

CHAPTER THREE:

City Profiles

The following chapter provides basic information for the 27 cities found in Cass County (Figure 3.1). Decennial census data for population and housing, population projections, and a map of the political boundaries and man-made and natural features will be provided for each of the cities. Time and space constraints prohibit the profiles from truly capturing the character of each city.

Historical census population and housing data for each city is provided to illustrate the trends occurring for each city. Historical census population dating back to 1920 and historical housing statistics extending dating back to 1970 is provided for each city, however this data might be limited depending on the size of the city and incorporation date.

The historical populations from each city were used to generate 2010, 2020, and 2030 population projections. These projections being the numerical outcome of a set of assumptions made about future trends with consideration to past trends (U.S. Bureau of Census 1977, 3). Thus, the projections are only assumptions of what the population could be if past trends continue into the future. Size of study area, length of projection period, methodology, historic data, special populations, and government policies can all influence projection accuracy; in the case of projections for cities, size and historic data will likely be the biggest challenge to accurate projections. It is generally accepted that population projections for large areas will be more accurate than small areas because changes tend to average out over larger areas. The small size of many of the county's cities can cause inaccuracies in population projections because they are so greatly affected by internal and external changes. The limited historic population data for the county's cities could also affect the projections. Demographic trends are more accurate when based on longer periods of time, as a result of many of Cass County's cities limited

historic data, the past population trends might not accurately represent the current population trends.

It can not be stressed enough that the projections provided for each city only represent what populations would be if past population trends continue into the future. These projections have no ability to account for changes that could occur during the projection period, such as expansion or closing of businesses, expansion or closing of schools, *etc.* With this in mind, the data generated by the projections may provide only limited usefulness and their accuracy should be taken with the proverbial grain of salt.

Nine different models using historic census data was used to determine the projected populations for each of Cass County's 27 cities for 2010, 2020, and 2030. The model having the least error based on the mean absolute percentage error (MAPE) was used for the city's projected population. The historic population data used by the models was limited to only the data representing the current trends of each city. For example, if a city had high population declines in the first half of the century, but the population has stabilized since, then only the data displaying the stabilized trend was inputted into the models.

Cass County City Profiles

Cities

-  City Limits
-  Fargo
-  West Fargo

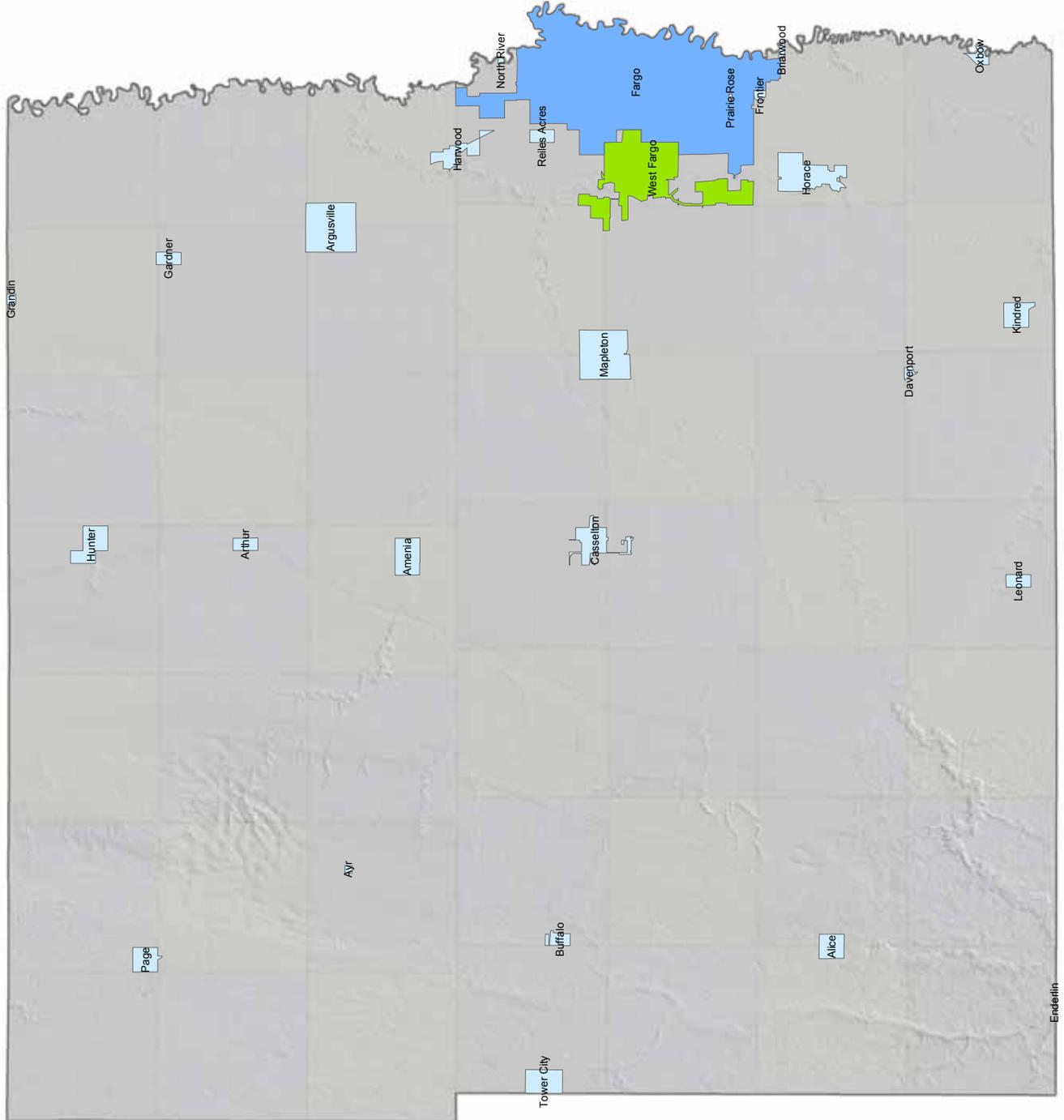
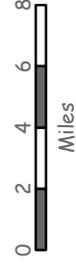


Figure 3.1. Cass County's incorporated cities.

City of Alice

The City of Alice is located in the southwestern portion of Cass County along the western edge of Eldred Township (Figure 3.2). The city located near the intersection of Cass Highway 6 and 38 and is approximately 8 miles south of I-94 at exit 314. The city is north of a collection of smaller lakes, with the closest only one mile south of town. The city is less than one total square mile with a perimeter less than four miles.

Alice had its highest recorded population in 1940 with 181 residents and since this high has declined to less than half this number (Table 3.1). Since 1920 the city has lost 113 residents with a current population of 56. Based on the previous demographic trends from 1930 to 2000 the projected population is expected to continue to decline. Based on these projections the city will lose another 27 residents over the next 30 years. As expected, the city has also witnessed a decrease in housing units with the 2000 census documenting 25 homes within the city (U.S. Bureau of the Census, Decennial Censuses).

Alice	
Population	
1920	N/A
1930	169
1940	181
1950	162
1960	124
1970	83
1980	62
1990	62
2000	56
Rank	19/27
Projection	
<i>2010</i>	42
<i>2020</i>	35
<i>2030</i>	29
<i>Projection Years</i>	1930-2000
Housing	
1970	41
1980	33
1990	30
2000	25
<i>N/A= Not Available</i>	

Table 3.1. Population and housing trends, Alice (U.S. Bureau of the Census, Decennial Censuses).

Cass County City Maps

Alice

- ★ Villages
- Bridges (20'+)
-  Rivers/Streams
-  Drains
-  BNSF
-  RRV&W
-  CP Rail
-  City Limits
-  City ET
-  Fargo
-  West Fargo
-  West Fargo ET
-  Fargo ET

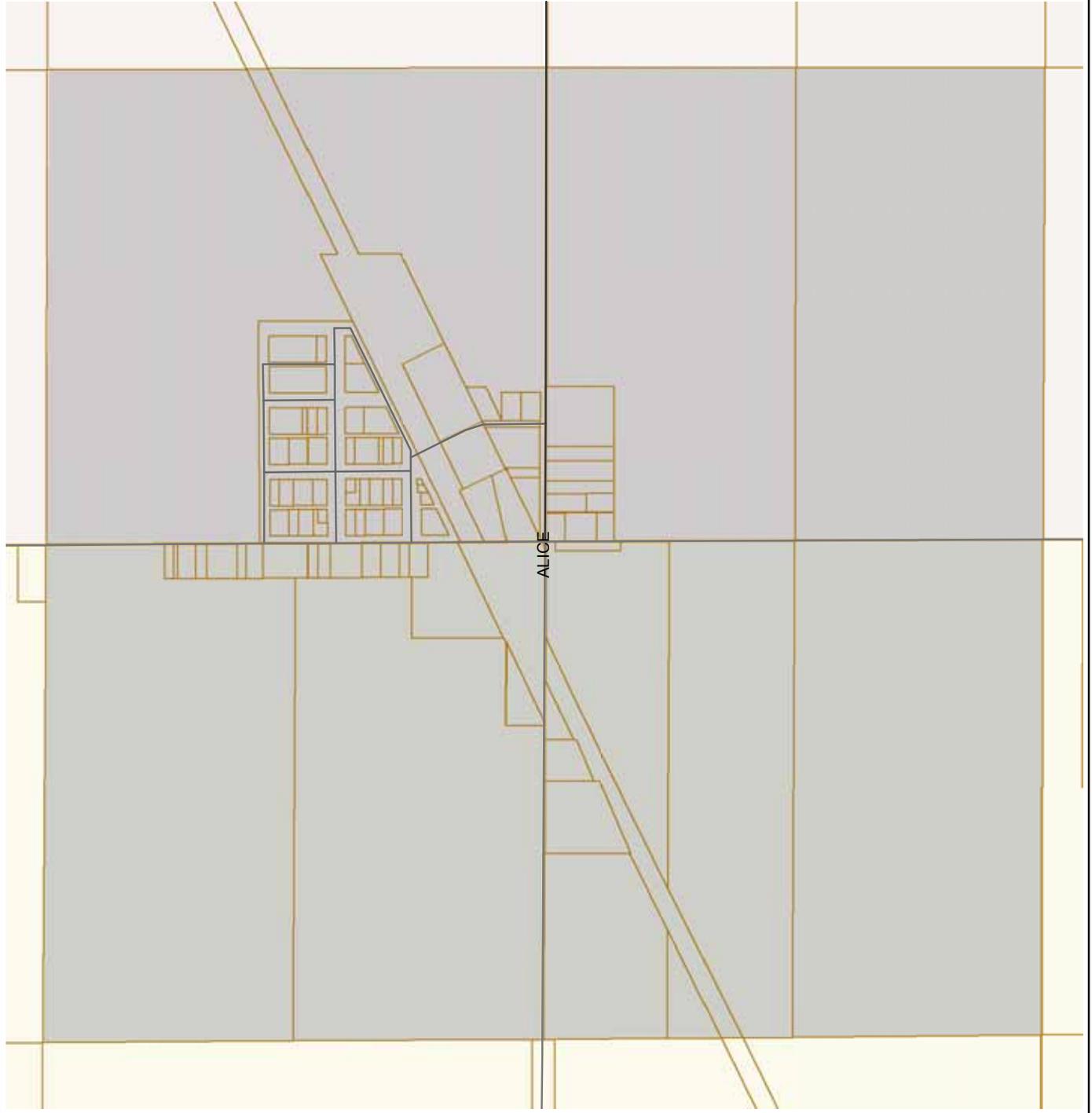


Figure 3.2. City of Alice.

City of Amenia

The City of Amenia is located in north central Cass County along State Highway 18 in Amenia Township. Amenia is approximately nine miles north of Interstate 94 and seven miles north of Casselton (Figure 3.3). The city is almost one and half square miles with a perimeter of nearly five miles. The Rush River is located approximately a half mile north of the city and a lower branch of the Rush River is found a half mile to the southwest of the city. A Burlington Northern/Santa Fe rail line extends off the main line down to the city from the north.

Amenia experienced growth during the 1940s and 1950s, reaching its highest population in the 1950 census with 127 residents (Table 3.2). The city experienced a sharp decrease in population in the 1960s, losing 37 residents. The 1970s and 1990s both had increases in population; the most current census recording 89 residents. Using the demographic trends from 1960 to 2000, the projected populations are expected to slightly decline or stay stable. Following the population trends, the housing figures have fluctuated over the last 40 years, with the 2000 census showing an increase in four homes (U.S. Bureau of Census, Decennial Censuses).

Amenia	
Population	
1920	N/A
1930	90
1940	104
1950	127
1960	117
1970	80
1980	93
1990	82
2000	89
Rank	21/27
Projection	
<i>2010</i>	88
<i>2020</i>	88
<i>2030</i>	87
<i>Projection Years</i>	1960-2000
Housing	
1970	27
1980	39
1990	31
2000	35
<i>N/A= Not Available</i>	

Table 3.2. City of Amenia population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Amenia

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

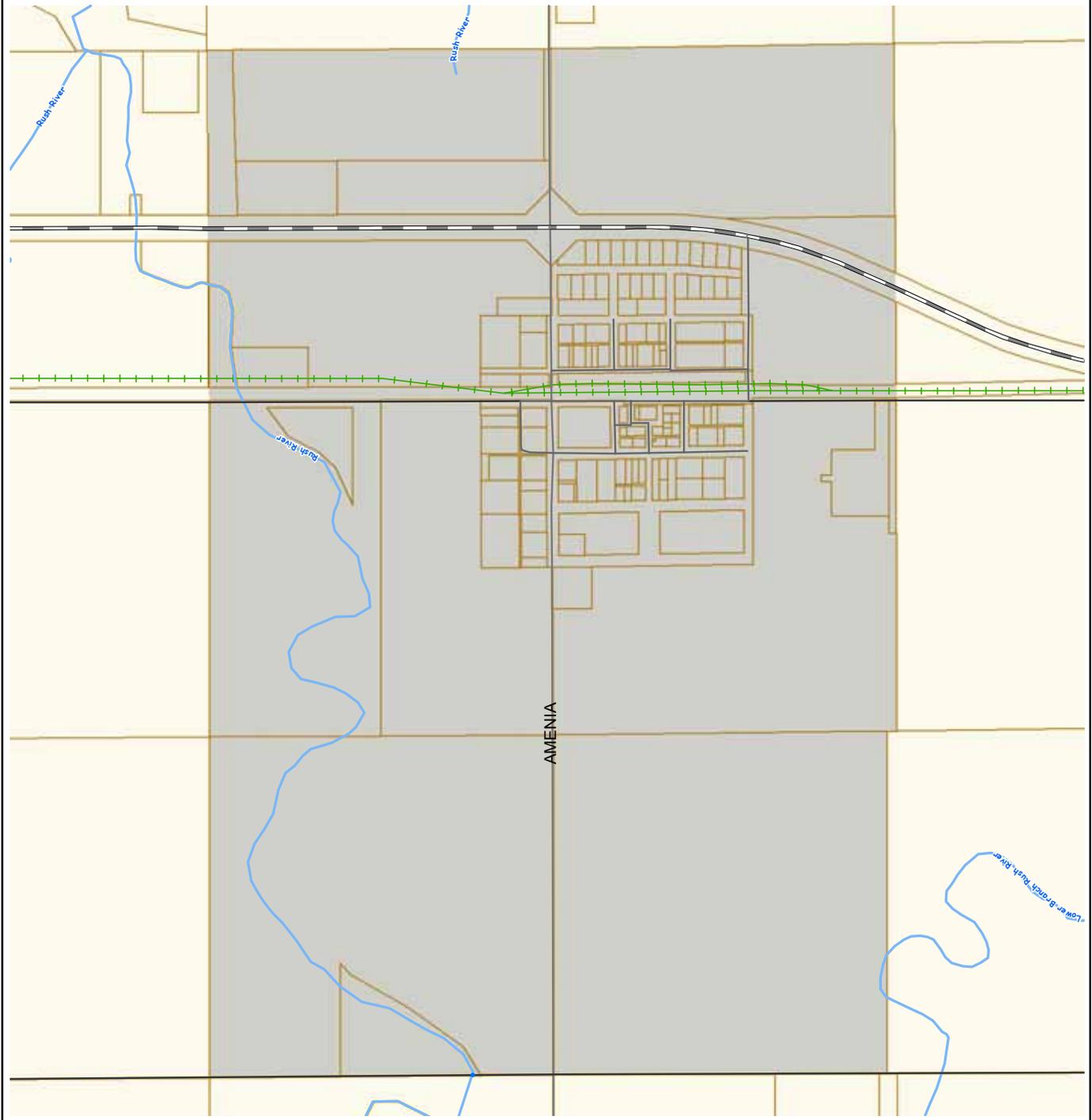


Figure 3.3. City of Amenia.

City of Argusville

Argusville is located in north central Cass County in the northwest corner of Harwood Township along Interstate 29 at exit 79 (Figure 3.4). County Road 81 and County Road 4 both pass through the city, which is four square miles with an eight mile perimeter. A line of Burlington Northern Santa Fe passes through the city following the interstate north and south to the metro area. Besides the central city, Argusville also has a newer subdivision, Leonard’s Way, to the southwest which is providing new residents to the community.

The city’s population has fluctuated over the last century, increasing during the first quarter, then decreasing, and then for the most part increasing during the last 30 years (Table 3.3). The 1990 Census recorded the city’s highest population of 161 residents. Using the population trends from 1960 to 2000, the city is expected to slightly grow over the next 30 years. The housing figures have increased each census dating back to 1970, with a total gain of 25 new homes city (U.S. Bureau of the Census, Decennial Censuses).

