



United States
Hockey Hall-Fame

EVELETH - HIGHWAY 53 - 10.71 ACRE DEVELOPMENT OPPORTUNITY

EVELETH, MN 55734

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City of Eveleth

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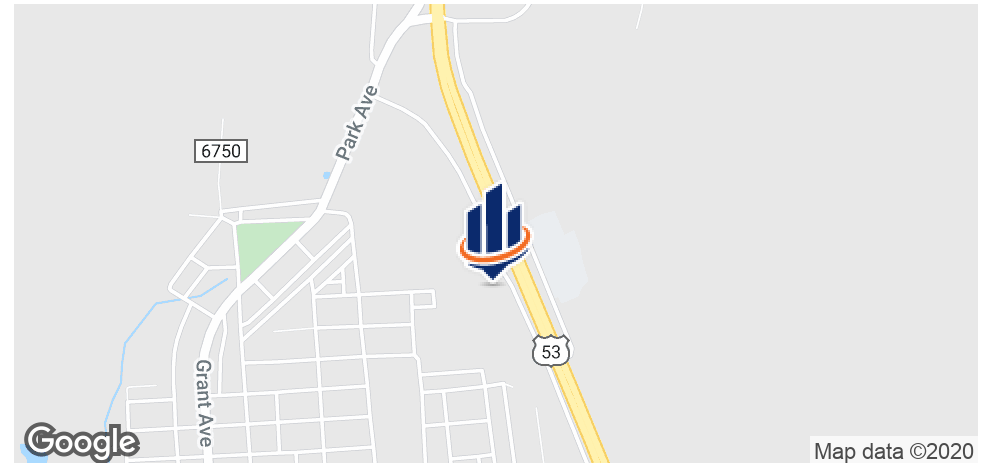
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1 SITE
INFORMATION
Eveleth, MN 55734

#1 Former Hotel Property



OFFERING SUMMARY

Sale Price:	\$399,000
Lot 1 Size	7.15 Acres
Lot 2 Size	3.56 Acres
Total Lot Size:	10.71 Acres
Price Per SF:	\$0.86
Price Per Acre:	\$37,254.90

