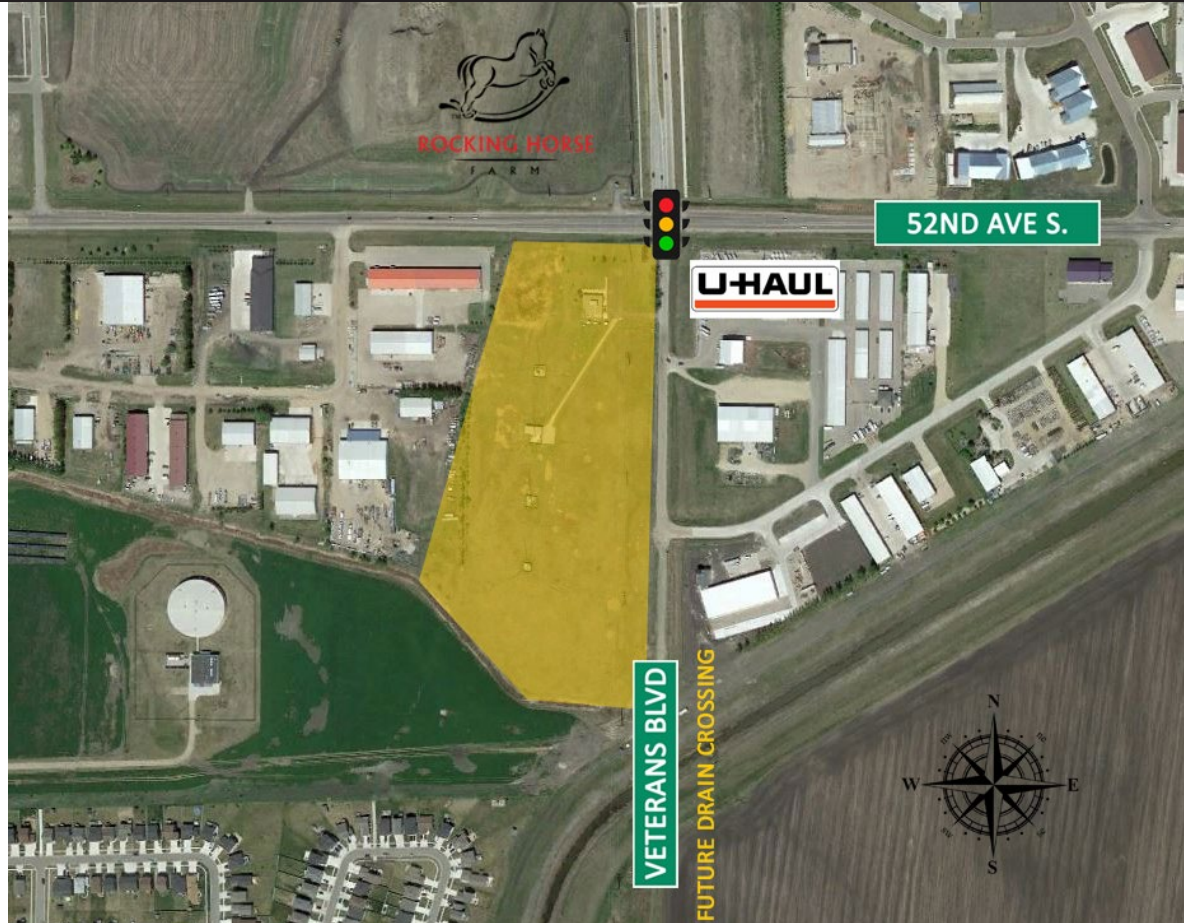


# VETERANS & 52ND AVE LAND

5702 52ND AVENUE SOUTH, FARGO, ND 58104



**Great commercial land on Veterans & 52nd Avenue South!**



**Andy Westby**

701.239.5839

Andy.Westby@goldmark.com

**GOLDMARK™**  
COMMERCIAL REAL ESTATE INC

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**Nate Vollmuth**

701.893.3839

nate@goldmark.com



# VETERANS & 52ND AVE LAND



5702 52ND AVENUE SOUTH, FARGO, ND 58104

## PROPERTY OVERVIEW:

Located in a rapidly developing area of South Fargo and at the hard intersection of 52nd Ave and Veterans Blvd, this great property is primed for future development. Nearly 19 acres are available, with subdivision possible as well. The site will be cleared of the radio towers and existing building no later than end of Q2 2021. The property includes incredibly low remaining specials at \$.47 PSF. Multiple access points and city services are available for development. This is an excellent opportunity to acquire prime land in the heart of South Fargo!