Argusville	
Population	
1920	N/A
1930	115
1940	145
1950	126
1960	118
1970	118
1980	147
1990	161
2000	147
Rank	22/27
Projection	
2010	161
2020	164
2030	167
<i>Projection Years</i>	1960-2000
Housing	
1970	40
1980	53
1990	56
2000	65
<i>N/A= Not Available</i>	

Table 3.3. City of Argusville population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Argusville

- ★ Villages
- Bridges (20'+)
-  Rivers/Streams
-  Drains
-  BNSF
-  RRV&W
-  CP Rail
-  City Limits
-  City ET
-  Fargo
-  West Fargo
-  West Fargo ET
-  Fargo ET

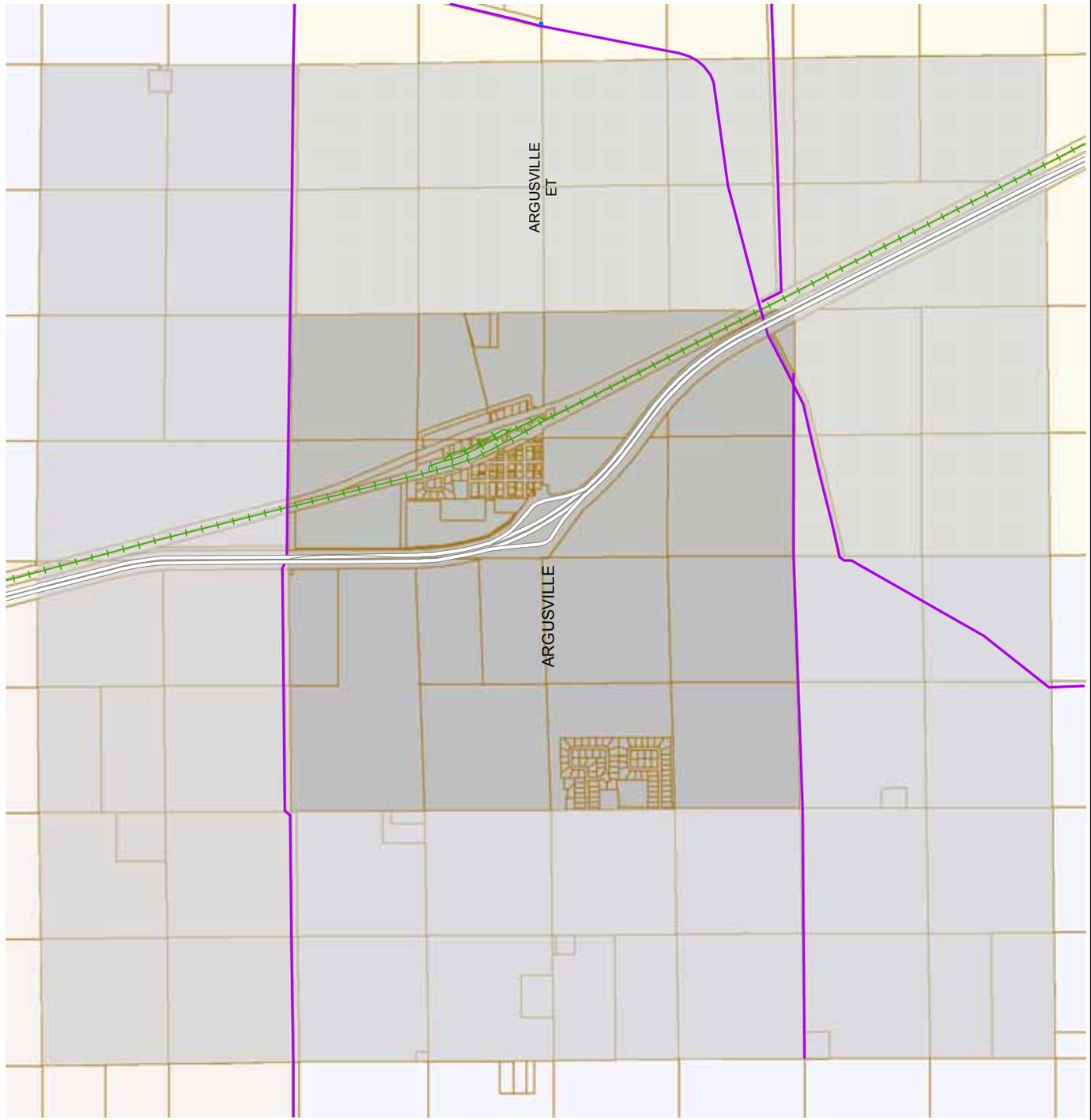
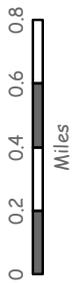


Figure 3.4. City of Argusville.

City of Arthur

The City of Arthur is located near the intersection of State Highway 18 and County Road 34 (Figure 3.5). The city is located between Hunter and Amenia and approximately 17 miles north of Interstate 94. Burling Northern/Santa Fe railroad runs through the city providing the city rail service. The city's total area is slightly greater than a square mile with a perimeter of slightly less than three and half miles.

The City of Arthur's demographic trend over the last century could be classified as stable or slightly increasing (Table 3.4). The 2000 Census population of 402 is an 80 person increase from 1930; however the highest population was recorded in 1980 with 445 residents. Using the demographic trends from 1960, the projected population for Arthur is expected to increase over the next 30 years. Housing over the last 40 years has increased by 43 units and based on the expected population growth one should expect the number of housing units to increase (U.S. Bureau of the Census, Decennial Censuses).

Arthur	
Population	
1920	N/A
1930	322
1940	335
1950	380
1960	325
1970	412
1980	445
1990	400
2000	402
Rank	8/27
Projection	
<i>2010</i>	409
<i>2020</i>	414
<i>2030</i>	418
<i>Projection Years</i>	1960-2000
Housing	
1970	97
1980	130
1990	133
2000	140
<i>N/A= Not Available</i>	

Table 3.4. City of Arthur population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Arthur

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

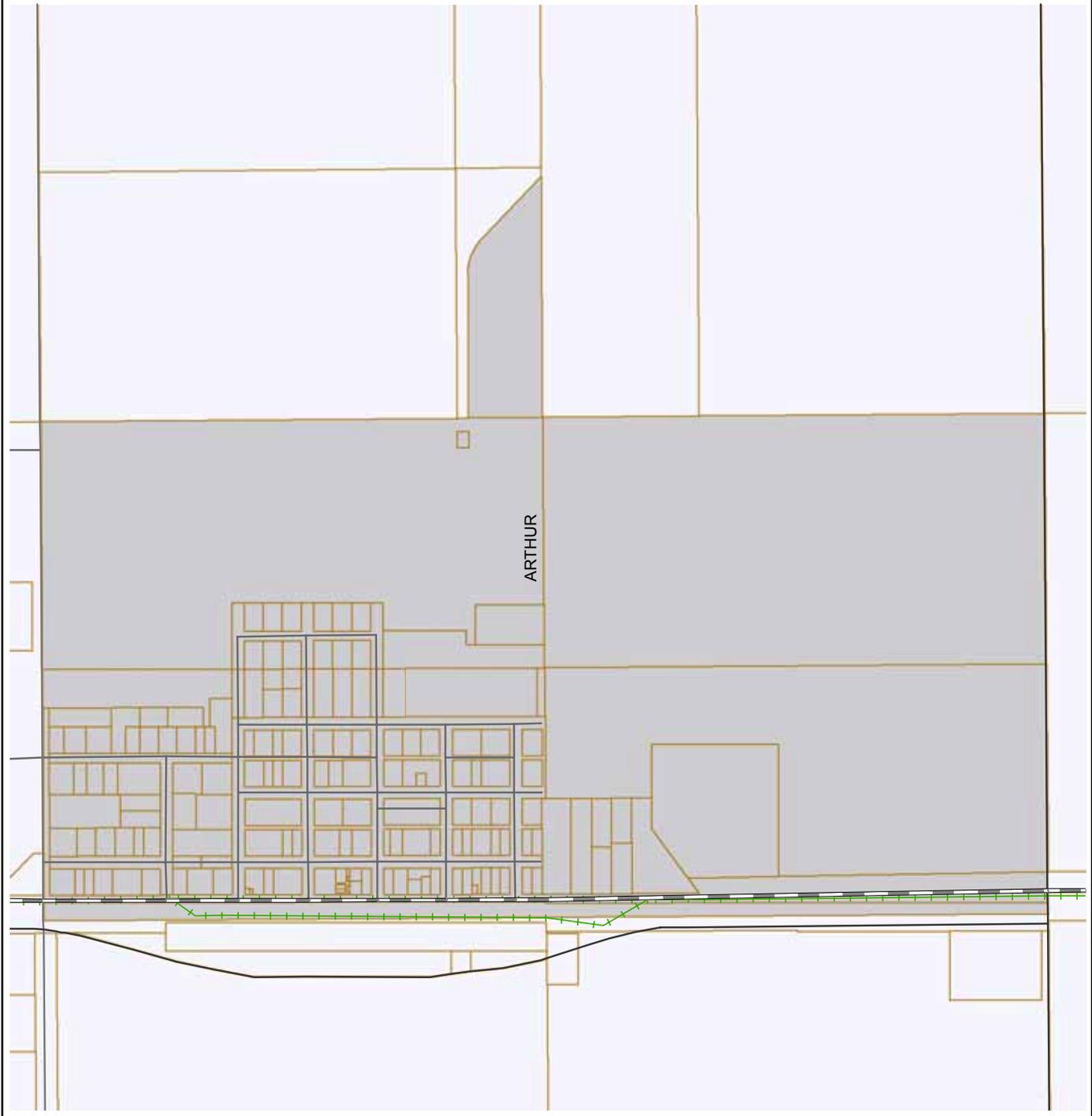
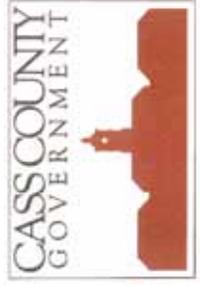


Figure 3.5. City of Arthur.

City of Ayr

The City of Ayr is located a half mile south of the intersection of County Road 4 and County Road 3 in Ayr Township (Figure 3.6). The city is approximately four miles east of State Highway 38 and 11 miles north of Interstate 94. Swan Creek is located less than a half mile to the west of city and a portion of Burlington Northern/Santa Fe runs through the city.

Ayr has had continued population decline and is currently the smallest city in Cass County with a 2000 population of 23 residents (Table 3.5). Based on the demographic trends from 1930 to 2000, the projected populations continue this decline for the next 30 years. Housing in Ayr has declined to 13 units, nearly a 50% loss (U.S. Bureau of the Census, Decennial Censuses).

Ayr	
Population	
1920	N/A
1930	106
1940	107
1950	104
1960	81
1970	48
1980	42
1990	19
2000	23
Rank	26/27
Projection	
<i>2010</i>	16
<i>2020</i>	13
<i>2030</i>	10
<i>Projection Years</i>	1930-2000
Housing	
1970	24
1980	24
1990	14
2000	13
<i>N/A= Not Available</i>	

Table 3.5. City of Ayr population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Ayr

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

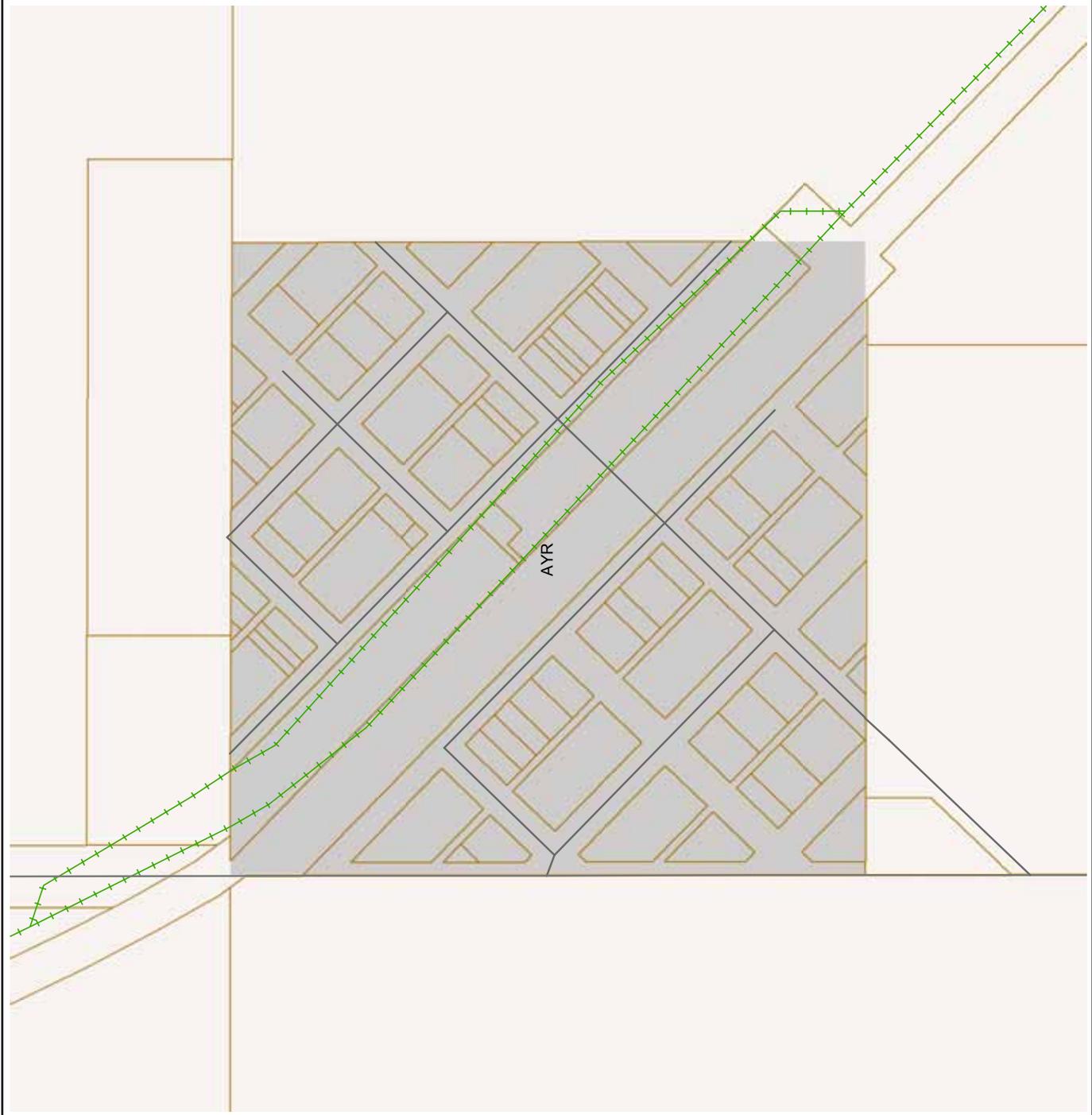
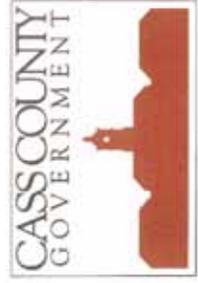


Figure 3.6. City of Ayr.

City of Briarwood

This recently established city (1980s) in Barnes Township is southeast of Fargo to the east of University Drive South/County Road 81 and along the Red River (Figure 3.7). Briarwood is bordered to the east by the Red River and is mostly surrounding by Fargo’s extraterritorial (ET) area, limiting the ability for expansion.

The relatively recent establishment of Briarwood results in limited demographic data for the city (Table 3.6). The available data displays a sharp increase in population in 1990, followed by a slight decrease. Using this limited data, the projection for Briarwood indicates slow growth for the next 30 years. Housing in this city has followed similar growth patterns as population (U.S. Bureau of the Census, Decennial Censuses).

Briarwood Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	47
1990	88
2000	78
Rank	23/27
Projection	
<i>2010</i>	84
<i>2020</i>	86
<i>2030</i>	88
<i>Projection Years</i>	1980-2000
Housing	
1970	N/A
1980	16
1990	27
2000	26
<i>N/A= Not Available</i>	

Table 3.6. City of Briarwood population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Briarwood

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

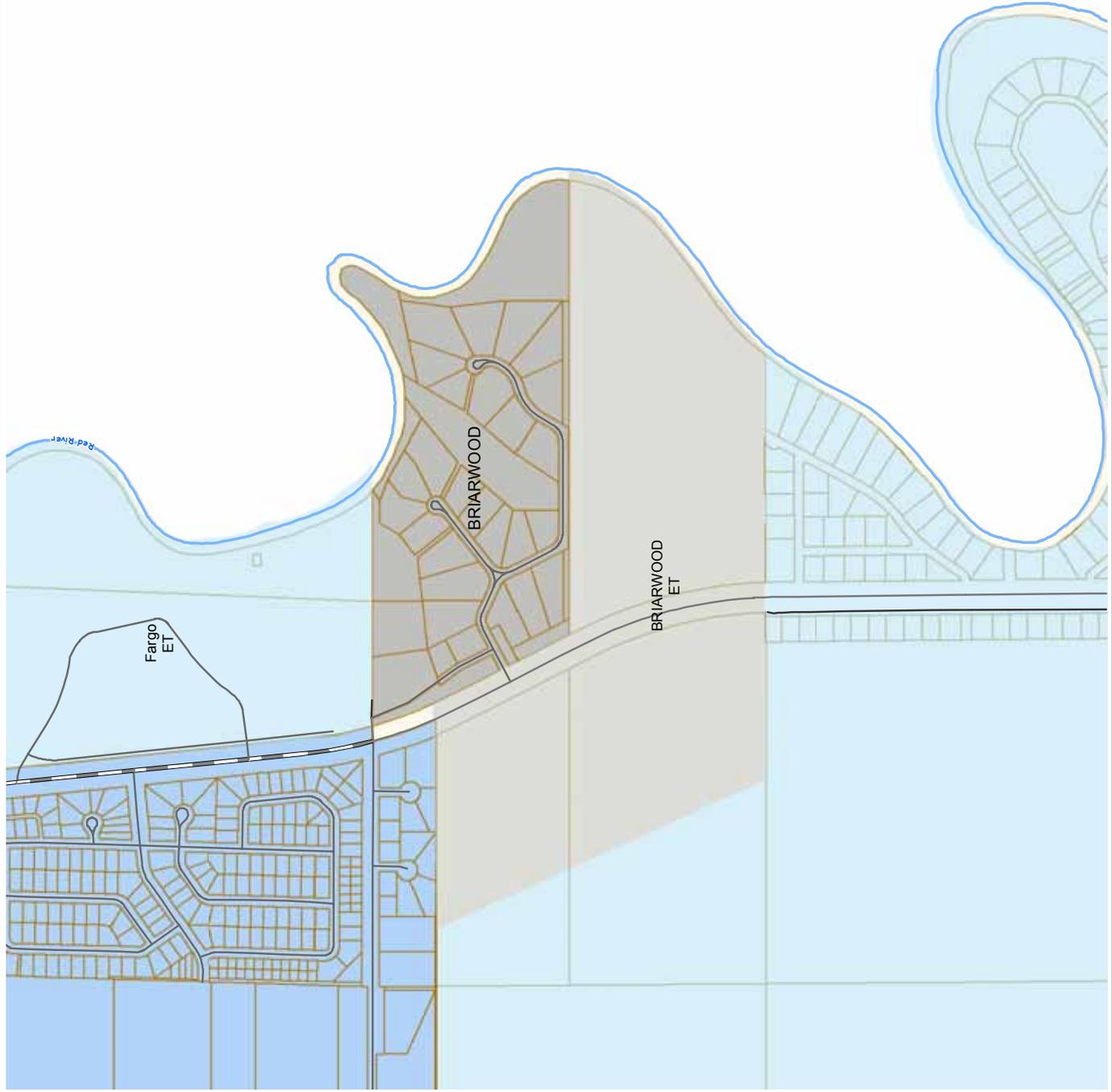


Figure 3.7. City of Briarwood.

