



**F** **FOR SALE**



**Prime Development Site**  
**5364 Thompson Hill Road—High Visibility**  
**Offered at \$877,000**

**Greg Follmer ▪ Broker MN WI ▪ 218.310.0013 ▪ [GregFollmer@gmail.com](mailto:GregFollmer@gmail.com)**

**230 East Superior Street ▪ Duluth, Minnesota 55802 ▪ Licensed in Minnesota and Wisconsin**

**All Information Herein Deemed Reliable but not Guaranteed**



**APPROXIMATELY  
89 ACRES**

**Spirit Mountain Development Land  
Highly visible location along I-35!**

**High Forested Land perfect for a mixed  
use development. Zoned C-2 & R-2  
with land on both sides of I-35 making  
for great commercial potential. TIF  
Funding available!**



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## PROPERTY HIGHLIGHTS

- Approximately 89 Acres
  - Zoned C-2 & R-2
  - 185-0240-01520
  - 185-0240-01530
  - 185-0240-01600
- 28,500 Cars Per Day
- TIF Funding available



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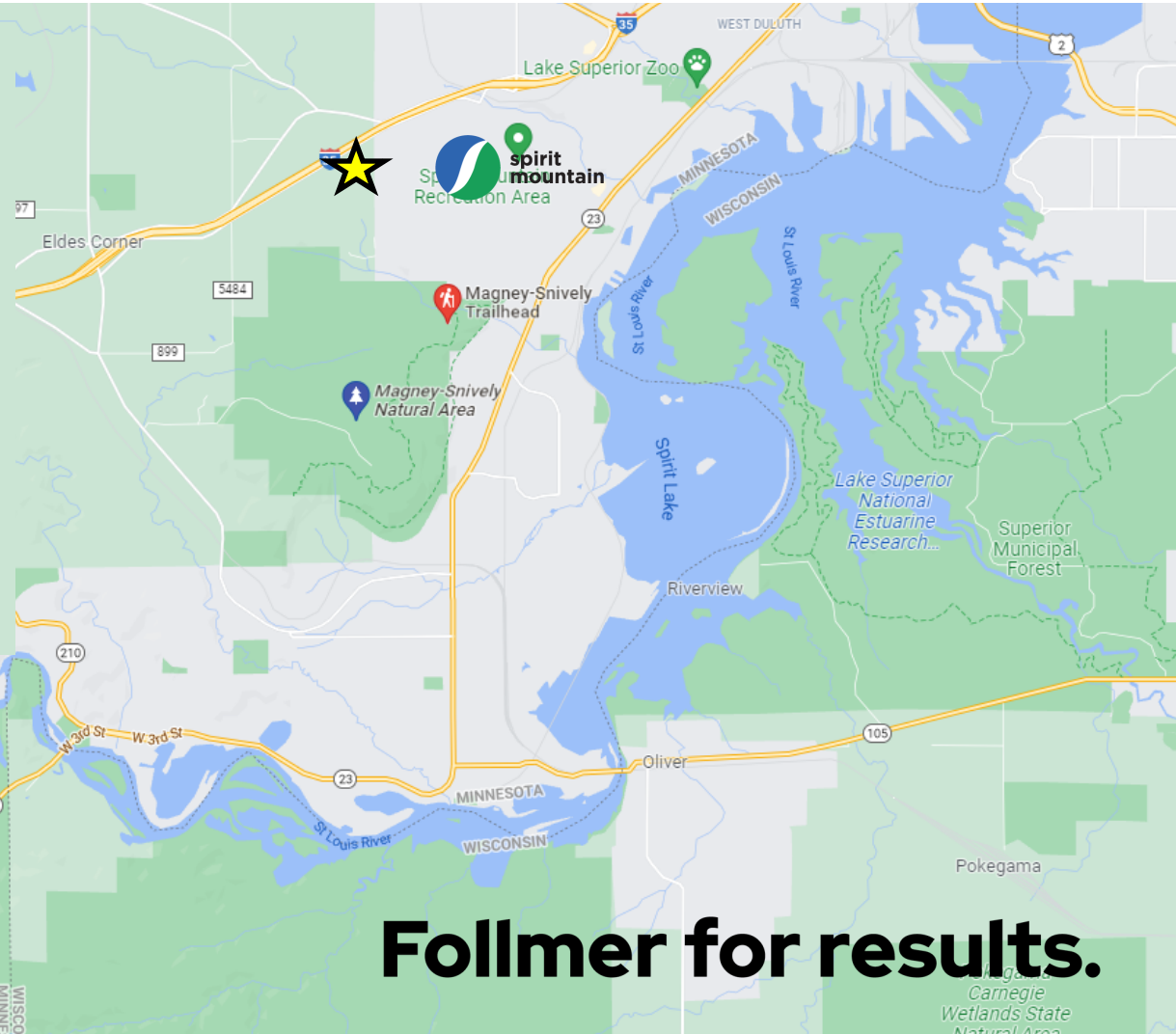
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### LOCATION HIGHLIGHTS

- Site is located in the City of Proctor with a population of 3,088 just minutes south of Duluth.
- Frontage on both sides of Interstate 35 offering huge visibility with traffic counts of approximately 25,800 CPD.
- Outdoor Lifestyle— quick access to Spirit Mountain, Jay Cooke State Park, Cross Country Ski Trails, Mountain Biking, Snowmobile Trails, golf, St. Louis River and Lake Superior!



## **Follmer for results.**



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