## Size:

822,304 SF | 18.88 Acres

## Price:

\$4,933,824 | \$.60 PSF

## Specials Remaining:

\$385,007.05 | \$.47 PSF

## Pacel #:

01-3517-00010-000

## 2019 Taxes & Specials:

\$10,095.97

## Zoning:

General Commercial (GC)

## Floodplain:

Portions

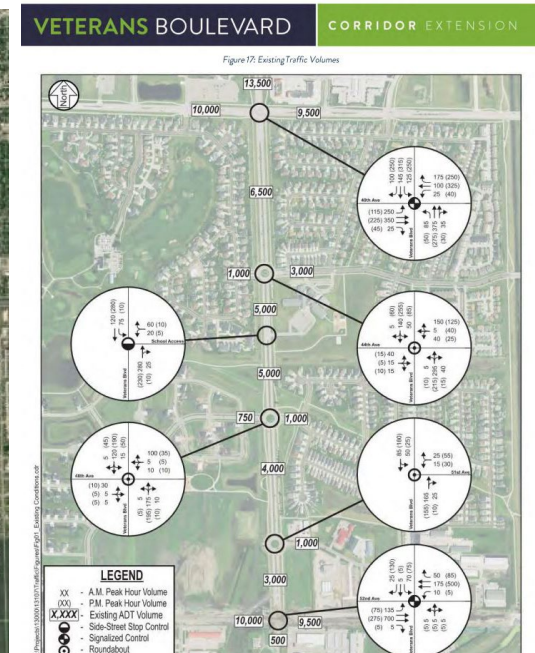
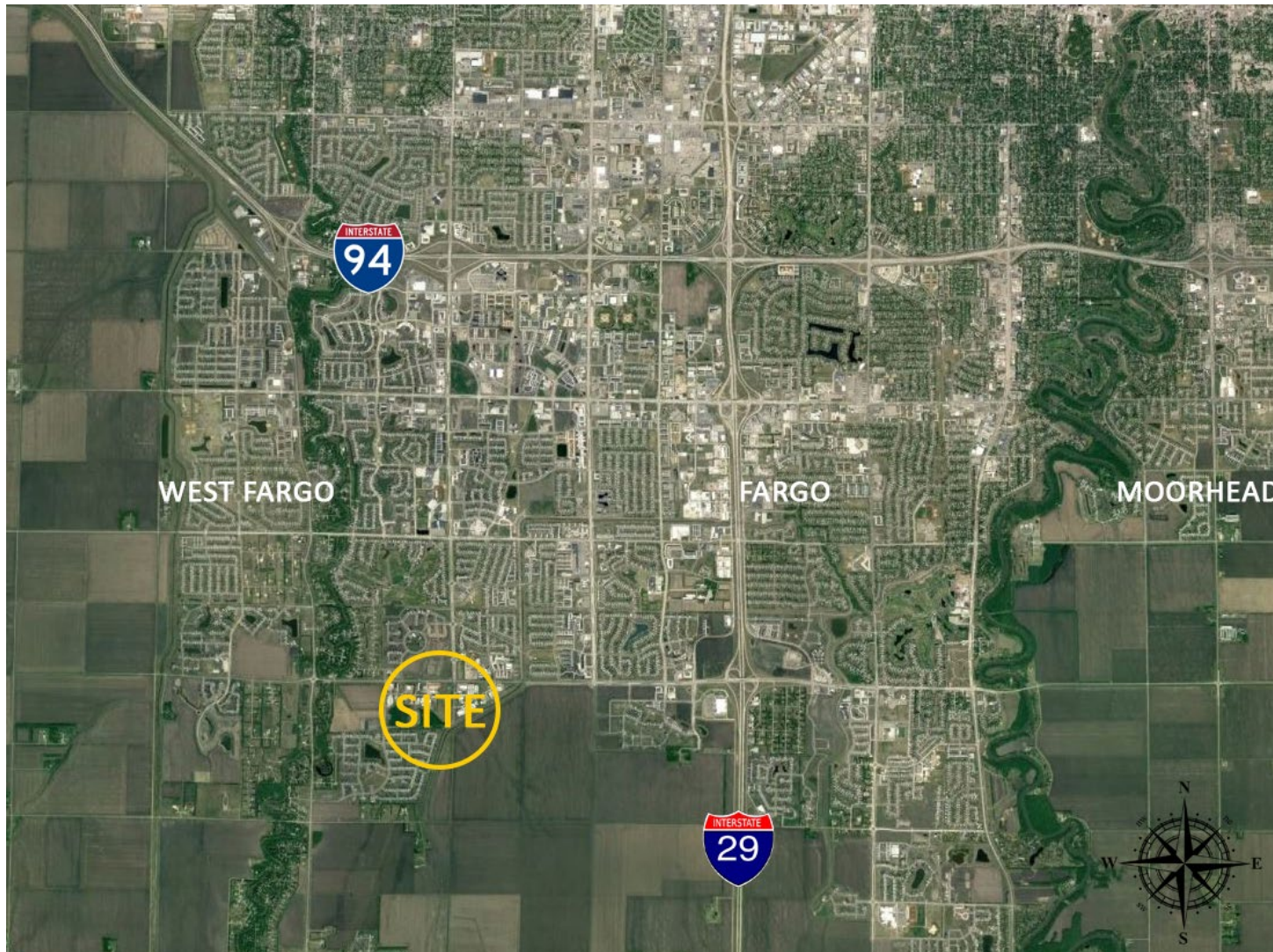
This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. Interested parties should conduct their own independent investigations and rely only on those results.