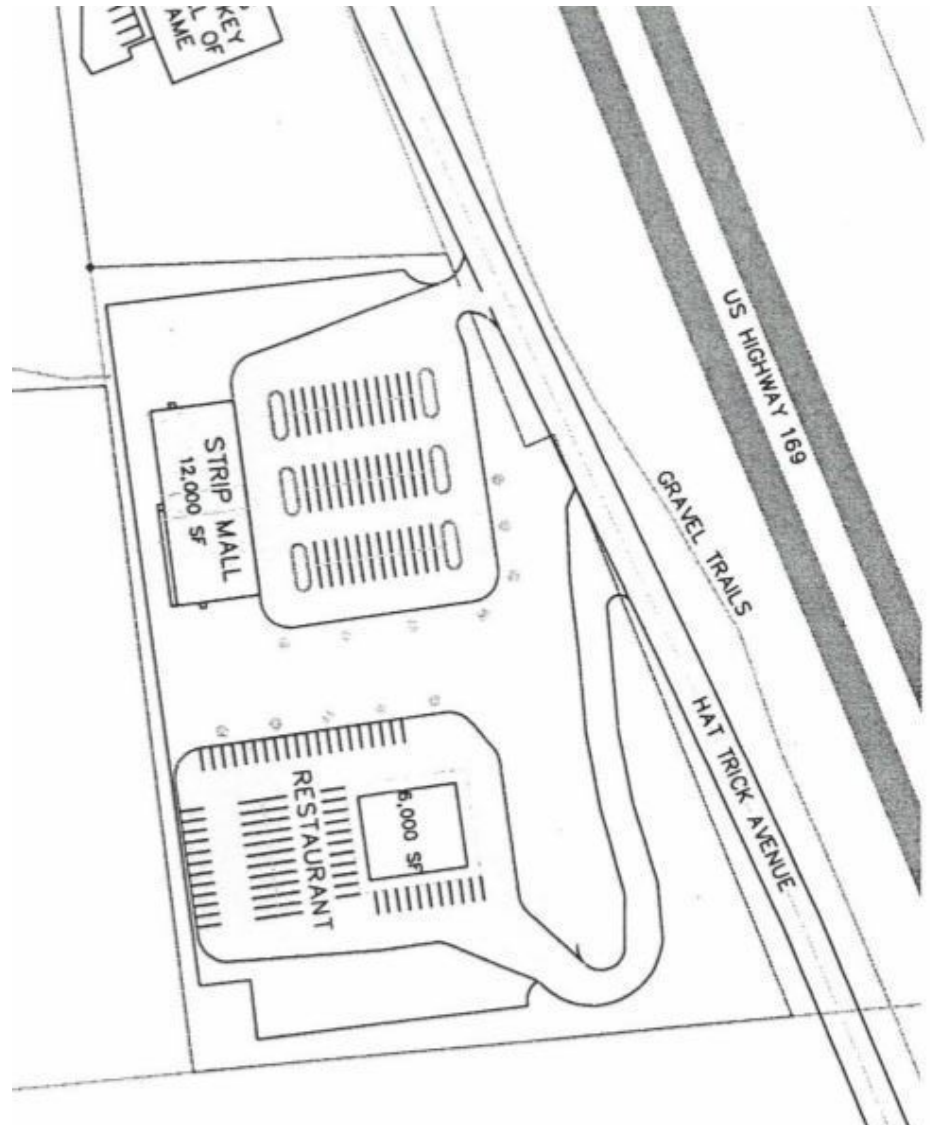
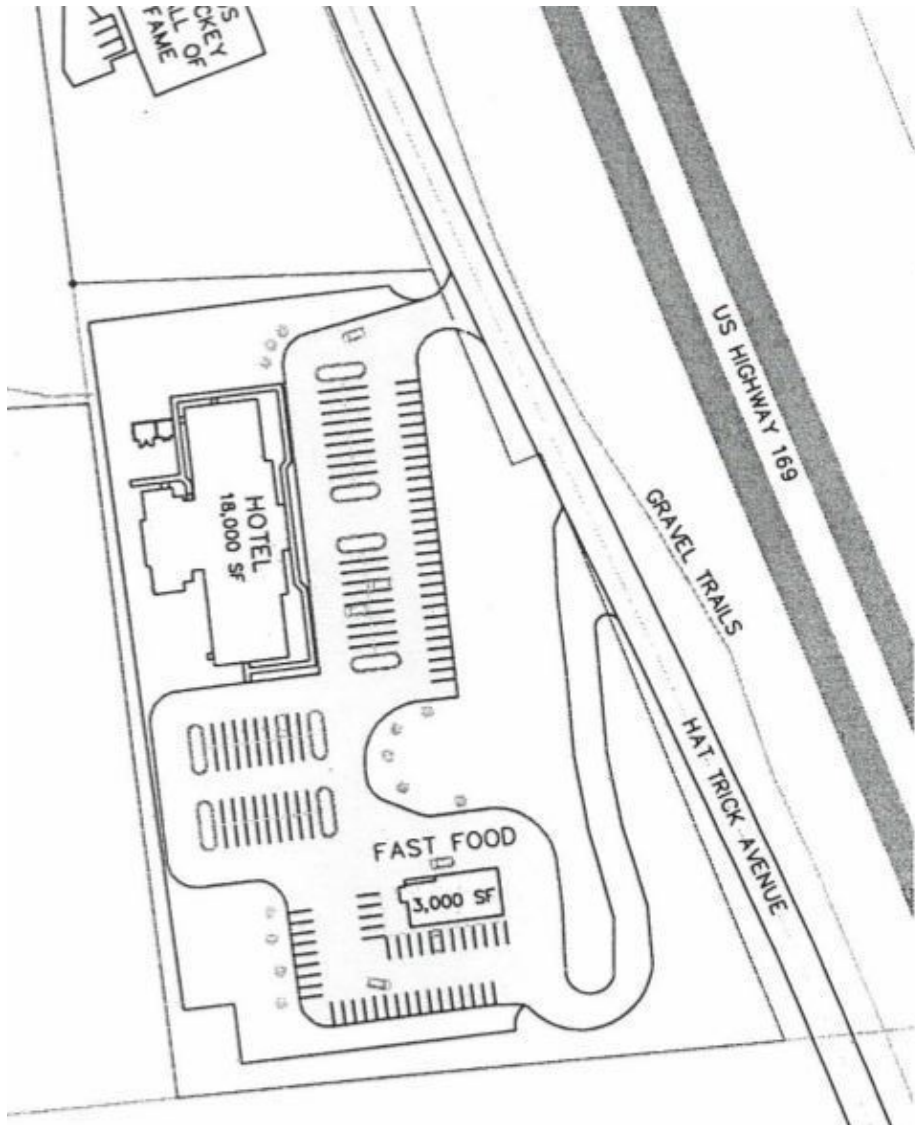
PROPERTY OVERVIEW

