Property Details

CONTROL:	Exclusive	VALUE: LOAN: EQUITY:	$515,750 $0 $515,750

TITLE:	State Highway 108, Pelican Rapids, MN
TYPE:	Land
HAVE:	74.76 acres able to subdivide zoned agriculture, guided for residential & commercial. Blank slate development opportunity. Residential, commercial, or Mixed-use potential, large contiguous, flexible site planning, strong city support, Appr $0.16 p/sq.ft
WEBSITE URL:	www.iagcommercial.com
ADDRESS:	State Highway 108, Pelican Rapids, Minnesota
BENEFITS TO NEW OWNER:	Large contiguous development, clean slate, strong city support, open to negotiations, flexible on the vision, close to Fargo, ND, tourism and self-sustaining community.

GROSS SCHEDULED INCOME:	$0 Actual
VACANCY LOSS:	$0
GROSS EFFECTIVE INCOME:	$0
EXPENSES:	$0
NOI:	$0
DEBT SERVICE:	$0
CASH FLOW:	$0
CAP RATE:	0.00%

BENEFITS SOUGHT:	City would like to sell but this is negotiable as long as well seasoned and reputable developer with the resources and know how is backing project.
MOTIVATION:	Large acreage sitting and undeveloped. City would like to see the area developed to generate tax base and provide housing, jobs, and services.
CAN ADD:	City is supportive and may be willing to negotiate a good land price. Other incentives may be available depending on the type of use, # of jobs created, etc.
REMARKS:	This are is only 48 minutes from Fargo, ND. and has many lakes and recreational opportunities. Housing is a need in this community. Strong Somali population supports the local Jenni O' Turkey manufacturing plant.

OWNER:

COUNSELOR:	Brian Beeman 12600 Whitewater Drive, Suite 100 Minnetonka, Minnesota, 55343	Phone: 3208088164 Cell: 320-333-8782 Email: support@bizfund10x.com