



HIGHLIGHTS:

- Current Zoning: C2 - General Commercial
- Future Land Use/Zoning: Commercial
- Currently located outside city limits, within the 1 mile ETA
- Located North of Interstate 94 Exit 256, near Jamestown Regional Hospital and Titan Machinery
- Wetland mitigation has been coordinated

LOT SIZE:

13.24 ACRES

PRICE:

\$1,800,000.00



Mike Ilse

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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 on those results.

PROPERTY DETAILS

Diamond Acres 2nd, Block 1, Lot 4
PID#: 35-4510010
Lot Size: 2.5 Acres
2022 Taxes: \$523.36
Special Assessments: None at this time

Diamond Acres 2nd, Block 1, Lot 3 & Block 2, Lot 2
PID#: 35-4510015
Lot Size: 4.4 Acres
2022 Taxes: \$999.14
Special Assessments: None at this time

Diamond Acres 2nd, Block 2, Lot 1
PID#: 35-4510050
Lot Size: 2.5 Acres
2022 Taxes: \$523.36
Special Assessments: None at this time

Diamond Acres 2nd, Block 3, Lot 2
PID#: 35-4510075
Lots Size: 2.5 Acres
2022 Taxes: \$523.36
Special Assessments: None at this time



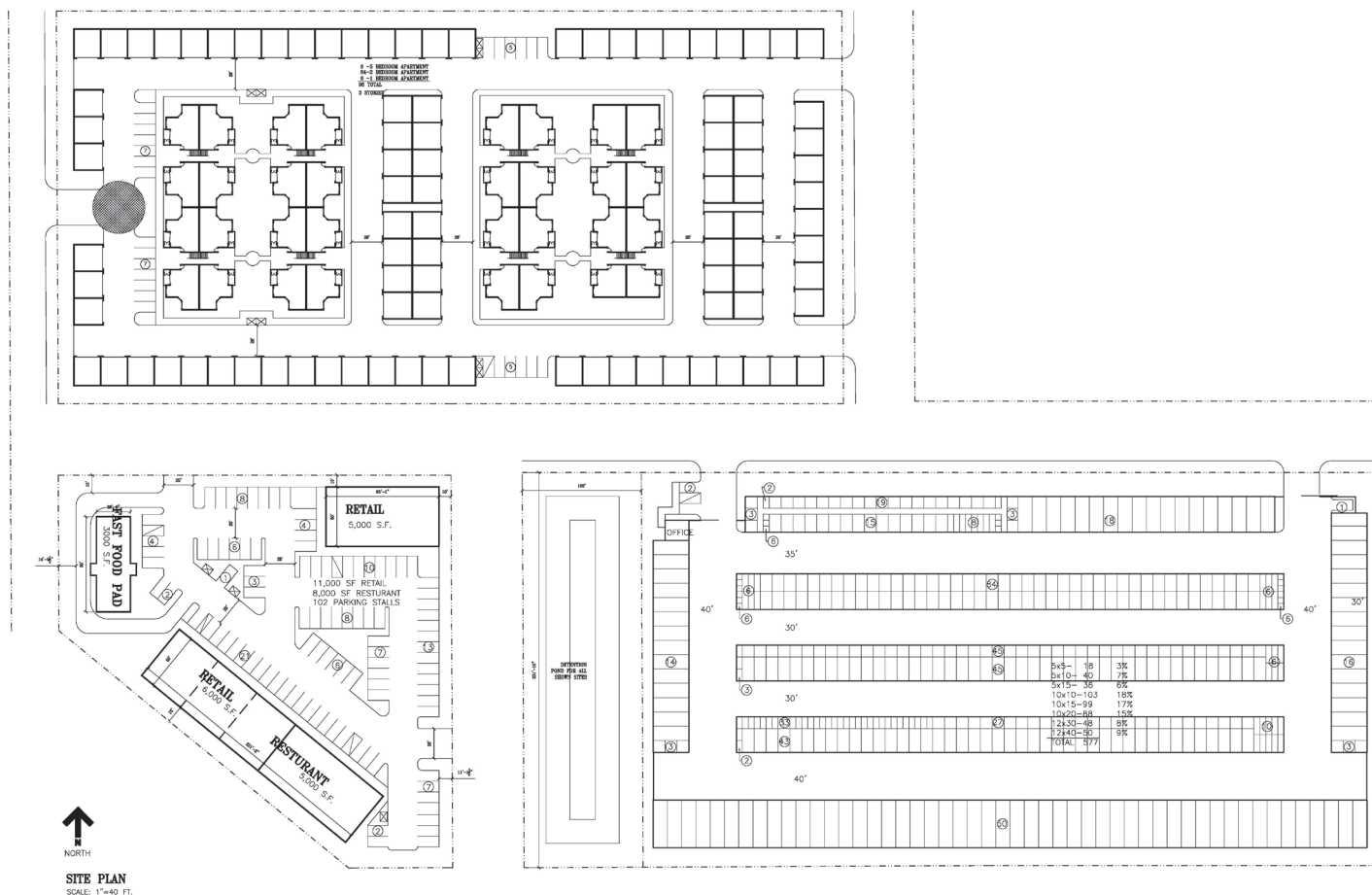
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POTENTIAL SITE PLAN



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LOCATION MAP



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