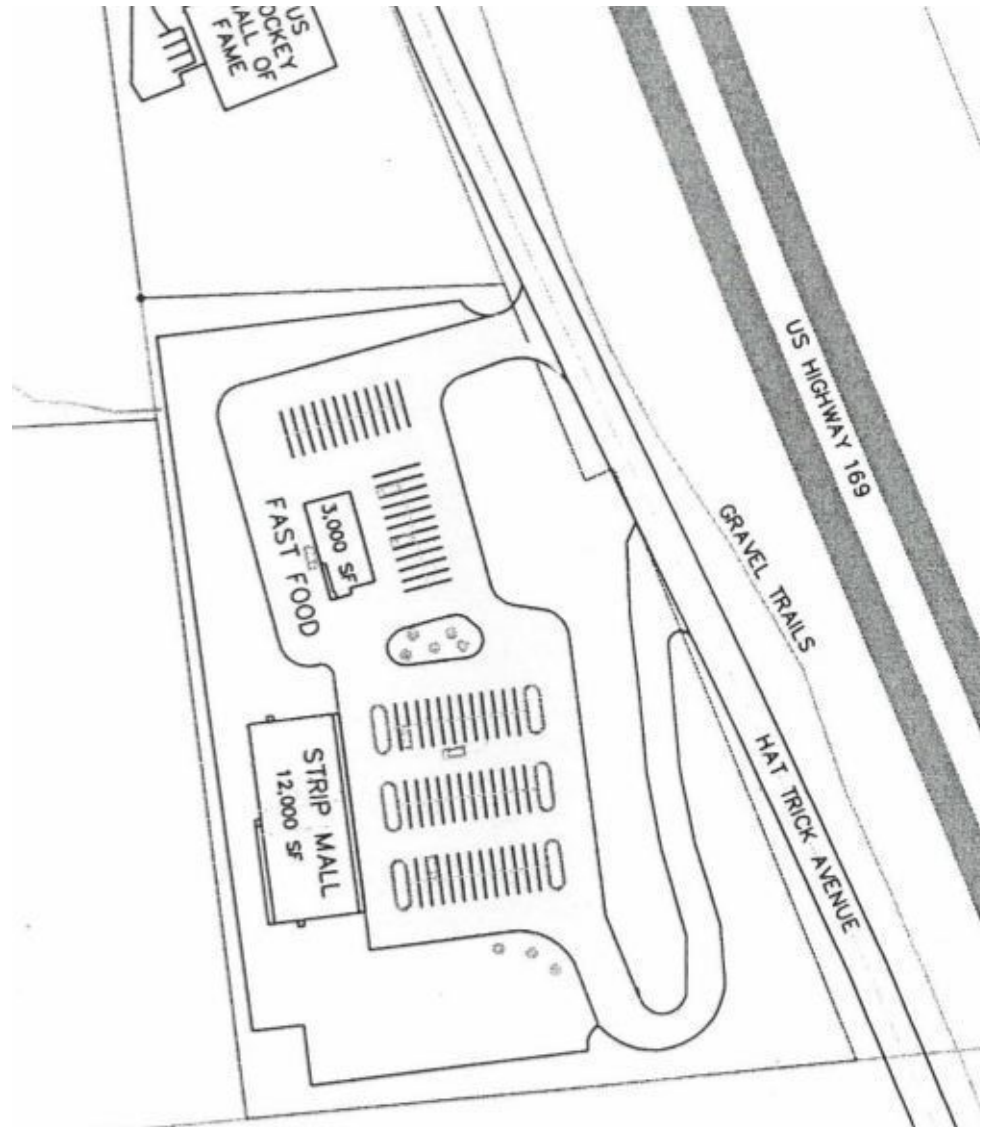
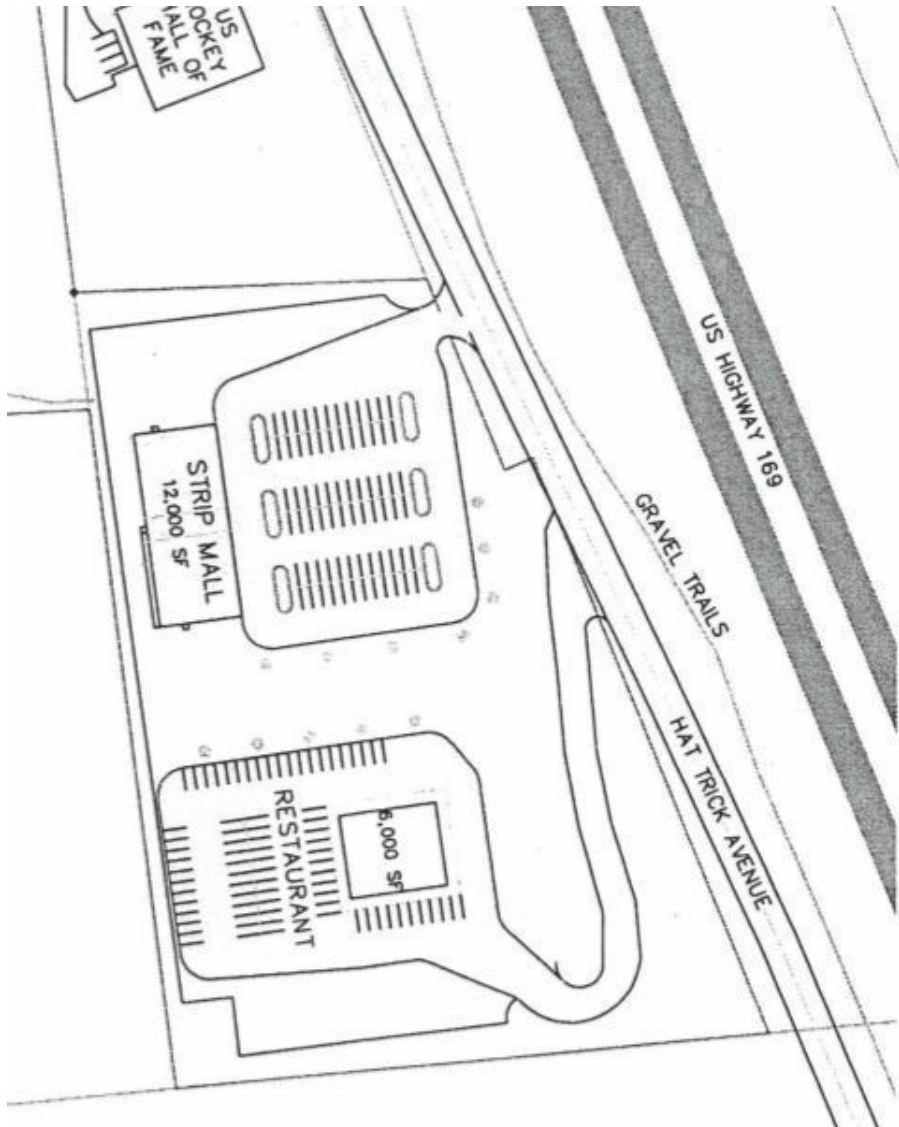
The 701 Hat Trick Ave Property is located in the city of Eveleth and fronts MN State Highway 53. This elevated land gets great exposure to 15,000+ cars a day and is prime for redevelopment. Excited to see the property developed, the City has removed the former building creating a ready to build on site. Flexible in its use, the cooperative city can see developments such as, but not limited to: hospitality, retail, restaurant/fast-food [including drive thru], office/medical office, and more. The property is two separate parcels totaling 10.71 acres. There is potential for more adjacent land being available for a residential development.

