

FOR SALE / GROUND LEASE / BTS
3.19 ACRE LAND PARCEL
 633 Concord St. S
 South St. Paul, Minnesota

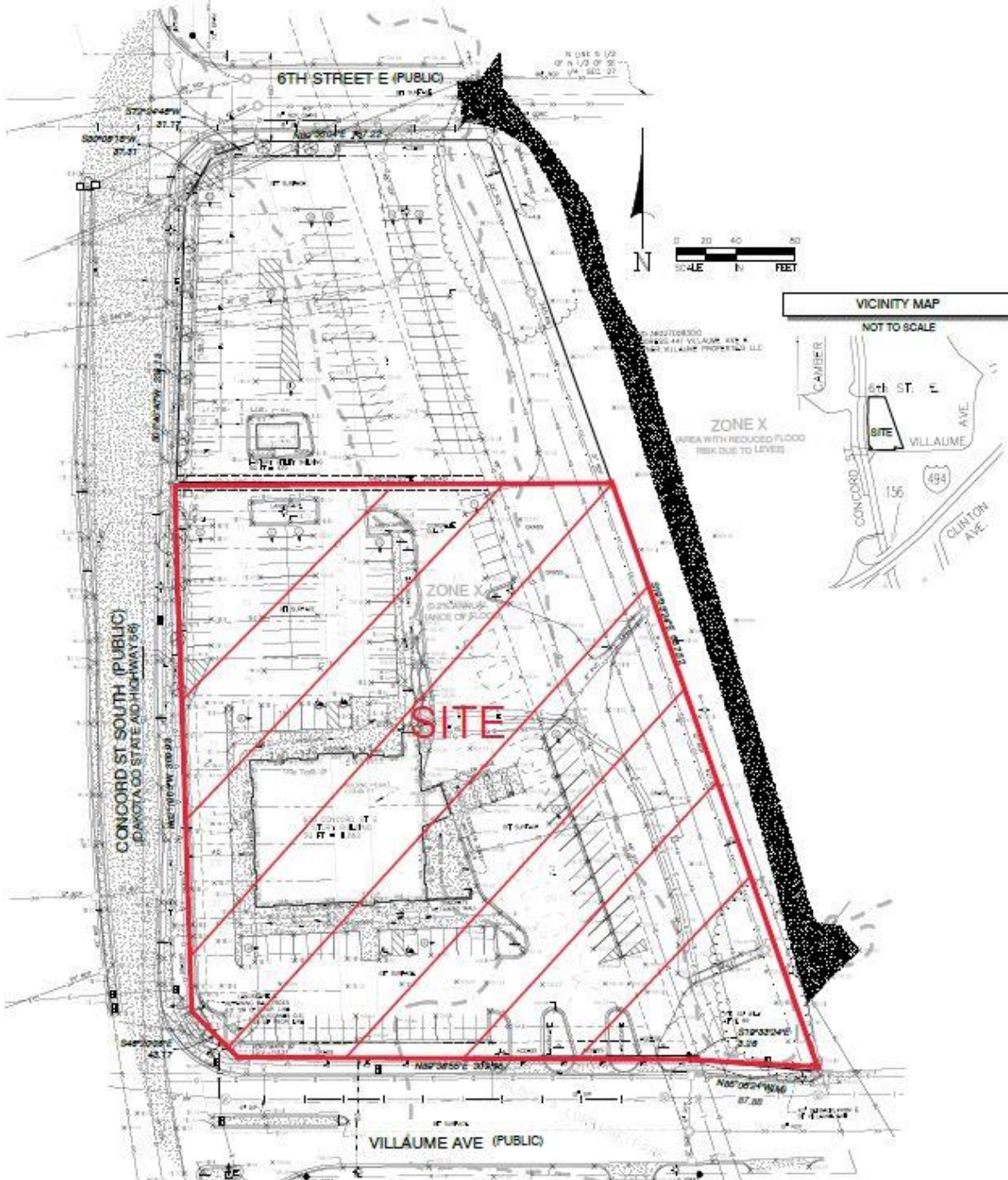


PROPERTY HIGHLIGHTS

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|---|--|
| SALE PRICE | \$2.5M |
| GROUND LEASE RATE & BTS RENT | Subject to landlord's review of tenant's credit and scope of work. |
| LAND SIZE | 3.19 acres |
| TRAFFIC COUNTS | Concord: 10,500 VPD (2017) HWY- 494: 103,520 (2022) |
| ACCESS | From North: 6 th St. From South: Villaume |

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FAST FACTS:

- 3.19 acre land parcel
- Qualified Opportunity Zone
- I-494 visibility to over 100,000 daily vehicles
- Purchase, ground lease, or BTS deal structure
- Demolition recently completed on prior office tower.

LEGAL INFORMATION

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|----------------------|---|
| TAX PARCEL ID | 3631 8000 1021 & 3631 8000 1022 |
| 2022 RE TAXES | \$69,862 |
| ZONING | General Business with PUD overlay. Learn more |
| RESTRICTIONS | Banking |