City of Buffalo

The City of Buffalo is located at the intersection of State Highway 18 and Cass Highway 10, approximately three miles north of Interstate 94 at exit 314 (Figure 3.8). The city is located within Buffalo Township, having a total area less than a half square mile with a total perimeter roughly four miles. Rail service to the city is provided by Burlington Northern/Santa Fe.

Buffalo's population has risen and fallen over the last century from a high of 268 to low of 209 occurring in the 2000 census (Table 3.7). The 1950s witnessed a drop of 27 residents, but since this point the decrease in population has slowed. Population projection modeling using data from 1960 to 2000 displays a roughly 10 person drop in population every 10 years. Housing in Buffalo increased in the 1970s, but has decreased slightly since this point with the last census recording 105 housing units city (U.S. Bureau of the Census, Decennial Censuses).

Buffalo	
Population	
1920	268
1930	242
1940	245
1950	261
1960	234
1970	241
1980	226
1990	204
2000	209
Rank	17/27
Projection	
<i>2010</i>	201
<i>2020</i>	191
<i>2030</i>	180
<i>Projection Years</i>	1960-2000
Housing	
1970	95
1980	113
1990	108
2000	105
<i>N/A= Not Available</i>	

Table 3.7. City of Buffalo population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Buffalo

- ★ Villages
- Bridges (20'+)
-  Rivers/Streams
-  Drains
-  BNSF
-  RRV&W
-  CP Rail
-  City Limits
-  City ET
-  Fargo
-  West Fargo
-  West Fargo ET
-  Fargo ET

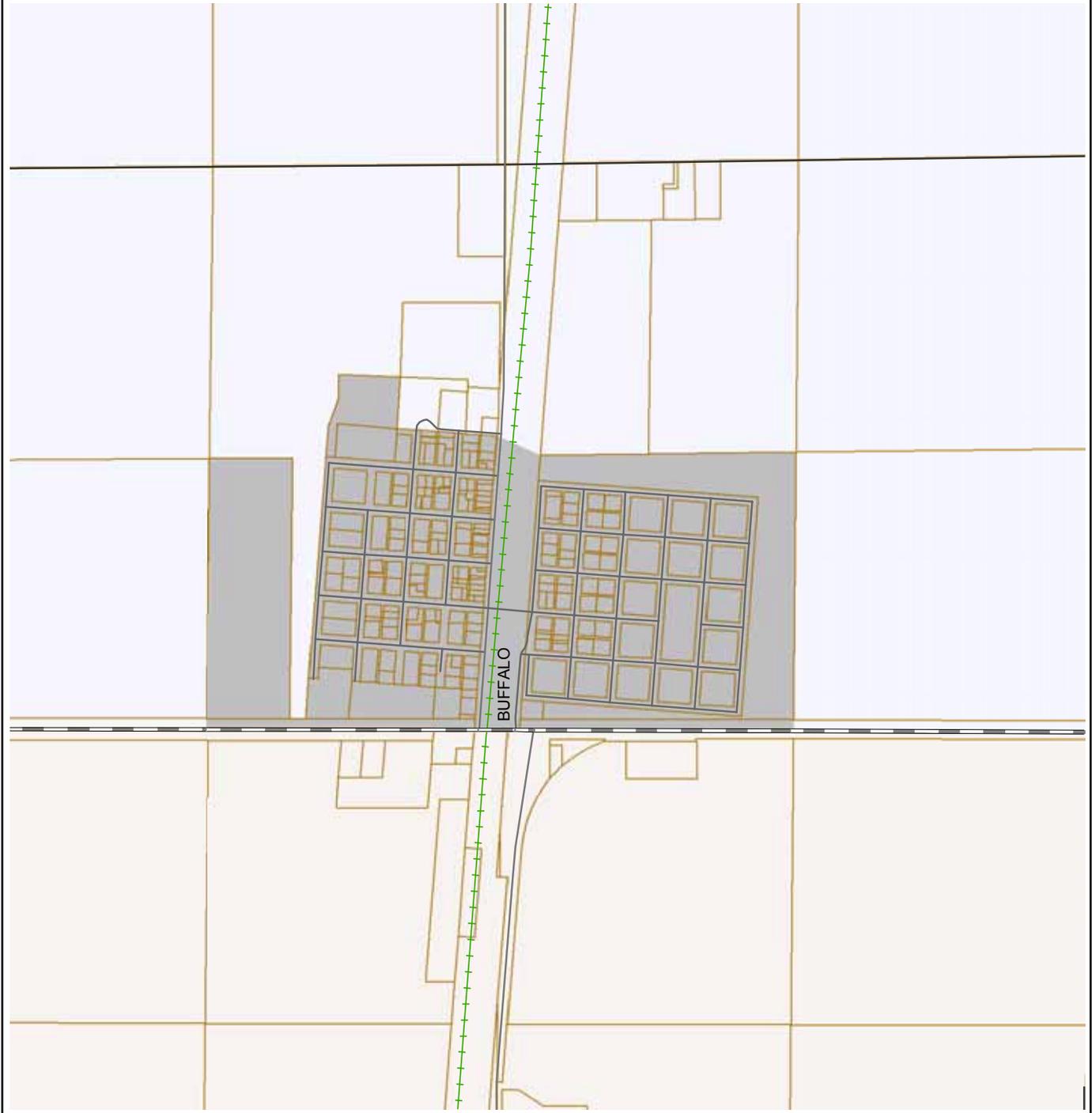
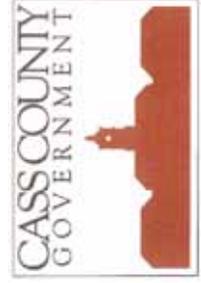


Figure 3.8. City of Buffalo.

City of Casselton

Casselton, Cass County’s third largest city, is located approximately a mile north of Interstate 94 at exit 331 (Figure 3.9). State Highway 18 runs north and south through the city and County Road 10 runs east and west roughly creating the northern limit of the city. The city is nearly 1.25 square miles with nearly an eight mile perimeter. Burlington Northern/Santa Fe has two rails lines serving the city on the western edge of the city and through the middle of the city. The city has several small rivers, including Swan Creek and also a lake is located in the northwest side of town.

Casselton experienced population loss following the 1920 census until 1970 when population began to rebound (Table 3.8). The rebound in population is partially responsible to the city becoming a bedroom community for residents commuting into the metro area. The 2000 census recorded the city’s highest population with 1855 residents and using the recent population trend this number should only increase. The city has also experienced increases in the number of housing units with a total in 2000 of 738. Based on the projected population increase it should be expected housing units will continue to rise (U.S. Bureau of the Census, Decennial Censuses).

Casselton	
Population	
1920	1,538
1930	1,253
1940	1,358
1950	1,373
1960	1,394
1970	1,485
1980	1,661
1990	1,601
2000	1,855
Rank	3/27
Projection	
<i>2010</i>	1,865
<i>2020</i>	1,962
<i>2030</i>	2,064
<i>Projection Years</i>	1940-2000
Housing	
1970	504
1980	675
1990	664
2000	738
<i>N/A= Not Available</i>	

Table 3.8. City of Casselton population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Casselton

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

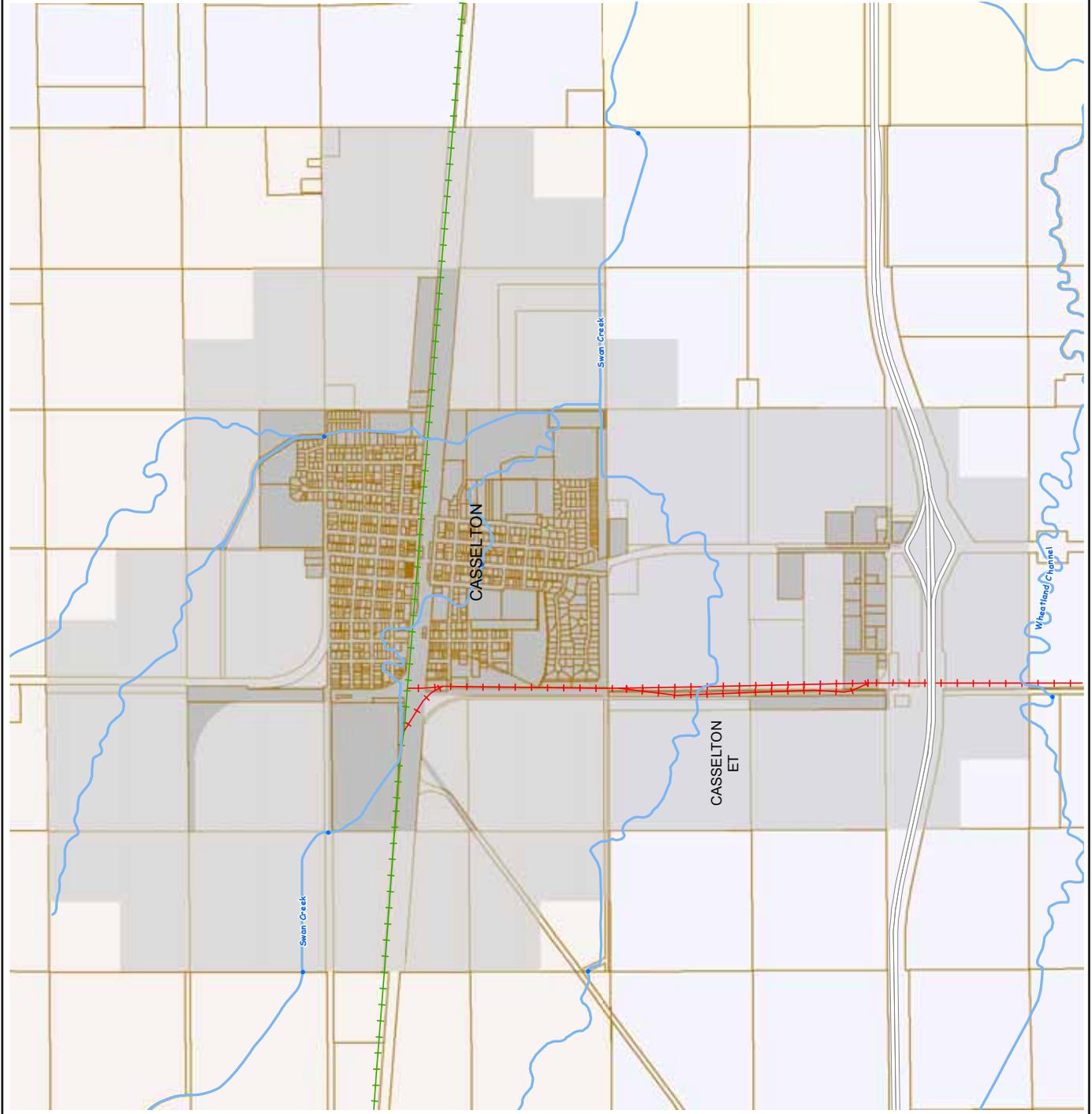
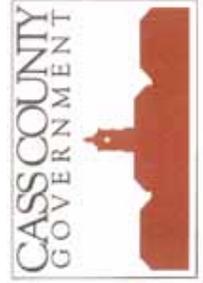


Figure 3.9. City of Casselton.

City of Davenport

Davenport is found in southeast Cass County at the intersection of County Road 16 and County Road 27 in Davenport Township (Figure 3.10). Two Burlington Northern/Santa Fe lines run through the city, roughly creating the eastern and southern boundaries of the city. Davenport is less than a quarter mile total area with a perimeter roughly 1.75 miles in length. The city location results in nearly an equal distance (12 miles) from both Interstate 29 and 94.

Davenport experienced population loss during the middle of the 20th century up to the 1970s when population began to rise (Table 3.9). Since the 1970s the city has gained 147 residents and based on the demographic trends from this period the projected population is expected to continue to rise. As expected, housing units have increased and should continue to increase as the population base of the city expands (U.S. Bureau of the Census, Decennial Censuses).

Davenport Population	
1920	214
1930	205
1940	147
1950	150
1960	143
1970	147
1980	195
1990	218
2000	261
Rank	11/27
Projection	
<i>2010</i>	303
<i>2020</i>	353
<i>2030</i>	410
<i>Projection Years</i>	1960-2000
Housing	
1970	56
1980	77
1990	78
2000	92
<i>N/A= Not Available</i>	

Table 3.9. City of Davenport population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Davenport

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

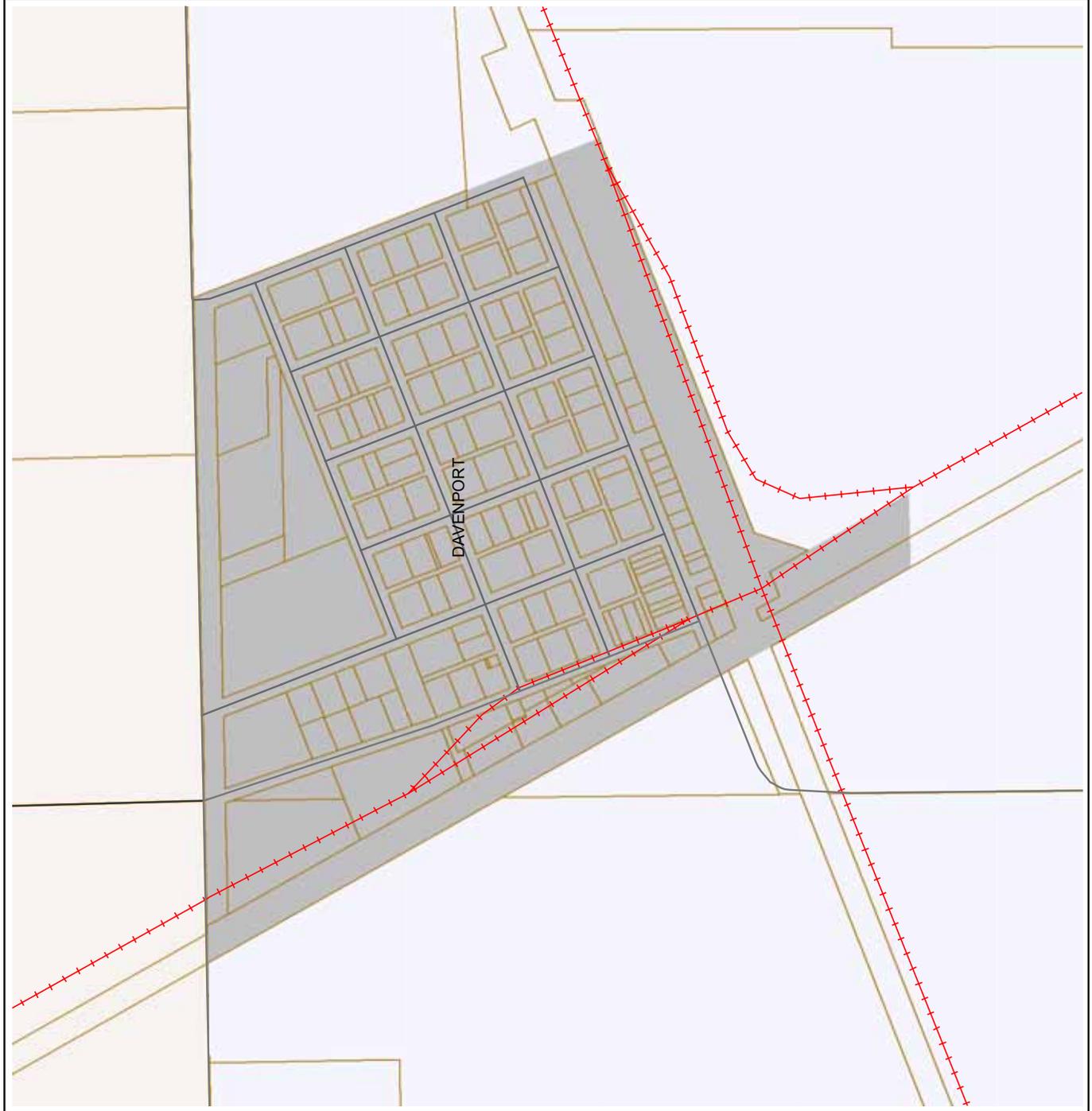
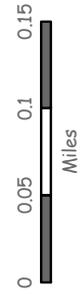


Figure 3.10. City of Davenport.

City of Enderlin

The City of Enderlin is located in Pontiac Township and in the extreme southwest corner of Cass County (Figure 3.11). The city extends across the county border into Ransom County; the vast majority of the city is located outside of Cass County. The portion in Cass County is very small in size with a total area of only 0.015 square miles (9.6 acres) with a total perimeter over half mile. The Maple River runs to the east of the city and a line of the Canadian Pacific Rail Road is found less than a quarter mile to west of the city. The city is also several miles southwest of a collection of small lakes.

The portion of Enderlin in Cass County is very small and has declined over the past 30 years and is currently the smallest city in the county (Table 3.10). The current population is five residents and based on previous trends this number is expected to decrease. The 2000 Census recorded only two housing units in the city, more than a 50% reduction (U.S. Bureau of the Census, Decennial Censuses).

