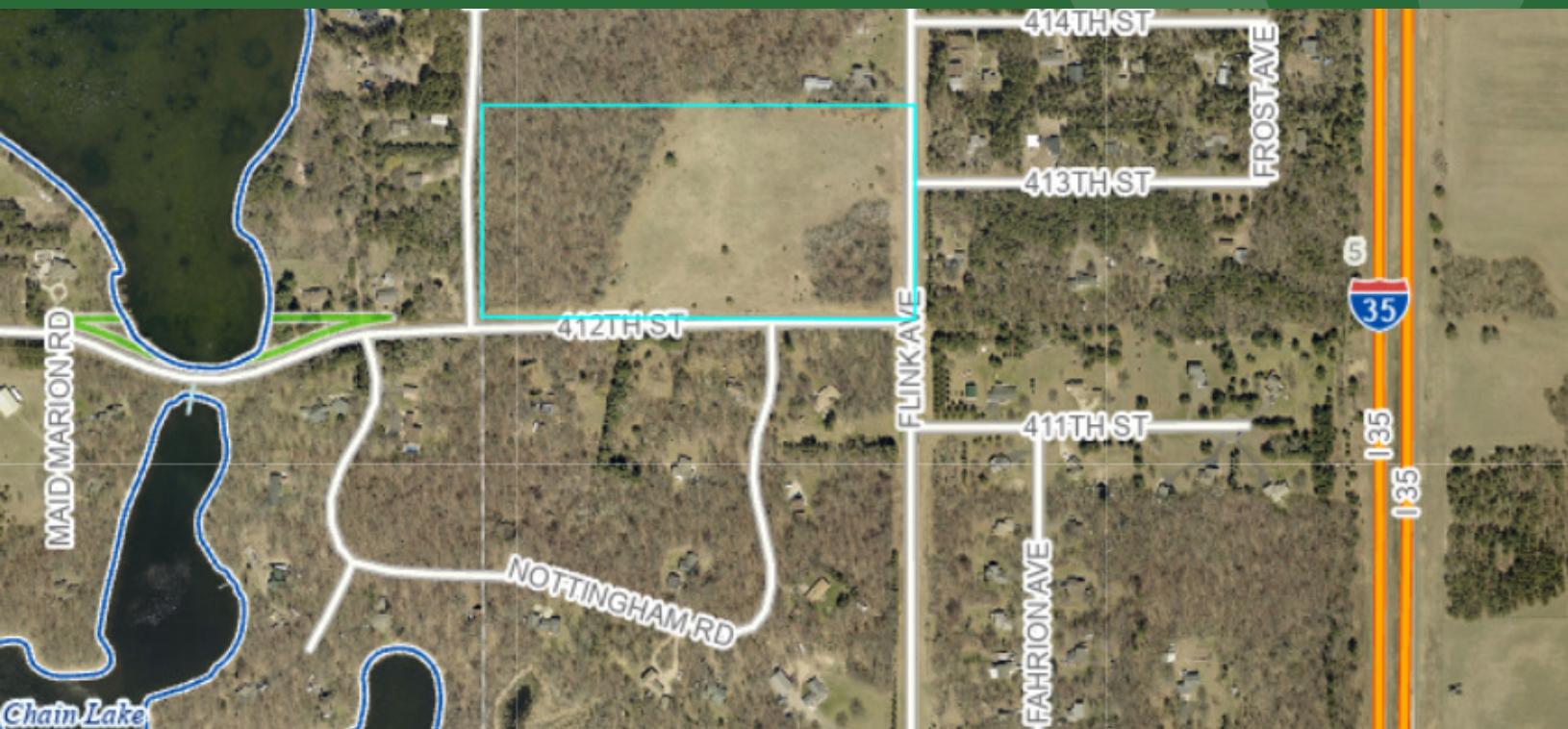


## PROPERTY SUMMARY

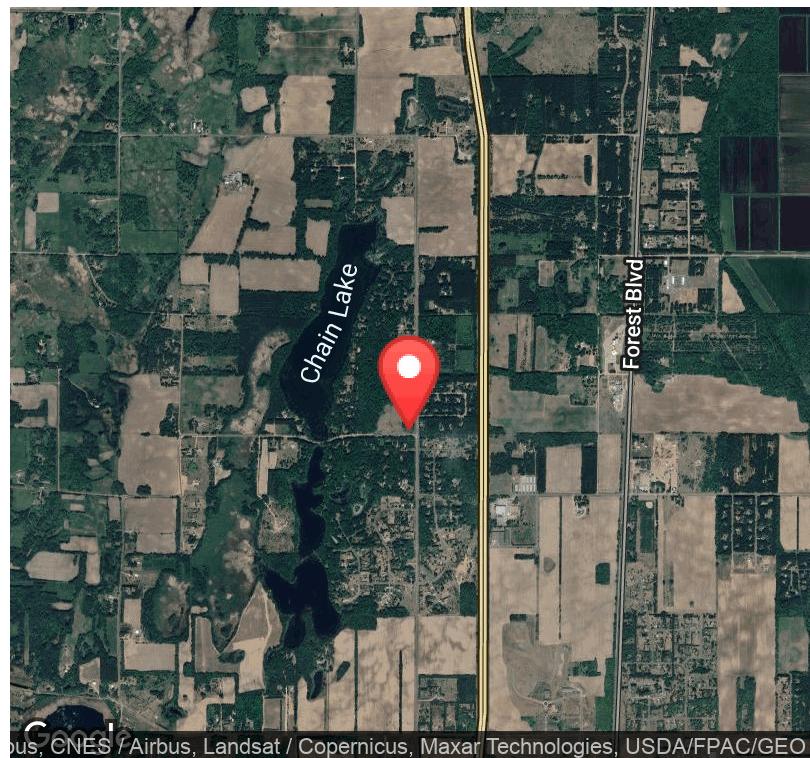
5460 412TH STREET, NORTH BRANCH, MN 55056



