

LAND FOR SALE

1303 OLD MINNESOTA AVENUE

Saint Peter, MN 56082



PROPERTY DESCRIPTION

Boasting ample space for development, this parcel is perfect for a wide range of land and industrial projects. With excellent accessibility and connectivity in the Saint Peter area, this property presents a compelling opportunity for prospective investors.

PROPERTY HIGHLIGHTS

- HWY 169 VPD 17386
- Old MN Ave VPD 1650
- Can be customized for client needs
- Ample space for development

OFFERING SUMMARY

Sale Price:	\$300,000
Lot Size:	2.75 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,471	4,612	10,907
Total Population	4,029	14,462	30,041
Average HH Income	\$109,278	\$112,900	\$111,319

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

JAMES HALBUR
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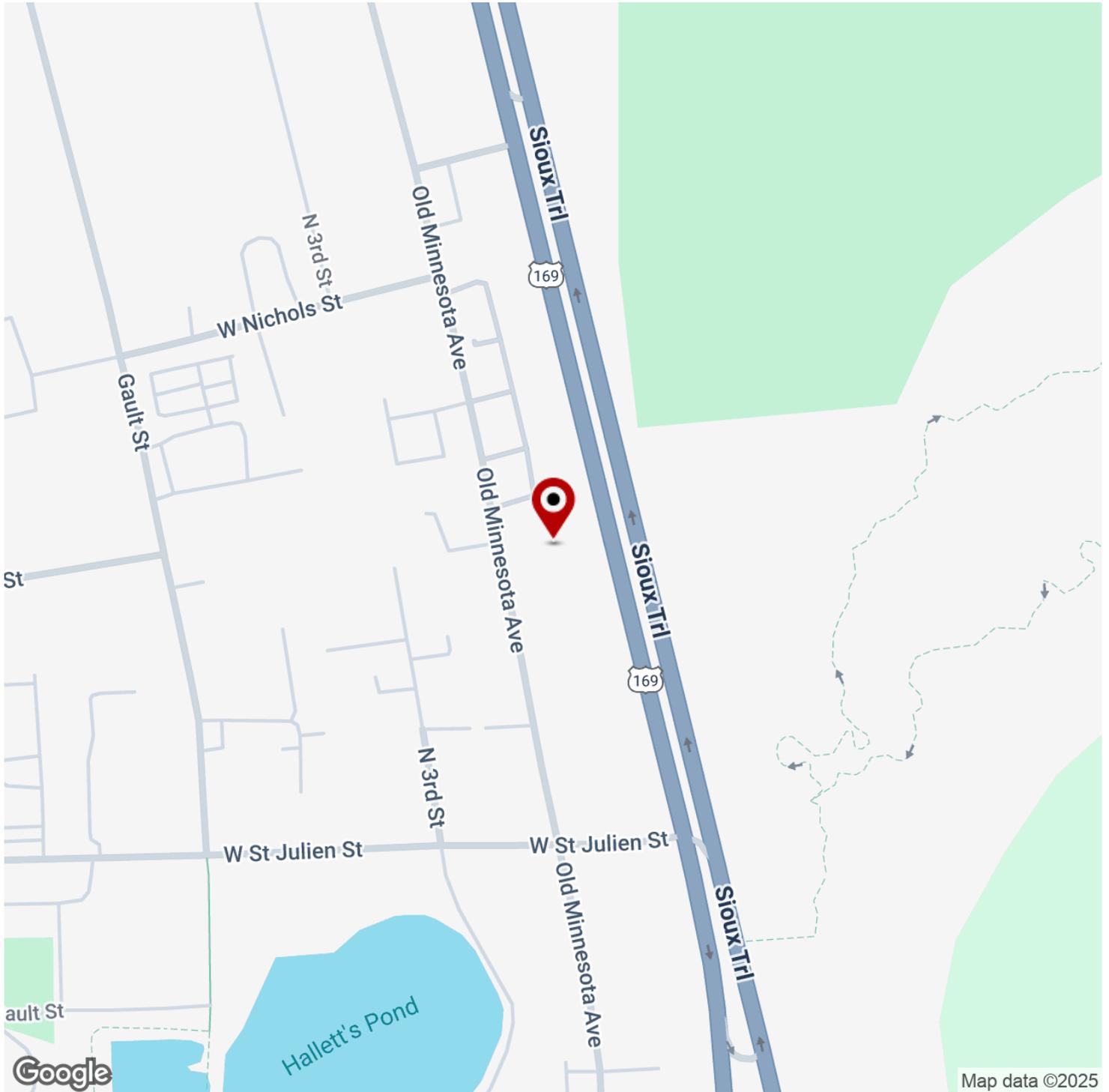
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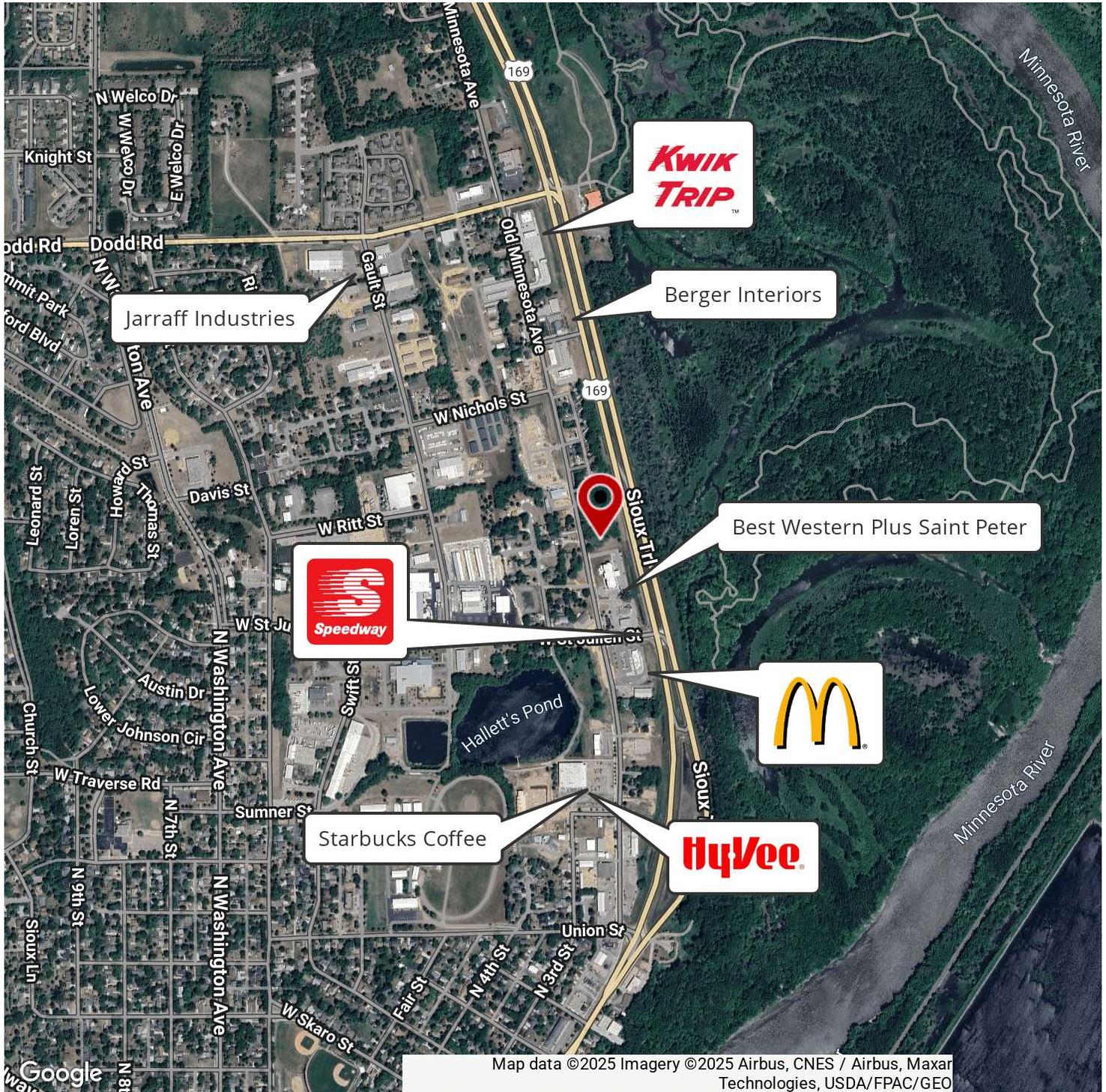
