



# FOR SALE – 120.55 Acres

1725 Mill Avenue NE  
Watertown Township, MN 55388

Tim Stewart  
612.466.7304 (o)  
612.508.8637 (c)  
[tcs@tatonkare.com](mailto:tcs@tatonkare.com)

Andrew Chirhart  
612.466.7311 (o)  
651.492.2289 (c)  
[achirhart@tatonkare.com](mailto:achirhart@tatonkare.com)

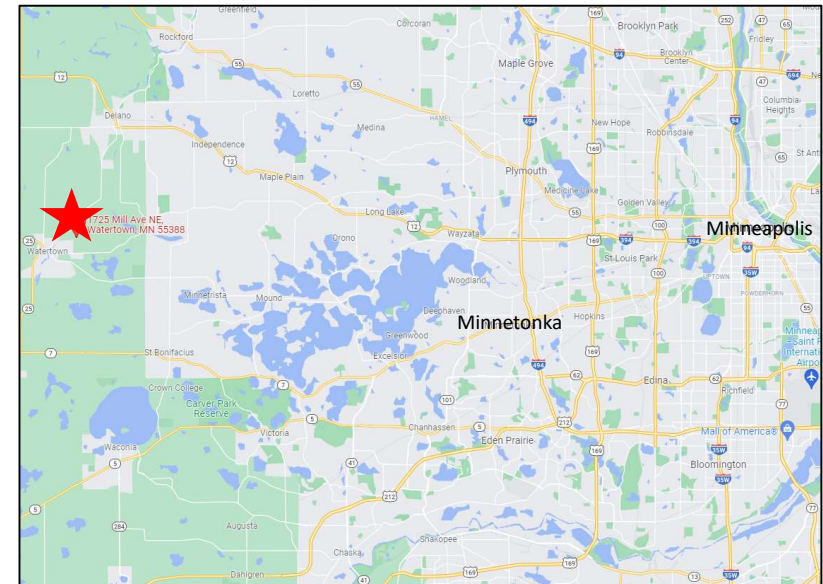
Brad Mateer  
612.466.7313 (o)  
612.807.0592 (c)  
[brateer@tatonkare.com](mailto:brateer@tatonkare.com)



# PROPERTY HIGHLIGHTS



<b>Address:</b>	1725 Mill Ave NE Watertown Township, MN 55388
<b>County:</b>	Carver
<b>Parcel ID:</b>	Parcel 1: 100030100 Parcel 2: 100031000
<b>Gross Land Area:</b>	Parcel 1: 41.25 Acres Parcel 2: 79.30 Acres <b>Total: 120.55 Acres</b>
<b>2021 Taxes:</b>	Parcel 1: \$2,060 (EMV of \$285,000) Parcel 2: \$4,146 (EMV of \$573,600) Total: \$6,206 (EMV of \$858,600)
<b>Price:</b>	\$1,900,000
<b>School District:</b>	Watertown – Mayer (District #0111)
<b>Future Guiding:</b>	Low Density Residential (1.7-3.5 units/acre)
<b>Utilities:</b>	Existing water and sewer lines are located near the southwest border of the Property. Refer to existing water and sewer maps on the subsequent pages for additional information.

