



LAND FOR SALE 52.86 ACRES



FOR SALE

**1st St SE &
Boeddeker Dr S
Hillsboro, ND
58045**



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President

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PROPERTY OVERVIEW

This 52.86-acre property presents an exceptional opportunity for future residential or commercial development. Currently zoned agricultural, the site is planned for rezoning to accommodate new development, with city utility lines available to be extended to serve the property. Its generous size and flexible future land use make it well suited for commercial and industrial developments including manufacturing, distribution, big box retail or equipment sales.

Located within the City of Hillsboro with convenient access to major transportation routes. As the community continues to grow, this site provides developers and investors the opportunity to help shape one of the area's growth corridors.

PROPERTY FEATURES

- City sewer and water, electrical, and natural gas available to be extended to site
- Convenient location with easy access to I-29/Hwy. 81, via 163rd Ave. SE and the W. Caledonia Ave. diamond interchange.
- Affordable land with Interstate Signage Exposure

Address:	1 st St SE & Boeddeker Dr S Hillsboro, ND 58045
Acreage:	52.86 Acres
List Price:	\$37,000/Acre
Zoning:	Agriculture
Utilities:	Utilities are stubbed to the lot line and the City is willing to extend utilities to the site.
County:	Traill
Assessed Value:	\$78,530
PID:	26002300007005



DEMOGRAPHIC SNAPSHOT

RADIUS ANALYSIS



1 MILE



3 MILE



5 MILE



POPULATION

	1 MILE	3 MILE	5 MILE
2030 Projection	697	1,688	1,862
2025 Estimate	703	1,708	1,879
2020 Census	731	1,797	1,961
Growth 2025 - 2030	-0.85%	-1.17%	-0.90%
Growth 2020 - 2025	-3.83%	-4.95%	-4.18%



**200 WORKERS
(16.8%)**
in production, transportation
and material-moving occupations
— a key indicator of the existing
industrial labor base.

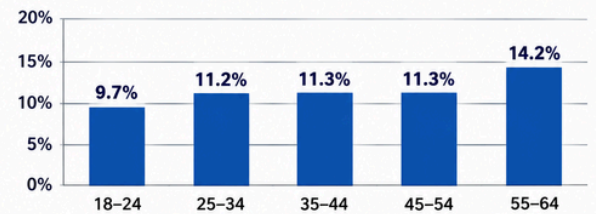


MEDIAN AGE
40.3



54%
of the population
is between ages
18 and 64

Hillsboro Workforce by Age



2025 POPULATION **703** | **1,708** | **1,879**



HOUSEHOLDS

	1 MILE	3 MILE	5 MILE
2030 Projection	327	681	742
2025 Estimate	330	689	750
2020 Census	344	726	784
Growth 2025 - 2030	-0.91%	-1.16%	-1.07%
Growth 2020 - 2025	-4.07%	-5.10%	-4.34%



OWNER OCCUPIED
186 (56.36%)
480 (69.67%)
536 (71.47%)



RENTER OCCUPIED
143 (43.33%)
209 (30.33%)
214 (28.53%)



2025 HOUSEHOLDS BY HH INCOME

	1 MILE	3 MILE	5 MILE
< \$25,000	48 (14.55%)	72 (10.43%)	81 (10.77%)
\$25,000 - \$50,000	58 (17.58%)	101 (14.64%)	109 (14.49%)
\$50,000 - \$75,000	63 (19.09%)	139 (20.14%)	145 (19.28%)
\$75,000 - \$100,000	40 (12.12%)	85 (12.32%)	90 (11.97%)
\$100,000 - \$125,000	28 (8.48%)	71 (10.29%)	78 (10.37%)
\$125,000 - \$150,000	81 (24.55%)	147 (21.30%)	156 (20.74%)
\$150,000 - \$200,000	2 (0.61%)	29 (4.20%)	40 (5.32%)
\$200,000+	10 (3.03%)	46 (6.67%)	53 (7.05%)



2025 AVERAGE
HOUSEHOLD INCOME



\$84,689



\$98,993



\$100,662



2025 MEDIAN
HOUSEHOLD INCOME



\$72,777



\$84,705



\$86,388