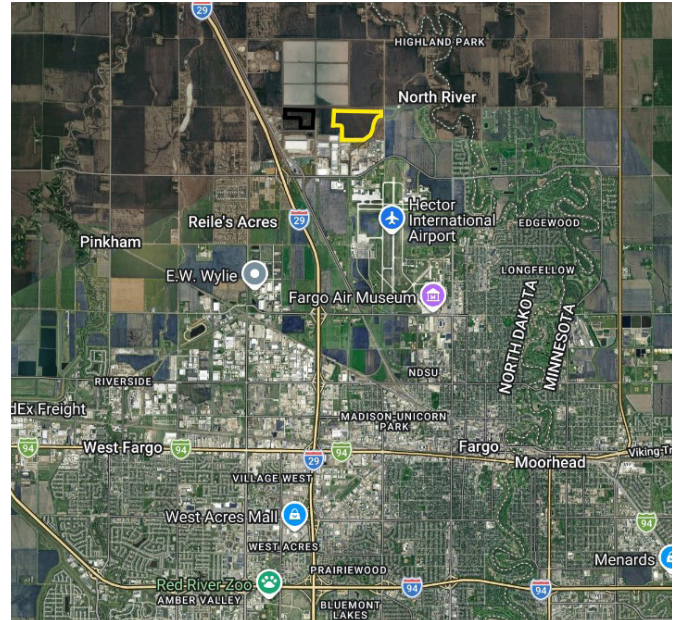
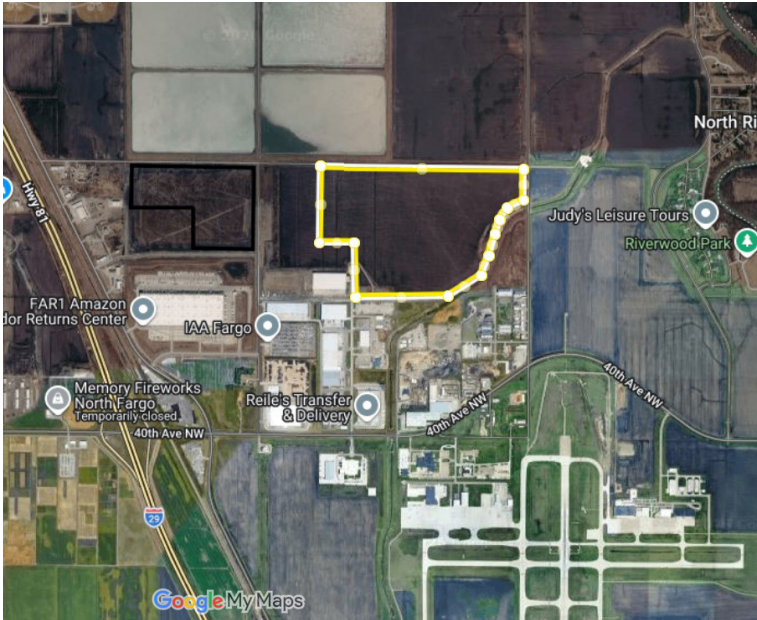


## RLN NORTH ACREAGE

### FARGO, CASS COUNTY, NORTH DAKOTA

Greater Fargo Moorhead Economic Development Corporation



## GENERAL SITE INFORMATION

<b>Location</b>	North Boundary: 52nd Ave North    South Boundary: 46th Ave North & County Drain #10 West Boundary: 37th St. N.    East Boundary: 25th St. N. & County Drain #10
<b>Owner</b>	Robert L Nelson Revocable Trust and County 20 Storage & Transfer Inc
<b>Size</b>	183.21 acres
<b>Zoning</b>	Site is partially un-zoned and partially in Fargo's ET area
<b>Asking Price</b>	\$1.50 / sq. ft.
<b>Highway Access</b>	Site is just east of I-29, approximately 1.5 miles to the I-29 interchange
<b>Air Access</b>	Hector International Airport (FAR) is 3.3 miles
<b>Rail Access</b>	No Rail Access

## UTILITY INFORMATION

<b>Electric Power</b>	Cass County Electric Coop   Three-phase 15 kV underground and overhead 5 MW capacity immediately, 3 miles to nearest substation
<b>Natural Gas</b>	Xcel Energy   4" main   26-66 psi
<b>Water</b>	City of Fargo   12" and 16" watermains   1 MGD available capacity
<b>Wastewater</b>	City of Fargo   10" Forcemain and 18" Gravity line   5 MGD treatment capacity
<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>	Century Link, Sparklight, Midco, ViaSat, Hughs Net, 1000 Mbps max

# RLN NORTH ACREAGE

## FARGO, CASS COUNTY, NORTH DAKOTA

### SITE DUE DILIGENCE DOCUMENTATION AVAILABILITY

<b>Title Commitment</b>	X	<b>Transportation Access Map</b>	X
<b>Survey</b>		<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>		<b>Wetlands Map</b>	
<b>Geotechnical Soil Survey</b>	Proxy	<b>Archeological and Historical Use Assessment</b>	NR
<b>Master Plan</b>		<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>		<b>State and Local Incentives Overview</b>	X
<b>Industrial Support Services/Suppliers</b>		<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

Ryan Aasheim, Chief Business Development Officer

51 Broadway North, Suite 500, Fargo, ND 58102 | +1 701-364-1900

raasheim@fmedc.com | <https://gfmedc.com>

#### OWNER/OWNER'S REPRESENTATIVE

Tari Birkelo, County 20 Storage & Transfer Inc

4083 37th St N, Fargo, ND 58102 | +1 701-491-9290

tari.birkelo@skylogistics.com