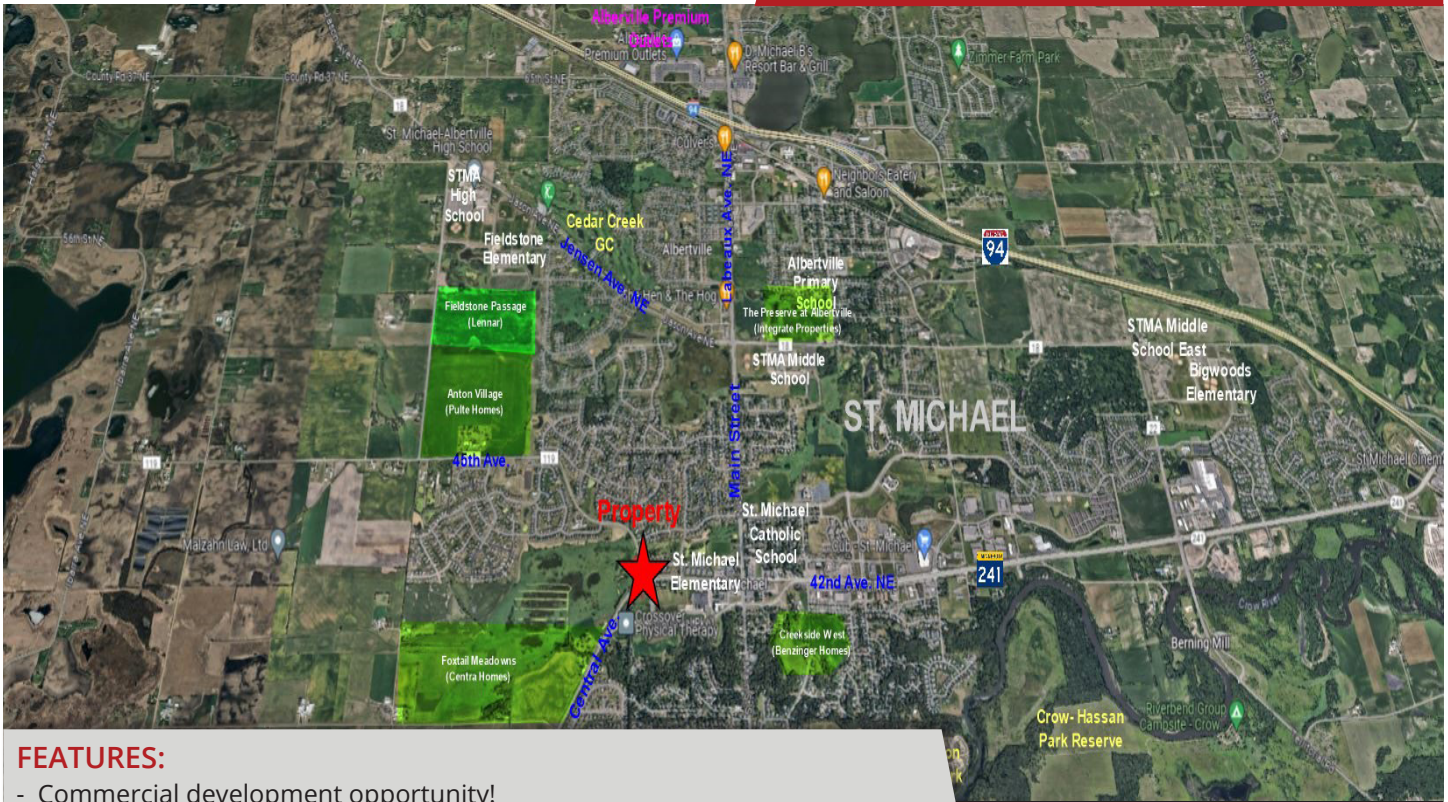


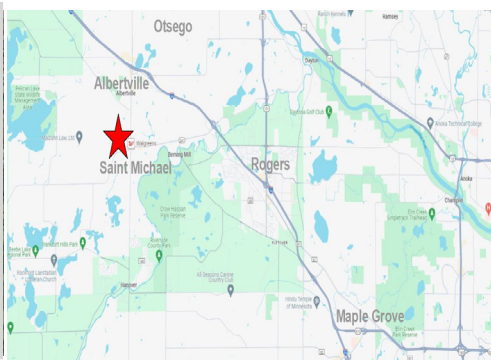
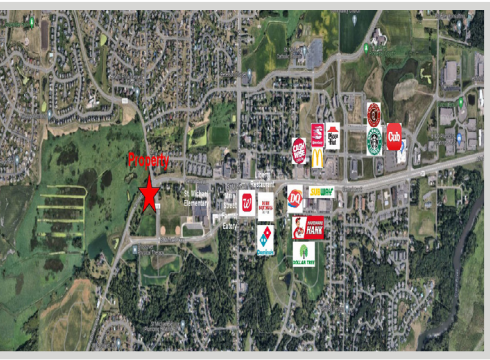
**FOR SALE**  
**2.90 ACRES AVAILABLE**



**FEATURES:**

- Commercial development opportunity!
- 2.90 Acres of land available in St. Michael, MN.
- Utilities available.
- Near large residential development in the area.
- Situated in a strong growth corridor of the city!