Enderlin	
Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	11
1990	17
2000	5
Rank	27/27
Projection	
2010	3
2020	1
2030	0
<i>Projection Years</i>	1980-2000
Housing	
1970	N/A
1980	5
1990	5
2000	2
<i>N/A= Not Available</i>	

Table 3.10. City of Enderlin population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Enderlin

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

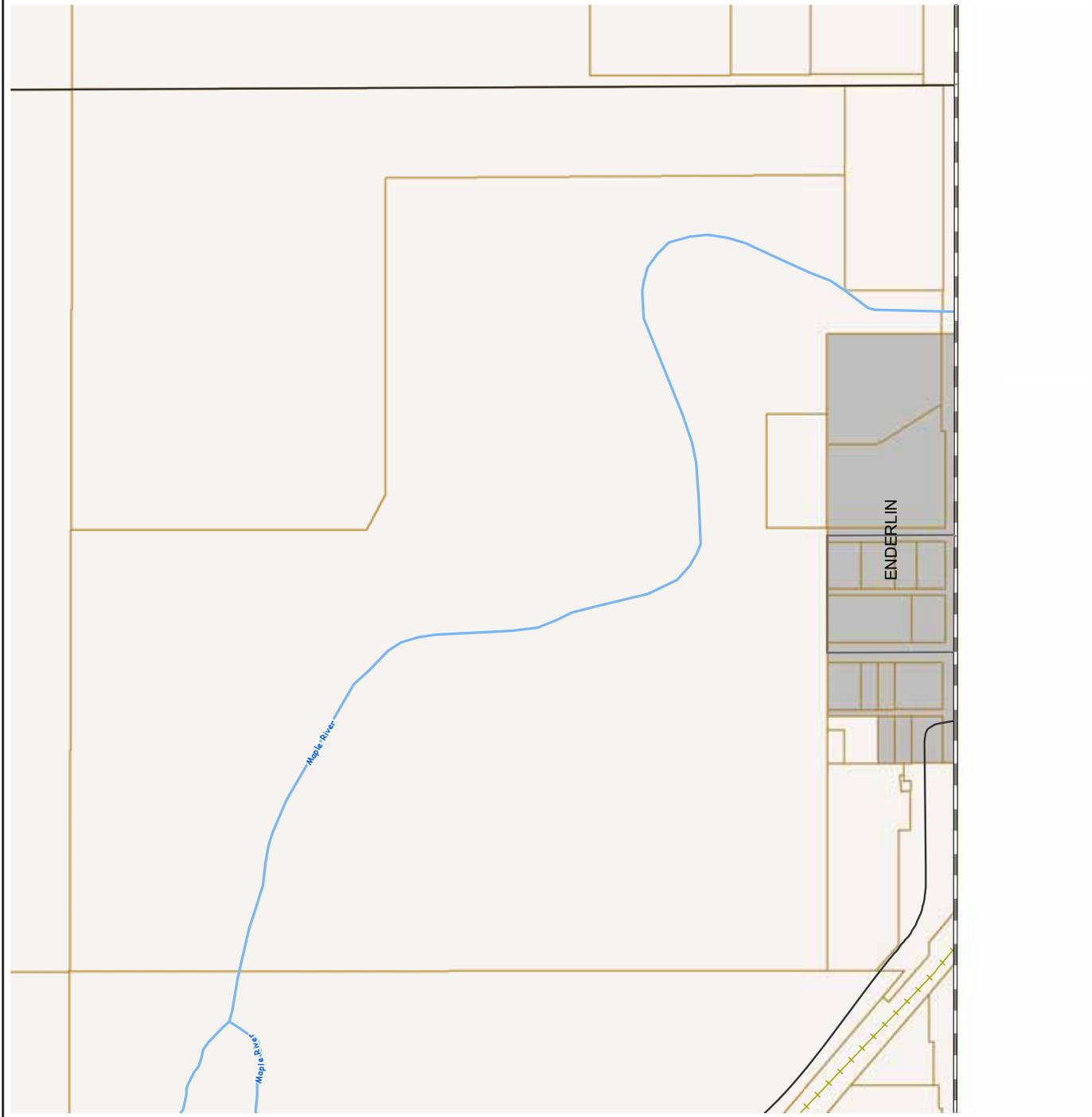


Figure 3.11. City of Enderlin.

City of Fargo

The City of Fargo is located on the extreme eastern border of Cass County along the Red River (Figure 3.12). The city is the county seat and largest city in county and state. The city is accessed by both Interstate 94 and 29 and multiple county roads. Several Burlington Northern/Santa Fe lines merge in the northern portion of the city crossing into Minnesota. Hector International Airport is located in the northern portion of the city and this area is also home to North Dakota State University. The city is roughly 42 square miles and has a perimeter approximately 48 miles long.

The city has experienced growth over the entire century, more than quadrupling in size (Table 3.11). The 2000 census recorded a 22% gain in population from the previous census, nearly 10% greater than the national average. The city's growth is expected to continue and using the trends from the past 30 years the projected 2030 population is nearly 150,000. Fargo's housing has growth nearly proportional to population changes, experiencing a more than doubling of homes from the 1970 to 2000 census (U.S. Bureau of the Census, Decennial Censuses).

Fargo	
Population	
1920	21,961
1930	28,619
1940	32,580
1950	38,256
1960	46,662
1970	53,365
1980	61,383
1990	74,111
2000	90,599
Rank	1/27
Projection	
<i>2010</i>	105,317
<i>2020</i>	124,672
<i>2030</i>	147,585
<i>Projection Years</i>	1980-2000
Housing	
1970	17,562
1980	25,219
1990	31,711
2000	41,200
<i>N/A= Not Available</i>	

Table 3.11. City of Fargo population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Fargo

- ★ Villages
- Bridges (20+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET
- City ET

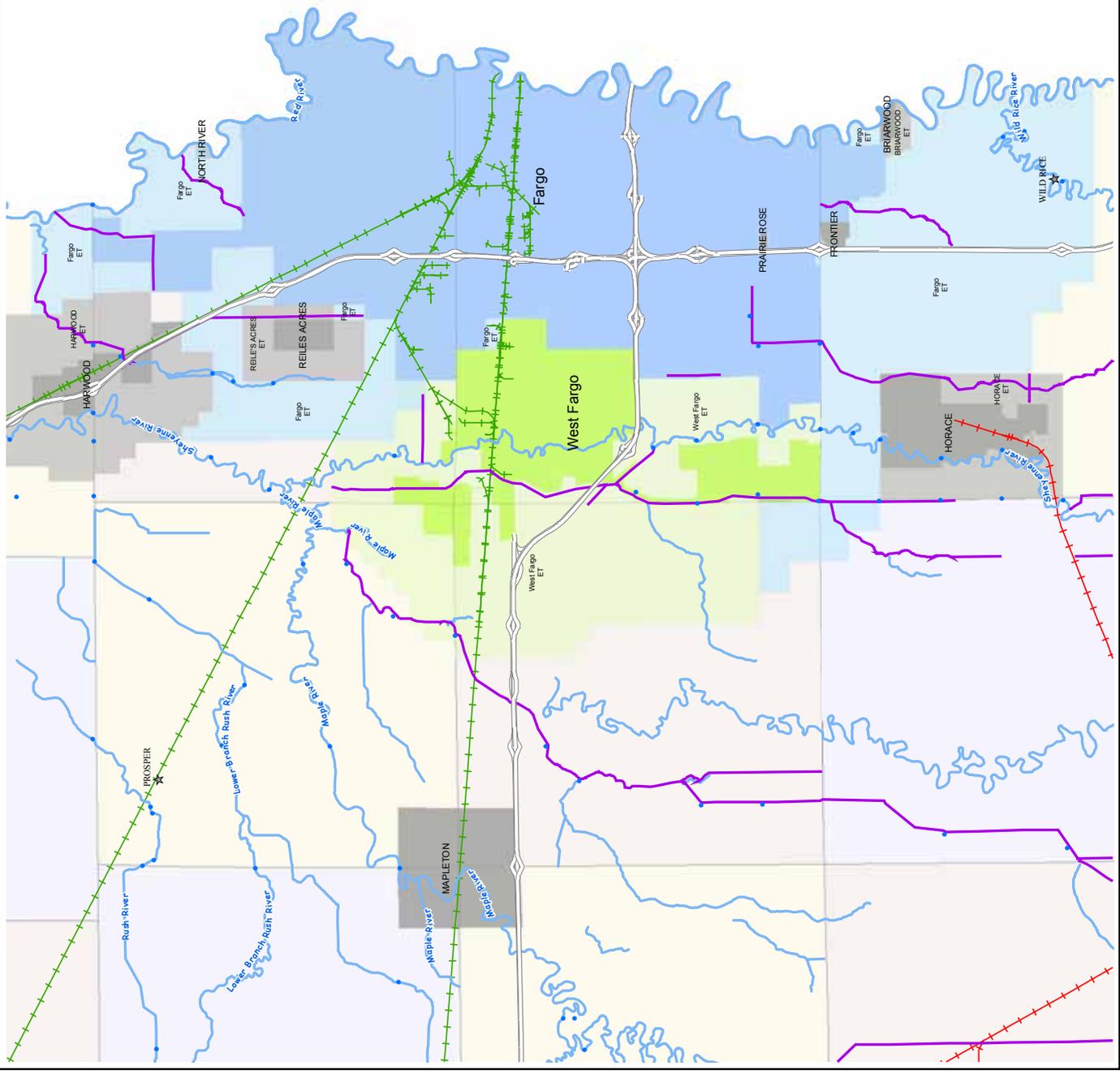
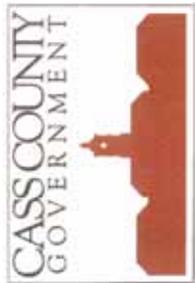
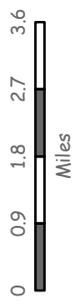


Figure 3.12. City of Fargo.

City of Frontier

The City of Frontier is located along the southern border of Fargo along Interstate 29 at exit 60 (Figure 3.13). Frontiers city limits shares a border to the north and east with Fargo’s city limits and the city limits to the south and west share a border with Fargo’s Extraterritorial (ET) area. As a result Frontier lacks areas to expand beyond their current boundaries limiting physical growth for the city.

Since the incorporation of Frontier in the 1970s the city has experienced a 70% increase in population (Table 3.12). Using this trend the city would be expected to grow substantially over the next 30 years, but because the city only has a few vacant parcels and lacks room to expand this number is not correct. The city will likely fill out during this time and only slightly increase the number of residents. Housing in the city has also grown over the past 30 years and should be expected to increase slightly as the city fills out (U.S. Bureau of the Census, Decennial Censuses).

Frontier Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	160
1990	218
2000	273
Rank	10/27
Projection	
<i>2010</i>	330
<i>2020</i>	386
<i>2030</i>	443
<i>Projection Years</i>	1980-2000
Housing	
1970	N/A
1980	47
1990	57
2000	78
<i>N/A= Not Available</i>	

Table 3.12. City of Frontier population and housing trends (U.S. Bureau of Census, Decennia Censuses).

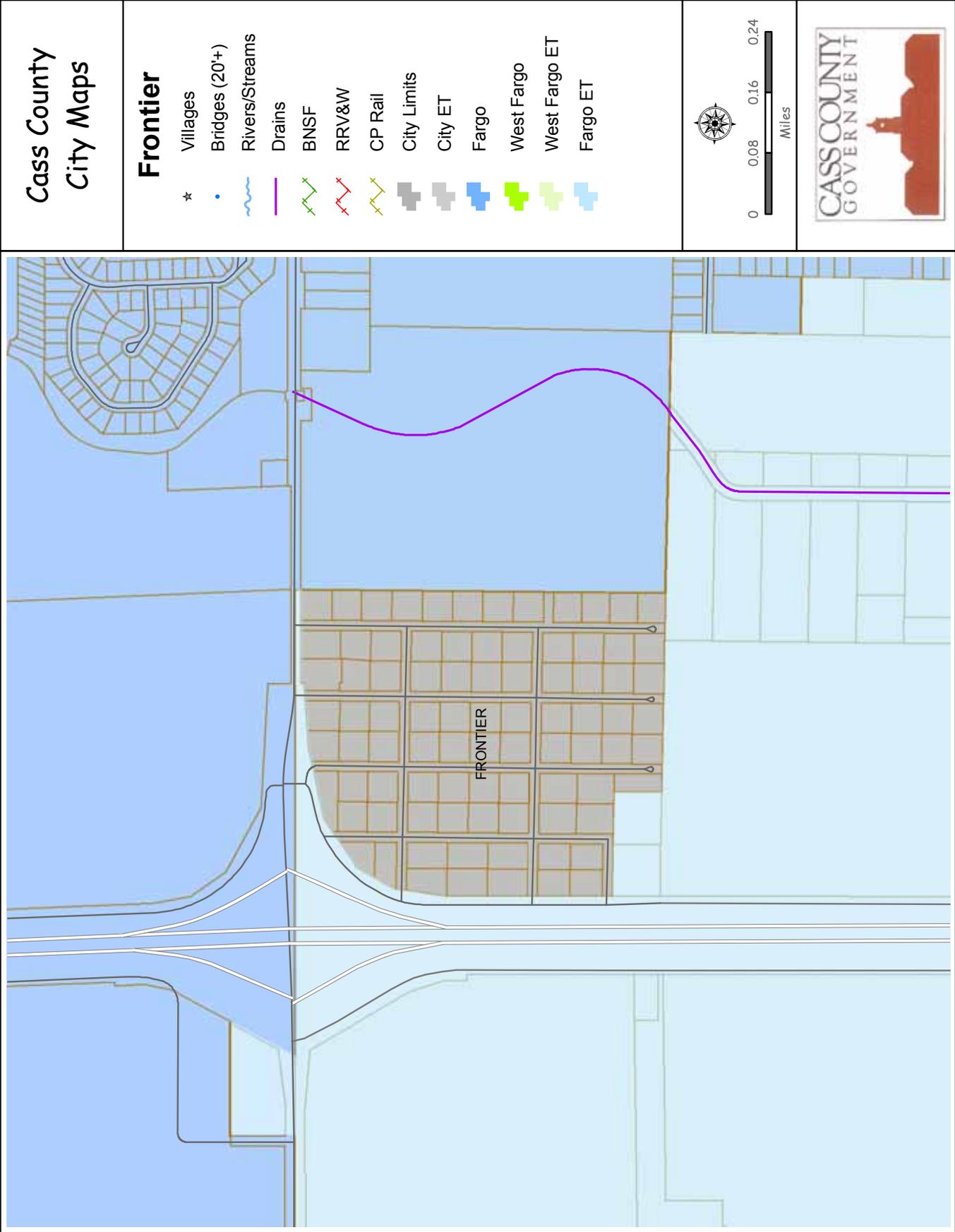


Figure 3.13. City of Frontier.

City of Gardner

The City of Gardner is located in northeast Cass County along Interstate 29 at exit 86 (Figure 3.14). In addition to the interstate, County Roads 81 and 26 provide the major transportation routes to the city. Burlington Northern/Santa Fe provides rail service to the city, providing a north/south route. The total area of Gardner is less than a half square mile with a perimeter approximately three miles.

Gardner experienced its highest population in 1950, but since this point it has declined to the present historic low (Table 3.13). Based on the demographic trends from 1960 to 2000 the population would continue to decline. The 2030 population projection exhibiting a loss of 16 residents from the current population. The city's housing has remained quite constant over the past 40 years, but one could likely expect the number to decrease as population declines (U.S. Bureau of the Census, Decennial Censuses).

Gardner	
Population	
1920	N/A
1930	108
1940	103
1950	136
1960	107
1970	96
1980	94
1990	85
2000	80
Rank	22/27
Projection	
2010	74
2020	69
2030	64
<i>Projection Years</i>	1960-2000
Housing	
1970	42
1980	42
1990	42
2000	39
<i>N/A= Not Available</i>	

Table 3.13. City of Gardner population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Gardner

- ★ Villages
- Bridges (20+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

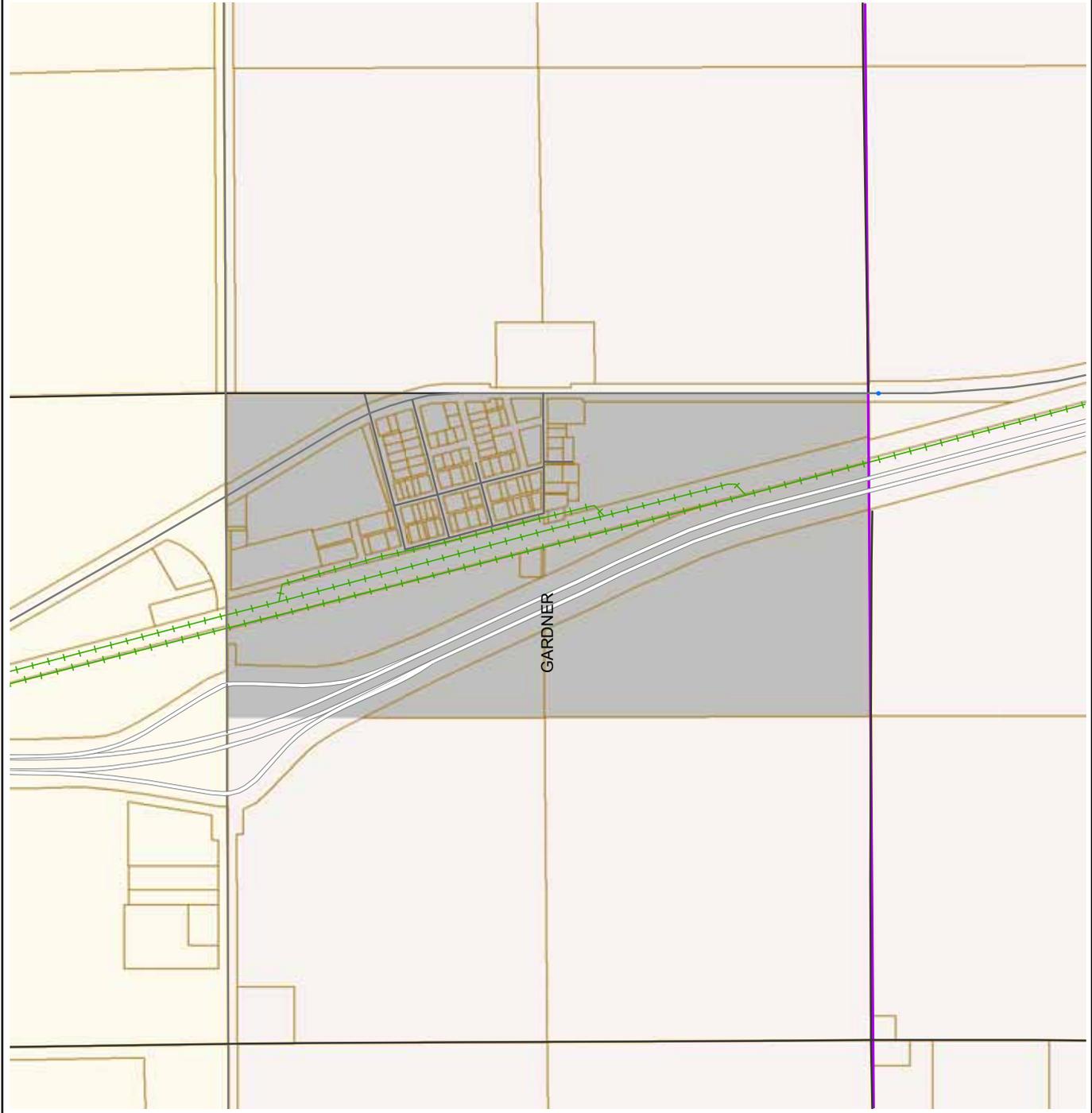
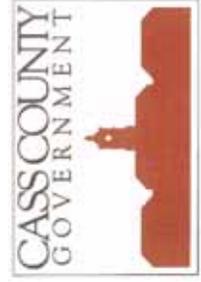
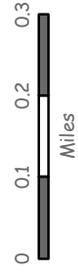


Figure 3.14. City of Gardner.

