

# VACANT LAND FOR SALE

**5.50± ACRES**

**FOUNDRY**  
COMMERCIAL



**MISSISSIPPI RIVER**

**COUNTY ROAD 11, BIG LAKE, MN 55309**

Asking Price: ~~\$274,000~~ **\$224,000**

## PROPERTY FEATURES

Vacant land for sale comprised of 5.50± acres. Located in Big Lake, MN, the property is just north of the Mississippi River and about one mile from I-94. The property has a residential zoning with a CUP for church use. The site is located within the Mississippi Special Use District which allows for the following uses (per Sherburne County Zoning): restaurant, cafe or tavern, professional offices, automobile dealers, motel, motor hotel or tourist camp, miniature golf courses or archery or golf driving range, marine and boat sales, garden store, drive-in restaurants, drive-in retail stores, bowling alleys, automobile service stations, and car washes. Seller has relayed there is no municipal water and sewer available to the site.

<b>PARCEL ID</b>	10-559-0020
<b>COUNTY</b>	Sherburne
<b>ZONING</b>	Residential, with a CUP for a church
<b>ACREAGE</b>	5.50 ± AC
<b>USE</b>	Vacant Land

For more information, please contact:

**ZACHARY ADAMS** | Realtor  
zadams@westmetrohomesearch.com  
612.845.7890

102 Chelsea Road  
Monticello, Minnesota 55362



In Cooperation With:

**CARLIN BEEKMAN**  
Broker Associate  
407.540.7789  
carlin.beekman@foundrycommercial.com

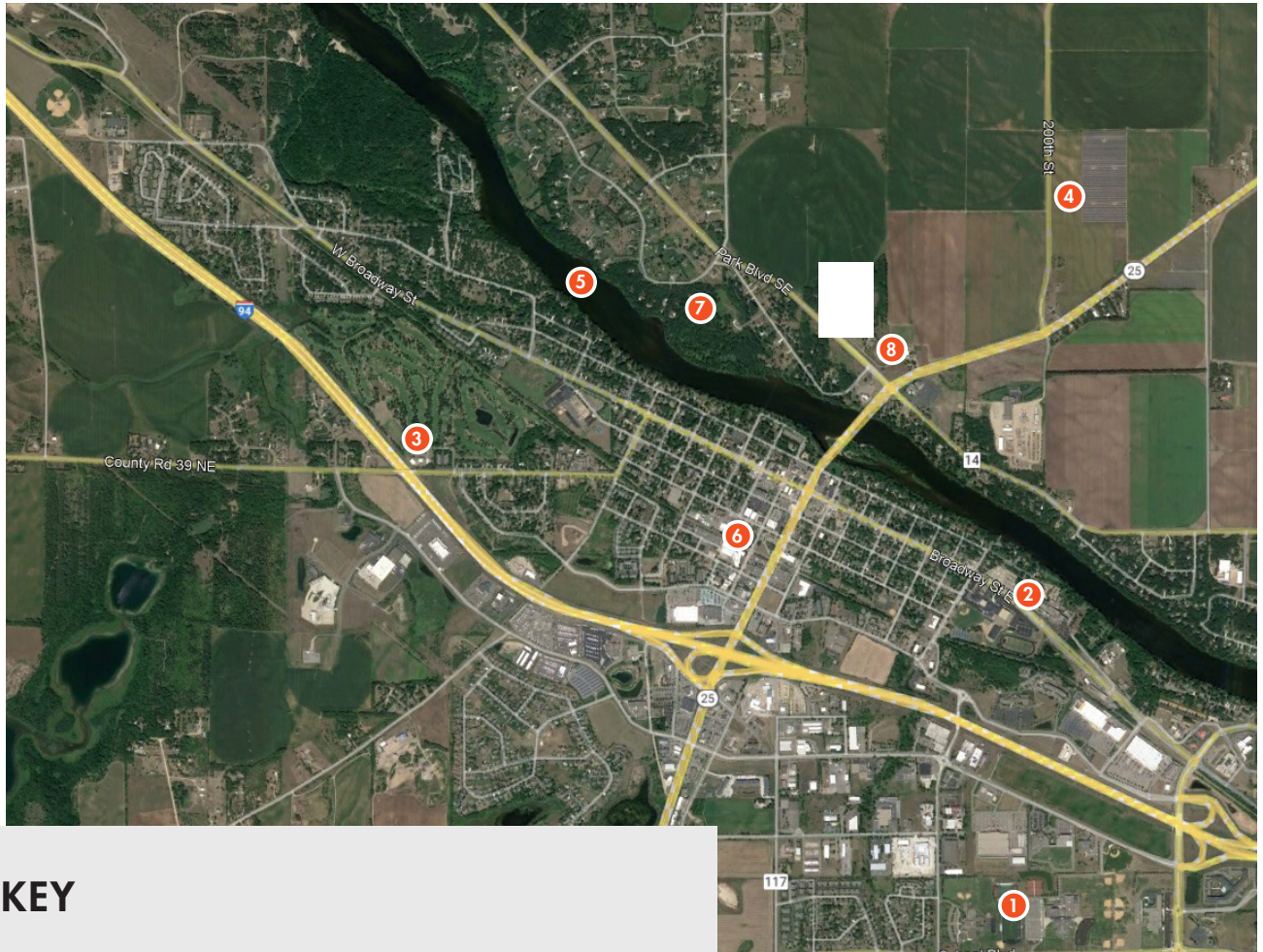
**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.