Goldmark Commercial | 1711 Gold Drive S | Fargo, ND 58103 | [goldmarkcommercial.com](http://goldmarkcommercial.com)

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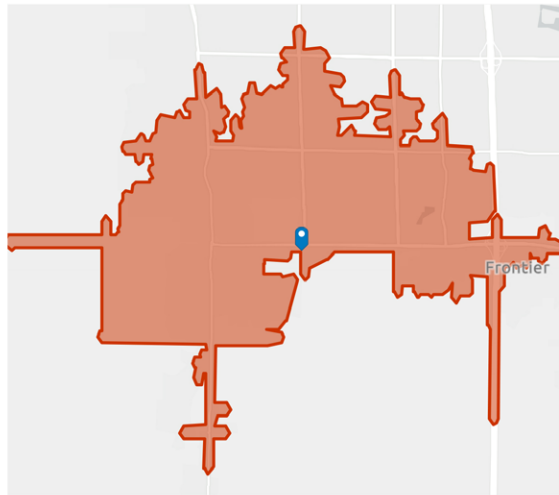
# VETERANS & 52ND AVE LAND

5702 52ND AVENUE SOUTH, FARGO, ND 58104



# VETERANS & 52ND AVE LAND

## 5-MINUTE DRIVE TIME ANALYSIS

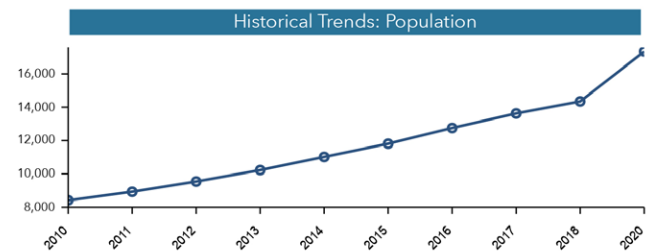


## POPULATION TRENDS AND KEY INDICATORS

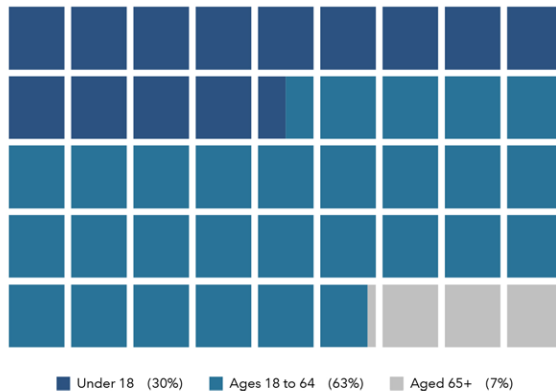
5702 52nd Ave S, Fargo, North Dakota, 58104 2

