



Zoning:	Industrial-Light
Topography:	Flat, at 911 ft. above mean sea level
Adjacent Available Acres:	177
Setting:	Industrial Park
Within City Limits:	Yes
Site Dimensions:	1012 ft. X 1048 ft. X 968 ft. X 753 ft.
Specialty Features:	None
Sale Price:	\$1,744,100
Sale Price Note:	\$2.00/sf plus special assessments
Lease Terms:	Not For Lease
Last Updated:	Feb 13, 2024

Site Certification Information

Certified Site Status: Yes  
Certified Site: [MN Shovel Ready](#)

Property and Area Description

Located south of the MCCARA industrial park, this lot features 20 acres of land ready to be developed. We have a skilled team of professionals who are excited to help you work through the development process. Lot 002, Block 002, MCCARA 3rd Addition City of Moorhead, Clay County, State of Minnesota

Population



Source: ESRI®, 2024

Households



Source: ESRI®, 2024

Transportation

**Nearest Highway:** Highway 52 (<1 mi.)  
**Nearest Interstate:** Interstate 94 (1 mi.)  
**Nearest Airport:** Moorhead Municipal Airport (3 mi.)  
**Nearest Commercial Airport:** Hector International Airport (13.1 mi.)  
**Rail Served:** Possible  
**Rail Served By:** BNSF Railway, Other  
**Rail Type:** Greenfield  
**Rail Accessible:** Yes  
**Rail Infrastructure in Place:** Yes  
**Rail Contact:** Ryan Fischer  
**Rail Contact Phone:** 412-310-6327

Utilities

**Electric:** Moorhead Public Service  
**Natural Gas:** Xcel Energy  
**Water:** Moorhead Public Service  
**Sewer:** City of Moorhead  
**Telecommunications:** Consolodated Communications

## Economic Development Contact

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## Realtor/Owner Contact

### Justin Gustofson

Property Resources Group

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## Property Images