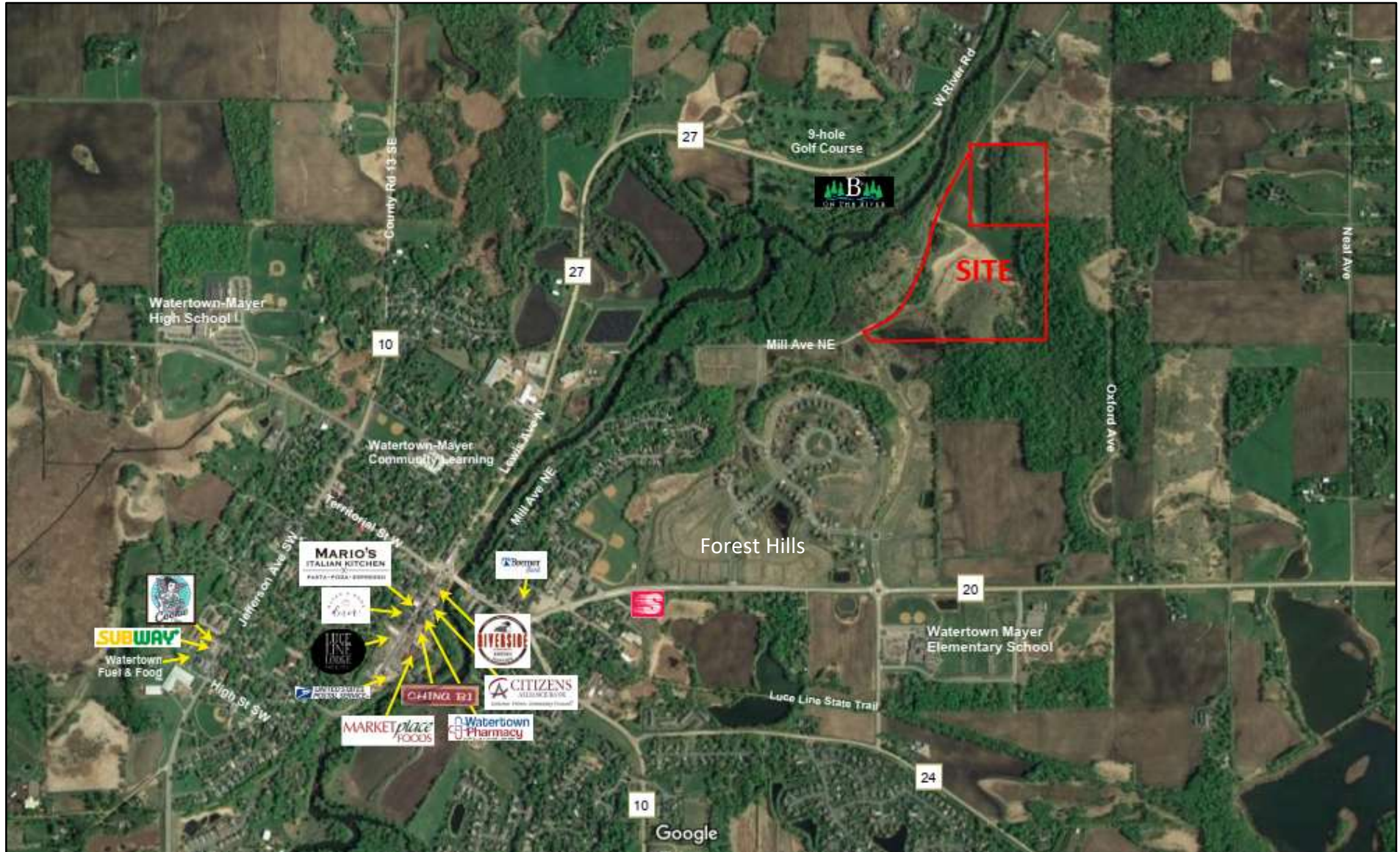


Residential development opportunity in beautiful Watertown!

- Close proximity to the Crow River, Downtown Watertown, and B's on the River golf and dining
- Pro-development City
- Ranked #11 on the Star Tribune's 2021 Hot Housing Index
- Watertown community amenities include recently upgraded parks, access to the Luce Line Trail and more!



