

# FOR SALE

## Commercial Land in Columbus 15057 Hornsby Street, Columbus, MN 55025



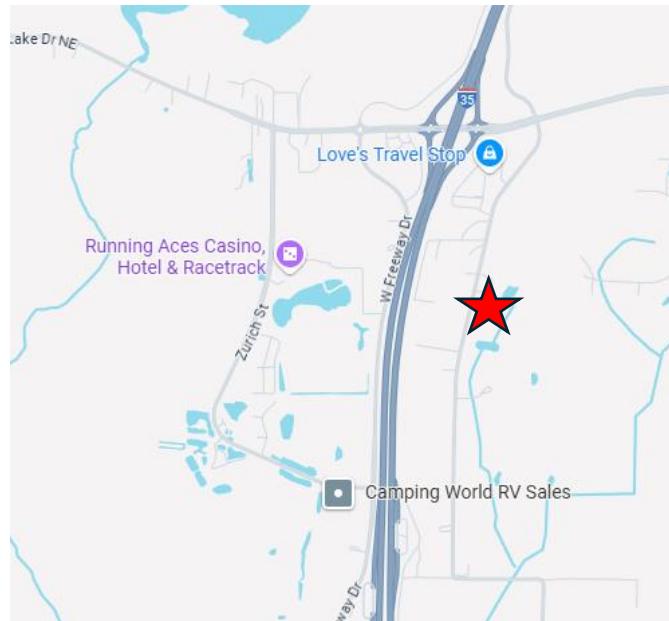
### LISTING DETAILS

- Land Size: 16.35 Acres
- PID: 24-32-22-44-0002
- Price: \$980,000 (\$1.37 per SF)
- Zoning: General Business
- Uses: Industrial, Office, Flex, and Specialized Uses

### PROPERTY DETAILS

- Location Primed for Development
- Utilities Available on Site
- Special Assessments Paid by Seller
- Seller Participation Considered
- Nearby Businesses Include: Running Aces, Bare Home, Camping World, and Ziegler Caterpillar