# VACANT LAND FOR SALE

5.50± ACRES



## MAP KEY

- ① Monticello High School
- ② Centracare Health - Monticello Emergency Room
- ③ Monticello Country Club
- ④ Pilots Cove Airport
- ⑤ Mississippi River
- ⑥ Monticello Senior Center
- ⑦ Bridegview Park
- ⑧ Monticello Dental Center

For more information, please contact:

ZACHARY ADAMS | Realtor  
zadams@westmetrohomesearch.com  
612.845.7890

102 Chelsea Road  
Monticello, Minnesota 55362



In Cooperation With:

CARLIN BEEKMAN  
Broker Associate  
407.540.7789  
carlin.beekman@foundrycommercial.com

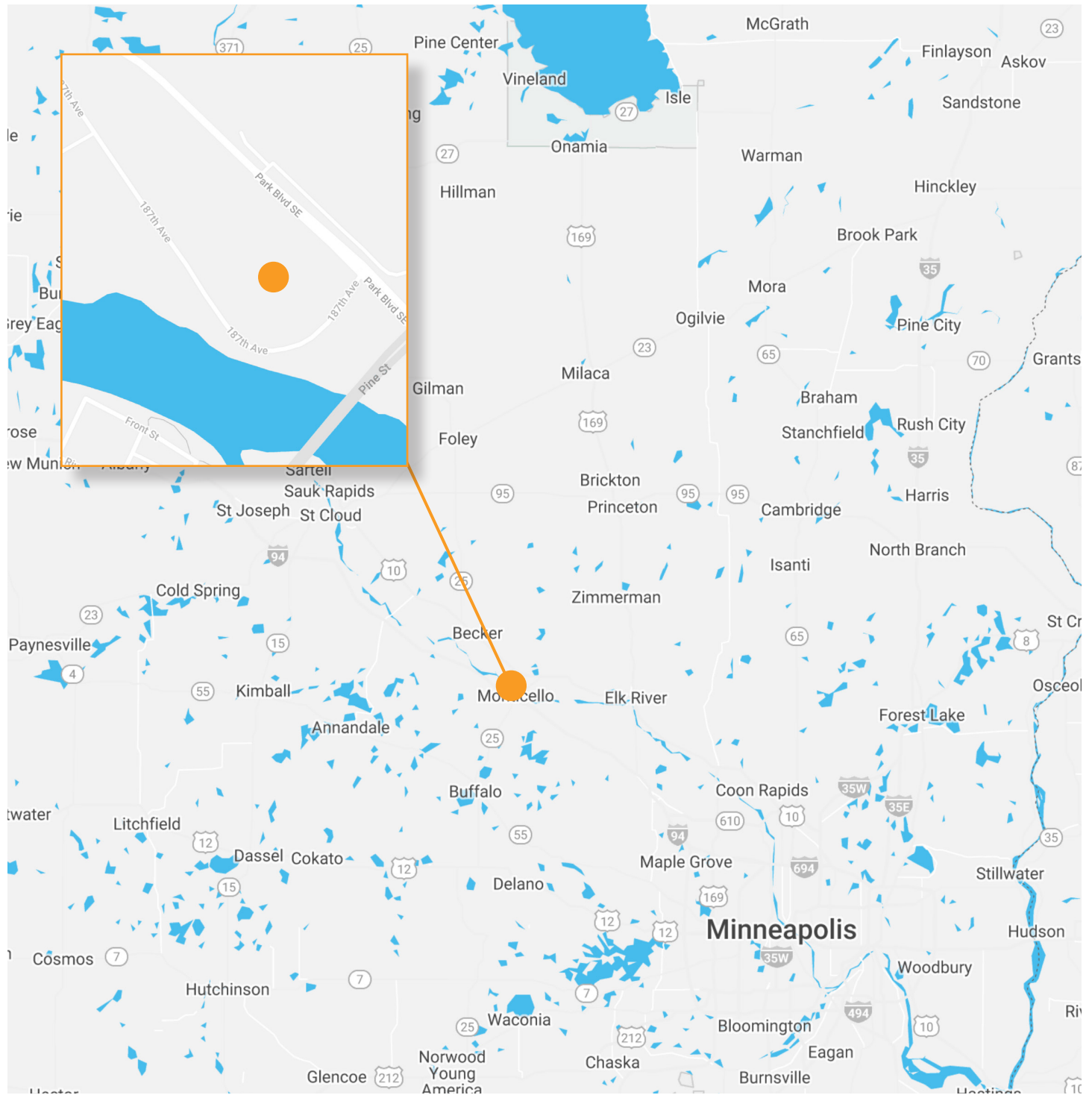
FOUNDRY  
COMMERCIAL

MISSION  
PROPERTY  
GROUP

# VACANT LAND FOR SALE

## 5.50± ACRES

### LOCATION



For more information, please contact:

**ZACHARY ADAMS** | Realtor  
zadams@westmetrohomesearch.com  
612.845.7890

102 Chelsea Road  
Monticello, Minnesota 55362



In Cooperation With:

