

VETERAN'S INDUSTRIAL PARK

FARGO, CASS COUNTY, NORTH DAKOTA

Greater Fargo Moorhead Economic Development Corporation



GENERAL SITE INFORMATION

| | |
|-----------------------|---|
| Location | 19th Avenue North in Fargo near the crossroads of 19th Avenue N and 57th Street North Fargo, Cass County, North Dakota |
| Owner | EagleRidge Development |
| Size | 50 acres |
| Zoning | Site is currently unplatted and unzoned. The City of Fargo's growth plan intends for both General Commercial and Industrial uses. |
| Asking Price | \$ 125,000 / acre |
| Highway Access | Site is west of I-29, approximately 1.89 miles to the I-29 interchange |
| Air Access | Hector International (4.6 miles) |
| Rail Access | Class 1 rail provider - Rail spur is under development with BNSF |

UTILITY INFORMATION

| | |
|--------------------------|---|
| Electric Power | 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 |
| Natural Gas | Xcel Energy, 2" line, 60 psig |
| Water | City of Fargo, 16" water main, 2.5 MGD available capacity |
| Wastewater | City of Fargo, 36" Gravity 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 | Century Link, Midco, ViaSat, Hughs Net, 1,000 Mbps max |

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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 | | 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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