

Prime Development Opportunity North Branch, MN

Up to 20 Acres



MN Highway 95 & Falcon Ave.

 Capital Markets & Asset Strategies

The Offering

Transwestern Capital Markets & Asset Strategies is pleased to present a premier development opportunity in the high-growth North Branch corridor of the Twin Cities metro. The offering features approximately 20 acres of land located near the intersection of Interstate 35 and Minnesota Highway 95 (St Croix Trail) in North Branch, MN.

The Property offers exceptional regional connectivity with direct visibility to one of North Branch's primary commercial arterials and convenient access to Interstate 35. Daily traffic counts exceed 44,000 vehicles at the bustling intersection of Interstate 35 and Minnesota Highway 95, further highlighting the area's current commercial and employment activity with plenty of growth ahead.

Surrounded by a mix of retail centers, business parks and medical services, the site is ideally suited for retail, healthcare, office and business services.

Total Size: Approx. 20 Acres (871,200 SF)

Divisible: One (1) Acre Minimum

Price: Negotiable

Address: Minnesota Highway 95 and Falcon Ave, North Branch, MN 55056

PID: 11.00399.05

County: Chisago

Zoning: B-Business (Click [here](#) to view permitted uses table)

Disclaimer: The information contained in this report was gathered by Transwestern from various primary and secondary sources believed to be reliable. Transwestern, however, makes no representation concerning the accuracy or completeness of such information and expressly disclaims any responsibility for any inaccuracy contained herein.



SITE

M HEALTH
FAIRVIEW

Kwik Trip

BURGER KING

Ford Anderson & Koch Ford

Starbucks

County Market

Don Julio
MEXICAN RESTAURANT

DICKEY'S
BARBECUE PIT
CHEERS TO 85 YEARS

TOMO
Hibachi & Sushi

KFC

Holiday

Target
cart full

MINNESOTA
95

INTERSTATE
35

Community Profile

NORTH BRANCH, MN OVERVIEW

North Branch is a growing community in Chisago County, about 45 miles north of Minneapolis–Saint Paul, located just off of I-35. The city benefits from a steady population growth, strong local schools, and a diversified economy that includes retail, manufacturing, medical services, and business parks.

The area sees robust traffic along MN-95, supporting its role as a key commercial corridor. North Branch also offers amenities such as parks, trails, and the St. Croix River, making it an attractive location for residential, retail, office, and industrial development.