Sale Price:  
**Negotiable**




Overview ..... 1  
 Property Facts ..... 2  
 Aerial Maps ..... 3  
 Site Plans ..... 4  
 City Information ..... 5



  
**Steve Fischer**  
 612.619.9991  
 sfischer@arrowcos.com



  
**Jeff Penfield**  
 612.325.2067  
 jpenfield@arrowcos.com

**Contact**  
 Phone: 763.424.6355  
 Fax: 763.424.7980  
**Arrow Companies**  
 7365 Kirkwood Court N. Suite 335  
 Maple Grove, MN 55369

[www.arrowcos.com](http://www.arrowcos.com)



# St. Michael Commercial Land

325 Central Ave. W.  
St. Michael, MN 55376

## PROPERTY FACTS

**FOR SALE**  
**2.90 ACRES AVAILABLE**

|                     |  |
|---------------------|--|
| SALE PRICE          | Negotiable   |
| LOT SIZE            | 2.90 Acres   |
| 2024 PROPERTY TAXES | \$1,896.00   |
| PID #               | 114500141208 (Wright County)   |
| ZONING              | Current Zoning is R-1 (Single Family Residential)<br>2040 Land Use - B-2 (Downtown / Town Center)<br><b>Click on QR CODE for Zoning information below.</b> |



