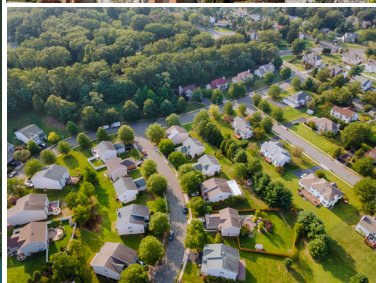
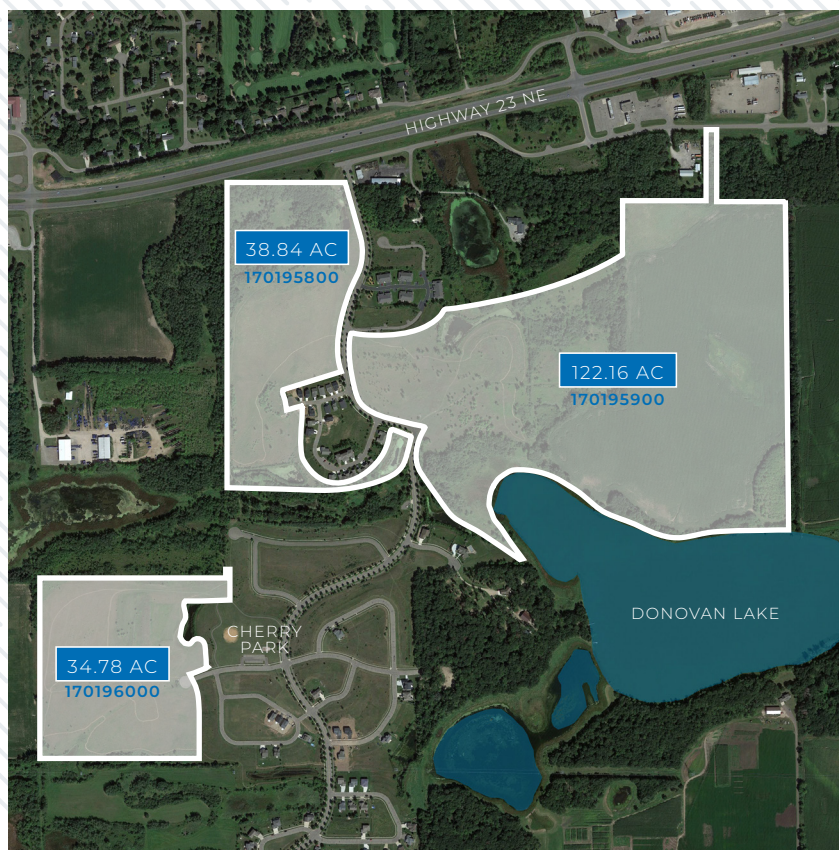


Unique Multi-Parcel Development Opportunity

HIGHWAY 23 NE
ST. CLOUD, MN

3 PARCELS | 195 ACRES



Highlights



Waterfront opportunities available



Excellent mixed use & residential opportunity



Easy access to Interstate 94 via MN-23 and US-10



Minutes from **St. Cloud regional airport**



Can support **1,000+** residential units



Zoned as **Planned Unit Development (PUD)**

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The Offering

Transwestern is pleased to present developers and investors with a unique opportunity to acquire up to 195 acres in St. Cloud, Minnesota for residential development. The property is zoned PUD and is approved for over a 1,000 residential units with uses ranging from row homes, villas, single-family homes, townhomes, twin homes, apartments, and senior housing. Developers will benefit from horizontal improvements that have been completed on neighboring developments, allowing for ease of access and decreased costs. Prospective buyers can offer on portions of the property or the entire 195 acres.

Situated within the city limits, along the picturesque shores of Donovan Lake, the property offers future residents an opportunity to enjoy the tranquility of a rural setting within minutes of numerous urban amenities, St. Cloud Regional Airport, two public golf courses, and numerous dining options.



Demographics

TOTAL POPULATION			
	1-Mile	10-Mile	30-Mile
2023	673	130,681	362,611
2028 Projected	702	133,052	368,863

TOTAL HOUSEHOLDS			
	1-Mile	10-Mile	30-Mile
2023	242	51,563	136,048
2028 Projected	255	52,884	139,547

MEDIAN AGE			
	1-Mile	10-Mile	30-Mile
2023	39.3	34.5	36.5

AVERAGE HOUSEHOLD INCOME			
	1-Mile	10-Mile	30-Mile
2023	\$112,280	\$83,541	\$99,972
2028 Projected	\$127,218	\$94,815	\$113,222

BACHELOR'S DEGREE			
	1-Mile	10-Mile	30-Mile
2023	27%	22%	19%