City of Grandin

Grandin is located in the northeast corner of Cass County along the county’s northern border with Traill County (Figure 3.15). The city is located along Interstate 29 and also has access to County Roads 81 and 11. Grandin is provided rail service from Burlington Northern/Santa Fe line running through the center of the city.

Grandin’s population has fluctuated over the last century, experiencing increases in the 1970s and 1980s, but losing population during the 1990s (Table 3.14). If the demographic trends over the last 40 years continue the city would increase the total population to levels found during the 1980s. Housing in Grandin has increased since the 1960s with 80 units recorded in the 2000 Census (U.S. Bureau of the Census, Decennial Censuses).

Grandin Population	
1920	N/A
1930	172
1940	158
1950	156
1960	147
1970	187
1980	210
1990	213
2000	181
Rank	18/27
Projection	
<i>2010</i>	212
<i>2020</i>	212
<i>2030</i>	213
<i>Projection Years</i>	1960-2000
Housing	
1970	69
1980	78
1990	77
2000	80
<i>N/A= Not Available</i>	

Table 3.14. City of Grandin population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Grandin

- ★ Villages
- Bridges (20'+)
-  Rivers/Streams
-  Drains
-  BNSF
-  RRV&W
-  CP Rail
-  City Limits
-  City ET
-  Fargo
-  West Fargo
-  West Fargo ET
-  Fargo ET

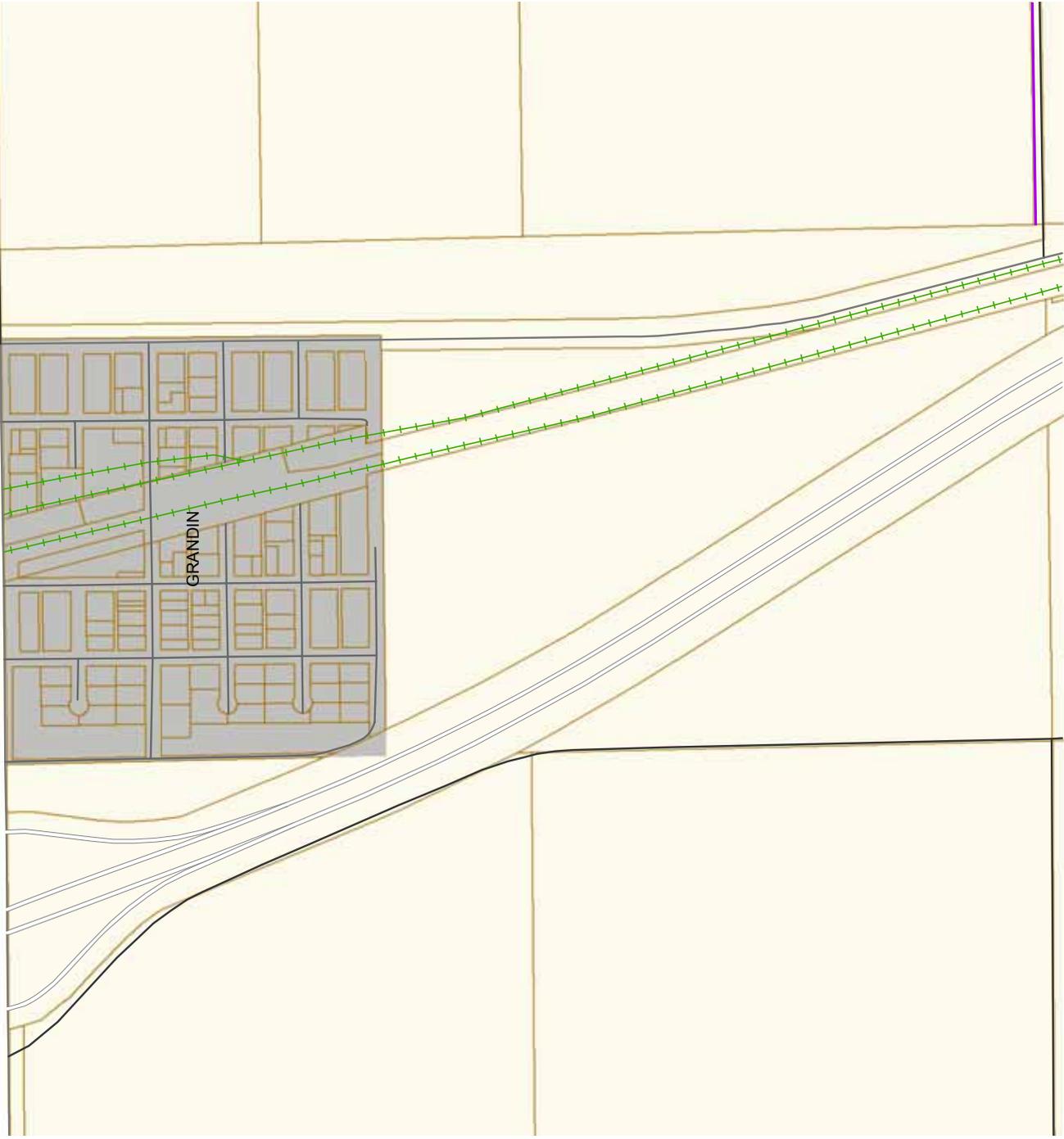
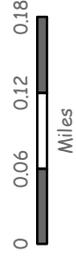


Figure 3.15. City of Grandin.

City of Harwood

The City of Harwood is located along Interstate 29 approximately 3.5 miles north of Fargo (Figure 3.16). The main transportation routes to the city are County Roads 22 and 81 and Interstate 29 which roughly divides the city in half. A Burlington Northern/Santa Fe rail line runs through the city, near its eastern border. The Sheyenne River meanders northward to the west of the city, creating a portion of the western border. County Drain 40 runs through a portion of southern city. The city is a little over a square mile in area and with almost a nine mile perimeter.

During the last 30 years Harwood population has nearly doubled to 607 residents (Table 3.15). The growth experienced is likely related to the proximity of Harwood to Fargo and its ability to provide housing for those wanting to commute into the metro area for work or school. If growth continues at the previous rate, which in all likelihood it could, the city would grow to over 1,000 residents by 2030. Housing in the city has also nearly doubled in the last 20 years and this trend could be expected to continue as the city grows (U.S. Bureau of the Census, Decennial Censuses).

Harwood Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	326
1990	590
2000	607
Rank	6/27
Projection	
<i>2010</i>	748
<i>2020</i>	888
<i>2030</i>	1,029
<i>Projection Years</i>	1980-2000
Housing	
1970	N/A
1980	105
1990	172
2000	201
<i>N/A= Not Available</i>	

Table 3.15. City of Harwood population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Harwood

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

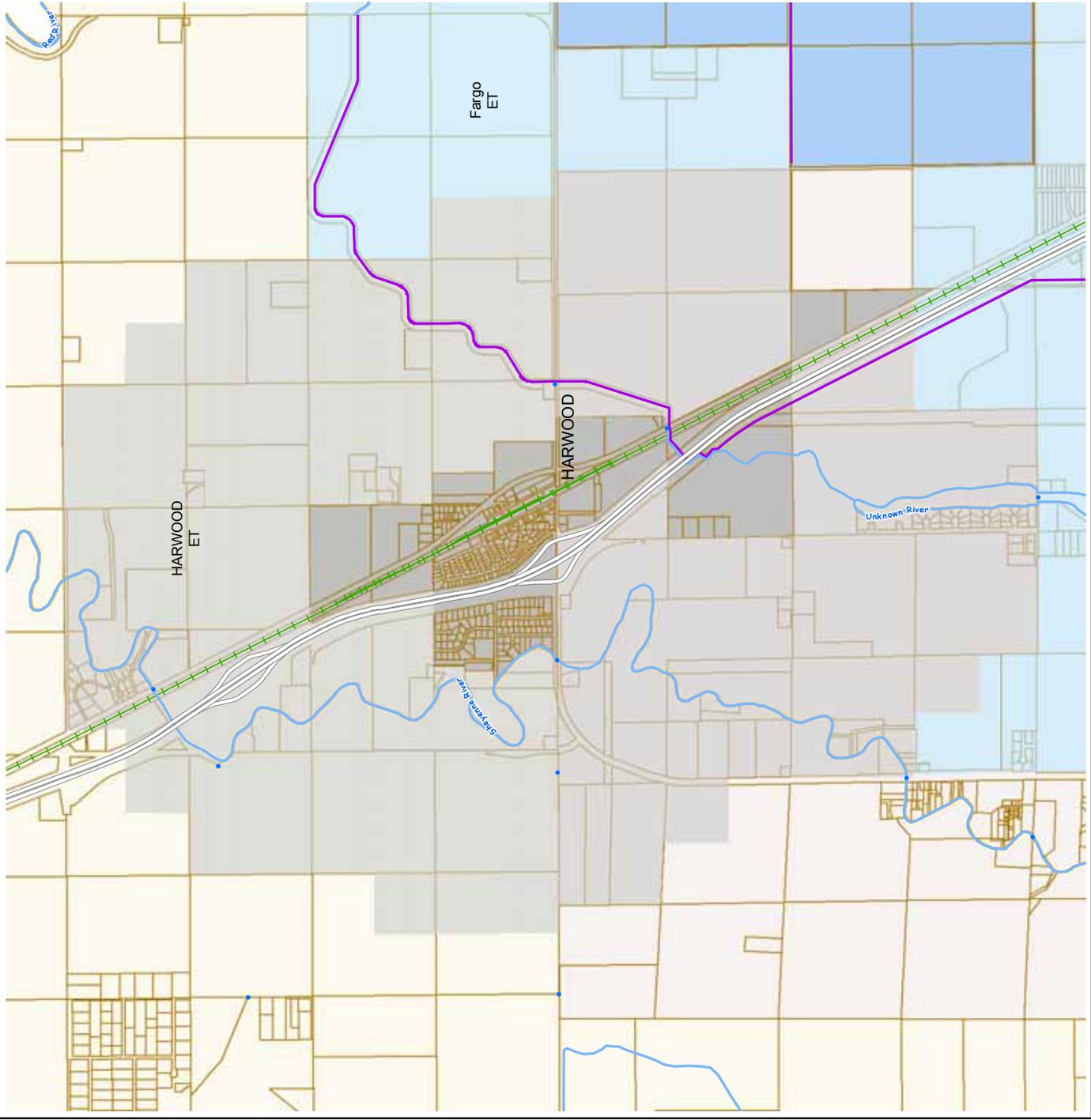
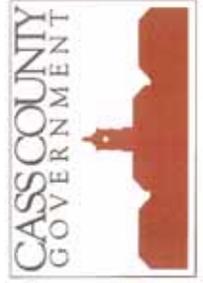
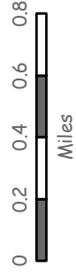


Figure 3.16. City of Harwood.

City of Horace

The City of Horace is located in Stanley Township, approximately one mile south of Fargo and West Fargo and 3.5 miles west of Interstate 29 (Figure 3.17). Horace has experienced significant growth over the last few decades; its close proximity to the metro area has made the land attractive to developers and prospective buyers. County Road 17 and Interstate 29 provide Horace the major connections to the metro area. A section of Red River Valley & Western rail road extends through the city, ending northwest of the city. The Sheyenne River runs to the west of the city, creating a portion of the city's border, and county Drain 40 extends through portions of the eastern city. The 2000 census calculated the city's area slightly less than 2.25 square miles with a 10.5 mile long perimeter.

Horace's close proximity to the metro area has resulted in the city growing 27% between the 1990 and 2000 census, making it Cass County's fourth largest city (Table 3.16). If the demographic trends continue for the city it could expect the population to continue to increase to nearly 1,200 residents by 2030. It is likely the vacant lands surrounding the city will be completely developed in the not too distance future, as a result the city projected population could be much higher depending on how much new land is incorporated into the city. Since 1970 housing units have tripled; a scenario that could likely repeat itself for this growing city (U.S. Bureau of the Census, Decennial Censuses).

Horace	
Population	
1920	N/A
1930	N/A
1940	N/A
1950	190
1960	178
1970	276
1980	494
1990	662
2000	915
Rank	4/27
Projection	
<i>2010</i>	1,036
<i>2020</i>	1,125
<i>2030</i>	1,174
<i>Projection Years</i>	1960-2000
Housing	
1970	80
1980	174
1990	216
2000	311
<i>N/A= Not Available</i>	

Table 2.16. City of Horace population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Horace

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

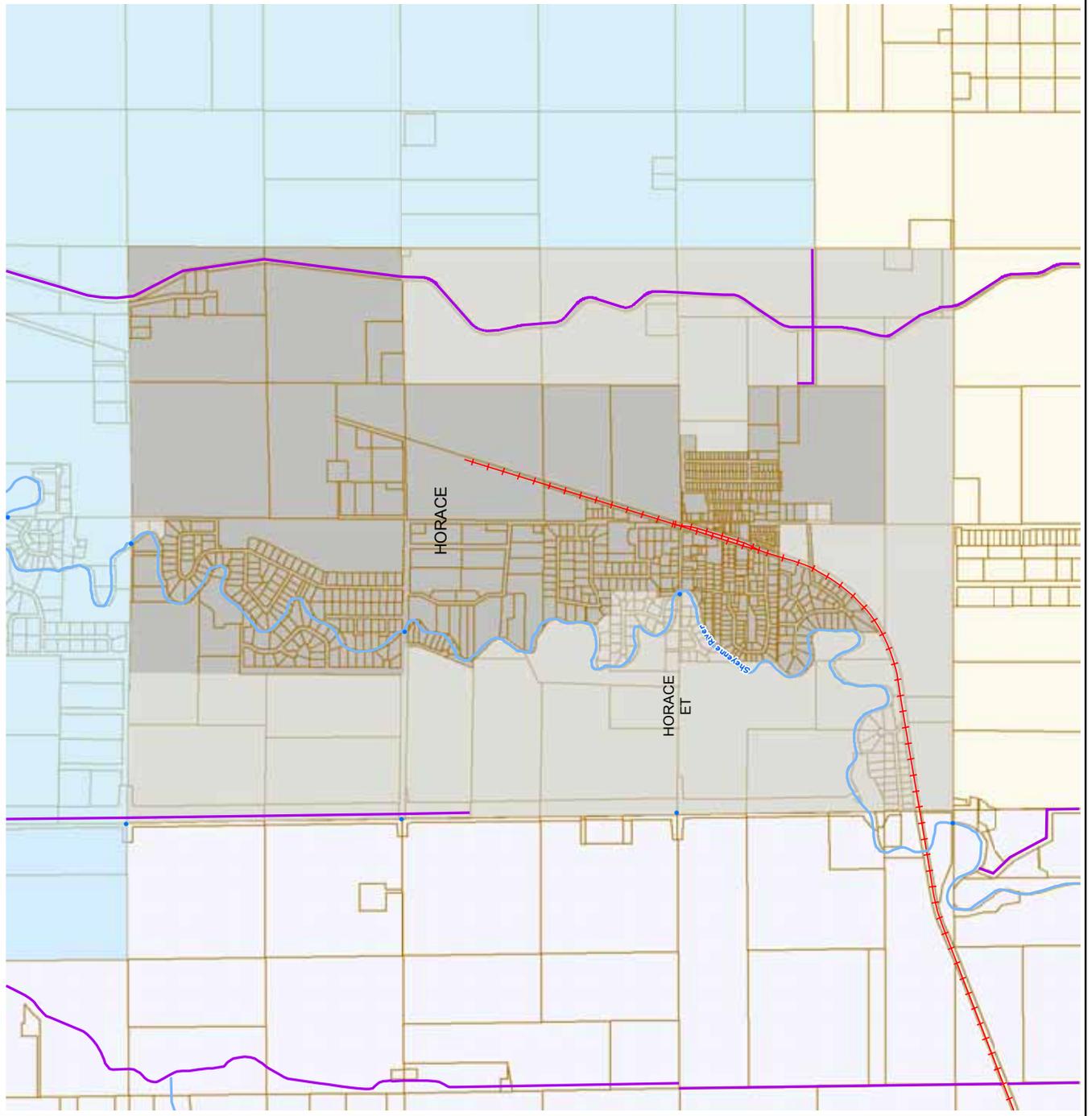


Figure 3.17. City of Horace.

City of Hunter

Hunter is located in northern Cass County along State Highway 18, approximately 22 miles north of Interstate 94 and three miles south of the county border (Figure 3.18). A branch of the Elm River extends through the city and creates Hunter Dam reservoir on the western side of the city. Cass Highway 2 creates a portion of the city’s northern limits and the city also has a line of Burlington Northern/Santa Fe.

Hunter’s population declined through the early portion of the 20th century and then recorded its highest population in 1960, but has been declining since (Table 3.17). If the demographic trends of the last 20 years repeats itself, the town will continue to lose portions of its population. The number of housing units in the city has also declined with the loss of population over the years (U.S. Bureau of the Census, Decennial Censuses). However, while the model projects a declining population the city has actually had an increase of 25 new residents since the 2000 census and an additional three homes during 2004. These recent trends could indicate Hunter’s population could experience a future increase in housing and population, contrary to the models projections.