# AERIAL VIEW

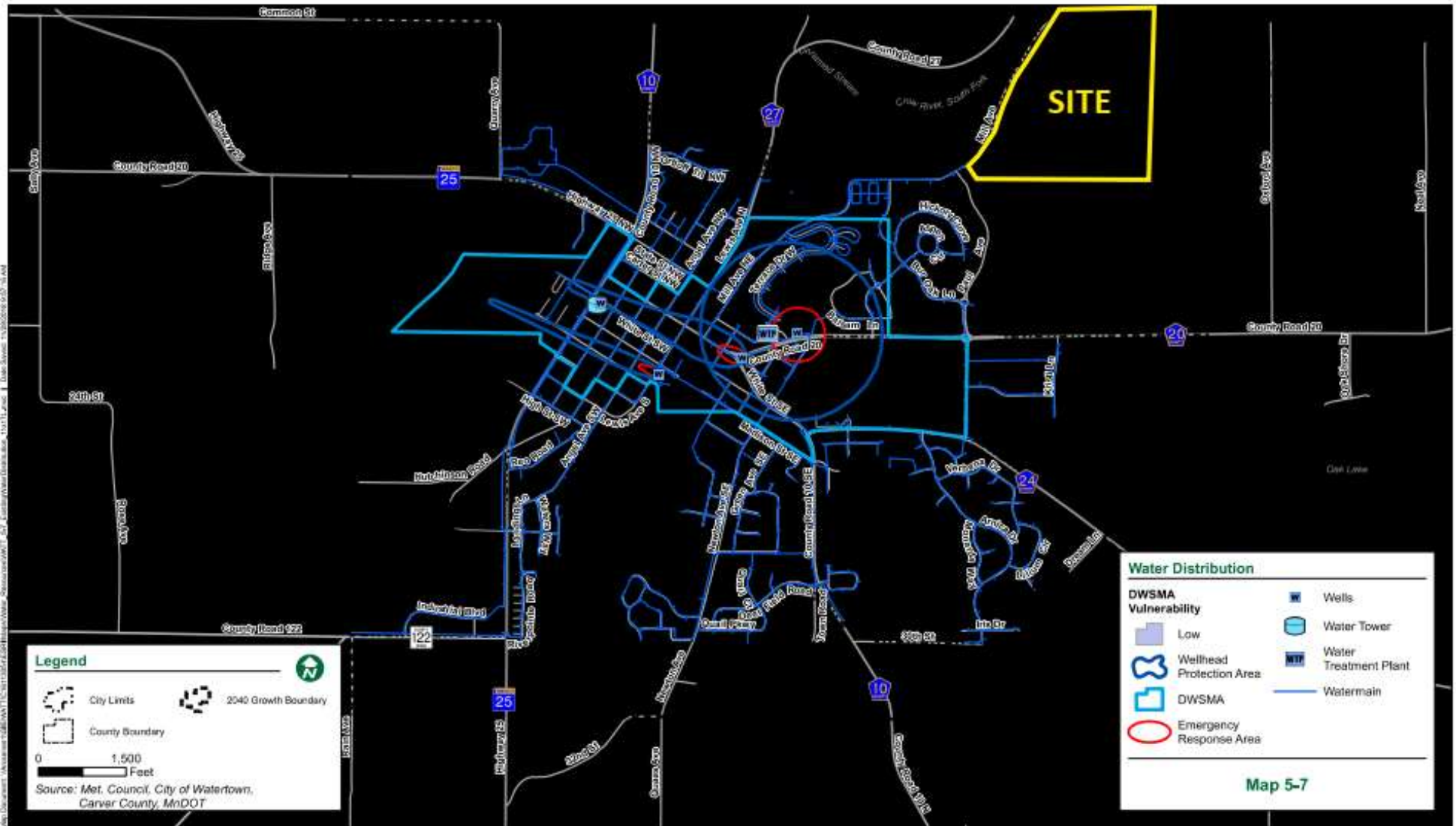


# EXISTING WATER SYSTEM



2040 Comprehensive Plan  
Watertown, MN

Existing Water System  
November 2018



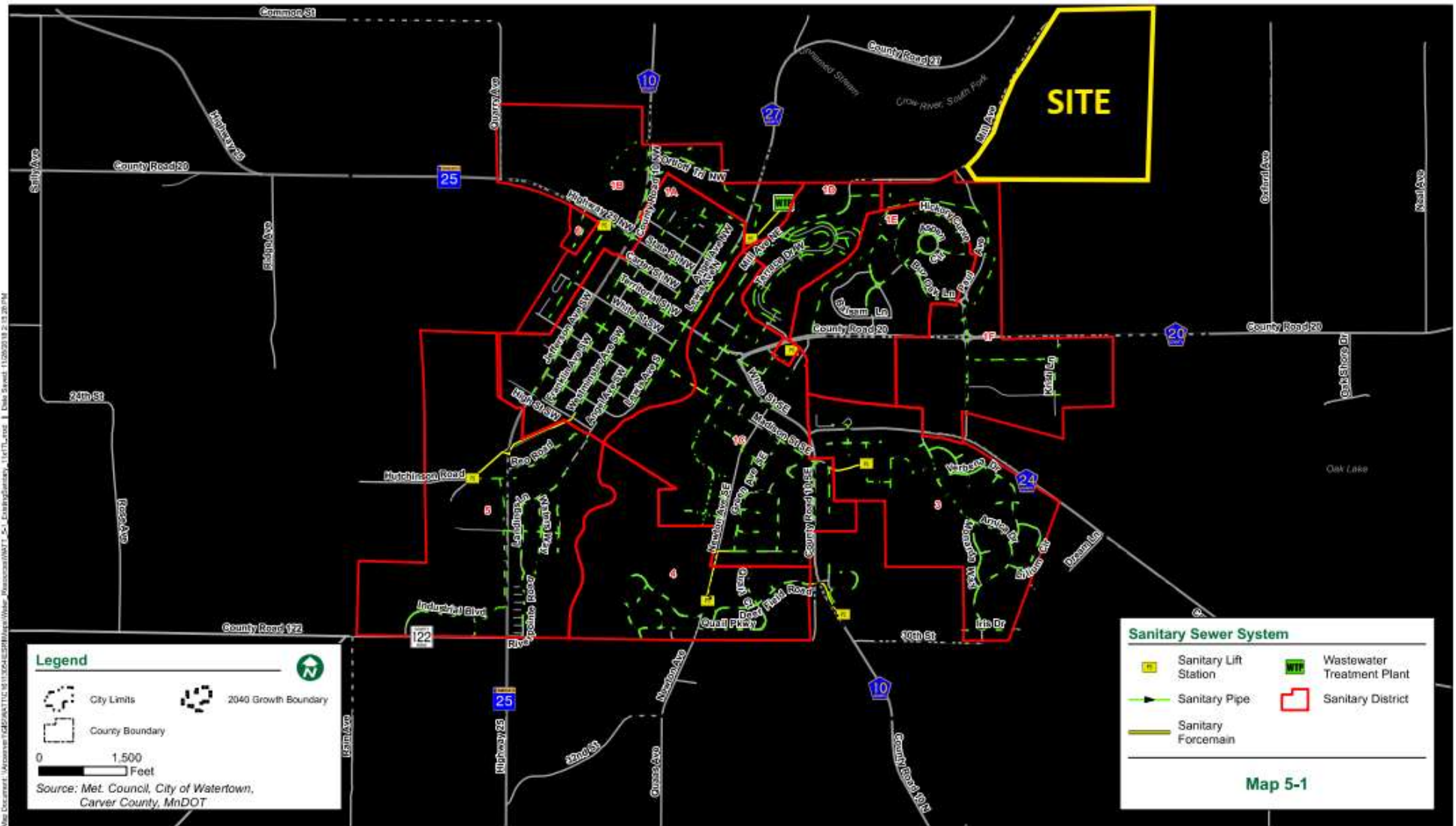


