

FOR SALE

Commercial Land in Columbus

15057 Hornsby Street, Columbus, MN 55025



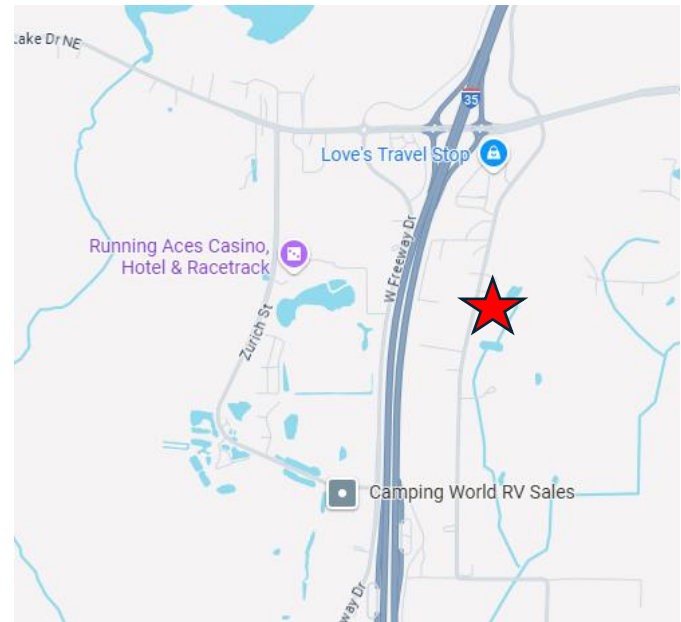
LISTING DETAILS

- 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

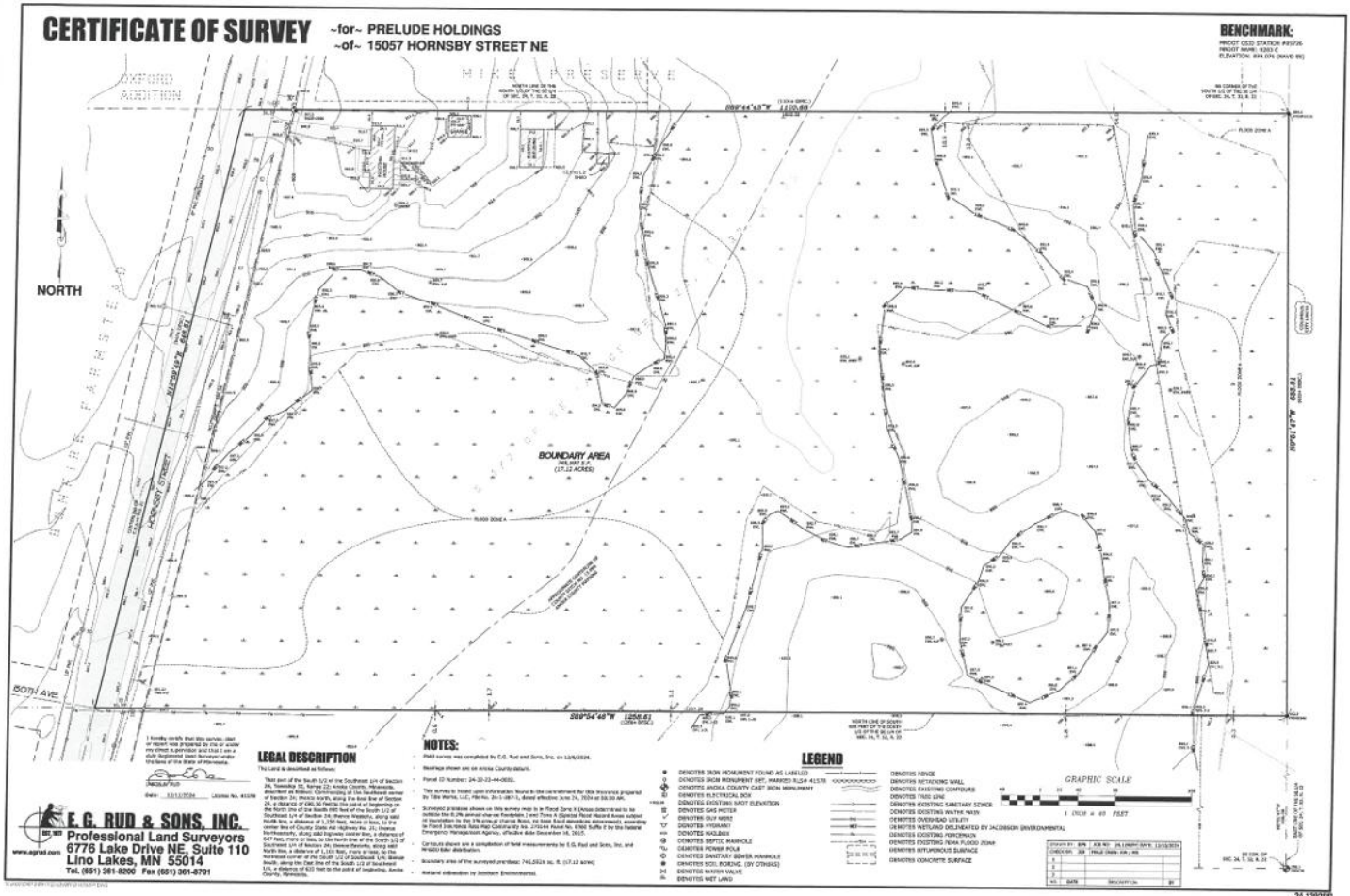
D: 651-363-3598 | M: 651-395-0948

7250 Hudson Boulevard N, Suite 160, Oakdale, MN 55128

www.crossroadsproperties.net

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SURVEY



- **Approximately 6 Acres Buildable & 10.35 Acres Wetland**



NORTH



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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. HHSIZE

2.73

MEDIAN HH INCOME