Demographics

5-MILE RADIUS



Total Population

14,434



Median Age

39.4



Average Net Worth

\$1,249,749



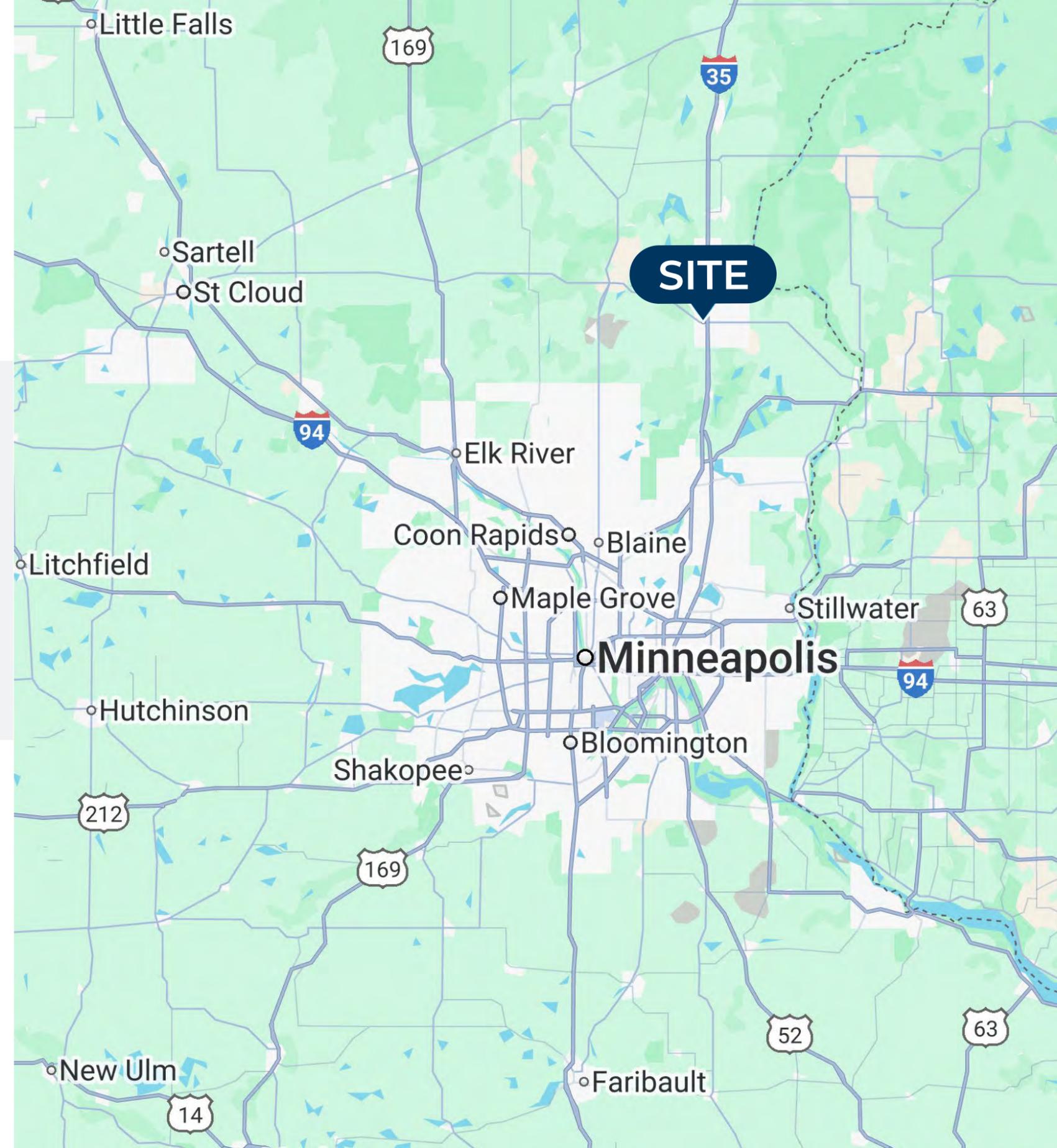
Average Household Income

\$115,707



2030 Projected Avg. Household Income

\$125,485



Neighborhood Amenities

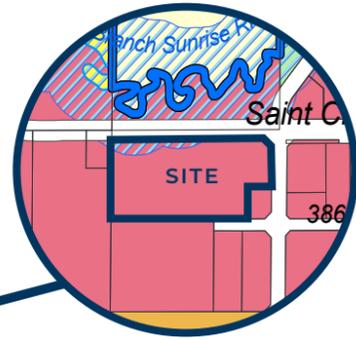
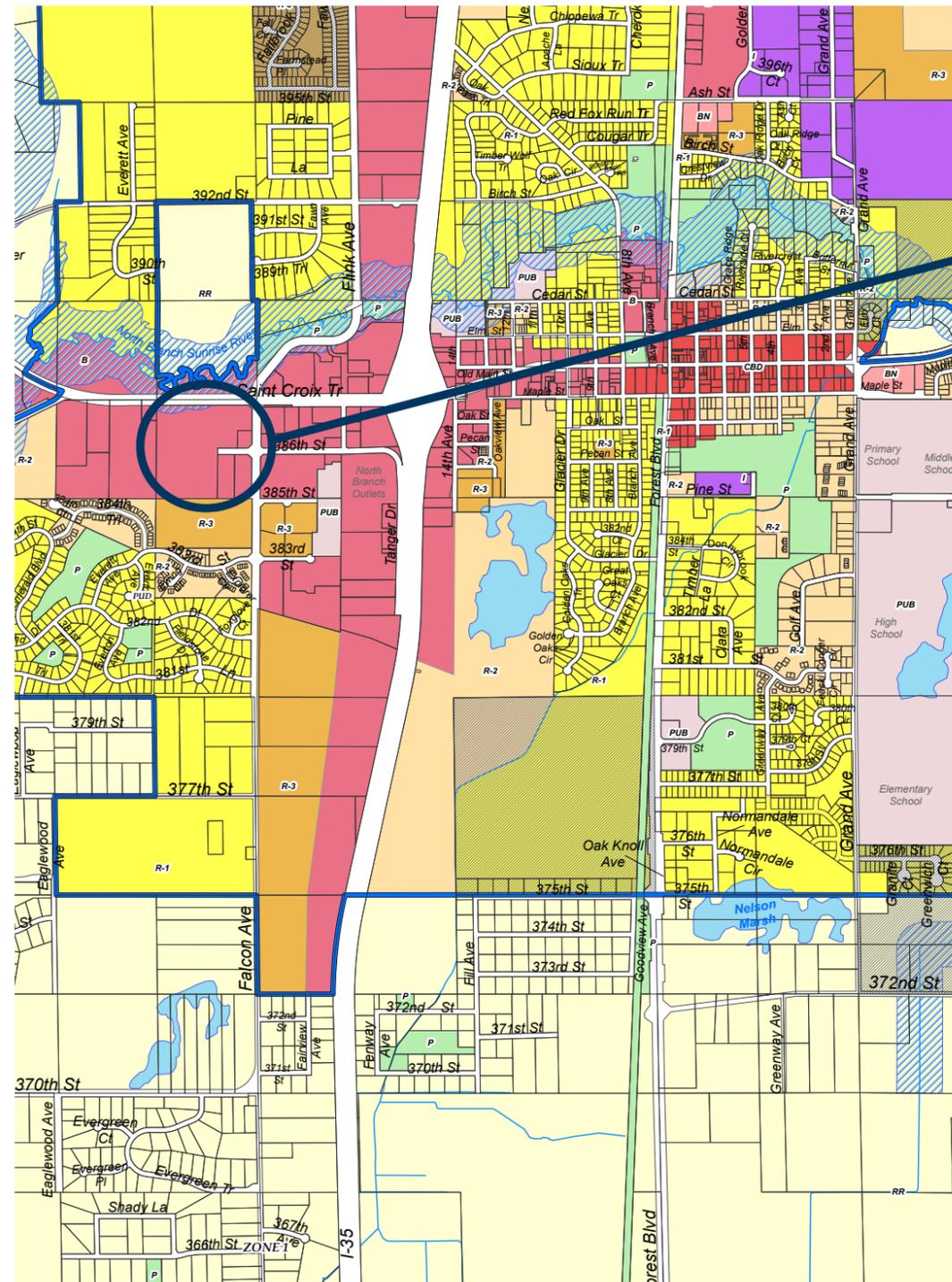


SITE



County Market
DON JULIO
DICKEY'S BARBECUE PIT
TOMO Hibachi & Sushi
CHIPOTLE MEXICAN BOWL
STARBUCKS COFFEE
KFC
Holiday
ANYTIME FITNESS
Casey's
Dairy Queen
McDonald's
Caribou Coffee
TAC
BURGER KING
Denny's
FAMOUS footwear
The Enchanted Quill
Warm & Woolly
Bath Body Works
maurices
DOLLAR TREE
ASHLEY
Furniture MART
TOM KADLEC CHEVROLET
Kwik Trip
Tires LES SCHWAB
HEALTH FAIRVIEW
TACO BELL
Dairy Queen
AmericInn LODGE & SUITES

