

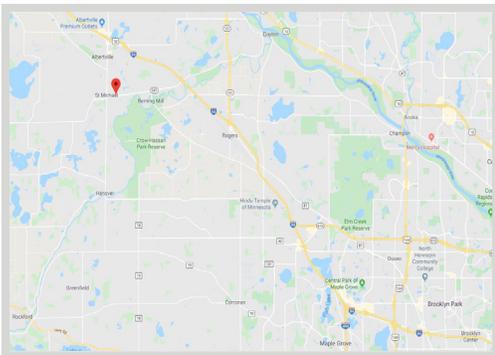
FOR SALE
1.09 ACRES



FEATURES:

- 1.09 Acre lot "For Sale" in St. Michael, MN.
- Prime location for commercial development!
- High traffic counts on Highway 241 & Lincoln Drive.
- Growing business area along with city population!
- Convenient access to Interstate 94.

Sales Price
\$450,000
2021 Property Taxes - \$15,090



FACTS:

- ▲ **Special assessments paid in full**
- ▲ **Hillcrest Estates Outlot A**
 - PID# 144-366-00010
 - 1.09 Acres
 - Zoned Downtown/Town Center
 - Located in Wright County.

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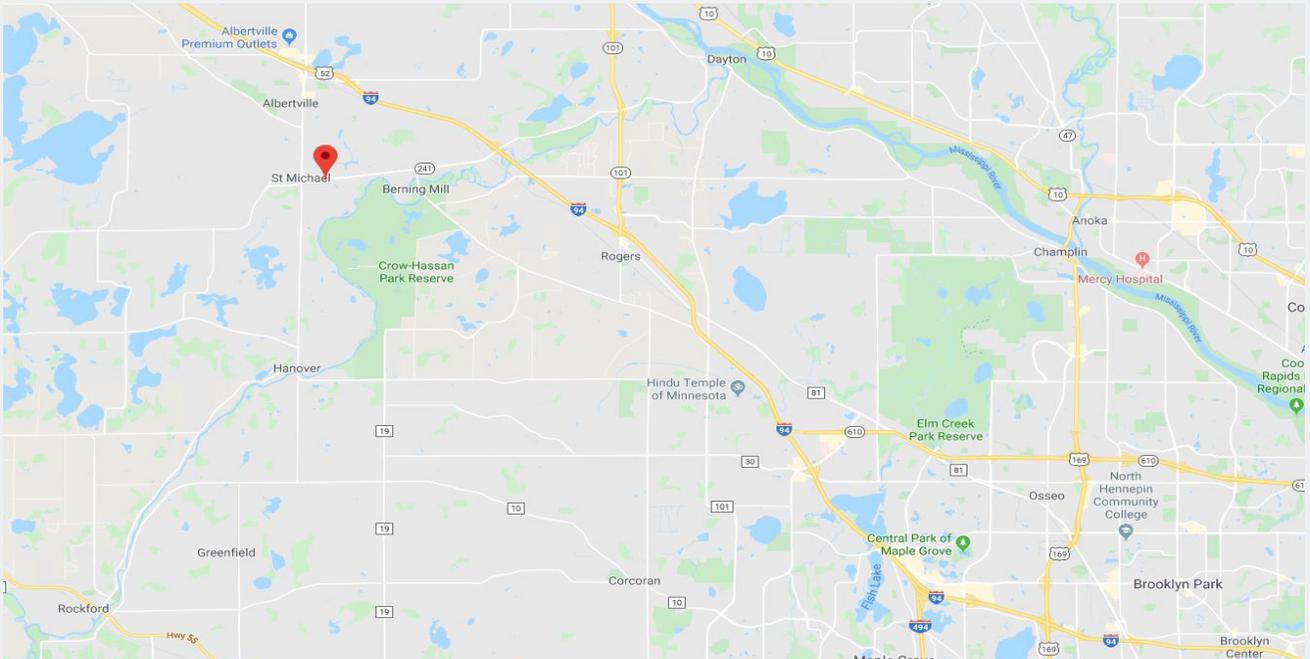