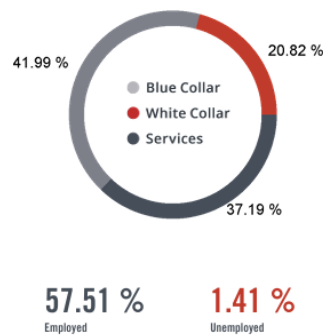
\$72,291

HOME OWNERSHIP

Renters: **1,830**

Owners: **6,143**

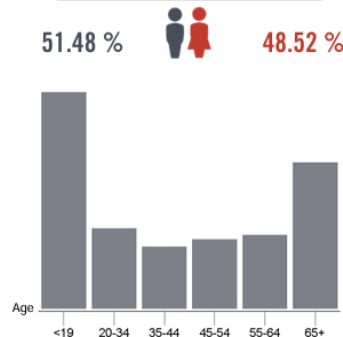
EMPLOYMENT



EDUCATION

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

GENDER & AGE

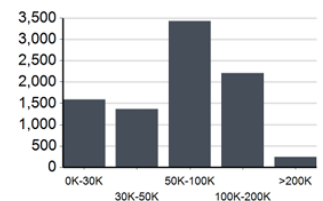


RACE & ETHNICITY

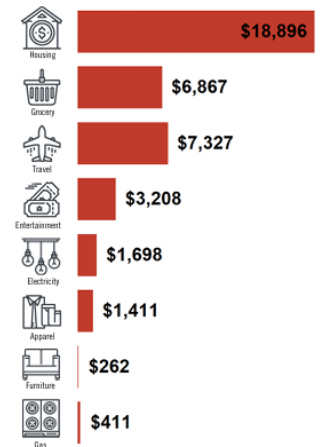
White: **94.31 %**
Asian: **1.85 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.82 %**
Hispanic: **1.35 %**
Two or More Races: **1.67 %**

Catylist Research

INCOME BY HOUSEHOLD



HH SPENDING



This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.



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