

Hutchinson Land

For Sale

Colliers

Highway 7 10,572 vpd

Main St N 11,100 vpd

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Hutchinson, MN is located in northwestern McLeod County and has a population of nearly 15,000. The community is approximately 58 miles from Minneapolis and 50 miles to St Cloud. This community was established in 1855 and is known as Minnesota's hometown with a unique mix of small-town community, industry, historical significance, and modern convenience. This parcel is a quick walk to the quaint downtown which plays host to North Park at the center of downtown, along with the State Theater, Library, Band Shell, and several shops and convenience retailers. 3M, TDK, FMC Technologies, and Uponor employ many in this community, while healthcare and the retail trade round out employment opportunities. Large national retailers such as Walmart, Target, Best Buy, Menard's, Aldi, Hobby Lobby, Bath & Body Works, Slumberland Furniture and Goodwill attract shoppers from surrounding communities to Hutchinson. The Kiwanis Park (one of many city parks) is on the back side of this parcel within an established neighborhood. The Cobblestone Hotel & Suites, Hutchinson Utilities Commission Plant, and Southwest Initiative Foundation are on the adjacent corners of this parcel. This parcel is a great opportunity for one of many uses and the city is excited and ready to work with you.

Property Overview

Address	Hwy 22/Hwy 7 & Hwy 15 (Main Street)Hutchinson, MN	
Parcels - Zoning	230561320 - C2 230561350 - C2 230561300 - C2	230561290 - R2 230561280 - R2
Acres	3.16 acres total	
Lot Size	Approximately 480' x 280'	
Traffic Counts	Highway 7 - 10,700 vpd Main Street - 11,100 vpd	
Sale Price	\$1,150,000	

View of downtown from Parcel



- Frontage along Highway 7
- Prime signalized intersection - Highway 7 & Main Street
- 5 parcels in total
- Potential for city to donate an adjacent parcel for a development project
- 2 parcels are residential with current homes (can be rezoned and leveled)
- Minutes to quaint downtown

Parcel - Frontage Hwy 7





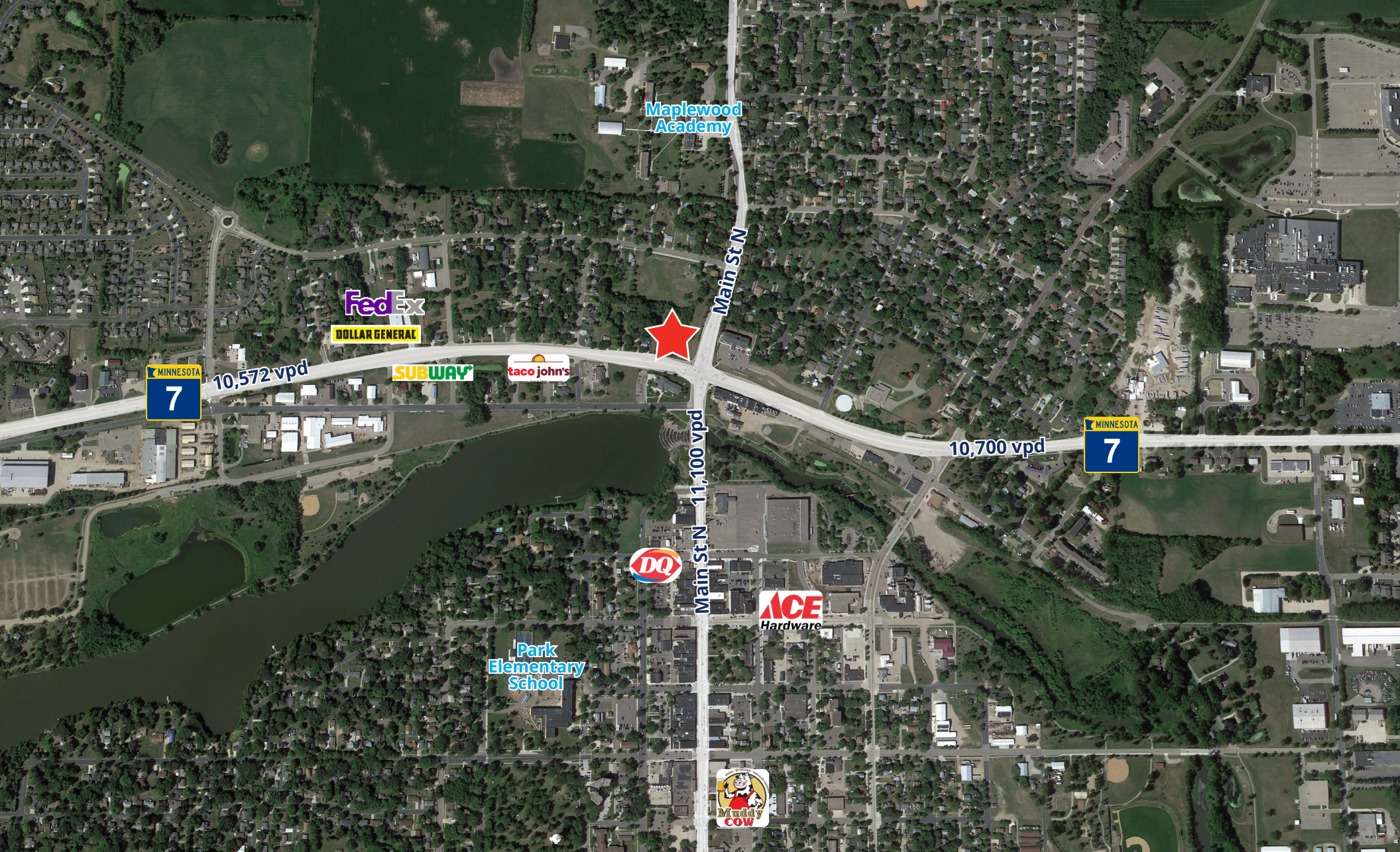
Downtown Hutchinson - North Park



Downtown Businesses



South Fork Crow River



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