**CARLIN BEEKMAN**  
Broker Associate  
407.540.7789  
carlin.beekman@foundrycommercial.com

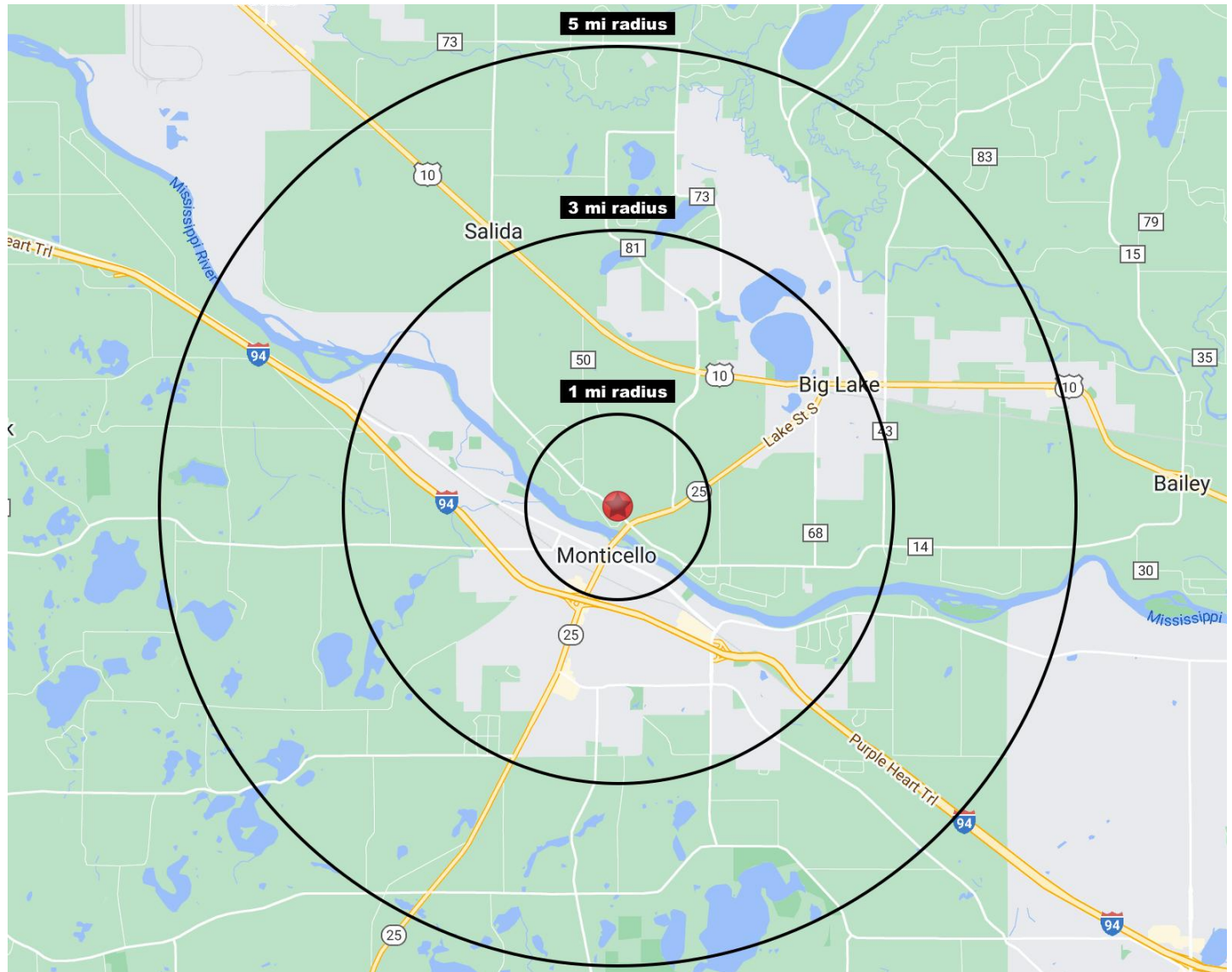


MISSION  
PROPERTY  
GROUP

# VACANT LAND FOR SALE

**5.50± ACRES**

## DEMOGRAPHICS



### 1 MILE RADIUS

	<b>2,691</b> ESTIMATED POPULATION 2022
	<b>2,739 (+0.4%)</b> PROJECTED POPULATION 2027
	<b>\$253,743</b> MEDIAN HOME VALUE 2022
	<b>\$59,988</b> AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	<b>24,218</b> ESTIMATED POPULATION 2022
	<b>24,541 (+0.3%)</b> PROJECTED POPULATION 2027
	<b>\$258,653</b> MEDIAN HOME VALUE 2022
	<b>\$81,025</b> AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	<b>34,038</b> ESTIMATED POPULATION 2022
	<b>34,716 (+0.4%)</b> PROJECTED POPULATION 2027
	<b>\$267,333</b> MEDIAN HOME VALUE 2022
	<b>\$92,559</b> AVG HOUSEHOLD INCOME

For more information, please contact:

**ZACHARY ADAMS** | Realtor  
 zadams@westmetrohomeseach.com  
 612.845.7890  
 102 Chelsea Road  
 Monticello, Minnesota 55362



In Cooperation With:

**CARLIN BEEKMAN**  
 Broker Associate  
 407.540.7789  
 carlin.beekman@foundrycommercial.com



MISSION  
PROPERTY  
GROUP

Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes approximate and subject to survey.