Hunter Population	
1920	424
1930	406
1940	414
1950	417
1960	446
1970	362
1980	369
1990	341
2000	326
Rank	9/27
Projection	
<i>2010</i>	306
<i>2020</i>	288
<i>2030</i>	271
<i>Projection Years</i>	1980-2000
Housing	
1970	149
1980	174
1990	168
2000	160
<i>N/A= Not Available</i>	

Table 3.17. City of Hunter population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Hunter

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

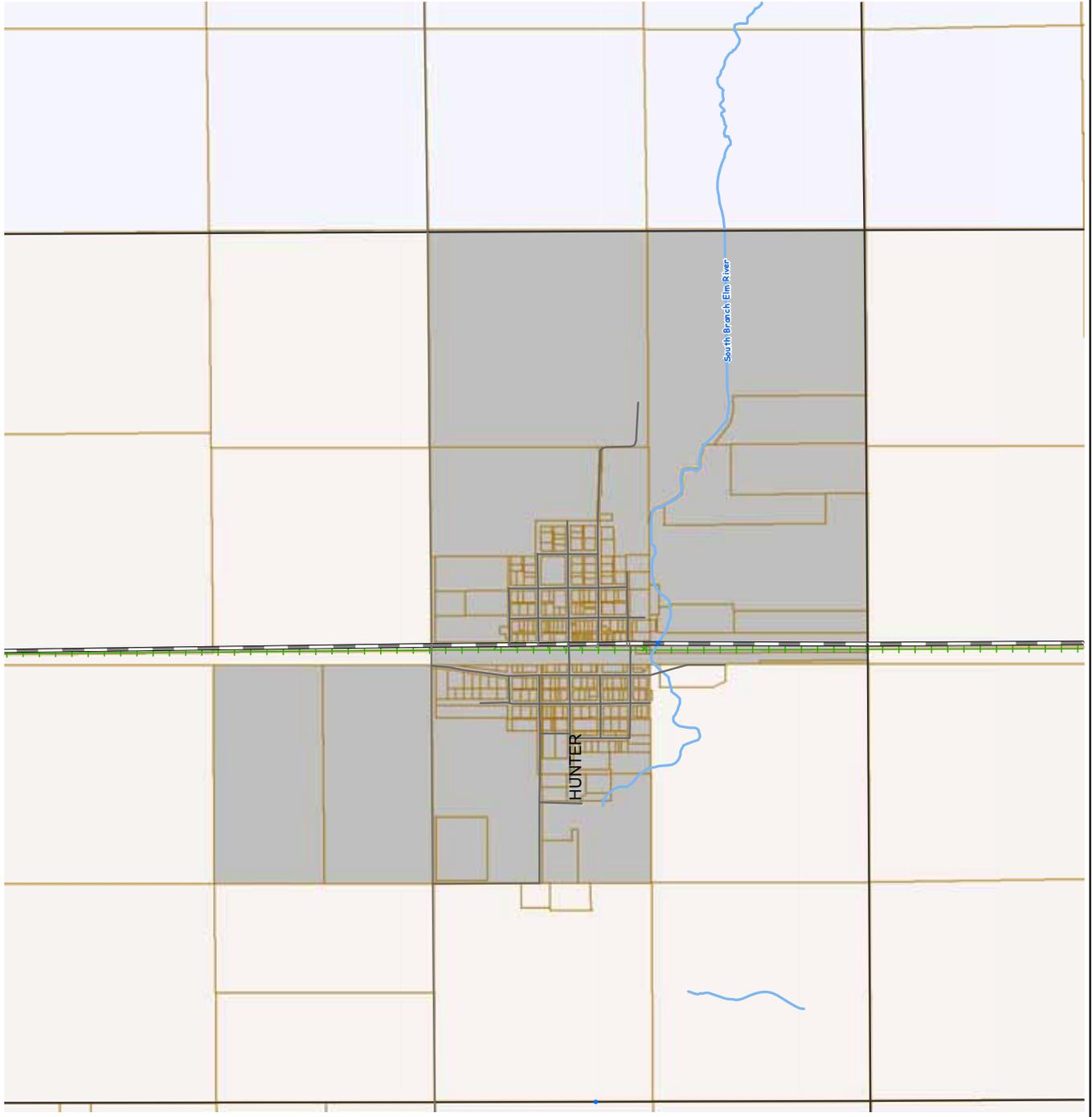
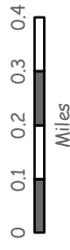


Figure 3.18. City of Hunter.

City of Kindred

Kindred is located in the southeast portion of Cass County along County Road 15 and a mile north of State Highway 46 (Figure 3.19). Kindred is located in Normanna Township and is a mile north of Richland County. The city total area of one square mile is nearly divided in half by a section of Burlington Northern/Santa Fe’s rail line. The city is approximately 8.5 miles west of Interstate 29 and 16 miles south of Interstate 94.

Since 1920 Kindred population has nearly doubled and is currently the county’s fifth largest city (Table 3.18). The 2000 Census population could be expected to grow by nearly 150 residents over the next 30 years if the city’s current growth continues. The cities housing units have increased by 22% over the last 30 and should continue to increase with the addition of new residents (U.S. Bureau of the Census, Decennial Censuses).

Kindred	
Population	
1920	334
1930	429
1940	450
1950	504
1960	580
1970	495
1980	568
1990	569
2000	614
Rank	5/27
Projection	
<i>2010</i>	660
<i>2020</i>	709
<i>2030</i>	762
<i>Projection Years</i>	1970-2000
Housing	
1970	206
1980	258
1990	246
2000	267
<i>N/A= Not Available</i>	

Table 3.18. City of Kindred population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Kindred

- ★ Villages
- Bridges (20'+)
-  Rivers/Streams
-  Drains
-  BNSF
-  RRV&W
-  CP Rail
-  City Limits
-  City ET
-  Fargo
-  West Fargo
-  West Fargo ET
-  Fargo ET

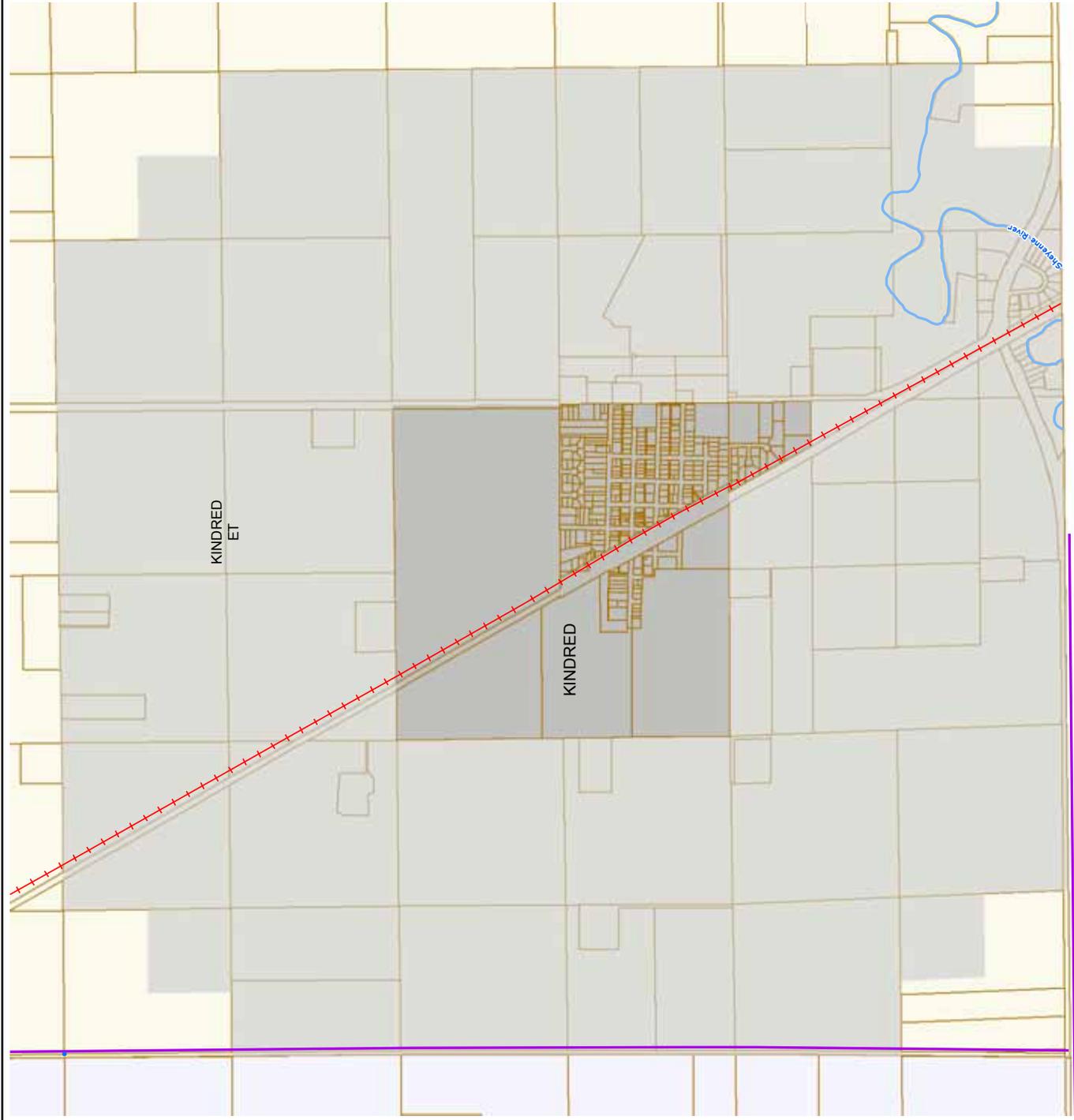
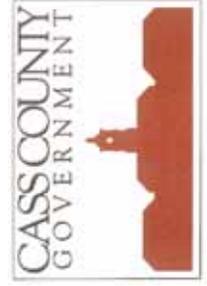


Figure 3.19. City of Kindred.

City of Leonard

Leonard is located along State Highway 18 approximately eight miles south of Interstate 94 and one mile north of county border (Figure 3.20). Leonard is a half square mile in area with a three mile perimeter. A section of Burlington Northern/Santa Fe nearly divides the city into a north and south half.

The city experienced population growth in the 1980 and 1990 census, but the last census indicated the city had lost 55 residents (Table 3.19). Projecting the demographic trends of the past 40 years reveals the city’s population would continue to decrease. However, using a different model with only a slightly higher mean error projects the population to rebound and continue to grow. Further investigation could reveal if the 2000 population loss was an isolated event or one expected to continue, helping project the population more accurately. The number of housing units also experienced the same loss in the 2000 census after increasing the previous 20 years (U.S. Bureau of the Census, Decennial Censuses).

Leonard Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	232
1970	221
1980	289
1990	310
2000	255
Rank	12/27
Projection	
<i>2010</i>	227
<i>2020</i>	189
<i>2030</i>	135
<i>Projection Years</i>	1960-2000
Housing	
1970	91
1980	131
1990	137
2000	124
<i>N/A= Not Available</i>	

Table 3.19. City of Leonard population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Leonard

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET



0 0.075 0.15 0.225 0.3
Miles

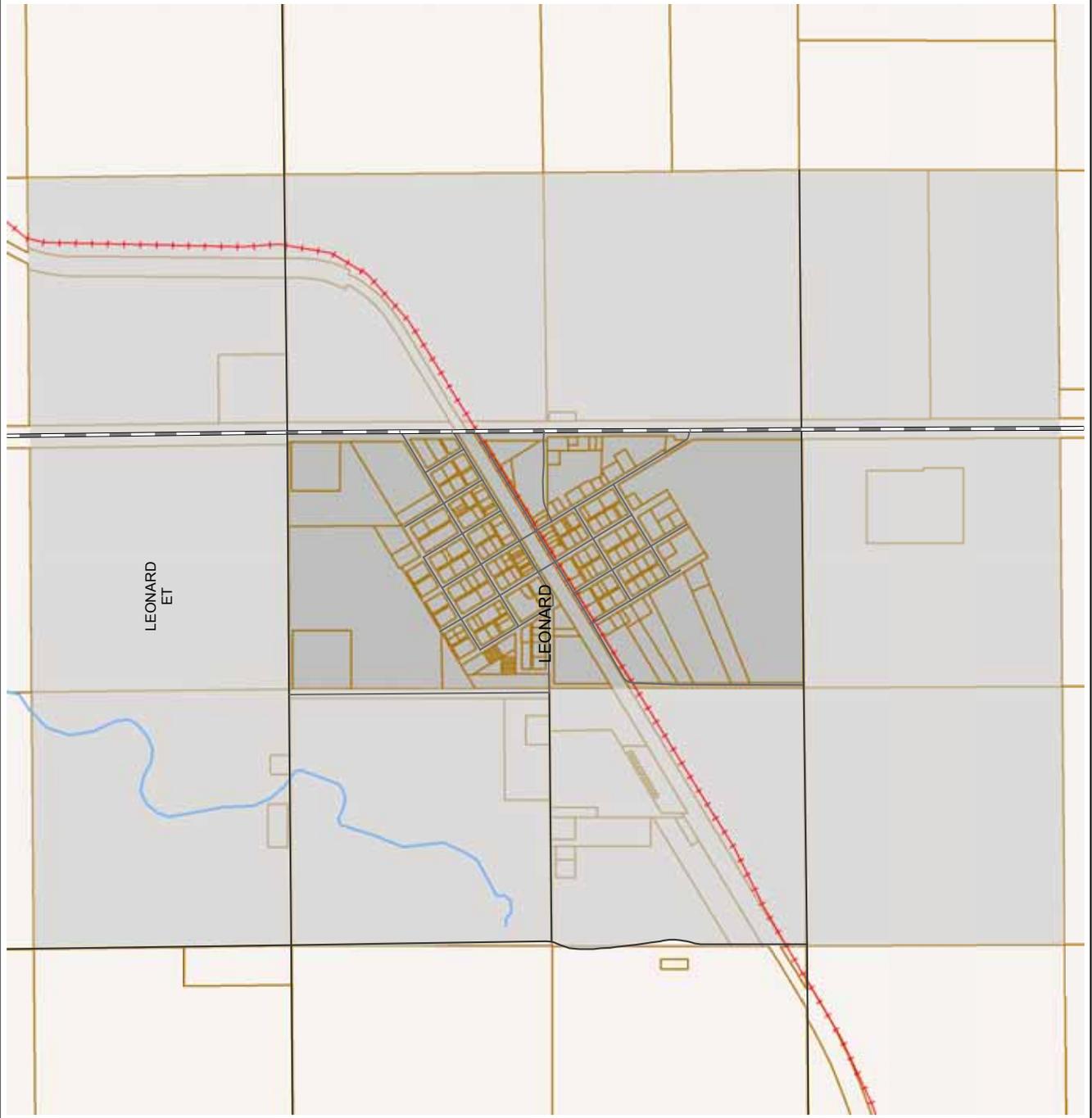
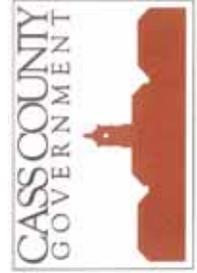


Figure 3.20. City of Leonard.

City of Mapleton

Mapleton is located along Interstate 94 about five miles west of West Fargo (Figure 3.21). The city is four square miles allowing the city to develop the land surrounding the city. Two branches of the Maple River are located in the western portion of the city, running through portions of undeveloped land. County Road 10 and 11 and Interstate 94 provide the major access routes in and out of the city.

Since the 1950s the city has had strong gains in population; however the 2000 Census recorded a loss in population (Table 3.20). Mapleton is currently the seventh largest city in Cass County and its close proximity to the metro area could result in future additions to the population.

Continuation of the population trends from 1970 to 2000 result in the city's population increasing to nearly 1,700 residents by 2030. Housing has followed the same general pattern with increases in housing units except for in 2000 (U.S. Bureau of the Census, Decennial Censuses).

Mapleton	
Population	
1920	198
1930	195
1940	180
1950	169
1960	180
1970	219
1980	306
1990	682
2000	606
Rank	7/27
Projection	
2010	851
2020	1194
2030	1677
Projection Years	1970-2000
Housing	
1970	55
1980	103
1990	203
2000	193
<i>N/A= Not Available</i>	

Table 3.20. City of Mapleton population and housing trends (U.S. Bureau of Census, Decennial Censuses).

Cass County City Maps

Mapleton

- ★ Villages
- Bridges (20'+)
-  Rivers/Streams
-  Drains
-  BNSF
-  RR V&W
-  CP Rail
-  City Limits
-  City ET
-  Fargo
-  West Fargo
-  West Fargo ET
-  Fargo ET

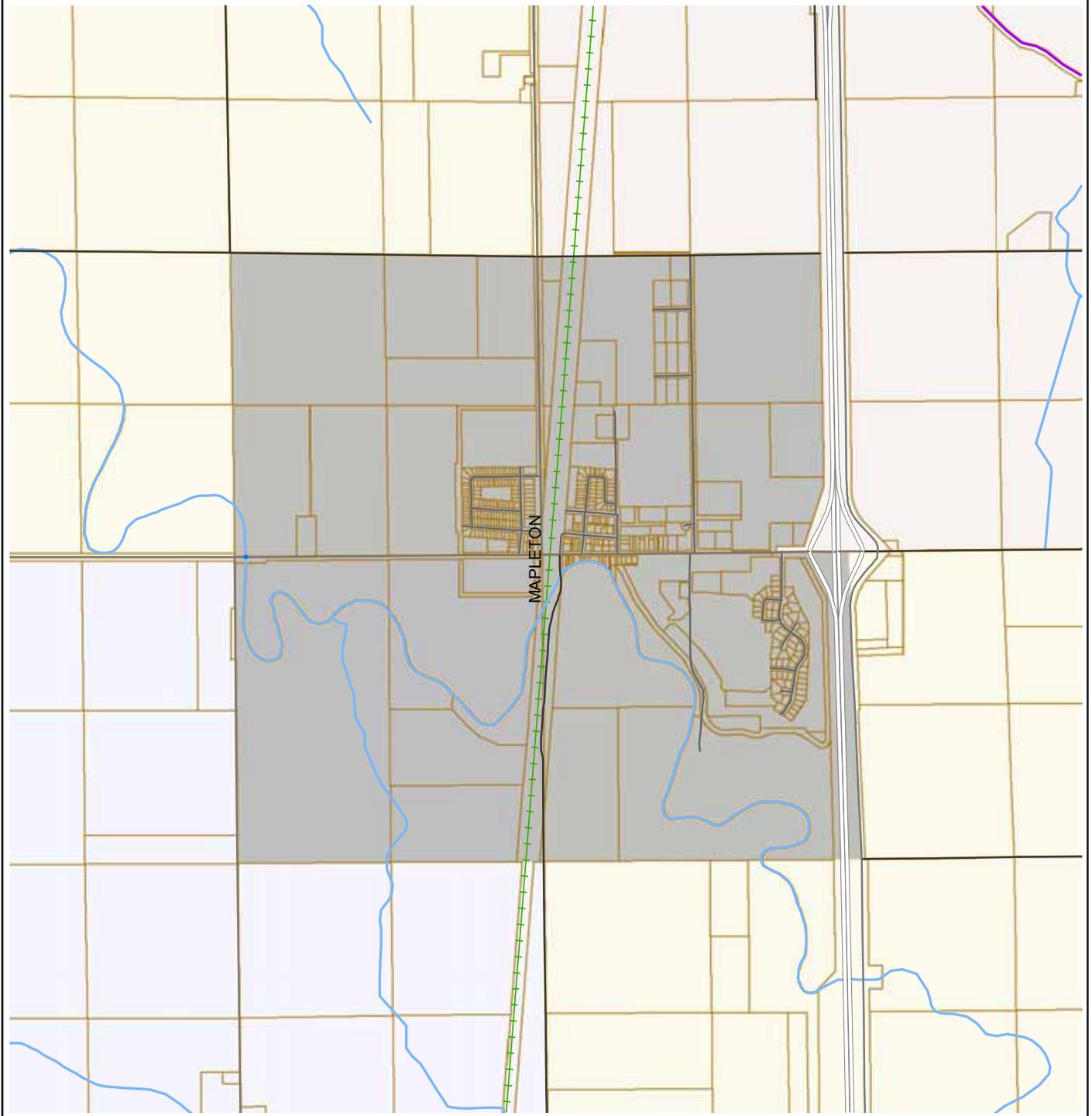
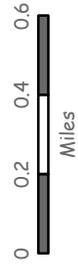


Figure 3.21. City of Mapleton.