|               |              |                    |             |                         |                   |              |                       |                 |
|---------------|--------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| <b>17,345</b> | <b>6,793</b> | <b>2.54</b>        | <b>32.2</b> | <b>\$88,690</b>         | <b>\$310,864</b>  | <b>101</b>   | <b>145</b>            | <b>17</b>       |
| Population    | Households   | Avg Size Household | Median Age  | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

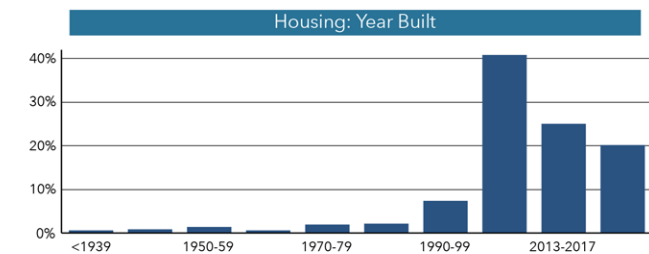
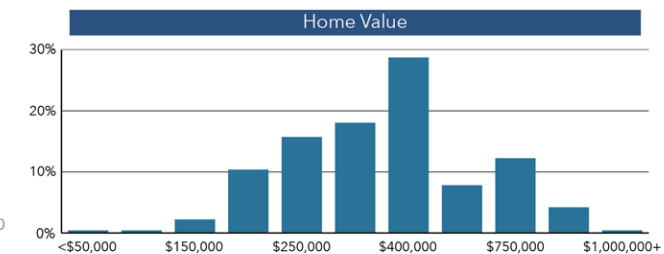
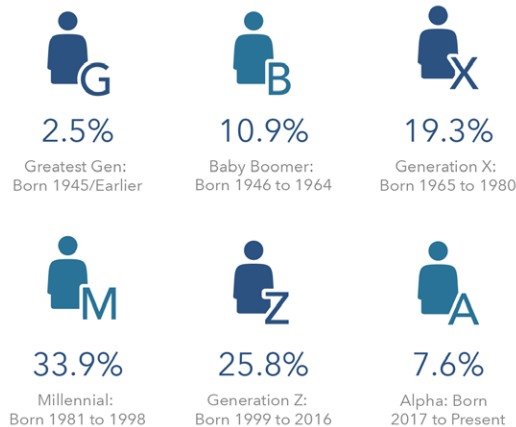
### MORTGAGE INDICATORS



### POPULATION BY AGE



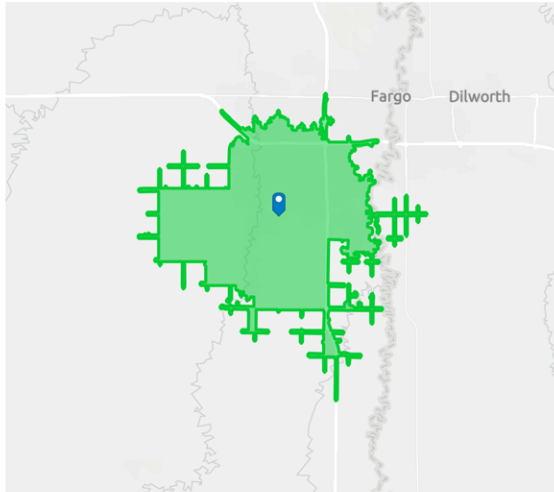
### POPULATION BY GENERATION



This infographic contains data provided by American Community Survey (ACS), Esri, Esri and Bureau of Labor Statistics. The vintage of the data is 2014-2018, 2020, 2025. © 2020 Esri