### LOCATION



Located off I-35E and Hornsby Street



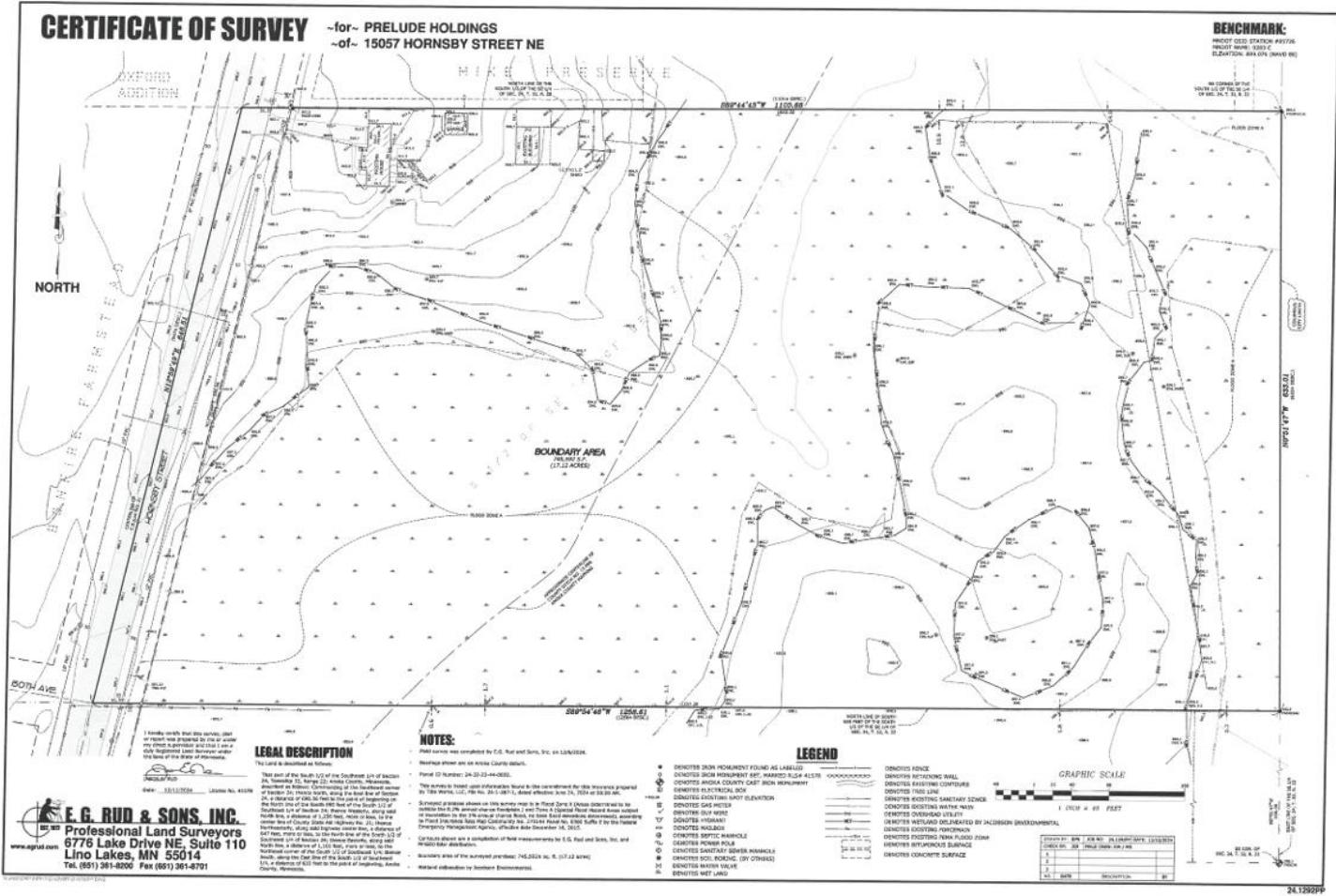
**CROSSROADS**  
PROPERTIES

Mark Young D: 651-233-2435 | M: 651-307-2371  
Zac Houle D: 651-209-0520 | M: 651-248-7567  
Joseph Dokken D: 651-363-3598 | M: 651-395-0948  
7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128  
[www.crossroadsproperties.net](http://www.crossroadsproperties.net)

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### SURVEY



- Approximately 6 Acres Buildable & 10.35 Acres Wetland



**NORTH**



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15057 Hornsby Street, Columbus, MN 55025**

## **POTENTIAL USES**

- Municipal buildings and facilities and parks.
- Medical clinics and support facilities.
- Assisted living facilities.
- Professional offices.
- Licensed childcare.
- Family movie theaters.
- Corporate campus/professional office campus
- Dry cleaners, hair salons, and other on-premises business services.
- Funeral home.
- Commercial bakeries and catering services.
- Small building trade shop, cabinet making, welding, machine shops and auto glass repair.
- Commercial beer production and alcohol distilling with accessory retail sales.
- Indoor vehicle service and repair.
- Indoor RV service and repair.
- Indoor building supply center.
- Indoor RV and truck wash facility.
- Indoor new/used construction equipment sales, service, and rental.
- Internet commerce with accessory indoor retail storage and sales.
- Enclosed self-storage warehouse with accessory outdoor storage.
- Warehousing, distribution and datacenters.
- Veterinary animal hospital or clinic, including accessory product sales and accessory small animal patient indoor boarding, and grooming.
- Small animal indoor grooming, including accessory product sales and periodic vaccination services.
- Indoor commercial recreation.
- Laboratories, excluding animal testing.
- Indoor shooting range, sales, and service.



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### DEMOGRAPHICS

#### Location Facts & Demographics

Demographics are determined by a 10 minute drive from 15123 Hornsby St NE, Forest Lake, MN 55025

CITY, STATE

Forest Lake, MN

POPULATION

21,387

AVG. HH SIZE

2.73

MEDIAN HH INCOME

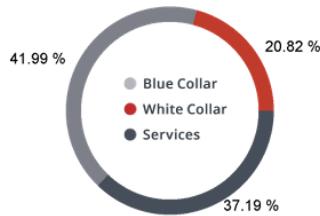
\$72,291

HOME OWNERSHIP

Renters: 1,830

Owners: 6,143

EMPLOYMENT



57.51 %

Employed

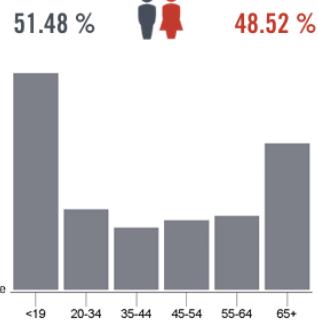
1.41 %

Unemployed

EDUCATION

High School Grad:	33.66 %
Some College:	25.60 %
Associates:	8.98 %
Bachelors:	26.00 %

GENDER & AGE

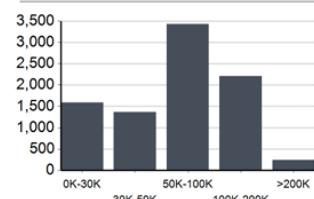


RACE & ETHNICITY

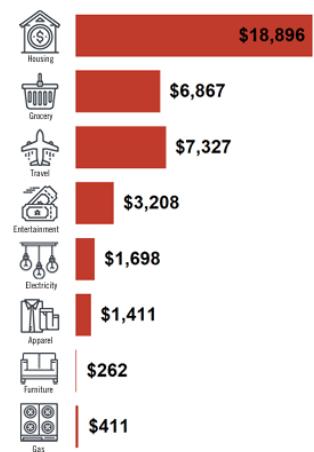
White:	94.31 %
Asian:	1.85 %
Native American:	0.00 %
Pacific Islanders:	0.00 %
African-American:	0.82 %
Hispanic:	1.35 %
Two or More Races:	1.67 %

 **Catylist** Research

INCOME BY HOUSEHOLD



HH SPENDING



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