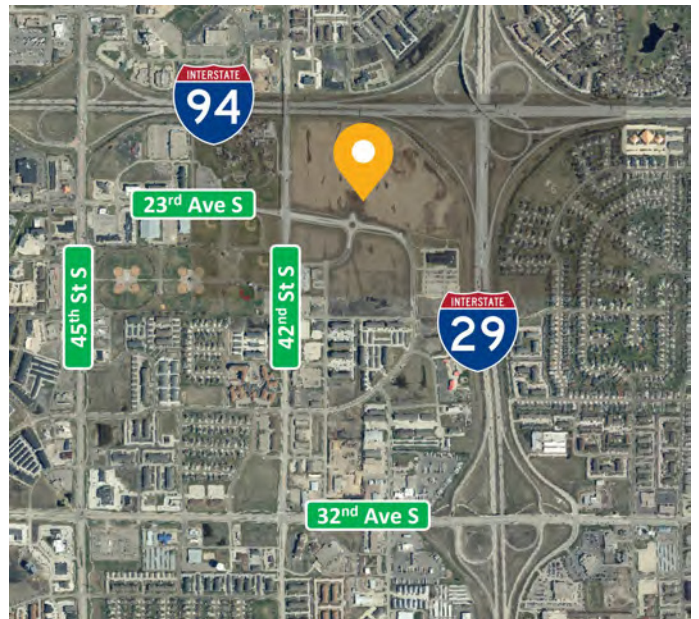


## THE CROSSROADS FARGO, CASS COUNTY, NORTH DAKOTA

Greater Fargo Moorhead Economic Development Corporation



### GENERAL SITE INFORMATION

<b>Location</b>	4100 23rd Ave S, City of Fargo, Cass County, North Dakota
<b>Owner</b>	SCHEELS ALL SPORTS INC represented by Goldmark Commercial Real Estate
<b>Size</b>	31.96 acres
<b>Zoning</b>	Site is currently zoned General Commercial
<b>Asking Price</b>	prices range from \$11.00 to \$16.00 PSF
<b>Highway Access</b>	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
<b>Air Access</b>	Hector International (6 miles)
<b>Rail Access</b>	N/A
<b>Traffic Volume</b>	144,000+ Vehicles Per Day   I-29 = 58,000+   I-94 = 71,000+   42nd St = 15,000+

### UTILITY INFORMATION

<b>Electric Power</b>	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
<b>Natural Gas</b>	Xcel Energy, 4" main, 40 psig
<b>Water</b>	City of Fargo, 12" water main, 5 MGD available capacity
<b>Wastewater</b>	City of Fargo, 12" Sanitary Sewer Line line, 1 MGD
<b>Storm Water</b>	Developer owned with possibility for city to take over; developer may elect to construct a regional or individual pond.
<b>Telecom/Broadband</b>	Midco fiber backbone - service is scalable up to multiple 100 Gbps symmetrical circuits.

# THE CROSSROADS

## FARGO, CASS COUNTY, NORTH DAKOTA

### SITE DUE DILIGENCE DOCUMENTATION AVAILABILITY

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

NR = Not Required

X= Indicates completed study with documentation available

### COMMUNITY INFORMATION

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