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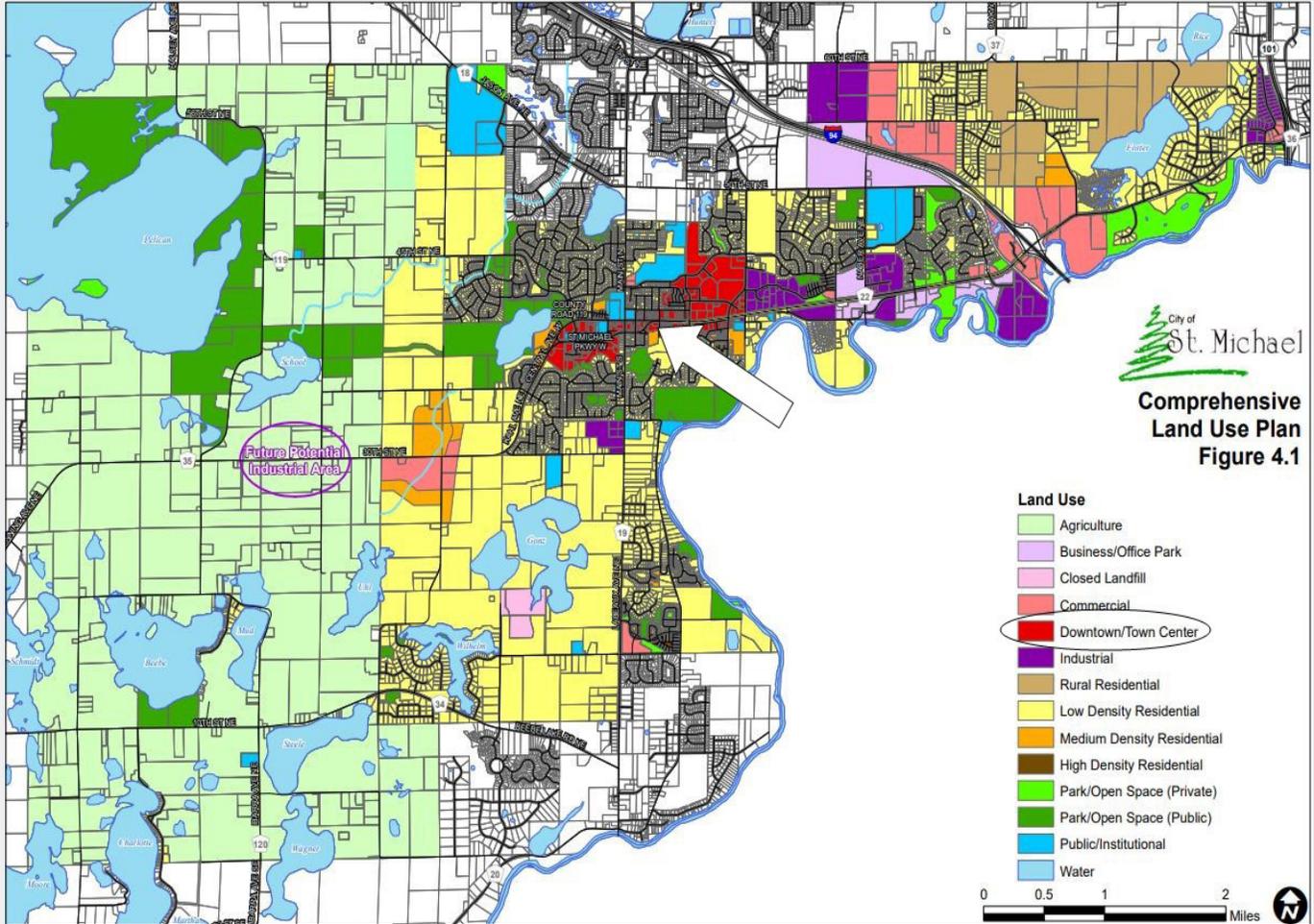
AERIAL & MAP

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ZONING MAP

FOR SALE
1.09 ACRES



SURVEY

FOR SALE
1.09 ACRES



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FUTURE ROAD IMPROVEMENTS

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About this project:

I-94 between Maple Grove and Clearwater is undergoing three years of improvements and upgrades along a 39-mile stretch of road. We are adding travel lanes, rebuilding bridges, constructing access lanes, improving drainage, adding an interchange, and resurfacing deteriorating pavement. When complete, motorists will experience improved safety, a smoother road surface, better commercial access for freight and business, and less vehicle congestion.

