

## VETERAN'S INDUSTRIAL PARK

FARGO, CASS COUNTY, NORTH DAKOTA

Greater Fargo Moorhead Economic Development Corporation

FARGO MOORHEAD  
ECONOMIC DEVELOPMENT

GOLD STATUS

CERTIFIED  
SITE



### GENERAL SITE INFORMATION

<b>Location</b>	19th Avenue North in Fargo near the crossroads of 19th Avenue N and 57th Street North, Fargo, Cass County, North Dakota
<b>Owner</b>	EagleRidge Development
<b>Size</b>	33.75 acres
<b>Zoning</b>	Site is currently zoned light industrial.
<b>Asking Price</b>	\$3.00-\$4.50 per sq. ft.
<b>Highway Access</b>	Site is west of I-29, approximately 1.89 miles to the I-29 interchange
<b>Air Access</b>	Hector International (4.6 miles)
<b>Rail Access</b>	Class 1 rail provider - Rail spur is under development with BNSF

### UTILITY INFORMATION

<b>Electric Power</b>	Cass County Electric Coop, 15 KV three-phase power across the road, west of this parcel, 5 MW capacity immediately, 0.5 miles to nearest substation
<b>Natural Gas</b>	Xcel Energy, 2" line, 60 psig
<b>Water</b>	City of Fargo, 16" water main, 2.5 MGD available capacity
<b>Wastewater</b>	City of Fargo, 36" Gravity 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>	Century Link, Midco, ViaSat, Hughs Net, 1,000 Mbps max

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### 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>		<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

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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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#### **EagleRidge Development**

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