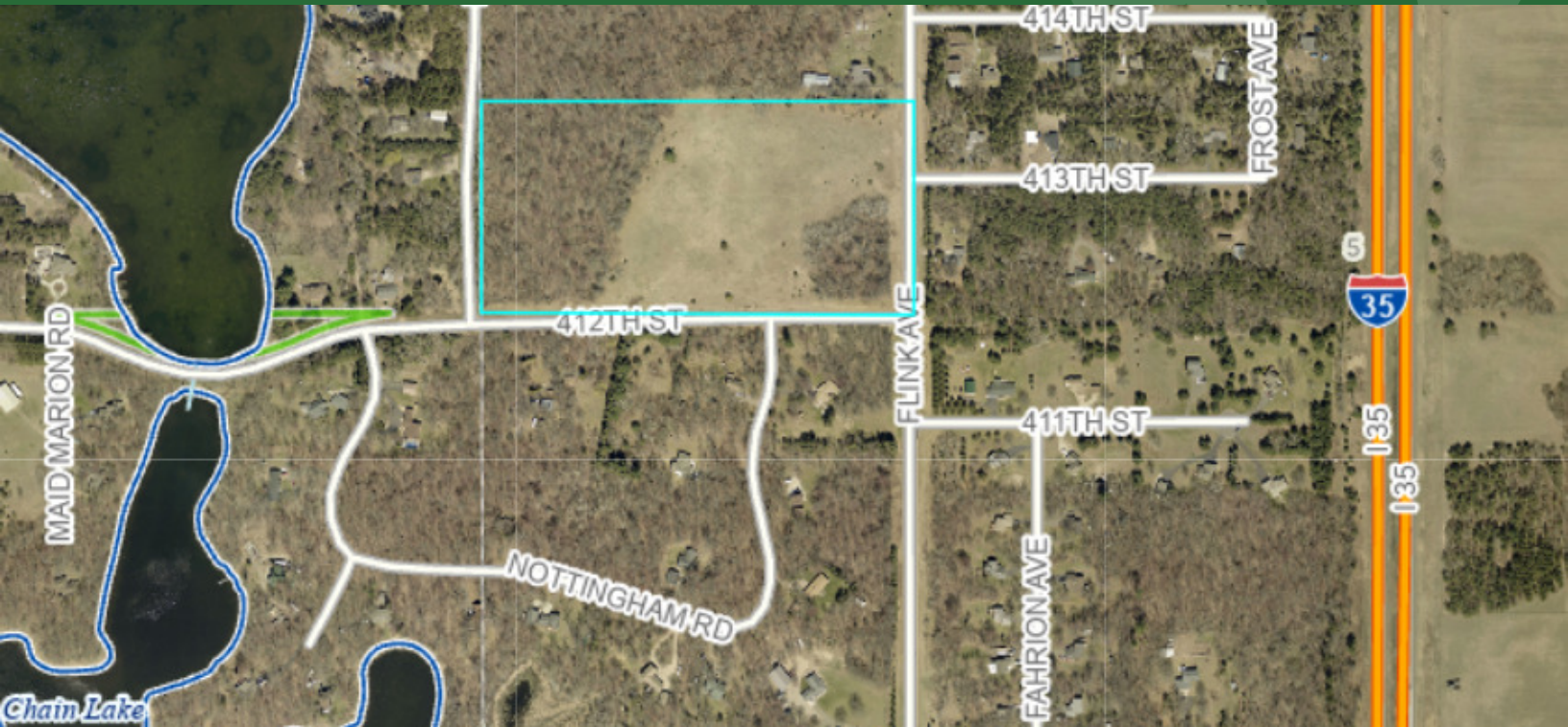


PROPERTY SUMMARY

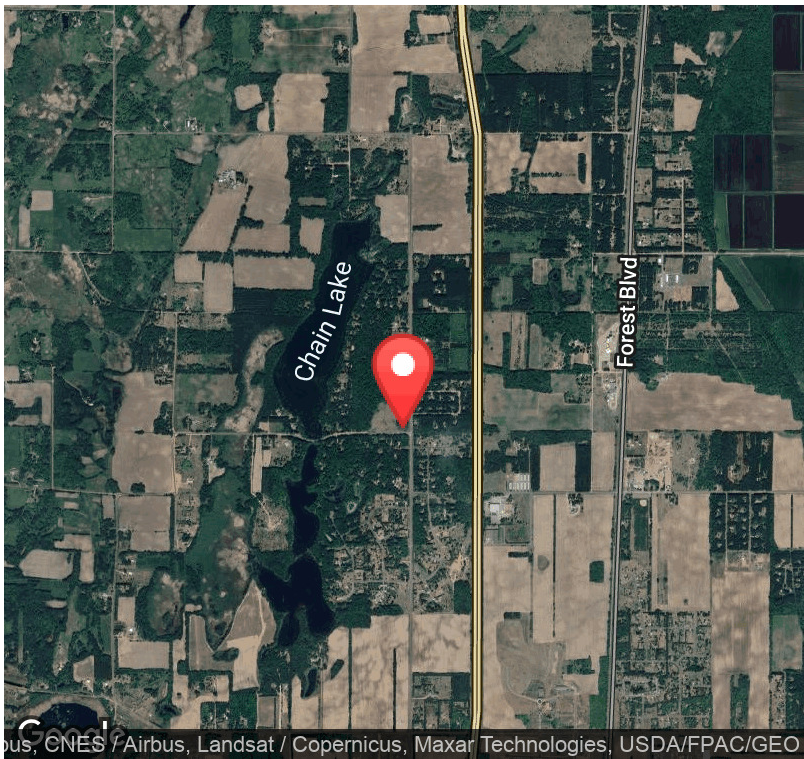
5460 412TH STREET, NORTH BRANCH, MN 55056