# VETERANS & 52ND AVE LAND

## 10-MINUTE DRIVE TIME ANALYSIS



## POPULATION TRENDS AND KEY INDICATORS

5702 52nd Ave S, Fargo, North Dakota, 58104 2

|               |               |                    |             |                         |                   |              |                       |                 |
|---------------|---------------|--------------------|-------------|-------------------------|-------------------|--------------|-----------------------|-----------------|
| <b>77,743</b> | <b>31,825</b> | <b>2.43</b>        | <b>32.8</b> | <b>\$82,077</b>         | <b>\$288,273</b>  | <b>112</b>   | <b>147</b>            | <b>22</b>       |
| Population    | Households    | Avg Size Household | Median Age  | Median Household Income | Median Home Value | Wealth Index | Housing Affordability | Diversity Index |

### MORTGAGE INDICATORS



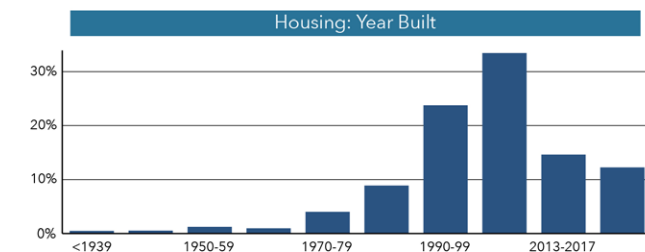
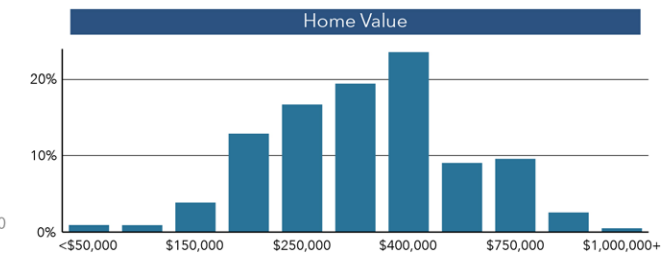
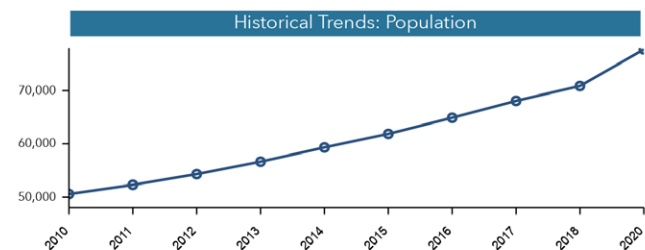
**\$12,684**

Avg Spent on Mortgage & Basics

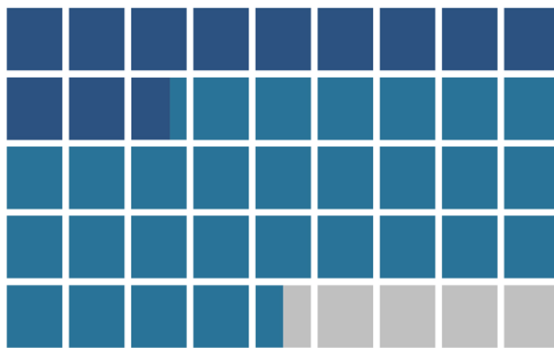


**14.7%**

Percent of Income for Mortgage

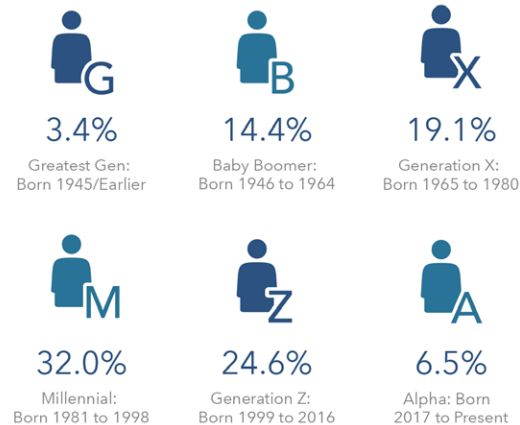


### POPULATION BY AGE



■ Under 18 (26%) ■ Ages 18 to 64 (64%) ■ Aged 65+ (10%)

### POPULATION BY GENERATION



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