



# FOR SALE

## DEVELOPMENT LAND JUST ALONG HIGHWAY 2

### 5450 GATEWAY DRIVE | GRAND FORKS, ND



**LOT SIZE:**  
20.93 ACRES

**PRICE:**  
\$3.00—\$9.00 PSF

**HIGHLIGHTS:**

- Willing to Subdivide
- Zoning: B3—General Business and I2—Heavy Industrial
- Easy Access to US Hwy 2 | Just west of I-29
- Located in NW Grand Forks near Walmart, Wallwork Truck Center, RDO Truck Center, Budget RV, True North Equipment, Structural Materials, AirGas, Northwest Tire, Strata Corp., Hebron Brick, Simonson Travel Center and Stamart Travel Center

**MATHEW REICHERT**

CCIM | Broker | Founder  
Partner | Commercial REALTOR®

701.223.2450

matt@aspengrouprealestate.com

in



424 South 3rd Street, Suite 2  
Bismarck, ND 58504

701.223.2450

www.aspengrouprealestate.com

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income and expenses are approximate. Buyers or lessors should conduct their own independent investigations and rely only on those results.

## **5450 GATEWAY DRIVE**

PID#: 44-2337-00004-000  
Legal: Lot 4, Block 1, Myron's First Addition  
Lot Size: 2 Acres  
2020 Taxes: \$4,565.48  
Specials: \$10,581.19 Installment; \$88,927.18 Balance  
Price: \$9.00 PSF

## **5370 MYRON AVENUE**

PID#: 44-2337-00003-000  
Legal: Lot 3, Block 1, Myron's First Addition  
Lot Size: 1.9 Acres  
2020 Taxes: \$4,217.47  
Specials: \$9,639.39 Installment; \$81,305.79 Balance  
Price: \$9.00 PSF

## **1530 N 55TH STREET**

PID#: 44-2337-00001-000  
Legal: Lot 1, Block 1, Myron's First Addition  
Lot Size: 3.95 Acres  
2020 Taxes: \$3,953.68  
Specials: \$12,152.30 Installment; \$101,501.53 Balance  
Price: \$6.00 PSF

## **5380 MYRON AVENUE**

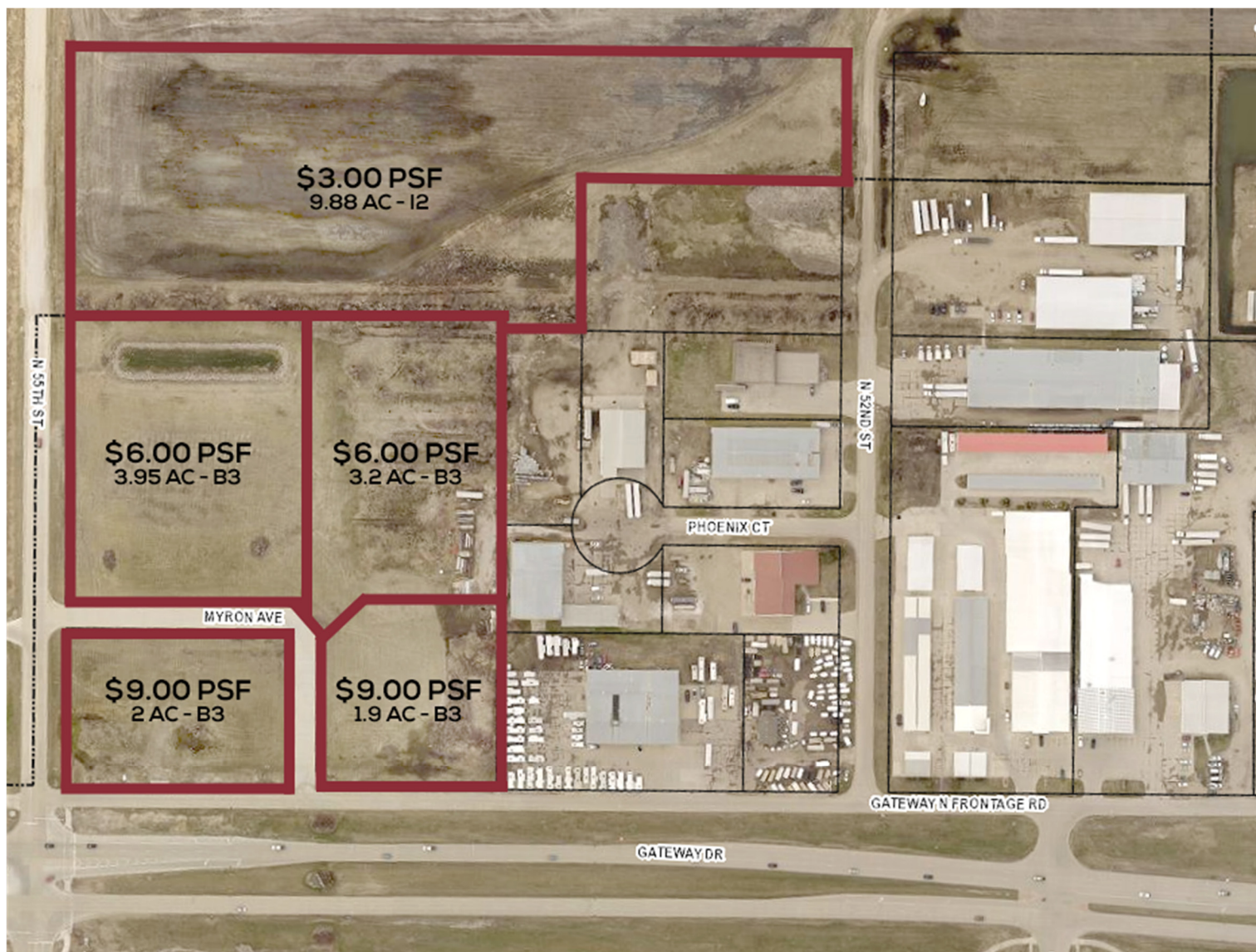
PID#: 44-2337-00002-000  
Legal: Lot 2, Block 1, Myron's First Addition  
Lot Size: 3.2 Acres  
2020 Taxes: \$3,456.29  
Specials: \$9,752.60 Installment; \$81,704.34 Balance  
Price: \$6.00 PSF