PROPERTY HIGHLIGHTS

- Single Family Development
- List Price: Negotiable
- 13 Lots
- 1+ Acre Lots Well & Septic
- Residential Zoning
- Award Winning Schools

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	91	201
Total Population	84	275	605
Average HH Income	\$144,559	\$144,559	\$143,937

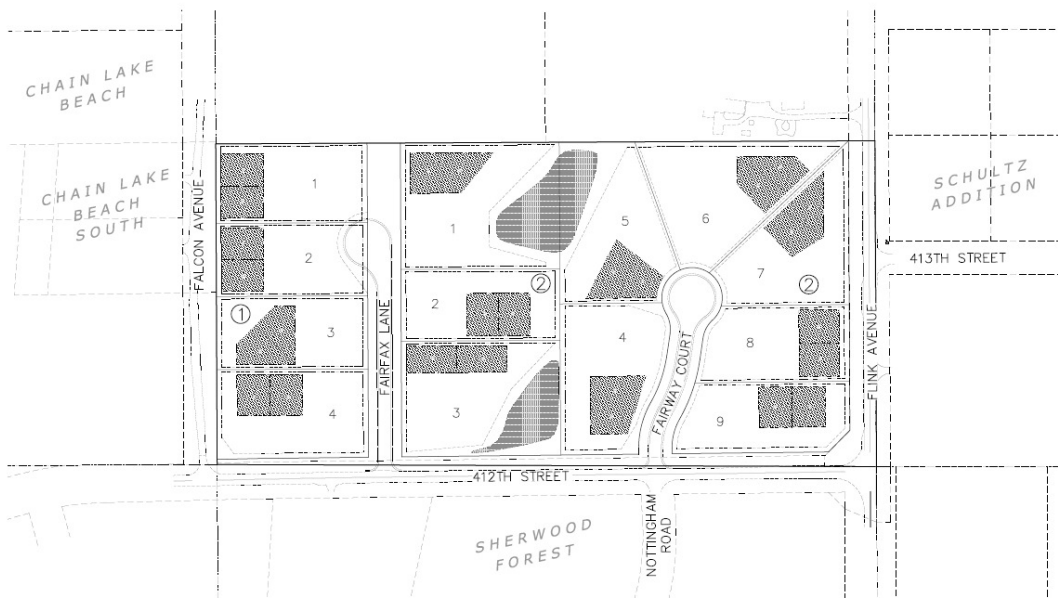
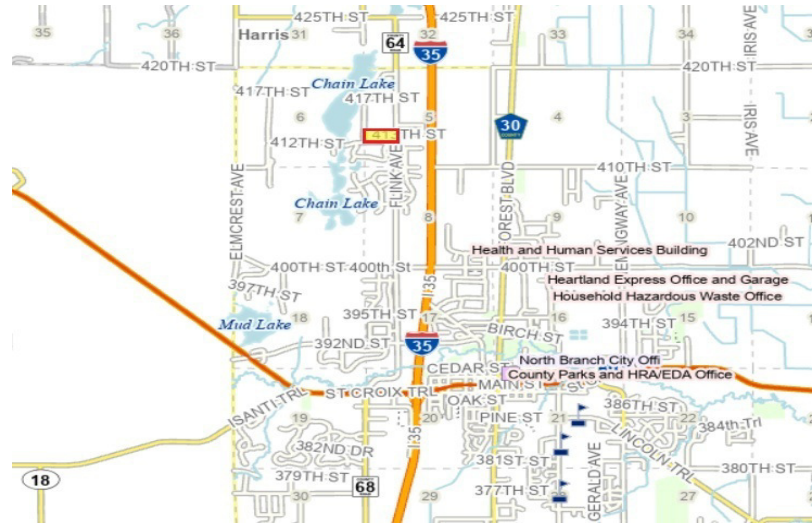


