

# MOORHEAD, MN COMMERCIAL/DEVELOPMENT LAND FOR SALE

3000 15th Ave N, Moorhead, MN 56560 | 33.71 Acres  
\$1,835,510 | \$1.25 psf



**EXCELLENT LOCATION ON 15TH AVE. 1 MILE NORTH OF HWY. 10**

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## Pifer's

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# Commercial/Development Land For Sale - Moorhead, MN

Presenting a substantial 33.71-acre parcel located at 3000 15th Ave N, Moorhead, MN 56560. This expansive tract offers a unique opportunity for visionary developers and investors. Situated in a rapidly developing sector of Moorhead, this property benefits from its proximity to major transportation routes and established infrastructure. Given its size and zoning versatility, this property is ideal for mixed-use developments, residential subdivisions, commercial centers, or industrial projects. The area's growth trajectory and supportive municipal environment further enhance its attractiveness for future developments. This property represents a rare opportunity to capitalize on Moorhead's dynamic growth. Its strategic location, versatile zoning, and the momentum of surrounding developments position it as a prime candidate for impactful projects that will shape the future landscape of the community.



# Listing Details

## Key Features:

- **Strategic Location:** Situated in a rapidly developing sector of Moorhead, this property benefits from its proximity to major transportation routes and established infrastructure.
- **Versatile Zoning:** Currently zoned for Agriculture, Business/Commercial, and Residential use, the land provides flexibility for a variety of development projects.
- **Residential Growth:** Numerous residential projects have been completed nearby, catering to the increasing housing demand in Moorhead.
- **Commercial Expansion:** The development of commercial establishments in the area reflects a robust market appetite, providing amenities and services to the growing population.
- **Infrastructure Enhancements:** Ongoing infrastructure projects, such as the Fargo-Moorhead Area Diversion Project, aim to bolster flood protection and support sustainable urban growth.
- **Appreciating Market:** Moorhead’s real estate market has shown consistent appreciation, driven by economic development initiatives and population growth.
- **Community Amenities:** Proximity to educational institutions, healthcare facilities, and recreational centers enhances the property’s appeal to potential residents and businesses.
- **Economic Incentives:** Potential access to local and state development incentives can further enhance project feasibility and returns.

## PROPERTY OVERVIEW

**Acres:** 33.71  
**Taxes:** \$2,458  
**Legal:** S½ SW¼ LESS 42.50 AC 32-140-48  
**Parcel #:** 58-900-1983

## NEAR BY LANDMARKS

- |                             |                           |                      |
|-----------------------------|---------------------------|----------------------|
| • Moorhead Transfer Station | • Moorhead High School    | • Starbucks          |
| • Walmart                   | • Park Christian School   | • McDonald’s         |
| • Cashwise                  | • Sunset Lanes            | • Dairy Queen        |
| • Target                    | • Centennial Park         | • Buffalo Wild Wings |
| • Runnings                  | • The Meadows Golf Course | • Mangos             |



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