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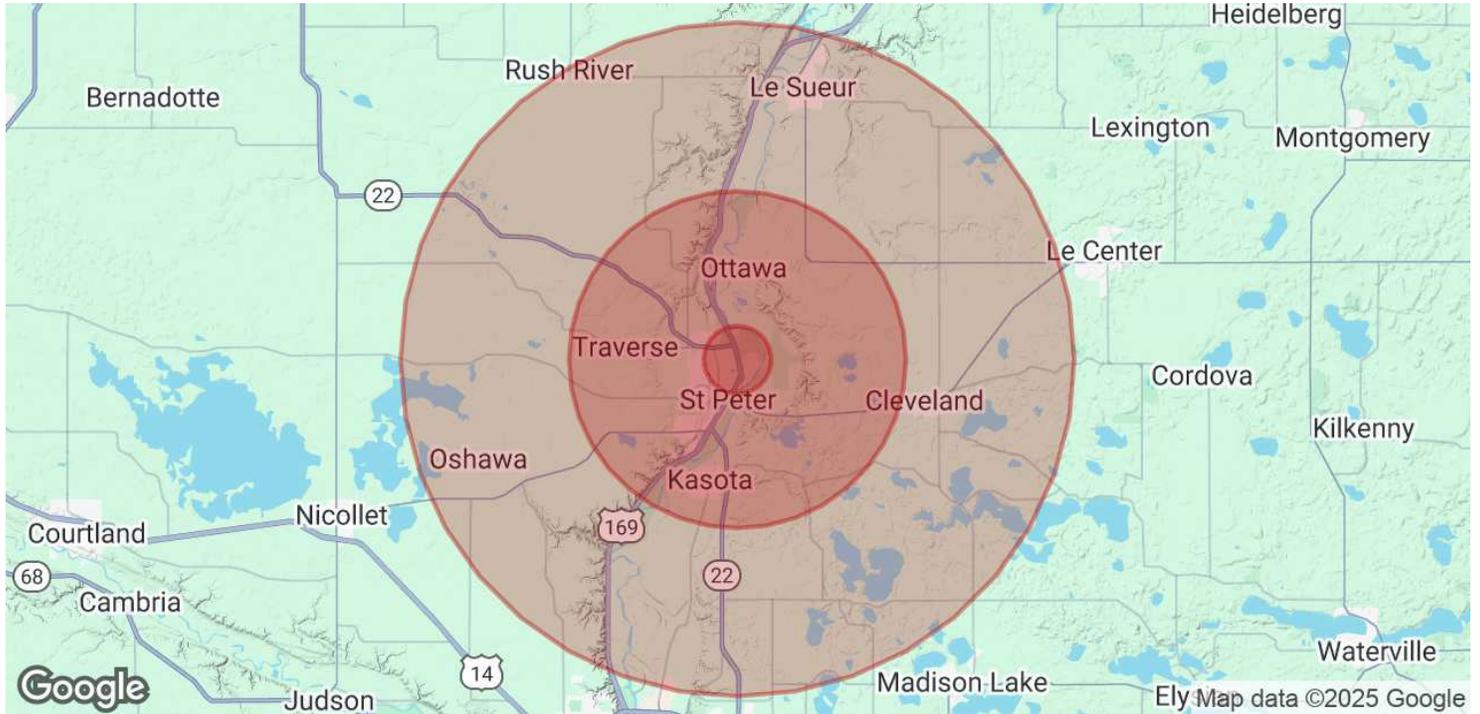
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,029	14,462	30,041
Average Age	39	38	40
Average Age (Male)	38	37	39
Average Age (Female)	40	39	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,471	4,612	10,907
# of Persons per HH	2.7	3.1	2.8
Average HH Income	\$109,278	\$112,900	\$111,319
Average House Value	\$268,704	\$305,180	\$332,055

Demographics data derived from AlphaMap

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