# EXISTING SANITARY SEWER



2040 Comprehensive Plan  
Watertown, MN

Existing Wastewater System  
November 2018

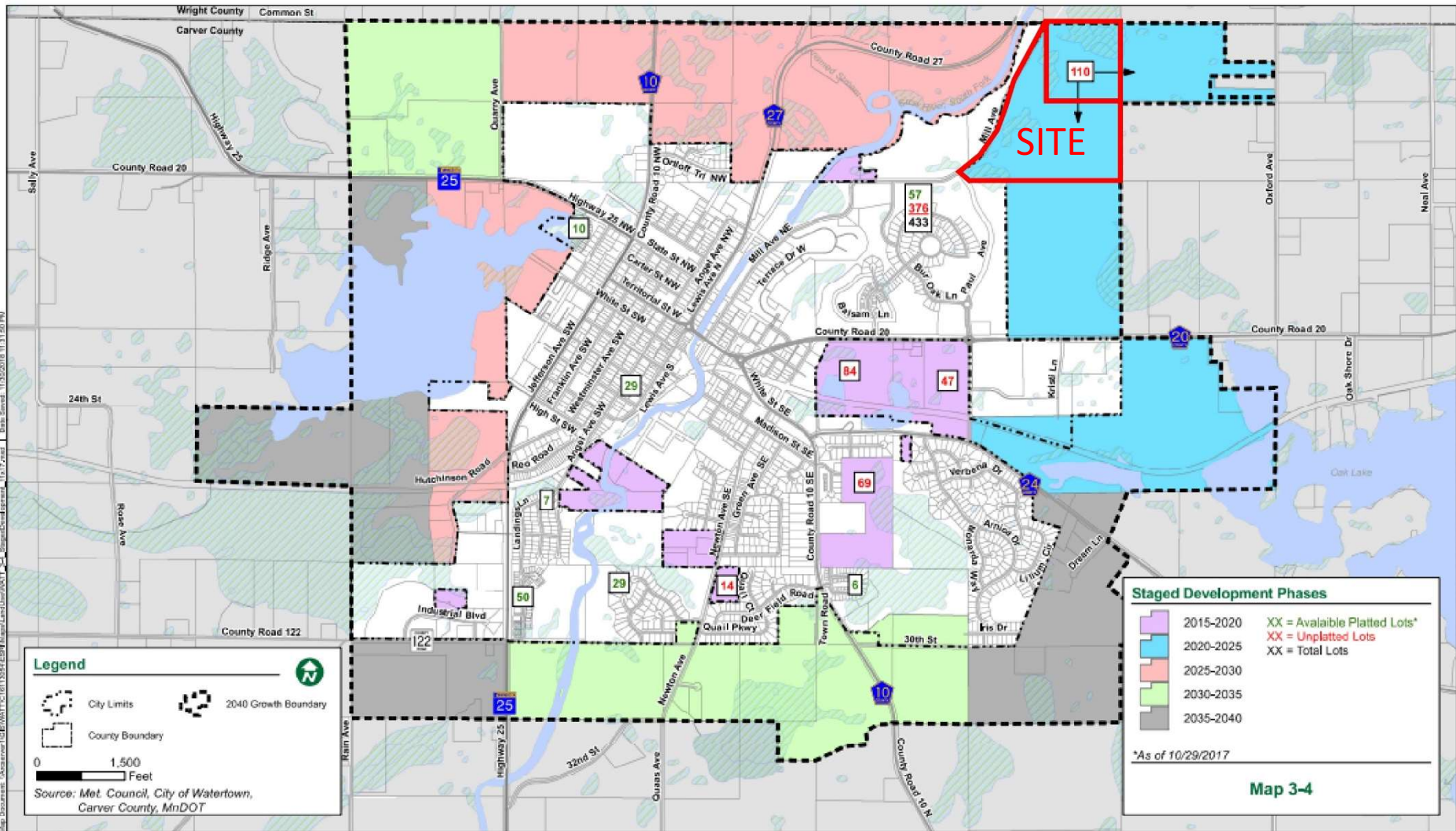


# STAGED DEVELOPMENT PLAN – 2020-2025



2040 Comprehensive Plan  
Watertown, MN

Staged Development Plan  
November 2018





# PHOTOS



# DEMOGRAPHICS



## Location Facts & Demographics

Demographics are determined by a 10 minute drive from 700 NE Mill Ave, Watertown, MN 55318

