

DEVELOPMENT LAND for SALE

10-138-49 Stanley Township, Fargo, ND



Introducing a prime **DEVELOPMENT LAND** opportunity in **Stanley Township, Fargo, ND**. This 35.68-acre parcel is ideally located just south of 64th Ave S, adjacent to I29 in south Fargo. Situated near prominent neighbors including the Fargo Park Sports Center, NDSCS Workforce Academy, and the Capstone Academy, this property holds incredible potential. Scheduled construction of the 64th Ave & I94 on/off ramp in 2028 further enhances the desirability and accessibility of this site, making it a strategic investment for the future. With a sale price of \$2.25 per square foot, don't miss out on this remarkable opportunity to shape the development landscape in this rapidly growing area. For more information on this distinctive property or to discuss further details, contact the listing agent. Take the first step towards creating your vision in the thriving community of Fargo, ND.

PROPERTY SIZE:	35.68 acres approximately (exact sf TBD)
SALE PRICE:	\$2.25 / SF (3,500,000.00)
PARCEL NUMBER;	64000001070050
TAXES / SPECIALS:	Contact agent



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Commercial Real Estate**

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2021 SOUTHWEST FARGO POND GROWTH PLAN



LEGEND:

- APPROXIMATE STUDY AREA
- PROPOSED INTERCHANGE
- PROPOSED ARTERIAL STREETS
- PROPOSED COLLECTOR STREETS
- PROPOSED NEIGHBORHOOD CONNECTION LOCATIONS
- PLANNED PEDESTRIAN UNDERPASS
- POTENTIAL PEDESTRIAN UNDERPASS

PROPOSED LAND USE

SYMBOL	PROPOSED LAND USE	ACRES
	OPEN/ RECREATION RELATED SPACE	344
	LOW DENSITY RESIDENTIAL	406
	MEDIUM DENSITY RESIDENTIAL	472
	HIGH DENSITY RESIDENTIAL	370
	NEIGHBORHOOD MIXED-USE	102
	TOWN CENTER	63
	COMMERCIAL	150
	COMMERCIAL/ RESIDENTIAL OVERLAY	

NOTES:
1. LAND USES AS SHOWN ARE INTENDED TO BE GENERAL IN NATURE AND THE BOUNDARIES ARE FLEXIBLE, NOT DEFINITIVE.
2. NEIGHBORHOOD SCHOOLS WILL MOST LIKELY OCCUR WITHIN THE STUDY AREA. NO EXACT LOCATIONS HAVE BEEN DETERMINED AT THIS TIME.



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