### Contact

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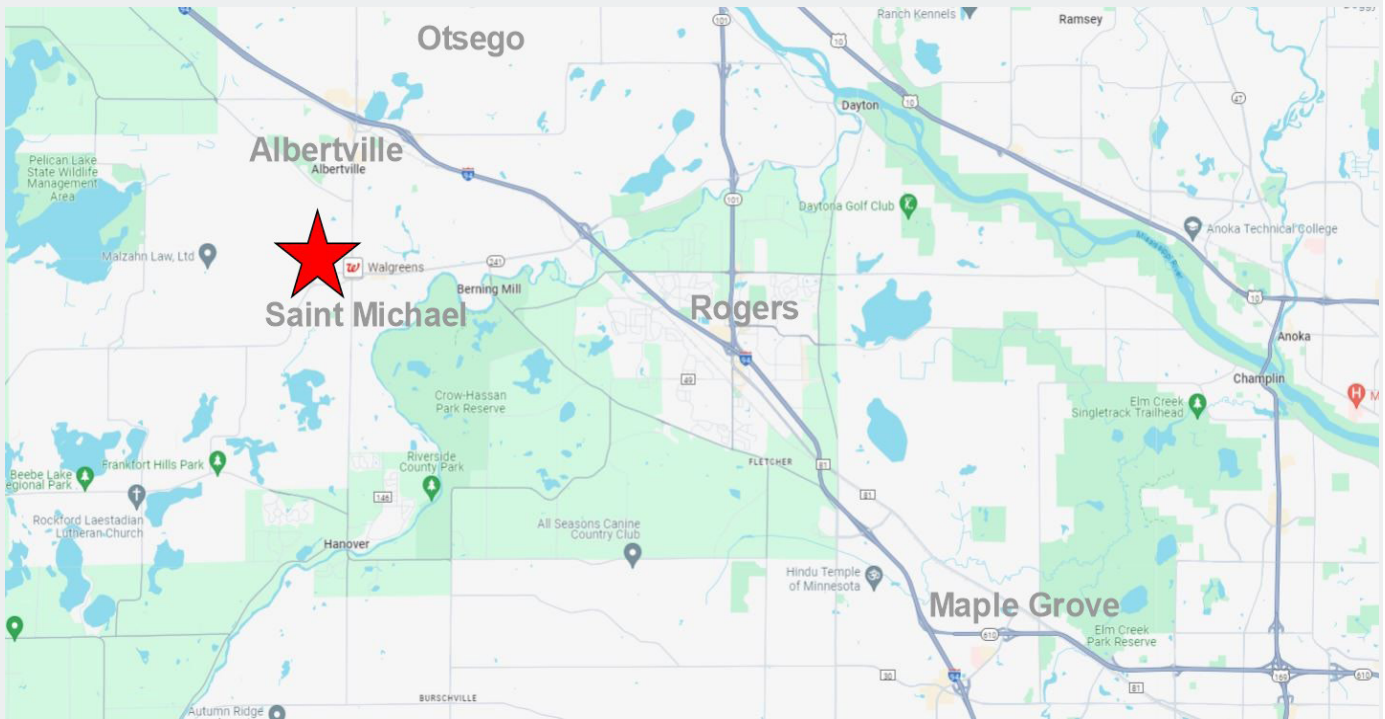
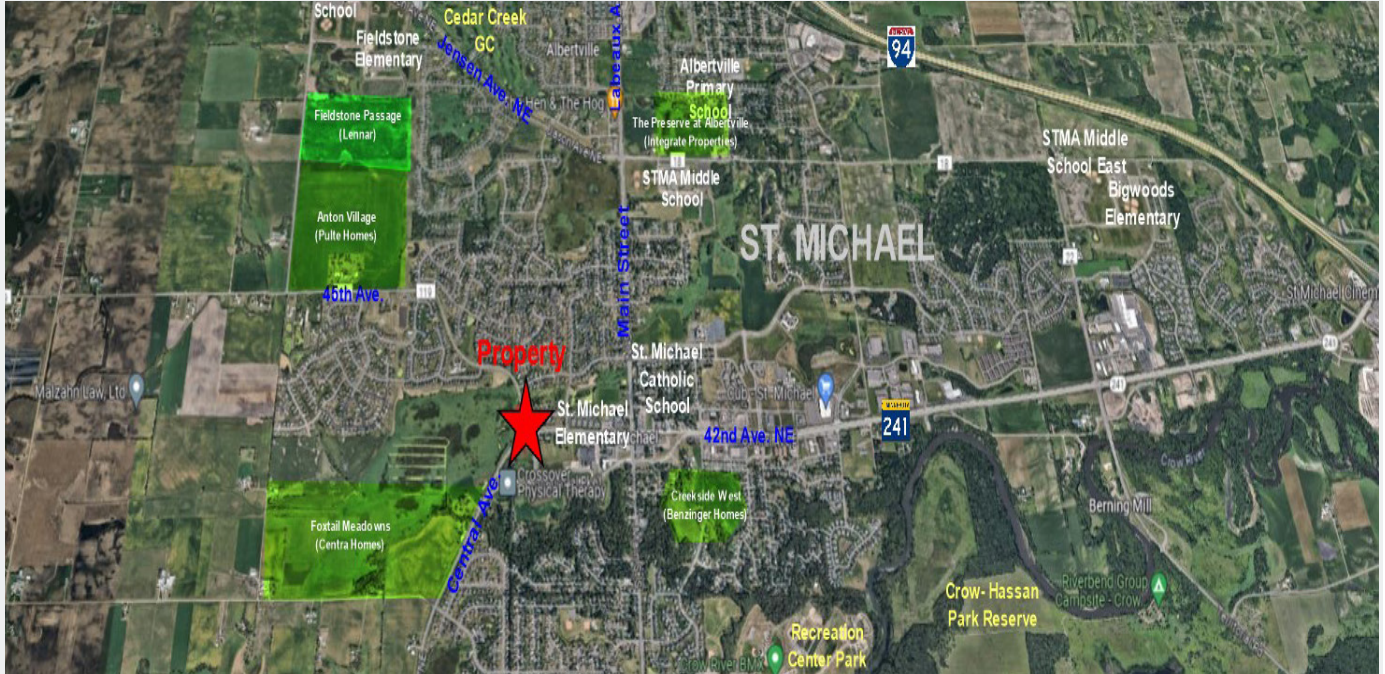
### Arrow Companies

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[www.arrowcos.com](http://www.arrowcos.com)

**AERIAL & MAP**

**FOR SALE**  
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**CITY INFORMATION**

**FOR SALE**  
**2.90 ACRES AVAILABLE**

|                                       |  |
|---------------------------------------|--|
| <b>POPULATION<br/>(5 MILE RADIUS)</b> | 2010 Census - 33,513<br>2023 (Estimate) - 42,151<br>2028 (Projection) - 44,705   |
| <b>AVERAGE HOUSEHOLD<br/>INCOME</b>   | 2023 - \$126,694 (5 miles)   |
| <b>TRAFFIC</b>                        | Central Ave. - 4,565 vehicles per day  |
| <b>CITY OF ST. MICHAEL</b>            | The City of St. Michael is located along Interstate 94 and the Crow River in eastern Wright County. Located adjacent to the seven county Twin Cities Metropolitan Area, St. Michael is considered one of Minnesota's fast-growing collar communities impacted by the growth of the metropolitan area. The City is bordered by Monticello Township and the Cities of Albertville and Otsego to the north; Rockford Township and the City of Hanover to the south; the Crow River and Rogers to the east; and Buffalo Township to the west. Located only 25 minutes by car from downtown Minneapolis and 35 minutes from St. Cloud, St. Michael continues to be a desirable location for residential, commercial, and industrial growth. With 37 square miles, St. Michael has a variety of natural resources including rolling farmlands, a dozen lakes, and preserved woods and open spaces. |
| <b>FUTURE CITY<br/>DEVELOPMENTS</b>   | Click on QR Code below for more information  |



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