PROPERTY HIGHLIGHTS

- 10.7 total acre development site - flexible in its use
- Highway 53 [15,000+ VPD] frontage with incredible visibility
- City utilities to site & ready to build on
- Destination neighboring businesses bringing out of town visitors to the site daily: US Hockey Hall of Fame Museum, Range Recreation Civic Center Curling Arena, Mesabi Range Community College.
- A core city of the Mesabi Iron Range bringing local traffic daily using its services

Conceptual Development Ideas





Purchase Requirements

These properties are owned by the City of Eveleth. To maintain their direction of economic development, the following will be required to accompany an offer and to purchase the property(ies):

- *A detailed plan of the intended use of the building and land*
- *A financial plan to complete the proposed plan*
- *Evidence of the source of funding for the development and improvements*
- *The date of commencement of the improvements and date of completion of the development and improvements*
- *A statement of the minimum tax value of the asset after completion of the development and improvements*
- *A statement acknowledging that any offer is subject to city approval*



#2 Industrial Park Dr Property



OFFERING SUMMARY

Sale Price:	\$417,000
Lot 1	5.50 Acres
Lot 2	.17 Acres
Lot 3	5.60 Acres
Total Acres	11.27 Acres
Price / Acre:	\$37,000
Price / Sq Foot.	\$0.85