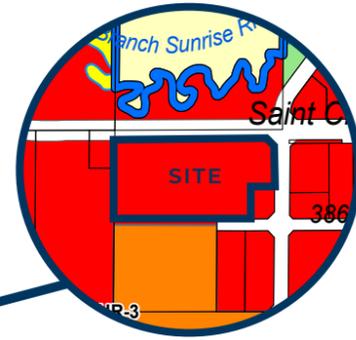
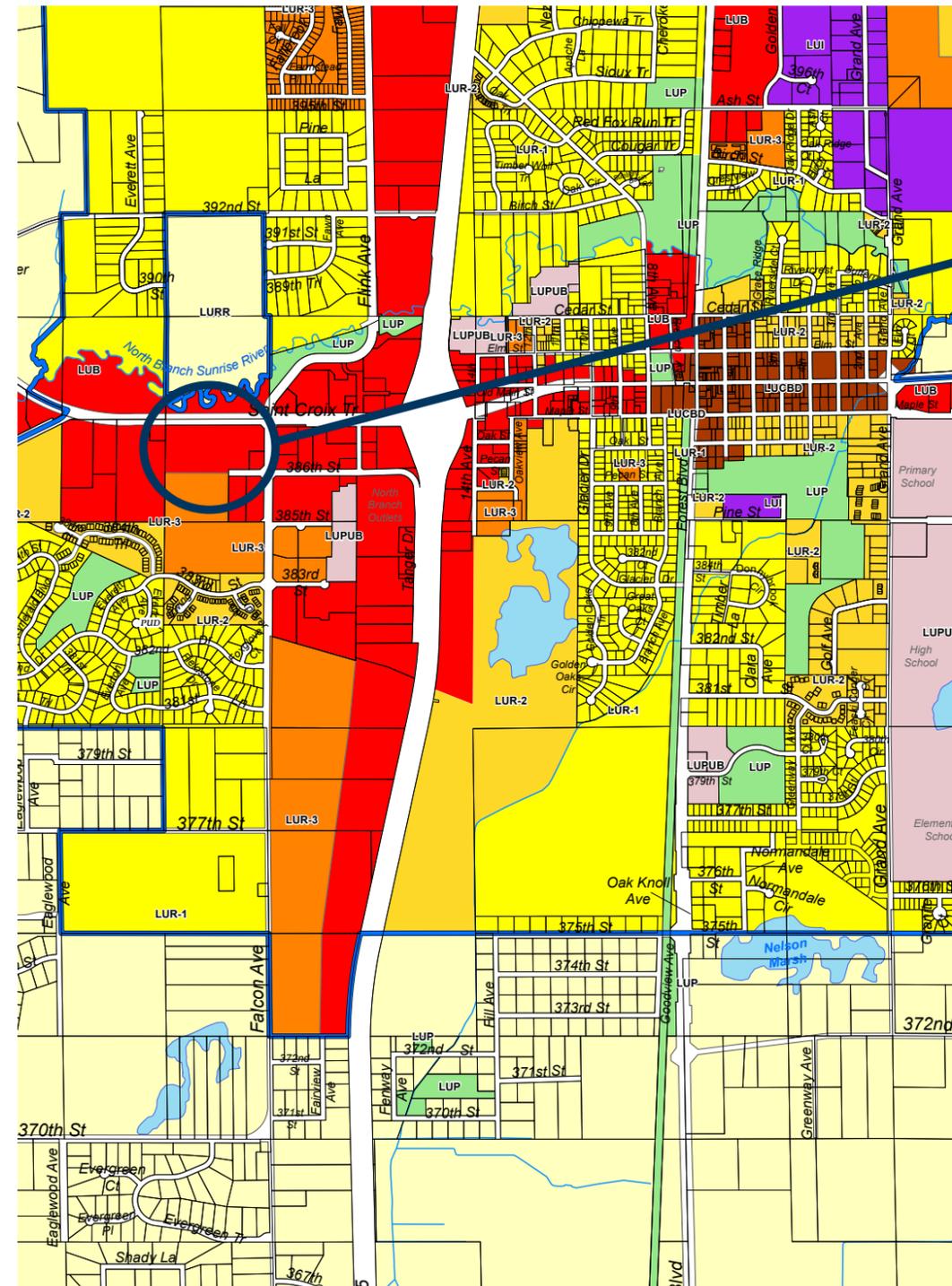
Current Zoning



 B - Business

- Zoning**
-  AG - Agricultural
 -  B - Business
 -  BN - Business Neighborhood
 -  CBD - Central Business District
 -  I - Industrial
 -  I2 - Heavy Industrial
 -  P - Park/Open Space
 -  PUB - Public/Semi-Public
 -  R-1 - Single Family Residential
 -  R-2 - Medium Density Residential
 -  R-3 - High Density Residential
 -  RR - Rural Residential
 -  PUD - Planned Unit Development Overlay
 -  SL - Shoreland Overlay District
 -  Water
 -  Urban Service Area Boundary

2040 Planned Land Use Map



 LUB - Business

- Landuse**
-  Urban Service Area Boundary
 -  LUAG - Agricultural
 -  LUB - Business
 -  LUCBD - Central Business District
 -  LUI - Industrial
 -  LUP - Park/Open Space
 -  LUPUB - Public/Semi-Public
 -  LUR-1 - Low Density Residential
 -  LUR-2 - Medium Density Residential
 -  LUR-3 - High Density Residential
 -  LURR - Rural Residential
 -  RightOfWayOLD



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