## 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

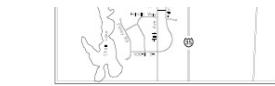
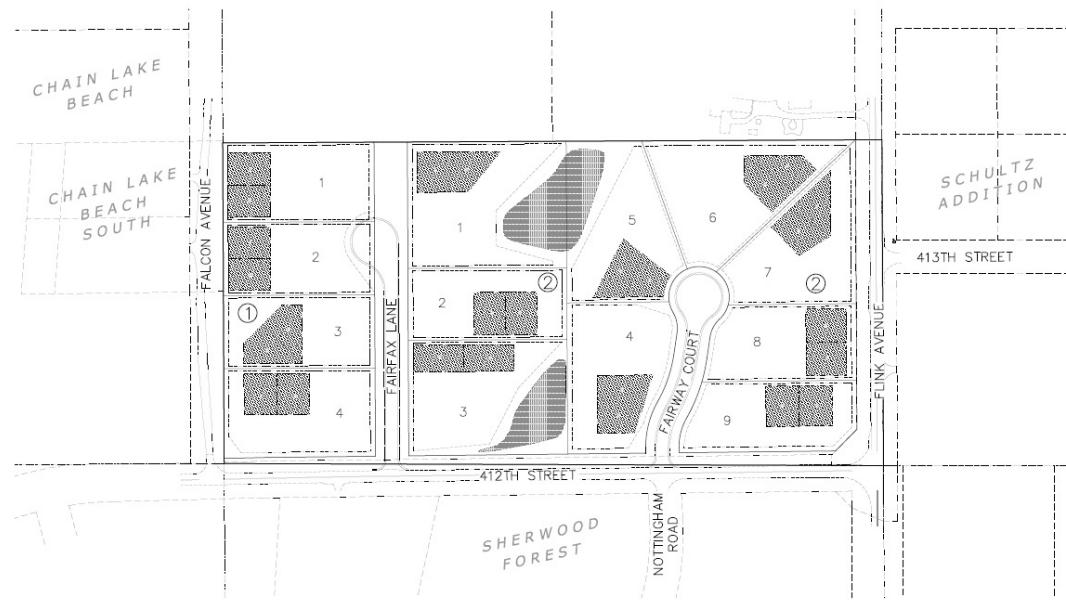