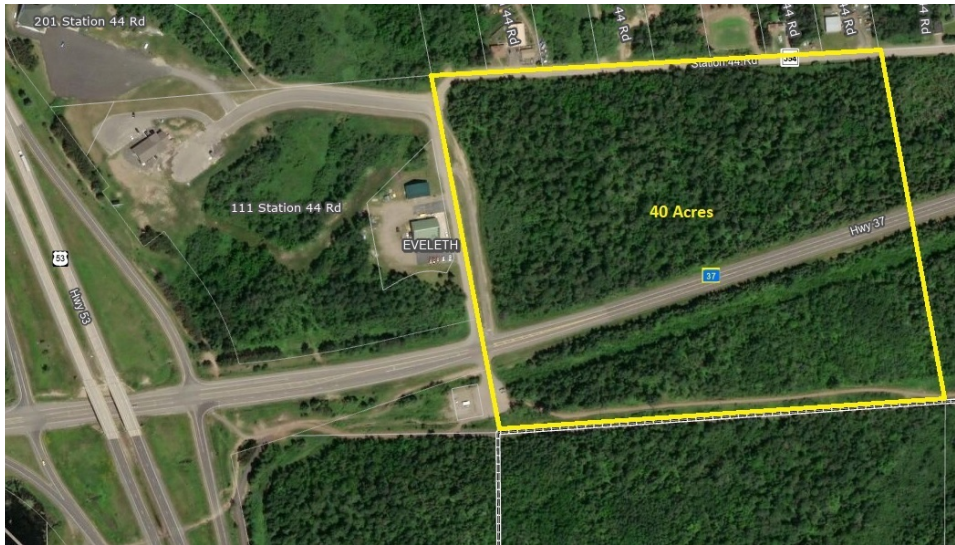
PROPERTY OVERVIEW

The Industrial Park Drive " Property" is located in the city of Eveleth and fronts MN State Highway 53. This site gets great exposure to 15,000+ cars a day and is prime for redevelopment. Flexible in its use, the property consists of three separate parcels totaling 11.27 acres.

PROPERTY HIGHLIGHTS

- 11.27 Total Acre Development Site - flexible in its use
- Highway 53 (15,000+ VPD) Frontage with Incredible Visibility
- City Utilities to Site
- Destination Neighboring Businesses - bringing out of town visitors to the site daily: US Hockey Hall of Fame Museum, Range Recreation Civic Center Curling Arena, Mesabi Range Community College
- A core city of the Mesabi Iron Range bringing local traffic daily using its services

#3 Hwy 37 Intersection Property



OFFERING SUMMARY

Sale Price:	\$349,000
Lot Size:	40 Acres
Price / Acre:	\$8,725
Price / Sq Foot	\$0.20

PROPERTY OVERVIEW

This Highway 37 Intersection Property is located in the city of Eveleth and site just off of MN State Highway 53. Flexible in its use, the site is easy accessible by way of the Hwy 37 full interchange - leading into the City of Eveleth directly West and to the City of Gilbert a couple miles to the East. The property is split by Hwy 37, the City would consider subdivide to developer size needs. For visibility needs, signage along Hwy 53 is available.

PROPERTY HIGHLIGHTS

- 40 Acre Development Site - flexible in its use
- Hwy Signage Available Visible to Highway 53 (15,000+ VPD)
- City Utilities to Site
- Mesabi Trail runs the southern property boundary

Notables Map





2 LOCATION INFORMATION

Eveleth, MN 55734

City Information



LOCATION DESCRIPTION

Eveleth, Minnesota is located in the Arrowhead region of northern MN and is part of the Mesabi Iron Range - land rich in iron ore. The city is known to be the "Gateway to the Iron Range" as it is the southern most and first range city when coming from the south/Duluth along US State Highway 53. The cities of Eveleth and Virginia are considered the commerce center of the Mesabi Range and serve as the shopping, industrial, educational, and medical hub for the surrounding communities.

US Highway 53 runs through the city and is the major thoroughfare running North/South connecting Duluth [the harbor city of Lake Superior] and International Falls [at the US and Canadian boarder]. Eveleth is located approximately 60 miles from Duluth and 200 miles from Minneapolis.

CITY HIGHLIGHTS

- Home of the US Hockey Hall of Fame Museum
- Home of the Range Recreation Civic Center Curling Arena
- Home of the iconic World's Largest Hockey Stick
- Home of the Mesabi Trail for Outdoor Recreation
- Home of the Mesabi Range Community College
- Home of the Thunderbird Taconite Mine