CITY, STATE

**Watertown, MN**

POPULATION

**6,769**

AVG. HHSIZE

**2.70**

MEDIAN HH INCOME

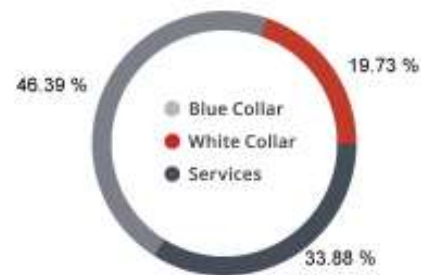
**\$75,091**

HOME OWNERSHIP

Renters: **378**

Owners: **2,116**

EMPLOYMENT



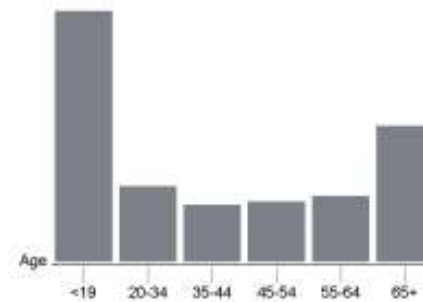
Employed: **55.19 %**  
Unemployed: **1.57 %**

EDUCATION

High School Grad: **34.08 %**  
Some College: **23.21 %**  
Associates: **7.31 %**  
Bachelors: **21.11 %**

GENDER & AGE

Male: **51.02 %**    Female: **48.98 %**

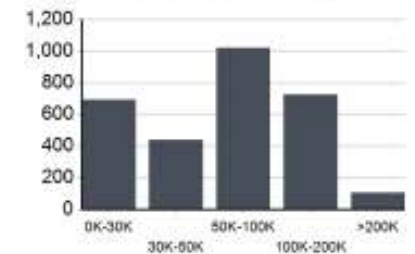


RACE & ETHNICITY

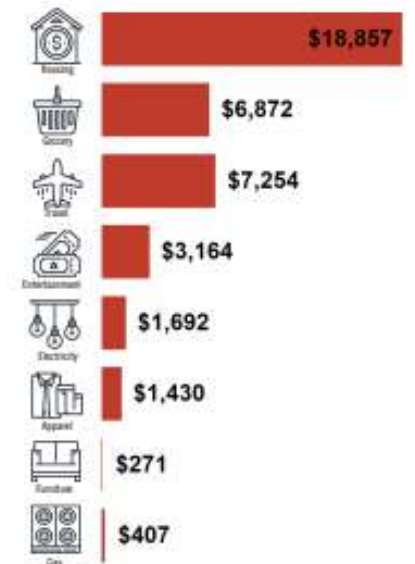
White: **95.90 %**  
Asian: **0.00 %**  
Native American: **0.00 %**  
Pacific Islanders: **0.00 %**  
African-American: **0.10 %**  
Hispanic: **1.65 %**  
Two or More Races: **2.36 %**

**Catylist Research**

INCOME BY HOUSEHOLD



HH SPENDING





# CONTACT



For More Information Contact  
Tim, Andrew, or Brad:

Tim Stewart  
612.466.7304  
[tcs@tatonkare.com](mailto:tcs@tatonkare.com)

Andrew Chirhart  
612.466.7311  
[achirhart@tatonkare.com](mailto:achirhart@tatonkare.com)

Brad Mateer  
612.466.7313  
[brateer@tatonkare.com](mailto:brateer@tatonkare.com)



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