

Where to live?

Fargo Development Info...

Silverleaf, which was added in 2005, will provide 84 lots for single-family houses. The majority of the infrastructure will be completed by the end of 2005. The addition will have an approximately 6-acre neighborhood park and bike paths. Silverleaf is west of 25th St. S. and south of 58th Ave. S.

South Forty at Osgood is located between 53rd St. S. and Cass County Drain 27 adjacently south of the current Osgood Development. Added in 2005, it contains a combination of single-family homes and twin homes. The infrastructure for a portion of the development will be completed by the end of 2005.

Osgood has a wide range of lots available, including a variety of single-family lots, twin home lots, town home lots, and multi-family housing sites. This development offers over 500 single-family lots, over 180 twin home sites, 38 acres for attached housing, and over 50 acres for multi-family housing. The development includes a golf course and plans for a neighborhood park.

Pointe West recently has completed three additional roads, providing lots for single-family homes and twin home lots. The third addition will provide lots for 140 houses while the first two additions contain lots for over 200 single-family homes and 50 twin homes. The development features a neighborhood park and bike paths, and is west of 42nd St. S.

Woodhaven fourth addition has completed all infrastructure and will provide approximately 190 dwelling units, primarily single-family homes and twin homes. Woodhaven third addition consists of single-family houses, town homes, and condos that are designed for “empty nester” households. The development features a large open space with ponds. Kennedy Elementary School is currently under construction within this development, located west of 42nd St. and south of 40th Ave. S.

Martens Way continues to have lots available for single family and attached housing units. The development is located adjacent to Bennett School in south Fargo, and connected to south side bike paths.

Legacy added a fourth phase in 2005 that will provide lots for an additional 230 houses with lots for commercial development. This development contains a 4.5 acre park. It is also adjacent to Bennett school and bike paths.

Coulee Crossing, located west of 25th St. S. along Rose Creek, has large single-family lots available. In addition, zero lot line single-family houses are available within this development.

Calico Prairie is east of 45th St. S. and has sites for multi-family housing and commercial development.

King Addition is another development with sites for multi-family housing and commercial developments. It is located on the northeast corner of 45th St. and 32nd Ave. S.

Sincebaugh has sites available for single-family houses, twin homes, condos, and a commercial site. A church is also planned for the property. The development is located west of 45th St. S.

Evelyn’s Acres is a development with lots available for 34 single-family houses, 12 twin homes, and attached housing. It is located on the north side of 40th Ave. S.

Town Square is planned for 50 housing units and a commercial site on the northwest corner of 40th Ave. and 45th St. S.

Northfield, platted in 2005, is in the northern most point of Fargo, south of Cass County Hwy 22 and west of Cass County Hwy 31. There will be 240 lots for single-family development. The development features a neighborhood park and bike paths.

Moorhead Development Info...

Moorhead has approximately 700 residential building lots to choose from in a variety of sizes and price ranges—lot prices start at \$7,500. Depending on the lot, amenities near these new neighborhoods include golf courses, river lots, bike trails and parks.

For a map of available lots, visit www.cityofmoorhead.com/housing. Many builders are working in Moorhead's newest neighborhoods and the city welcomes even more. Residential growth is a top priority.

Lots are available in the master planned development, Horizon Shores, a walkable neighborhood with amenities: a lake, walking trails, even an island! It is connected to commercial and office areas with easy access to I-94 and 34th St. near Horizon Middle School and the Meadows Golf Course.

Moorhead also has a website for businesses, including housing development and construction: www.cityofmoorhead.biz. Visit it for cost of living, residential lots, zoning and planning, program updates and other news. You can also call (218) 299-5434 for a housing brochure.

West Fargo Development Info...

The "City on the Grow" has experienced an estimated 46 percent growth rate between 2000 and 2005, or an annual average rate of 7.7 percent. Recently approved development areas include the following:

Beaver Creek, north of I-94 on Sheyenne St. and along the Sheyenne River, is developing 90 units of upscale townhouse style apartments and condominiums.