City Attraction Photos



US Hockey Hall of Fame Museum



World's Largest Hockey Stick

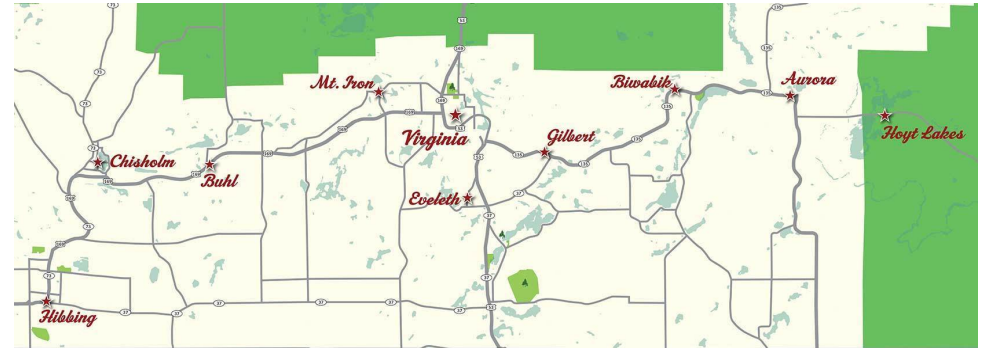


Mesabi Recreational Trail System



Range Recreation Civic Center Curling Arena

Mesabi Iron Range Information



IMMEDIATE CITY POPULATION

Eveleth	3,718
Virginia	8,712
Gilbert	1,799
Mountain Iron	2,869
	17,098

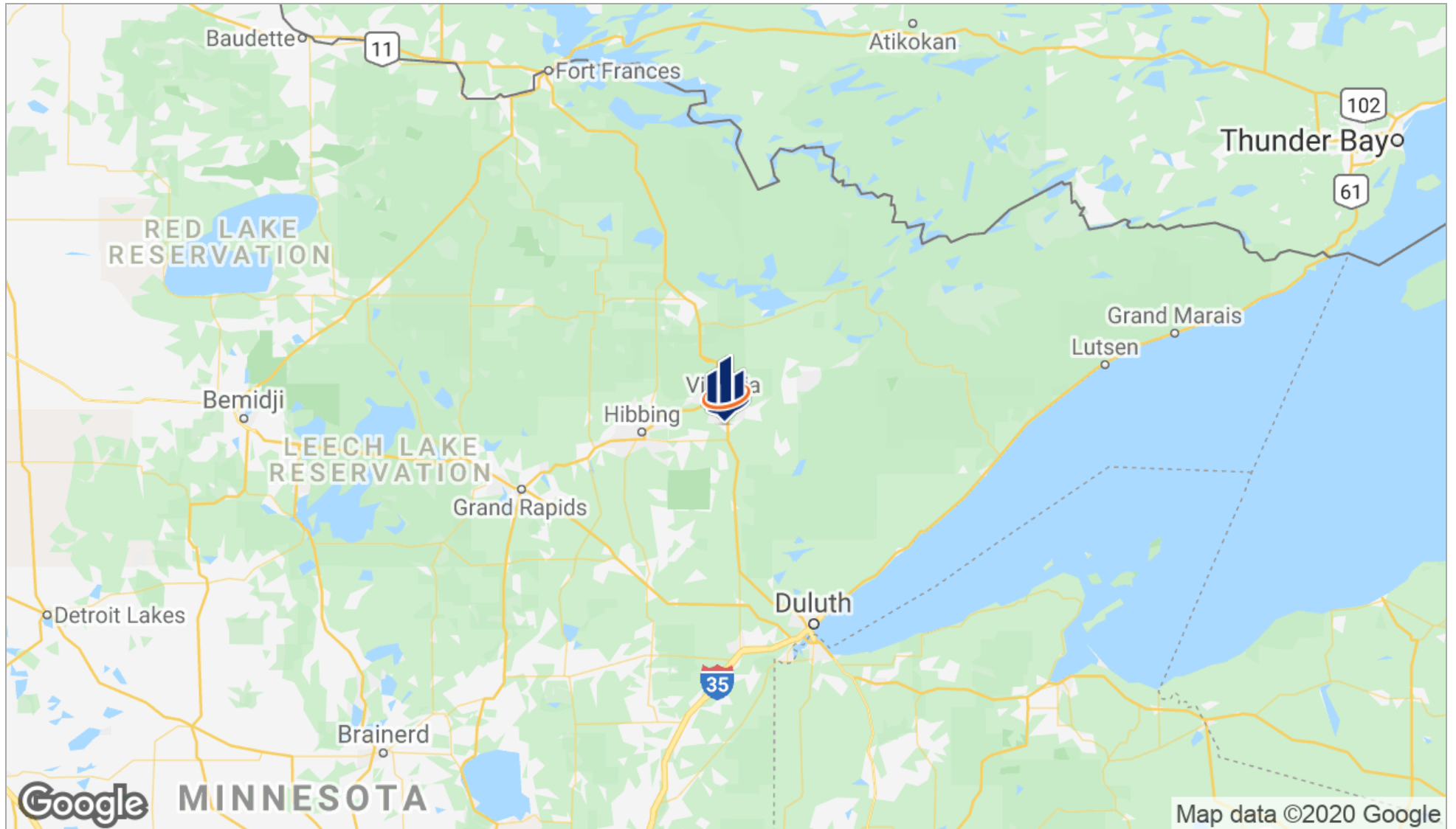
MESABI IRON RANGE

The Mesabi Iron Range is a 65-mile swath of land rich in iron ore located in northern Minnesota. In fact, iron ore has been mined here for over 125 years! The Mesabi Iron Range is about 1.5 hours south of the Canadian border, about 1 hour north of Duluth, and one hour west of Lake Superior's North Shore in Minnesota, in an area known as the Arrowhead Region for its shape. Mesabi Iron Range towns include Hibbing, Chisholm, Mountain Iron, Virginia, Eveleth, Gilbert, Biwabik, Aurora and Hoyt Lakes, Minnesota.