Land For Sale 19.25 Acres

Gaughan Companies

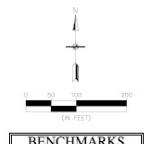
ADDITIONAL PHOTOS

5460 412TH STREET, NORTH BRANCH, MN 55056



SHEET INDEX

1. COVERS
2. EXISTING CONDITIONS
3. PRELIMINARY PLAT
4. PRELIMINARY SITE & TIMING PLAN
5. PRELIMINARY GRADING & EROSION CONTROL PLAN
- 6-7. DETAILS
- 8-9. LIVABILITY PLAN
10. LANDSCAPE PLAN
11. TREE PRESERVATION PLAN



 **GAUGHAN**

**TOM OPSAHL**

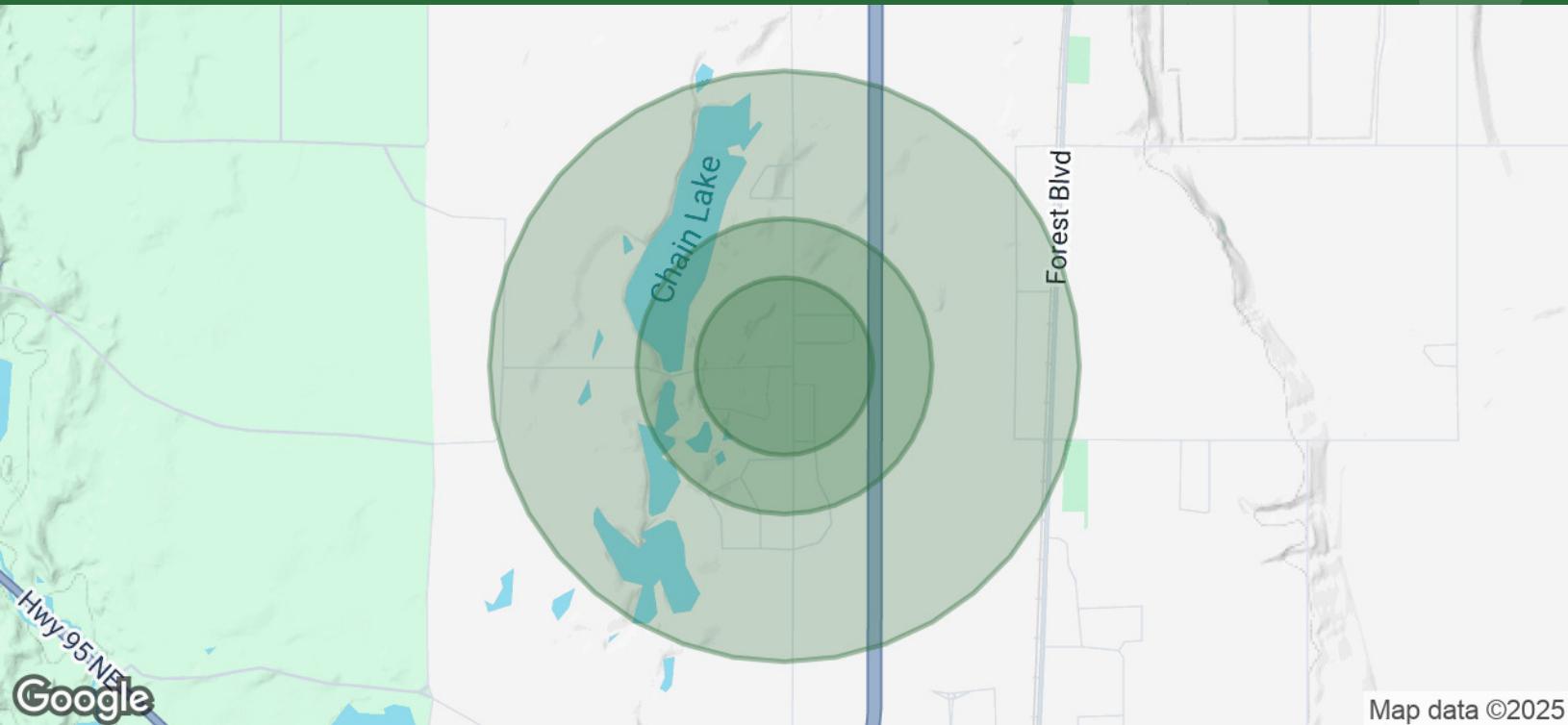
VP of Sales & Leasing

651.255.5569

tomopsahl@gauhancompanies.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*