

WWW.SHOPSOFEILDORADO.COM

The shops of El Dorado

990 YOU BETCHA DRIVE, HORACE



THE
MIDWEST
TEAM



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DARIN MILBRATH

701-306-0461

darin@dakotaplainsrealty.com



VIVIAN THINGELSTAD

701-793-1202

vivian@dakotaplainsrealty.com



5302 51st Ave S Suite B,
Fargo, ND 58104

www.dakotaplainsrealty.com



EL DORADO

Condo&lot

INFORMATION

SUITE BASE *Inclusions*

Every condo will have these features:

- 16 sidewalls
- 14 x 14 Insulated aluminum garage door with windows panes
- Reznor heater with thermostat
- Keypad and opener
- Steel door w glass window
- Multiple windows
- Exterior Led lights
- 1 exterior plug in box
- 9 interior led shop lights
- 10 electrical plug in boxes throughout
- Ceiling fan w control speed box
- Ceiling has a vault
- 200-amp service
- 1-220 plug-in
- 8-foot floor drain w pit
- 8x8 bathroom w baseboard heat
- Water heater
- Shop sink
- Landscaping w decorative curb and rock w seeded yard

SUITE *Up Grades*

In addition to the multiple base inclusions provided, you can choose to add these upgrades:

- Build to suit
- Optional rear overhead or side door
- Air conditioning
- Floor heat with boiler
- Entry way with waiting area
- Single office
- Multiple office spaces
- Multiple bathrooms
- Kitchen/bar
- Epoxy flooring
- Stained/tinted concrete
- Privacy glass
- Increase electrical service

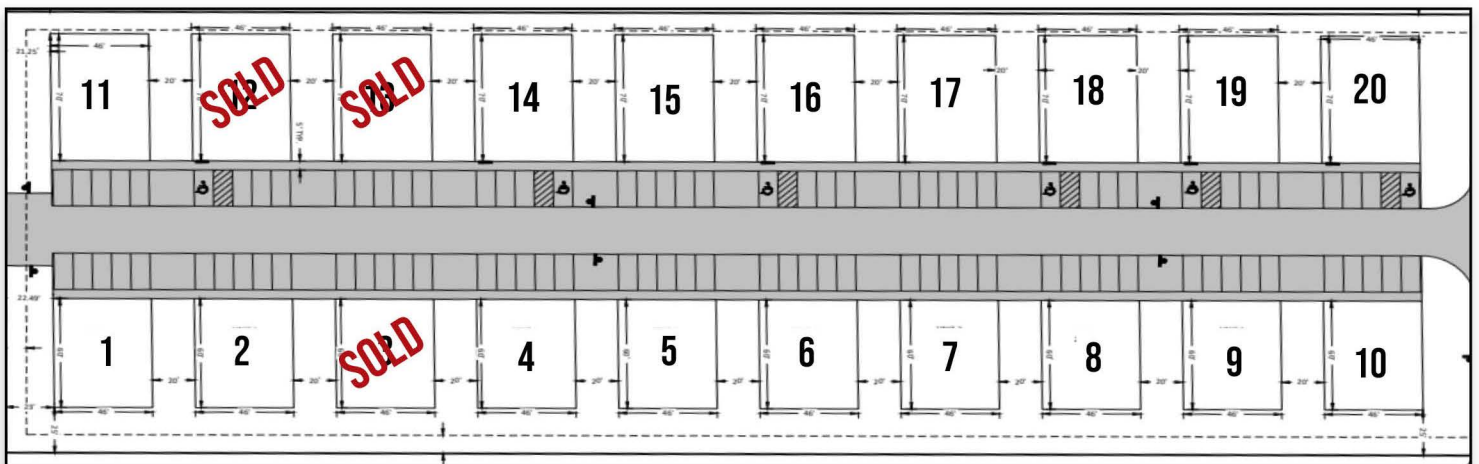
SCAN THIS QR
CODE TO VIEW
THE WEBSITE



HOA: \$100/MONTH



SUITES 11-20 46' x 70' / 3220 sq ft



SUITES 1-10 46' x 60' / 2760 sq ft

LOCATION ADVANTAGE:

Horizons of Potential

In the heart of the prairie, where opportunity meets horizon, Horace, ND, stands as a promising canvas for entrepreneurs and investors looking to transform land into vibrant business spaces. This piece explores the potential for lot and shop space development in Horace, showcasing its unique attributes and offering a compelling proposition for those seeking an advertising-friendly environment.