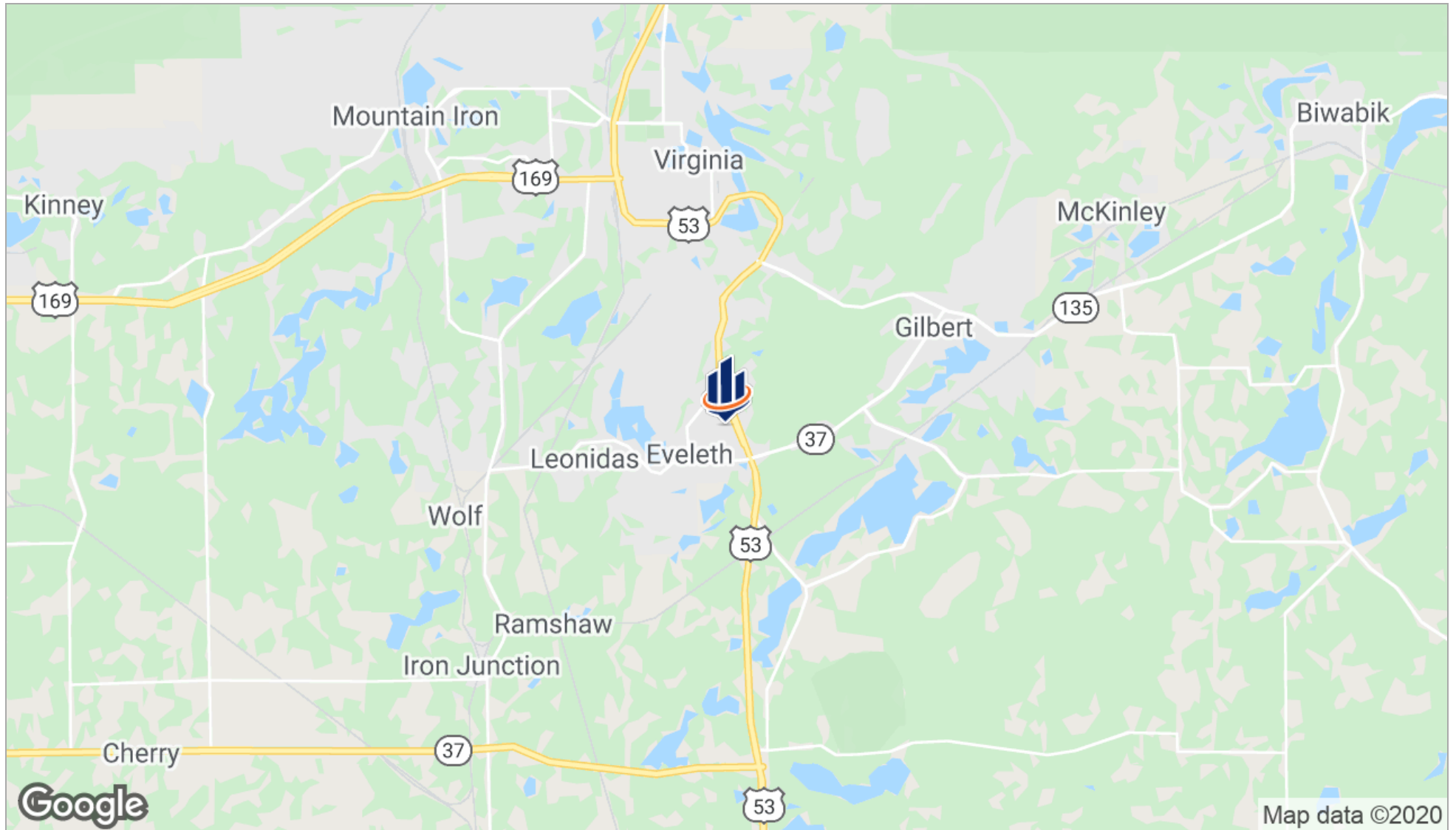
IMMEDIATE RANGE CITY HIGHLIGHTS

- Eveleth, the home of hockey as evidenced by the country's largest hockey stick right in the middle of downtown, the US Hockey Hall of Fame Museum, and the iconic Hippodrome oozing hockey history
- Virginia & Eveleth are the retail and entertainment hub with a variety of shopping, dining, and a great municipal golf courses
- Beautiful landscape creating a hotbed for outdoor recreation on the many groomed trail systems
- Expansion of well paying jobs as new technology has abundant unharvested product throughout the existing area mines