Summary of work:

Reconstruct roads

Completed: 9 miles between Maple Grove and Rogers (2020-2021)

6 miles between St. Michael and Albertville (2019-2022)

15 miles between Monticello and Clearwater (2019-2022)

Add lanes:

Completed: Added a lane on I-94 in both directions between Hwy 610 in Maple Grove and Hwy 101 in Rogers (total of four each way)

Completed: Added a lane on I-94 in both directions between Wright Co. Rd. 8 and Hwy 24 in Clearwater (total of three each way)

Add a lane on WB I-94 between Hwy 241 in St. Michael and Wright Co. Rd. 37 in Albertville and add a lane on EB I-94 between Hwy 241 in St. Michael and Wright Co. Rd. 19 in Albertville (total of three each way)

Add a lane on I-94 in both directions between Hwy 25 in Monticello and Hwy 24 in Clearwater (total of three each way)

Build interchanges and construct bridges:

Completed: Built a diverging diamond interchange, trails and sidewalks southeast of Brockton Ln. in Dayton

Replace Hwy 241 bridge over I-94 in St. Michael and improve access

Construct roundabout at Hwy 241 and O'Day Ave. in St. Michael

Replace the EB I-94 bridge over Co. Rd. 19 in Albertville and improve access

Note: Replacement of the WB I-94 bridge over Co. Rd. 19 in Albertville has been delayed until replaced with a three lane structure

Add freight improvements:

Completed: Added 10 parking spaces in Elm Creek Rest Area

Completed: Installed digital signage system with real-time availability of Elm Creek Rest Area spaces

Improve the parking lot and sidewalks at the Enfield Rest Area

Additional local improvements:

Completed: Constructed a roundabout at Brockton Ln. and Territorial Rd. in Hassan Township

Construct roundabout at Hwy 241 and O'Day Ave. in St. Michael

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DEMOGRAPHICS

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Demographic Summary Report

Outlot A - Commercial development			
205 Central Ave E, Saint Michael, MN 55376			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
			
Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	7,232	27,824	46,869
2021 Estimate	6,774	26,117	43,901
2010 Census	5,808	22,691	36,438
Growth 2021 - 2026	6.76%	6.54%	6.76%
Growth 2010 - 2021	16.63%	15.10%	20.48%
2021 Population by Hispanic Origin	158	739	1,150
2021 Population	6,774	26,117	43,901
White	6,341 93.61%	23,766 91.00%	40,109 91.36%
Black	144 2.13%	873 3.34%	1,373 3.13%
Am. Indian & Alaskan	32 0.47%	104 0.40%	164 0.37%
Asian	116 1.71%	797 3.05%	1,286 2.93%
Hawaiian & Pacific Island	7 0.10%	14 0.05%	20 0.05%
Other	135 1.99%	563 2.16%	948 2.16%
U.S. Armed Forces	2	8	15
Households			
2026 Projection	2,398	9,220	15,774
2021 Estimate	2,240	8,636	14,734
2010 Census	1,889	7,405	11,980
Growth 2021 - 2026	7.05%	6.76%	7.06%
Growth 2010 - 2021	18.58%	16.62%	22.99%
Owner Occupied	1,939 86.56%	7,525 87.14%	12,956 87.93%
Renter Occupied	301 13.44%	1,111 12.86%	1,778 12.07%
2021 Households by HH Income	2,243	8,637	14,735
Income: <\$25,000	108 4.81%	372 4.31%	609 4.13%
Income: \$25,000 - \$50,000	248 11.06%	1,040 12.04%	1,424 9.66%
Income: \$50,000 - \$75,000	217 9.67%	1,030 11.93%	1,534 10.41%
Income: \$75,000 - \$100,000	513 22.87%	1,245 14.41%	2,108 14.31%
Income: \$100,000 - \$125,000	293 13.06%	1,483 17.17%	2,365 16.05%
Income: \$125,000 - \$150,000	453 20.20%	1,533 17.75%	2,532 17.18%
Income: \$150,000 - \$200,000	348 15.51%	1,413 16.36%	2,771 18.81%
Income: \$200,000+	63 2.81%	521 6.03%	1,392 9.45%
2021 Avg Household Income	\$109,665	\$116,727	\$127,407
2021 Med Household Income	\$103,029	\$110,645	\$117,890



