



**Jay Pickthorn / The Forum Cyclists ride past the condo storage units Monday on the 20-acre development called Stockwood Business Park in Glyndon.**

## **GLYNDON on the GROW**

STORY BY TRACY FRANK THE FORUM

*Business - 08/06/2008* Glyndon, Minn. A new business development is taking shape on the east edge of Glyndon. Stockwood Business Park is on 23 acres just off Highway 10. So far, the lone occupant is a condo storage unit, but plans include bringing in retail, offices and industrial businesses. Brad Rivers, commercial agent with Horizon Real Estate Group, listed the properties last week. "If I can get three, four tenants lined up, we can build a strip center," Rivers said. The project has been in the works for about two years. The area was originally a farm field owned by Kuehl Farms. Glyndon responded to a petition for improvements from the Kuehl family by investing \$1.4

million in infrastructure in the development, said David Pederson, city clerk and treasurer. "I'm optimistic that something will take hold in there and things will turn out beneficial for the developers and the city," said Glyndon Mayor Ryan Alderman. Rivers and Pederson tout the development's location along U.S. Highway 10 and near Interstate-94. "It's in an area where there's constantly growing traffic and traffic counts," Pederson said. Rivers said the area is no farther from downtown Fargo than the Eagle Run development in West Fargo. "It's really kind of a metro location," Pederson said. "The concept that it's way out in Glyndon is wrong. With the access of (State Highway) 336 between U.S. Highway 10 and I-94, there's no reason to think that someone looking at a place couldn't consider Glyndon as they consider places in south Fargo." Rivers said another benefit is the price. "If you want to buy a lot over off 52nd Avenue and (Interstate)-29, you're going to pay \$8 a square foot up to \$16 a square foot," he said.

"You can buy a lot here for 95 cents a square foot up to \$2.95." With its central location between Hawley, Lake Park, Ada, Twin Valley and Barnesville, the development would be a good place for a health care business or clinic, Rivers and Pederson said. Rivers said the development could also mean new jobs in the community. "Where this becomes really important in the future is people are able to work, stay, play, all right here in their community instead of having to go to (Fargo-Moorhead)," Rivers said. "A lot of services could go into this development that will really make people's lives easier." The newly paved roads are drawing curious cyclists and motorists eager to scope out the development. "I think it's great; great for the people around here," said Jeremy Doran of Glyndon. "I'm sure people would benefit if there were more businesses and more jobs," said Lupe Gomez of Glyndon. She doubts whether such a large development is needed. Alderman said there have been a lot of questions about how the development will affect neighborhoods and traffic. "Once something gets going out there, I think we'll have some positive reactions from the community, too," he said. When the business park is established, Alderman said it will give most of the residents a break in their taxes. Glyndon's tax base now is predominantly based on residential housing, he said.

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**Jay Pickthorn / The Forum**

**Brad Rivers, listing agent and developer,** stands on the freshly paved road in the 20-acre development called Stockwood Business Park on the east end of Glyndon.