Sanford Health Hospital
- Costco
- Rustad Recreation Center
- Multiple WF public and private schools
- Rivers Bend Development & Park
- Family Wellness
- SCHEELS Arena
- Bell Bank
- First Western Bank
- Courtyard by Marriott
- Element Hotel
- Homewood Suites
- Doubletree by Hilton
- Holy Cross Catholic Church

PROPERTY DESCRIPTION:

Located in the epicenter of the booming Veterans Boulevard area of West Fargo and Fargo, this rare, shovel-ready parcel has an excellent location with strong accessibility! This prime commercial property sits on 26th Ave E, just ½ block off Veterans Boulevard and only ½ mile from I-94.

This site is surrounded by new retail, restaurants, hotels, parks and our region's largest hospital. One of the last vacant commercial parcels to be developed in this 300 acre development, this property has incredible opportunity for multiple uses including retail, medical, office, and more. The site is out of the flood plain and already at required elevations with city services readily available. This is an excellent opportunity to acquire prime land in the commercial heart of West Fargo's growth corridor!

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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REFERENCE MAP



RESTAURANTS WITHIN 1-MILE:

- McDonalds
- Burger King
- McKenzie River Pizza
- Jimmy Johns
- Piggy BBQ
- Jersey Mikes
- Dominos
- Firehouse Subs

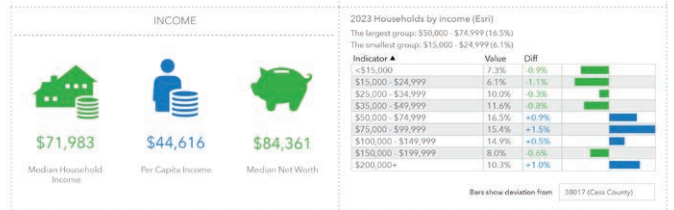
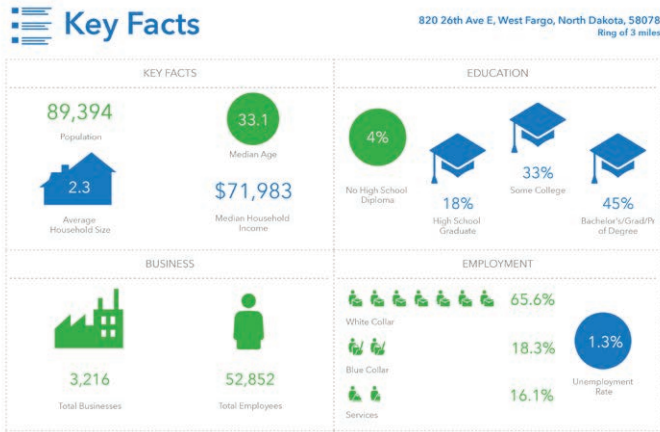
- Caribou Coffee
- Starbucks
- Beans Coffee
- Taco Bell
- Say Cheese!
- Crumbl Cookies
- Plaza Azteca
- McCalisters Deli
- Spicy Pie
- Pub West

- Subway
- Brickhouse
- Wurst Bier Hall
- Izumi
- Blarney Stone
- Barcode Bar & Grill
- Ninja Poke & Ramen
- Nothing Bundt Cakes
- Papa Johns

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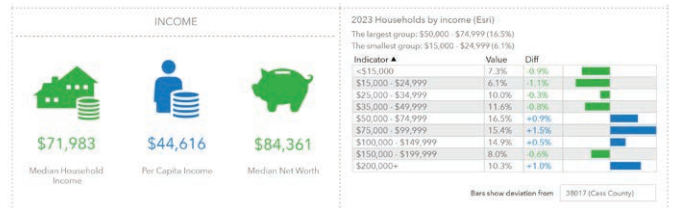
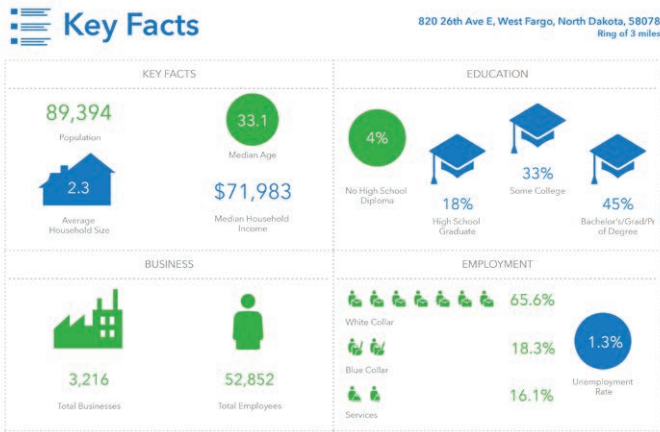
DEMOGRAPHICS



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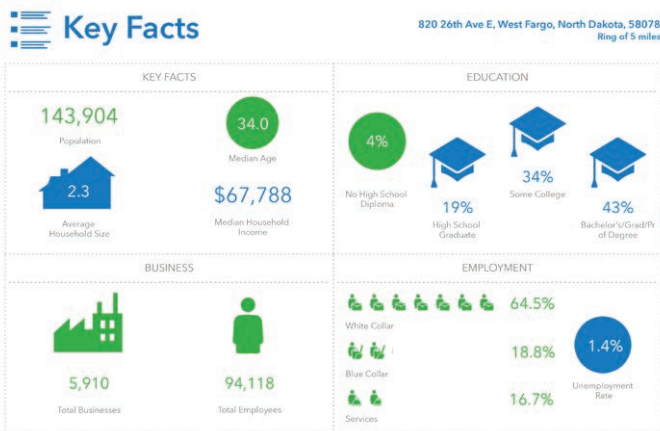
1-MILE RADIUS



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3-MILE RADIUS



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5-MILE RADIUS