

THE CROSSROADS

FARGO, CASS COUNTY, NORTH DAKOTA

Greater Fargo Moorhead Economic Development Corporation



GENERAL SITE INFORMATION

Location	4100 23rd Ave S, City of Fargo, Cass County, North Dakota
Owner	SCHEELS ALL SPORTS INC represented by Goldmark Commercial Real Estate
Size	50.39 acres
Zoning	Site is currently zoned General Commercial
Asking Price	prices range from \$11.00 to \$16.00 PSF
Highway Access	Site is at the intersection of I-29 and I-94 - access to I-29 is 3-4 minutes / I-94 is 1-2 minutes
Air Access	Hector International (6 miles)
Rail Access	N/A
Traffic Volume	144,000+ Vehicles Per Day I-29 = 58,000+ I-94 = 71,000+ 42nd St = 15,000+

UTILITY INFORMATION

Electric Power	Cass County Electric Coop, two main three-phase 25 kV underground distribution feeders bordering the site, 5 MW capacity immediately, 1/4 mile to nearest substation
Natural Gas	Xcel Energy, 4" main, 40 psig
Water	City of Fargo, 12" water main, 5 MGD available capacity
Wastewater	City of Fargo, 12" Sanitary Sewer Line line, 1 MGD
Storm Water	Developer owned with possibility for city to take over; developer may elect to construct a regional or individual pond.
Telecom/Broadband	Midco fiber backbone - service is scalable up to multiple 100 Gbps symmetrical circuits.

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SITE DUE DILIGENCE DOCUMENTATION AVAILABILITY

Title Commitment	X	Transportation Access Map	X
Survey	X	Utility Service Maps	X
Site Dimensions and Configuration	X	FEMA Floodplain Designation	X
Phase 1 Environmental Assessment	X	Wetlands Map	X
Geotechnical Soil Survey	X	Archeological and Historical Use Assessment	NR
Master Plan	X	Endangered Species Assessment	NR
Covenants and Restrictions	X	Air Attainment Status	X

NR = Not Required

X= Indicates completed study with documentation available

COMMUNITY INFORMATION

Community Profile	X	Demographics	X
Business Services and Amenities	X	State and Local Incentives Overview	X
Industrial Support Services/Suppliers	X	Local Letters of Support	X

NR = Not Required

X= Indicates completed information with documentation available

Full site data, studies, reports and files can be accessed by contacting Ryan Aasheim (contact information below).

CONTACT

GREATER FARGO MOORHEAD ECONOMIC DEVELOPMENT CORPORATION

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