Regional Map



Location Maps

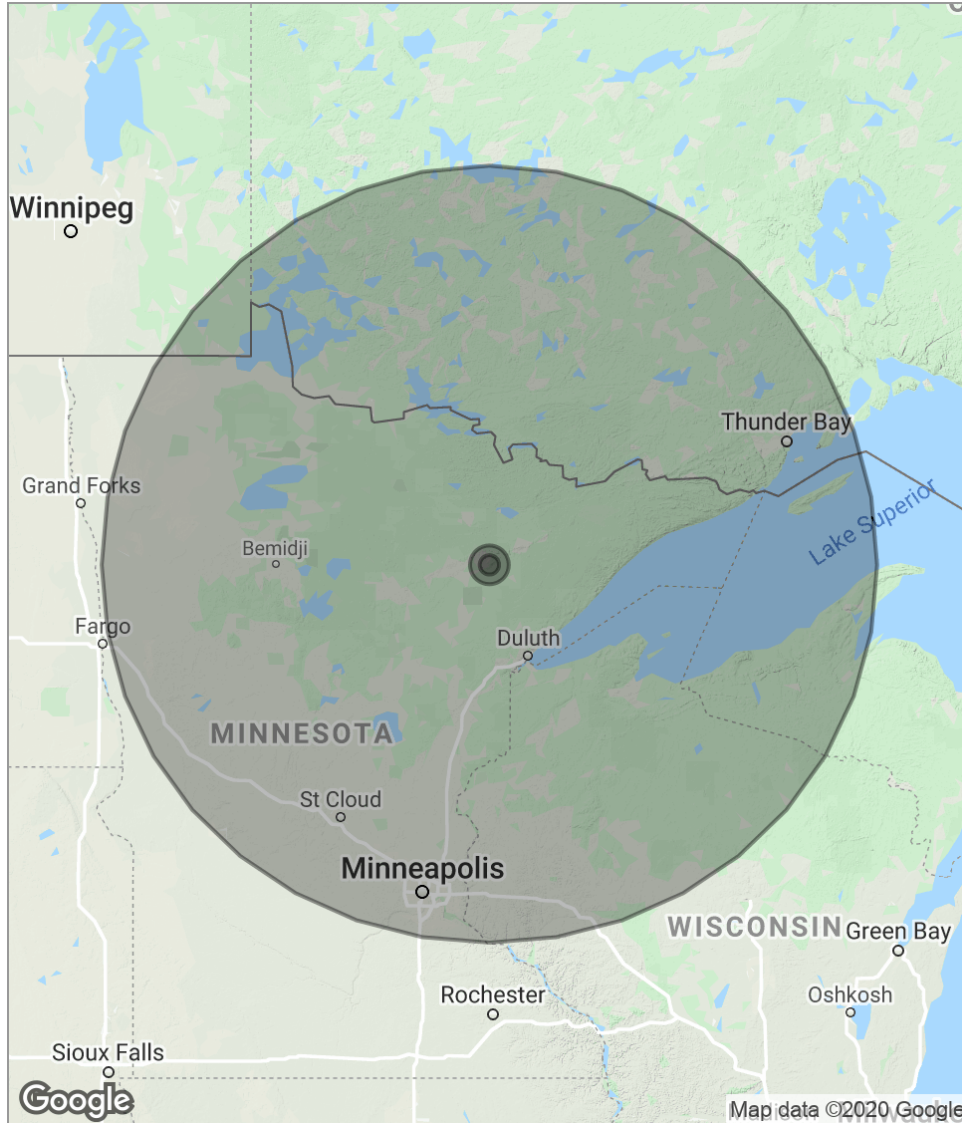




3 DEMOGRAPHICS

Eveleth, MN 55734

Demographics Map



POPULATION	5 MILES	10 MILES	200 MILES
Total population	18,939	29,508	6,193,076
Median age	43.5	44.8	37.1
Median age [Male]	41.0	42.9	36.3
Median age [Female]	45.9	46.6	37.8
HOUSEHOLDS & INCOME	5 MILES	10 MILES	200 MILES
Total households	8,843	13,764	2,433,977
# of persons per HH	2.1	2.1	2.5
Average HH income	\$46,363	\$48,254	\$72,418
Average house value	\$111,405	\$120,738	\$255,233

** Demographic data derived from 2010 US Census*



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