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TRAFFIC COUNTS

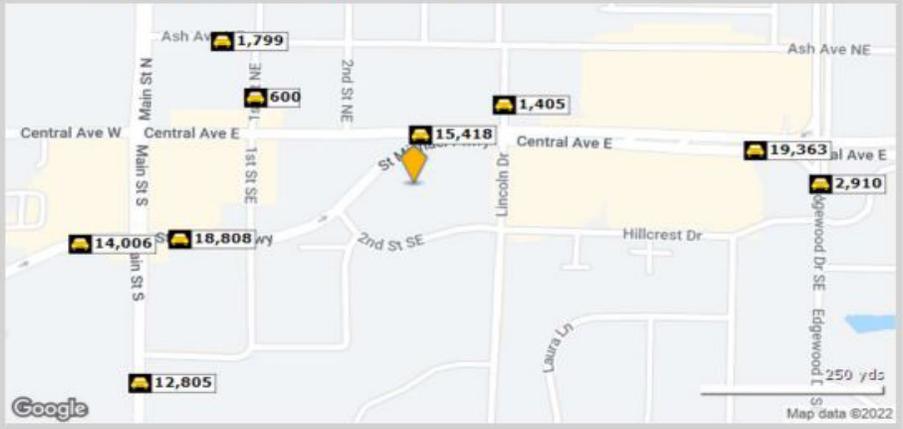
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Traffic Count Report

Outlot A - Commercial development
205 Central Ave E, Saint Michael, MN 55376

Building Type: **Land**
Class: -
RBA: -
Typical Floor: -
Total Available: **0 SF**
% Leased: **0%**
Rent/SF/Yr: -





Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Central Ave E	2nd St NE	0.06 W	2020	15,418	MPSI	.04
2 Lincoln Dr	Central Ave E	0.03 S	2020	1,405	MPSI	.10
3 1st St NE	Ash Ave NE	0.05 N	2018	769	MPSI	.15
4 1st St NE	Ash Ave NE	0.05 N	2020	600	MPSI	.15
5 Not Available	Not Available	0.00 No	2020	18,808	MPSI	.19
6 Ash Ave NE	1st St NE	0.03 E	2020	1,799	MPSI	.20
7 Not Available	Not Available	0.00 No	2020	14,006	MPSI	.27
8 Central Avenue East	Edgewood Dr SE	0.05 E	2020	19,363	MPSI	.27
9 Main St S	Chestnut Ave SE	0.03 N	2020	12,805	MPSI	.28
10 Edgewood Dr SE	Hillcrest Dr SE	0.03 S	2020	2,910	MPSI	.32

NW Metro Space Options
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CITY INFO

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St. Michael is a growing community centrally located in the heart of Minnesota along I-94, only 25 minutes to downtown Minneapolis and 35 minutes to St. Cloud. The convenient location offers a small-town feel with safe neighborhoods, good schools, abundant parks, lakes and natural resources; making it a great place to live and raise a family. St. Michael was incorporated as a city in 1890 and currently has a population of 18,235, according to the 2020 Census.

St. Michael offers year-round opportunities for residents and businesses alike. Home to numerous large and small businesses, the new Town Center Park, 2,500 acre Crow Hassan Park Reserve, numerous parks and trail systems, two 18-hole golf courses and located within minutes of the Albertville Premium Outlet mall, St. Michael is a great place to call home. The St. Michael Public School District is ranked #16 in the state by U.S. News, making it a top choice for families to send their children.

21 of the Best Places to Live In Minnesota-

St. Michael is ranked the #3 best city to live in MN, according to an article released from Life in Minnesota . St. Michael has a medium income near \$86,000 annually and unemployment is low at just a 4.8 percent. St. Michael's cost of living is average for the state average, making it an affordable city to live in with access to excellent school districts and parks.

The City of St. Michael scores high on livability ratings, where it's considered exceptional according to Area Vibes. Crime rates are four percent lower than the Minnesota average.



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