Land For Sale 19.25 Acres

Gaughan Companies

ADDITIONAL PHOTOS

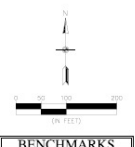
5460 412TH STREET, NORTH BRANCH, MN 55056



VICINITY MAP
NOT TO SCALE

SHEET INDEX

1.	COVER
2.	EXISTING CONDITIONS
3.	PRELIMINARY PLAT
4.	PRELIMINARY SITE & UTILITY PLAN
5.	PRELIMINARY GRADING & EROSION CONTROL PLAN
6-7.	DETAILS
B1-B2.	LIVABILITY PLAN
L1-L2.	LANDSCAPE PLAN
T1.	TREE PRESERVATION PLAN



GAUGHAN

TOM OPSAHL

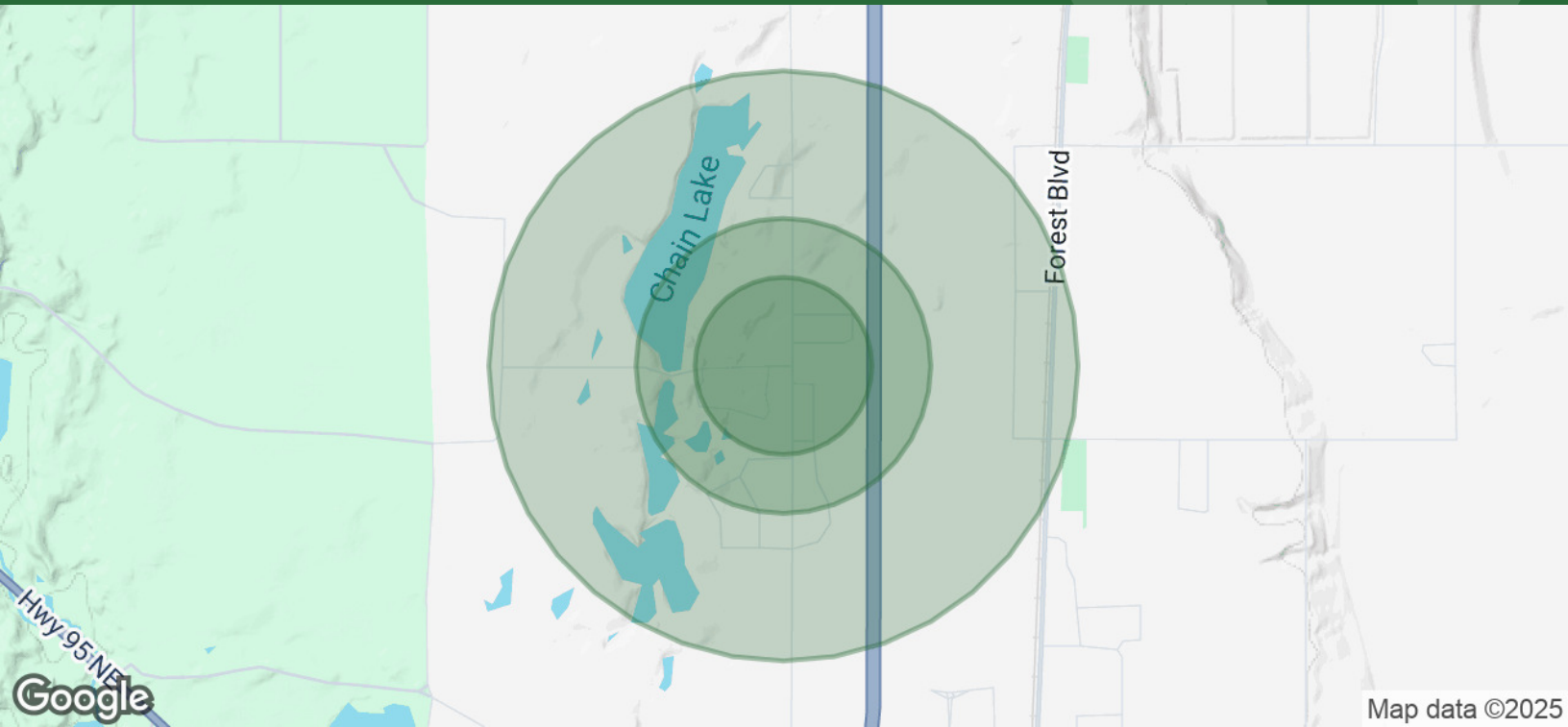
VP of Sales & Leasing

651.255.5569

tomopsahl@gaughancompanies.com

DEMOGRAPHICS MAP & REPORT

5460 412TH STREET, NORTH BRANCH, MN 55056



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	84	275	605
Average Age	40	40	40
Average Age (Male)	40	40	40
Average Age (Female)	40	40	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	28	91	201
# of Persons per HH	3	3	3
Average HH Income	\$144,559	\$144,559	\$143,937
Average House Value	\$377,084	\$377,084	\$375,594

Demographics data derived from AlphaMap