## **ADDRESS TBD**

Legal: Lot B of the Replat of Lot 10, Block B, West Forks Too ReSubdivision  
PID#: 13-6303-00001-002  
Lot Size: 9.88 Acres  
2020 Taxes: \$116.92  
Specials: None at this time.  
Price: \$3.00 PSF



## AVAILABLE PARCELS

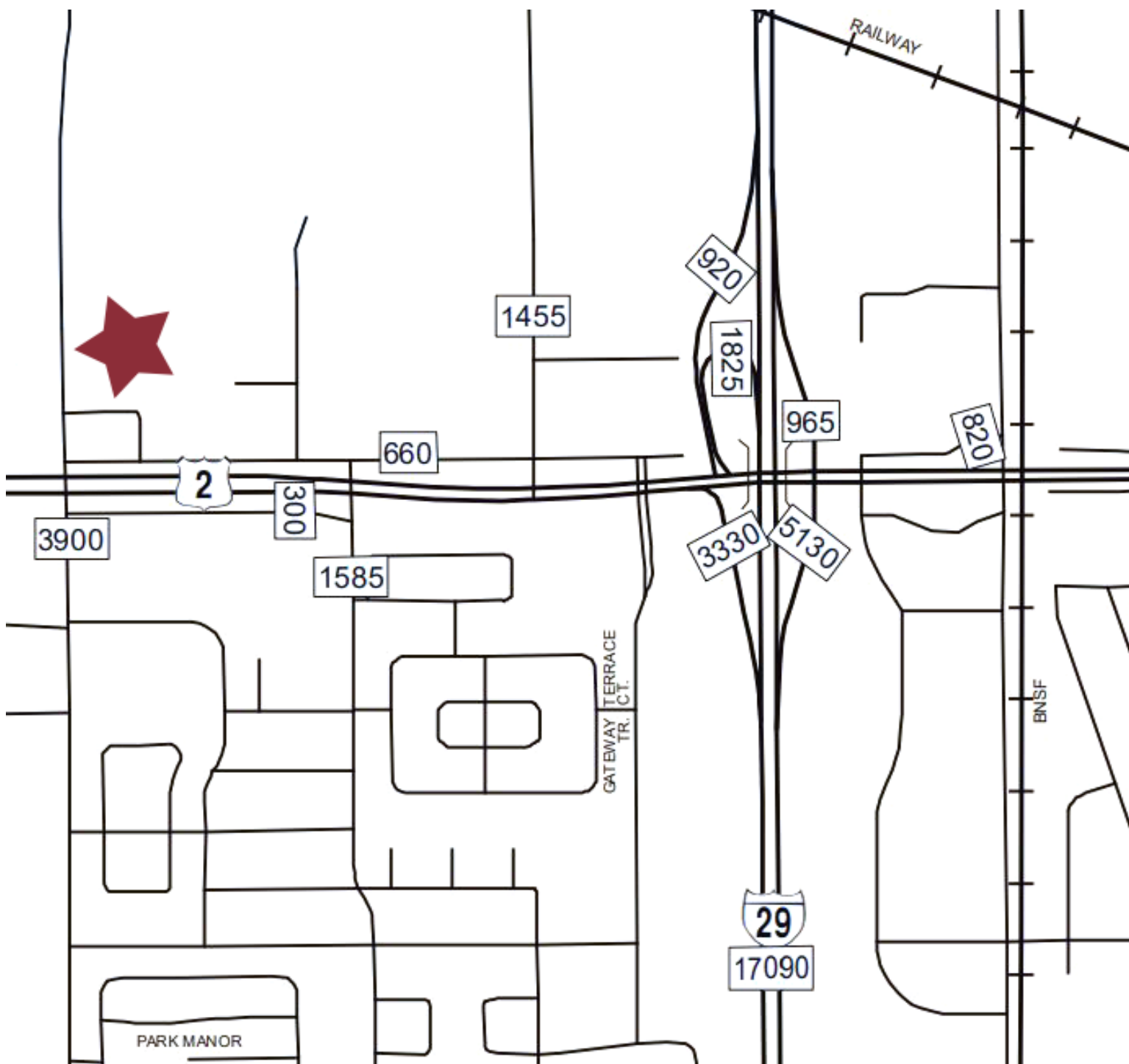


City Limits: Inside  
Water: City Water  
Sewer: City Sewer  
Electric: Xcel Energy  
Gas: Xcel Energy

[illegible]

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## |TRAFFIC COUNTS—2018



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## LOCATION MAP