City of North River

North River is a small community located along the Red River just to the north of Fargo’s city limits (Figure 3.22). The city is encircled by Fargo’s extraterritorial (ET) area, preventing expansion of the city. The city is currently a half a mile north of Fargo’s city limit with the main transportation route being County Road 31. The city is currently about 40 acres in area with approximately a one mile perimeter.

Since the city’s incorporation in the 1980s the population has remained quite stable (Table 3.21). The lack of new land to expand the city results in any population change to North River will be the result of changes in family size or removal of homes, as expected the stable population is projected to continue. North River’s housing units have remained stable and it should be expected they will remain stable in the future (U.S. Bureau of the Census, Decennial Censuses).

North River	
Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	65
1990	68
2000	65
Rank	25/27
Projection	
2010	65
2020	65
2030	65
<i>Projection Years</i>	1980-2000
Housing	
1970	N/A
1980	20
1990	20
2000	19
<i>N/A= Not Available</i>	

Table 3.21. City of North River population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

North River

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

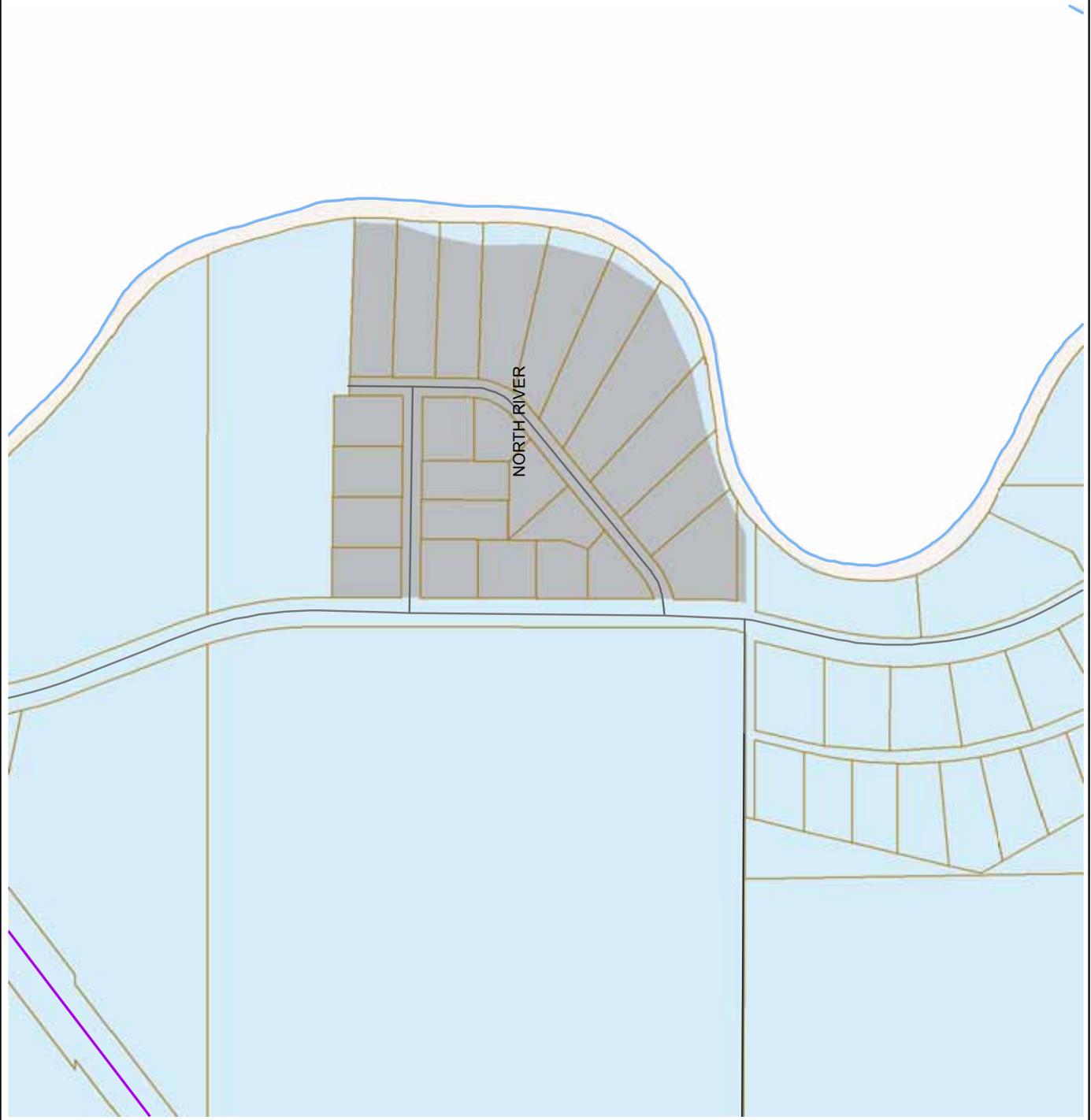


Figure 3.22. City of North River

City of Oxbow

Oxbow is located between County Road 81 and the Red River approximately eight miles south of Fargo (Figure 3.23). The city is built around an 18 hole golf course which was established in the 1990s. The total area of the city is less than a half square mile and has a perimeter of approximately 3.5 miles in length.

The city has doubled in size since the 1990 census to 248 residents (Table 3.22). The city currently still has vacant lots and also has the ability to expand to the south if so desired. The projections for the city show the population continuing to increase to nearly 299 residents by 2030. The city currently has around 50 vacant lots so if these were all to fill out it could be expected the potential population could be closer to 350 residents. Housing units more than doubled between 1990 and 2000 and if the current lots all fill out it would increase the units by another 50 (U.S. Bureau of the Census, Decennial Censuses).

Oxbow Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	N/A
1990	100
2000	248
Rank	15/27
Projection	
<i>2010</i>	286
<i>2020</i>	296
<i>2030</i>	299
<i>Projection Years</i>	1990-2000
Housing	
1970	N/A
1980	N/A
1990	40
2000	84
<i>N/A= Not Available</i>	

Table 3.22. City of Oxbow population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Oxbow

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

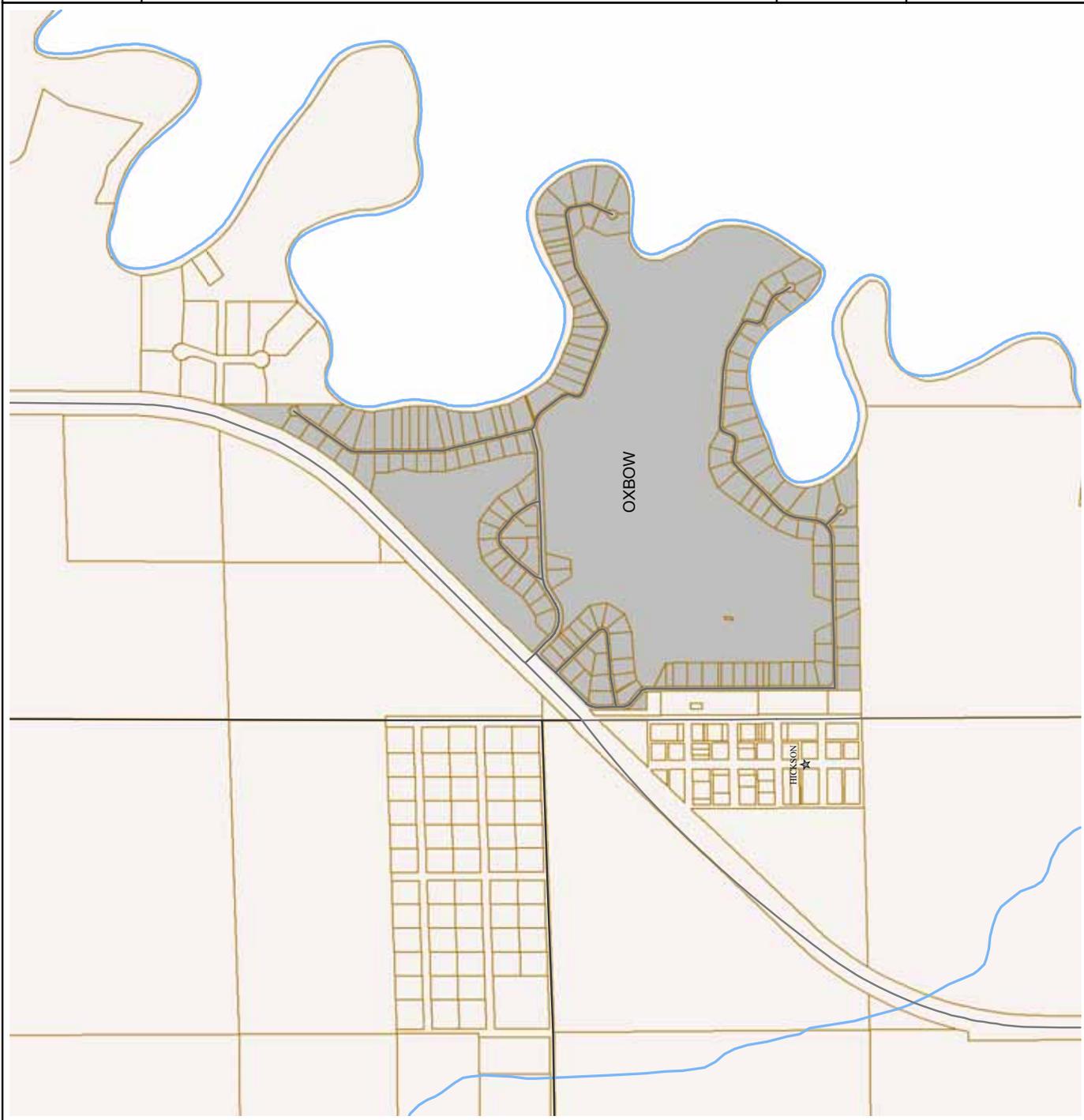


Figure 3.23. City of Oxbow.

City of Page

Page is located in northwest Cass County at the intersection of State Highway 38 and County Road 26 (Figure 3.24). Two Burlington Northern/Santa Fe rail lines pass near Page, one about a mile to the southwest and one directly through the city. A branch of the Elm River and two small lakes are located east of the city.

The population of Page has been in a state of decline for most of the 20th century (Table 3.23). The city's highest population was recorded in 1950, with the current population nearly 50% less. If this trend continues the city's population could drop below 100 in the next 30 years. Housing units decreased in the 2000 census and it could be expected will continue to decrease if the population declines (U.S. Bureau of the Census, Decennial Censuses).

Page Population	
1920	452
1930	443
1940	428
1950	482
1960	432
1970	367
1980	329
1990	266
2000	225
Rank	16/27
Projection	
<i>2010</i>	174
<i>2020</i>	122
<i>2030</i>	71
<i>Projection Years</i>	1980-2000
Housing	
1970	136
1980	156
1990	144
2000	125
<i>N/A= Not Available</i>	

Table 3.23. City of Page population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Page

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

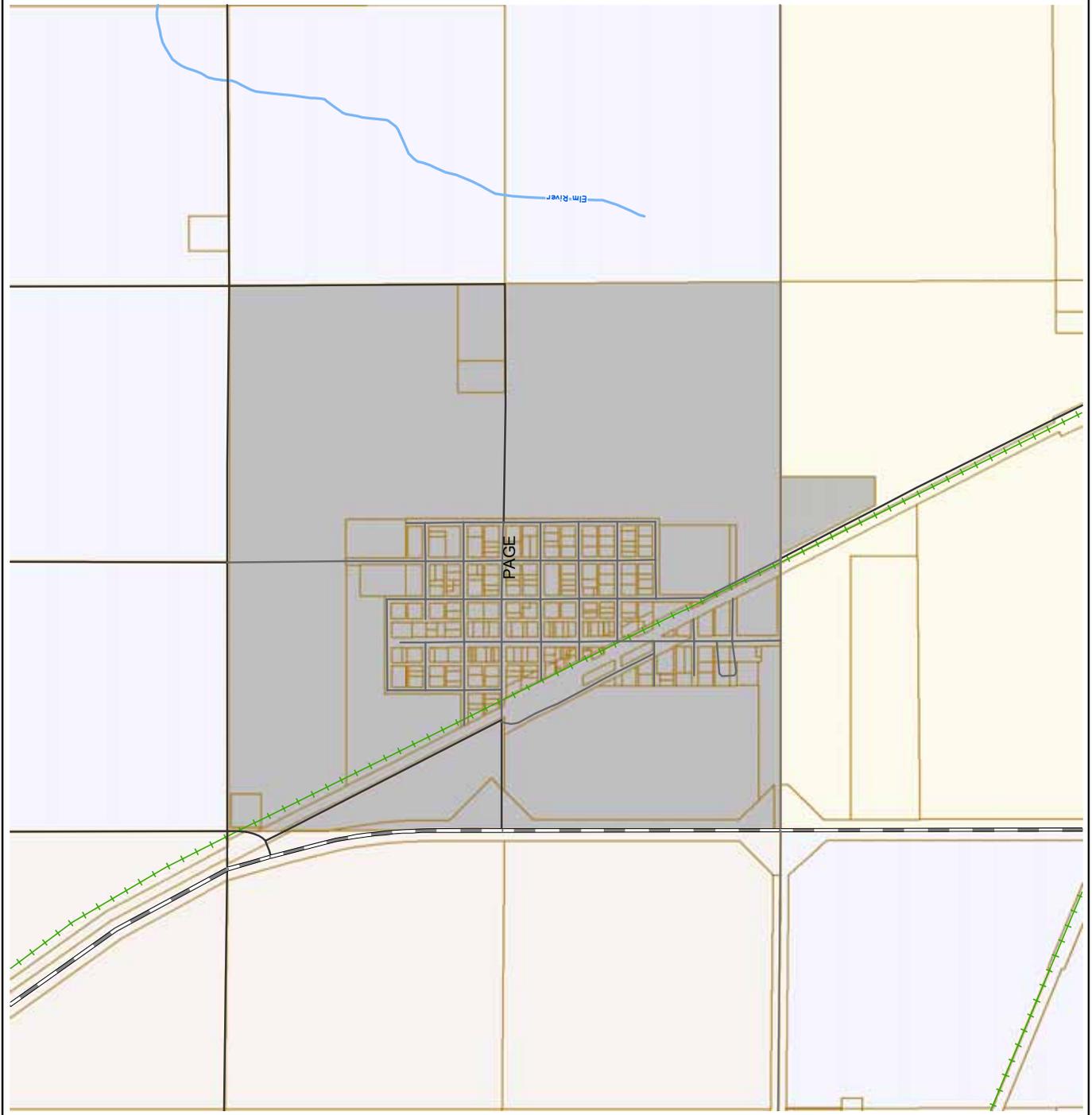


Figure 3.24. City of Page.

City of Prairie Rose

When Prairie Rose became an incorporated city in the 1980s it was still south of Fargo, since this time Fargo has grown around the entire city (Figure 3.25). As result the city boundaries cannot expand and will remain as they currently are found. The city is located at the intersection of Interstate 29 and 40 Ave South. The city is roughly 23 acres and has a perimeter length less than one mile.

During the last 30 years the city’s population has fluctuated, dropping in 1990, but increasing again in 2000 (Table 3.24).

Population projections based on the last 30 years show the population continuing to drop, however the drop in the 1990 census could be the result of family size shrinking as children move out and one could more likely expect population to remain stable. The lots in this city are large enough to allow for lot splits, which could increase the population as new families move into the city. Housing should remain stable because of the lack of expansion areas for the city; expect if the city permits lot splits (U.S. Bureau of the Census, Decennial Censuses).