Burlington, south of 19th Ave. E. and near the east city limits, is being developed with upscale apartments, large twin homes, and single-family units around a neighborhood lake setting.

Carmel Place, on Sheyenne St. and 40th Ave. E., is a rural residential subdivision with lots of about one acre in size. A number of the lots are along the Sheyenne River.

Charleswood, west of 9th St. E. and east of Sheyenne St., is substantially developed, though it continues to have lots available for larger-lot single-family homes. This development has seen major growth and should reach completion within the next few years. The development is bordered on the west by the Sheyenne River, has three neighborhood lakes, includes many pedestrian/bikeways, and is located directly west of Cheney Middle School.

Eagle Run, west of Sheyenne St. and south of 32nd Ave. W., is substantially developed, but has lots available for single-family homes, twin homes, multi-family housing, and commercial. It has a 74-acre regional park, small neighborhood parks, neighborhood lakes, pedestrian/bikeways, and has an elementary school under construction. The development should reach completion within the next few years.

Elmwood Court, west of Sheyenne St. and north of 19th Ave. W., provides a mix of single-family lots, twin home lots and townhouse style condominium units near Elmwood Park. The 100-acre development is substantially developed with some single family and twin home lots available. A number of the condominiums have

been constructed with several units for sale. Elmwood Park Place Townhome Condominium development is entering its final phase.

Evergreen Estates, within Charleswood, located between 17th Ave. E. and 19th Ave. E., has been developed as an upscale private community consisting of twin home and four-unit condominiums. Evergreen Estates is bordered on the east by Cheney Middle School and to the west by a neighborhood lake. There are still lots and pre-built units available.

Goldenwood, north of 12th Ave. N. and west of Cass County 17, is in the initial phase of development for single-family and twin homes. It is along the Sheyenne River.

Hayden Heights, north of 40th Ave. W. and west of the Sheyenne Diversion, is a new single family subdivision with urban services in a rural setting. The development consists of 30 sizeable single family lots ranging from about ½ acre to over two acres in area.

KASS Third Addition, south of 13th Ave. E. and east of 6th St. E., is a new twin home development consisting of 50 lots which will be next to commercial services.

McMahon Estates, east of Sheyenne St. and north of 52nd Ave. E., has been developed to accommodate larger-lot single-family homes on acre lots. This development is on both sides of the Sheyenne River. There are few lots available in McMahon Estates.

Nelson Acres, east of Sheyenne St. and south of 40th Ave. W., has been developed into large lots to accommodate land uses associated with rural residential development. This development is likely to remain rural in character for a number of years and is nearing completion.

Oakhaven, along 13th Ave. and east of Sheyenne St., is platted for a mix of twin homes or townhouses, low density multiple-family and apartments. A number of senior housing rental units have been developed with additional units proposed. The properties intended for twin

homes or townhouses are available for development and backs up to Charleswood.

Sheyenne Crossings is an assisted-living facility with 71 independent living units, 36 assisted living units and 24 memory loss units. It will have a number of amenities and essential services. Additional property for twin homes or townhouses will be made available southeast of the assisted living facility, which backs up to Charleswood.

Villas at Charleswood, west of 8th St. E., just off of 19th Ave. E., is planned for town home and single-family courtyard villas in a private development. It has private-access drives and is bordered on the north and south by neighborhood lakes. Single-family and town home unit lots are available.

Westport Beach, south of 40th Ave. W. and east of the Sheyenne Diversion, was platted with a number of lots for single-family, twin home, and multi-family housing. The entire subdivision has been serviced and single family lots are available for construction. Two neighborhood lakes are on the south edge of this development. The development also consists of 30 lots which will accommodate over 170 condominium units in four, six and eight-unit structures currently under construction.

West River, east of Sheyenne St. and south of 36th Ave. E., provides a number of single-family lots varying in size. The development has complete municipal services and is nestled in the Sheyenne River setting.