HORACE DEMOGRAPHICS

Tapping into Local Demand



POPULATION
3,141 (10.3% 1-YEAR GROWTH)



MEDIAN AGE
35.8



1,101
HOUSEHOLDS



AVERAGE HOUSEHOLD SIZE
2.4 persons/household



FAMILY HOUSEHOLD INCOME
\$165,167



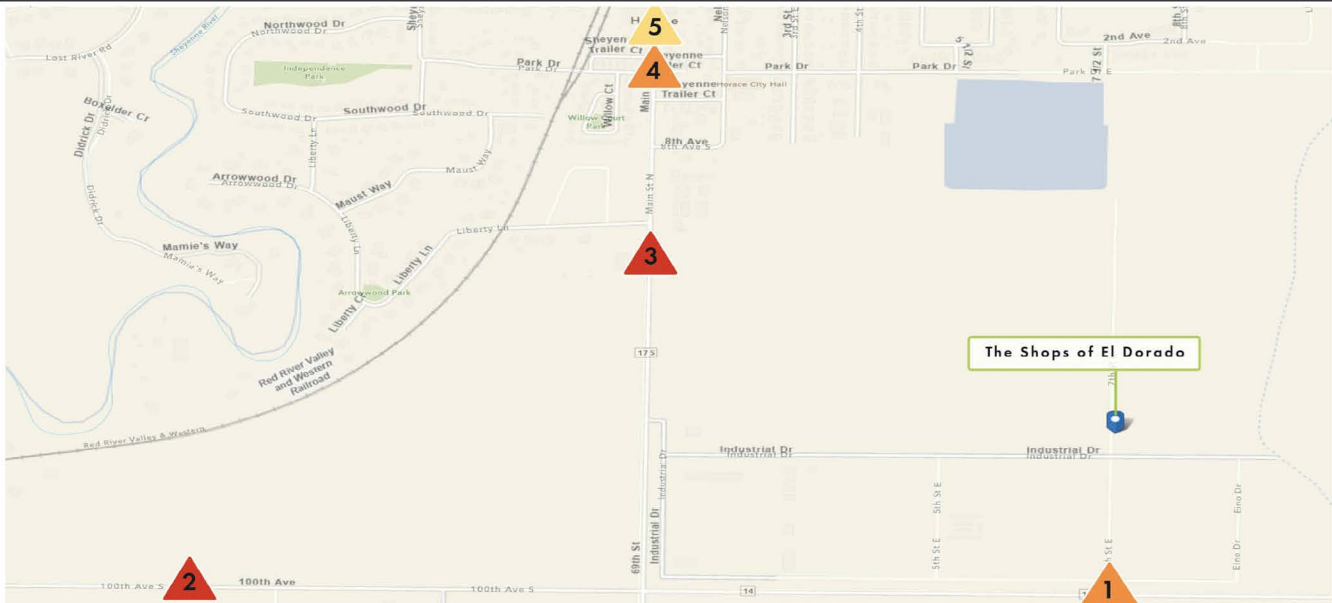
NONFAMILY HOUSEHOLD INCOME
\$46,333



HOME OWNERSHIP
97.9%



BACH. DEGREE OR HIGHER (25+)
43.2%



TRAFFIC COUNTS:

MAPS DATA: GOOGLE, © OpenStreetMap®, gis.dot.

1 **2,490**

2021 est. daily
traffic count

Street: 100th Ave S
Cross: 170th Ave S
Cross Dir: W
Dist: 0.5 miles

2 **220**

2021 est. daily
traffic count

Street: 100th Ave S
Cross: 170th Ave S
Cross Dir: E
Dist: 0.5 miles

3 **2,985**

2021 est. daily
traffic count

Street: 170th Ave S
Cross: Industrial Dr
Cross Dir: S
Dist: 0.5 miles

4 **2,675**

2021 est. daily
traffic count

Street: Main St
Cross: Industrial Dr
Cross Dir: S
Dist: 0.6 miles

5 **4,100**

2021 est. daily
traffic count

Street: Main St
Cross: Industrial Dr
Cross Dir: S
Dist: 0.7 miles