Prairie Rose	
Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	76
1990	49
2000	68
Rank	24/27
Projection	
2010	65
2020	63
2030	61
<i>Projection Years</i>	1980-2000
Housing	
1970	N/A
1980	20
1990	15
2000	20
<i>N/A= Not Available</i>	

Table 3.24. City of Prairie Rose population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Prairie Rose

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- ✕ BNSF
- ✕ RRV&W
- ✕ CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

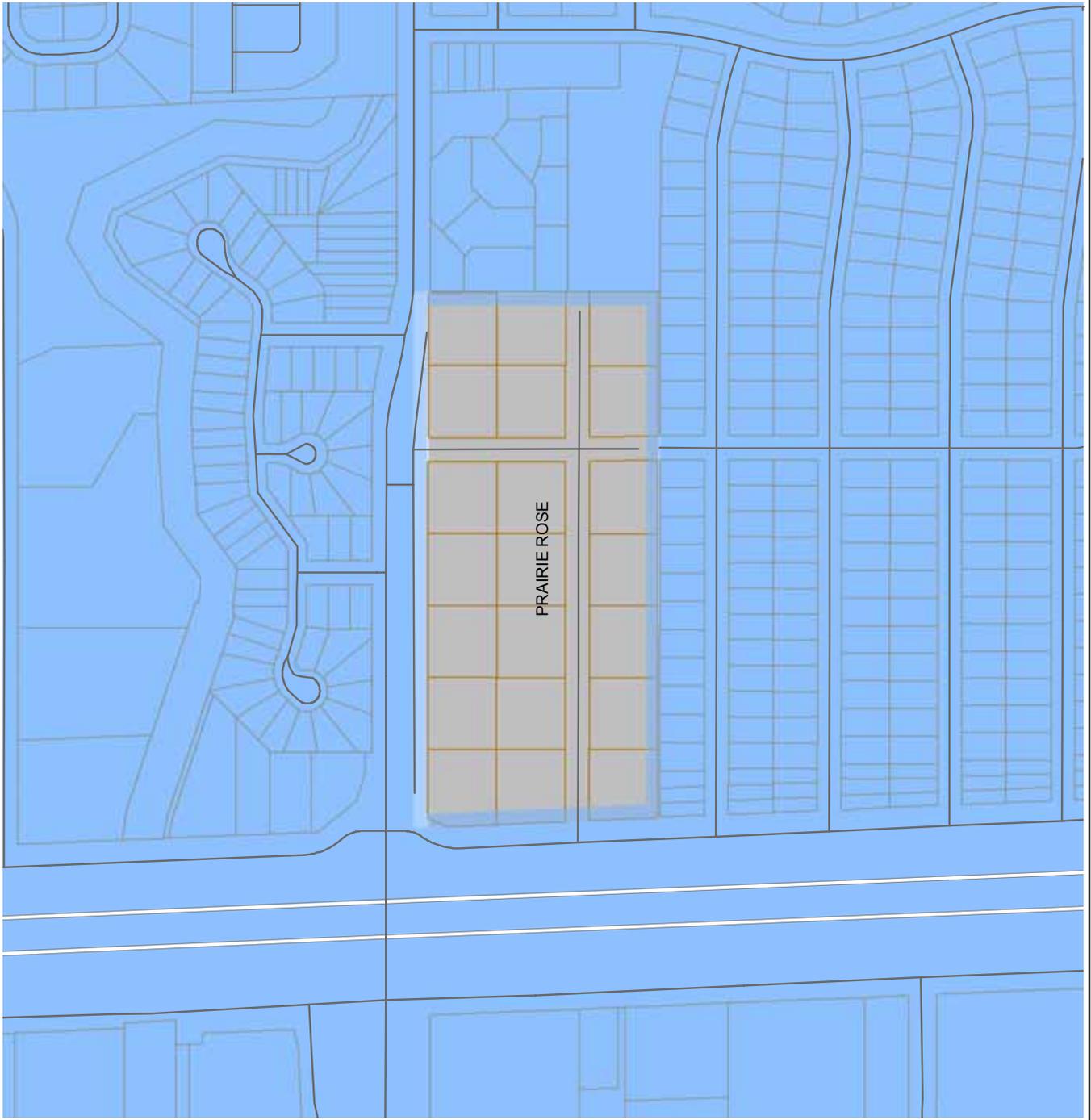


Figure 3.25. City of Prairie Rose

City of Reiles Acres

Reiles Acres is located northwest of Fargo’s on the west side of Interstate 29 (Figure 3.26). County Road 20 creates the current northern border of the city and Drain 40 creates the eastern border. The 2000 Census calculated the city’s area at half square mile with a three mile perimeter. Fargo’s extraterritorial (ET) area does not extend to Reiles Acres current boundaries allowing the city area for future expansion.

Reiles Acres has continued to increase its population since becoming incorporated in the 1980s (Table 3.25). Based on the past trends the projected populations are expected to continue to rise to nearly 400 by 2030. The city currently has roughly 70 vacant lots, if these were all developed the 2030 projection would seem quite feasible and the city still has large tracts of land which could be subdivided for residential development. As expected housing has increased within the city over the last 30 years would continue if the population projections become reality (U.S. Bureau of the Census, Decennial Censuses).

Reiles Acres	
Population	
1920	N/A
1930	N/A
1940	N/A
1950	N/A
1960	N/A
1970	N/A
1980	191
1990	210
2000	254
Rank	13/27
Projection	
<i>2010</i>	293
<i>2020</i>	338
<i>2030</i>	390
<i>Projection Years</i>	1980-2000
Housing	
1970	N/A
1980	51
1990	56
2000	72
<i>N/A= Not Available</i>	

Table 3.25. City of Reiles Acres population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Reiles Acres

- ★ Villages
- Bridges (20'+)
- ~ Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

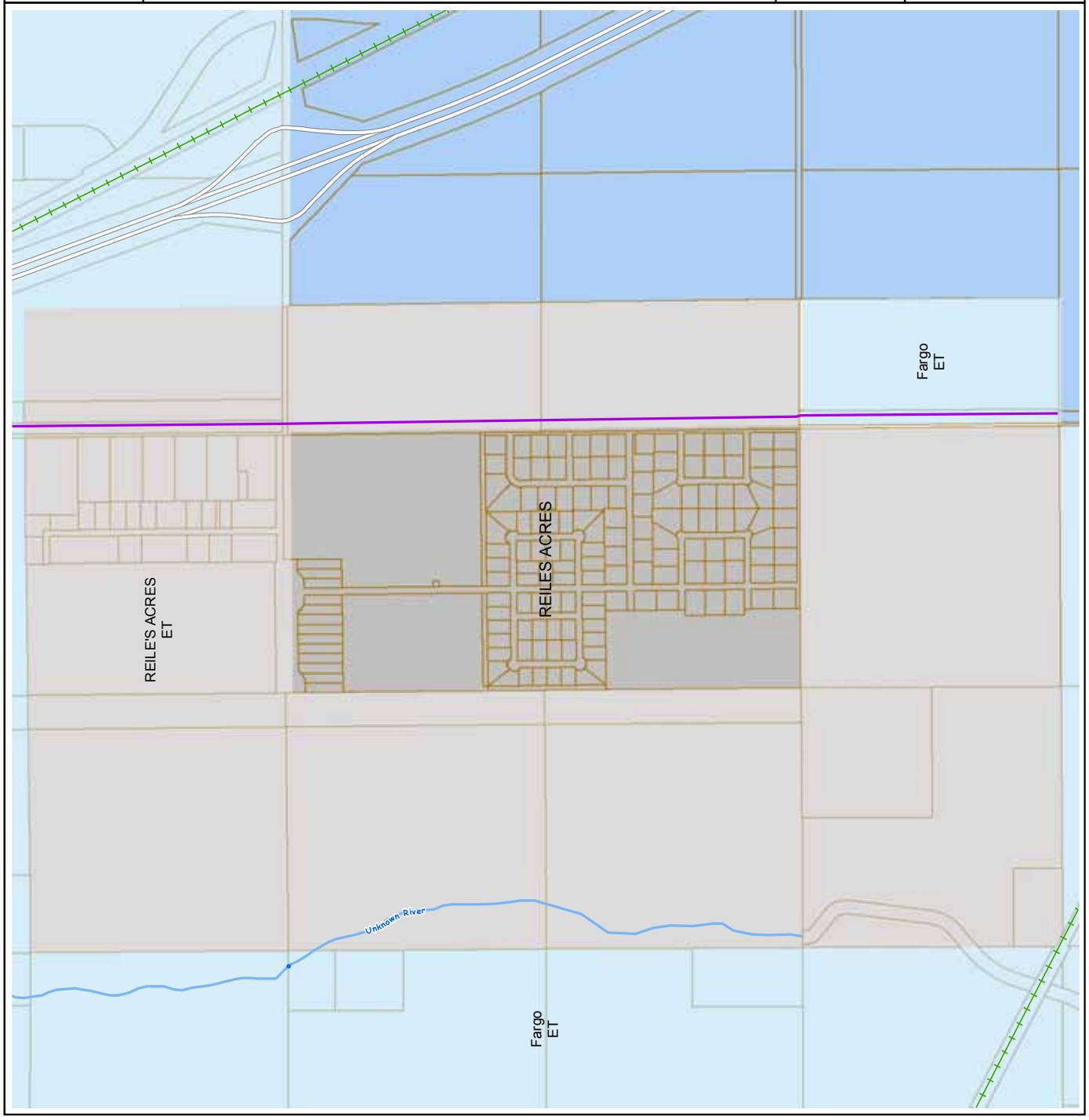
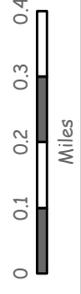


Figure 3.26. City of O Reiles Acres.

Tower City

Tower City is located along Cass County’s western border in Tower Township (Figure 3.27). The city is located near the intersection of Interstate 94 and County Roads 10 and 1. The Maple River runs to the north and east of the city and the city has two small lakes in the east and west side of town. The city is approximately 1.5 square miles with a five mile perimeter.

Tower City’s 2000 population was 252 residents, down nearly 200 residents from 1920 (Table 3.26). The city’s population increased by 19 residents between 1990 and 2000, but the overall trend has been one of decline for the city. Based on the overall past trends the city’s population would decline by roughly 10 residents every decade, but the increase in residents recorded at the last census could suggest the city’s population is rebounding. Housing units increased in 1980 Census, but currently have declined back to totals found in the 1970s (U.S. Bureau of the Census, Decennial Censuses). In recent years the city has experienced new home construction and its proximity to the metro area as well as convenient location near Interstate 94 could result in new growth similar.

Tower City	
Population	
1920	447
1930	435
1940	364
1950	292
1960	300
1970	289
1980	293
1990	233
2000	252
Rank	14/27
Projection	
<i>2010</i>	241
<i>2020</i>	230
<i>2030</i>	220
<i>Projection Years</i>	1970-2000
Housing	
1970	111
1980	140
1990	115
2000	113
<i>N/A= Not Available</i>	

Table 3.26. Tower City population and housing trends (U.S. Bureau of Census, Decennia Censuses).

Cass County City Maps

Tower City

- ★ Villages
- Bridges (20'+)
- Rivers/Streams
- Drains
- BNSF
- RRV&W
- CP Rail
- City Limits
- City ET
- Fargo
- West Fargo
- West Fargo ET
- Fargo ET

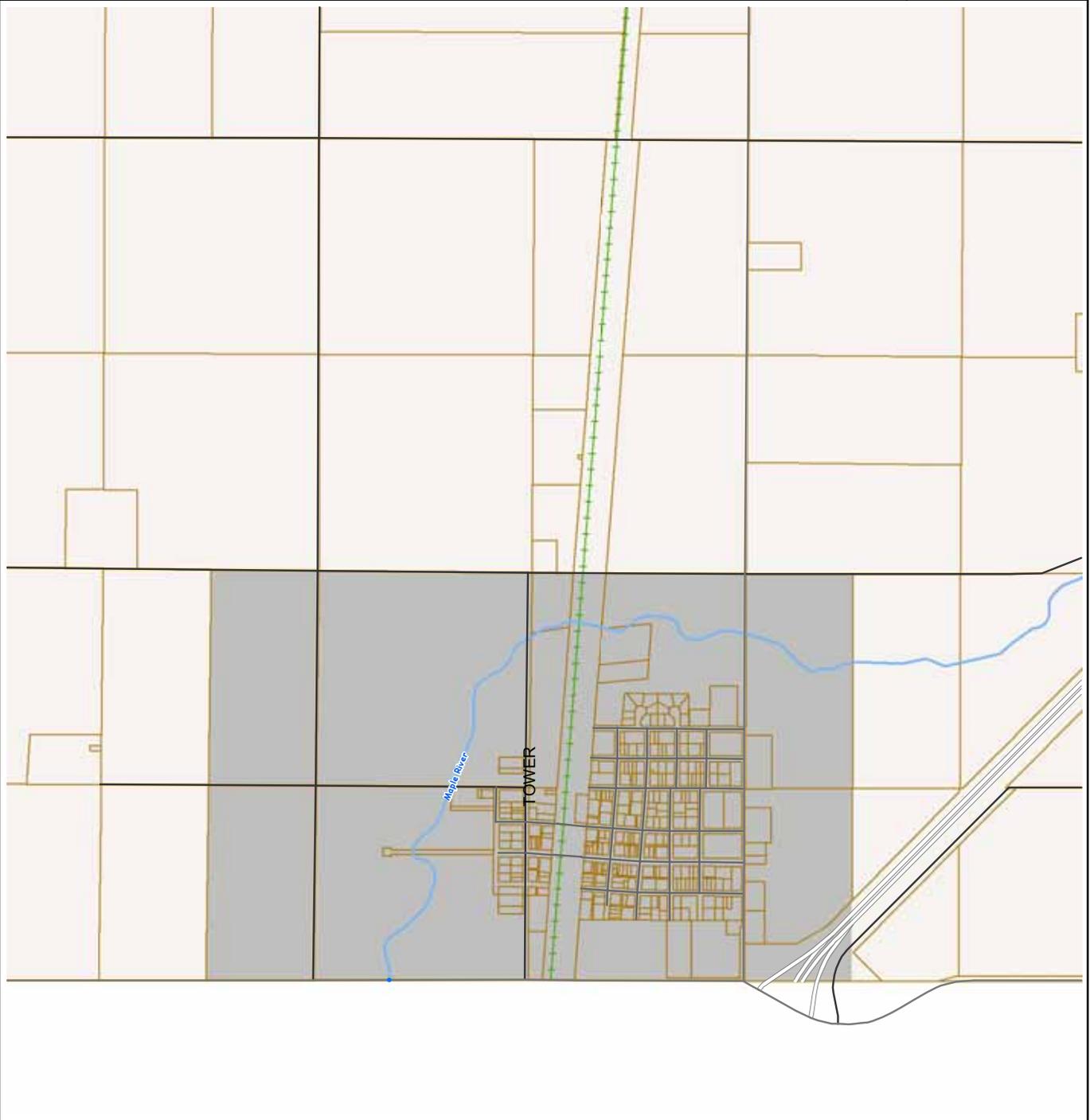
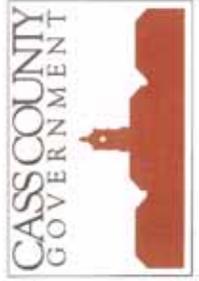
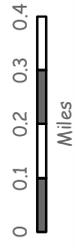


Figure 3.27. Tower City.

City of West Fargo

As the name implies West Fargo is located to the west of Fargo and is the county's second largest city (Figure 3.28). At one point the boundaries between these two cities were clearly recognizable, but now the expansion of the two cities has removed the undeveloped lands between the two. The majority of West Fargo is found north of Interstate 94, but the city is currently growing south of the interstate along County Road 17 towards Horace. According to the 2000 Census, West Fargo had a total area of nearly 10 square miles with a perimeter of 32 miles.

Since its incorporation in the 1940s West Fargo has grown substantially (Table 3.27). West Fargo grew by 21% between 1990 and 2000 and based on the current demographic trends the city's growth will continue. If the trends continue the city could expect to reach 20,000 residents by 2020, which would make it one of the state's largest cities. However, city officials believe this number will likely be reached once the new homes built in 2004 become occupied. The number of housing units in the city has also grown significantly; increasing by more than 70% since its incorporation. The number of units will need to continue to grow to meet the expected growth of the city (U.S. Bureau of the Census, Decennial Censuses).

West Fargo	
Population	
1920	N/A
1930	N/A
1940	707
1950	1,632
1960	3,328
1970	5,161
1980	10,099
1990	12,287
2000	14,940
Rank	2/27
Projection	
<i>2010</i>	18,171
<i>2020</i>	22,102
<i>2030</i>	26,882
<i>Projection Years</i>	1980-2000
Housing	
1970	1,580
1980	3,780
1990	4,574
2000	5,968
<i>N/A= Not Available</i>	

Table 3.27. City of West Fargo population and housing trends (U.S. Bureau of Census, Decennial Censuses).

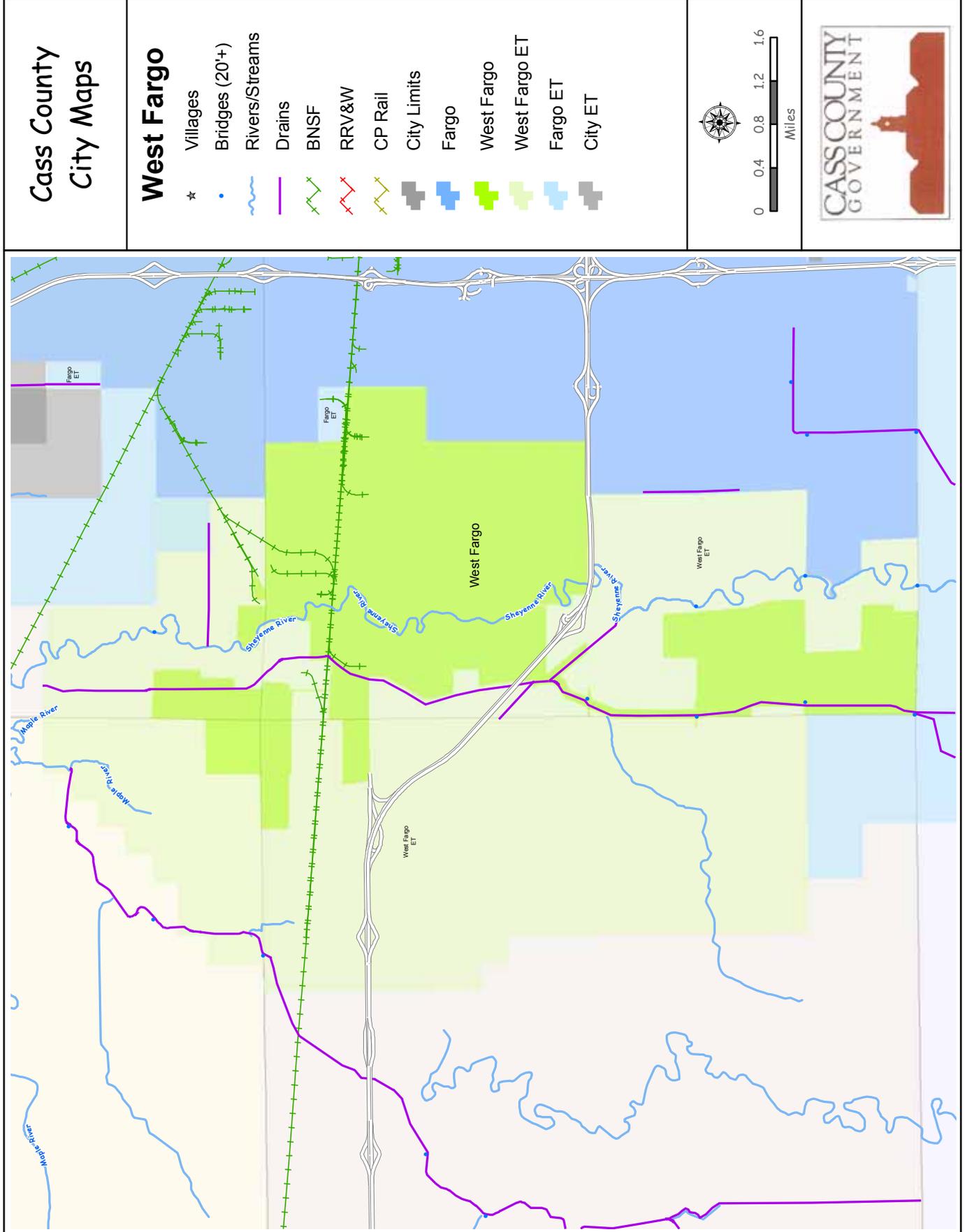


Figure 3.28. City of West Fargo.