

FOR SALE

**Surplus Land West of I-35
Hinckley, MN**



4.72 ACRES AVAILABLE

PROPERTY HIGHLIGHTS

- 4.72 acres
- Great access & visibility to I-35
- Flexible zoning
- Easy on and off access to the Interstate



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LAND INFORMATION

LOCATION	I-35
CITY	Hinckley
COUNTY	Pine
LOT SIZE	4.72 Acres or 205,603 SF
PID	40-0130-000 & 40-0154-004
ZONING	General Business

TRAFFIC COUNTS

VPD

I-35 South of County Road 48	24,298
I-35 North of County Road 48	16,300
County Road 48 West of I-35	4,667
County Road 48 East of I-35	8,700



DEMOGRAPHICS

1 Miles

3 Miles

5 Miles

POPULATION	1,472	2,378	3,166
HOUSEHOLDS	648	982	1,292
AVG. HHI	\$57,508	\$65,073	\$70,190
DAYTIME POP.	2,566	3,585	3,798

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

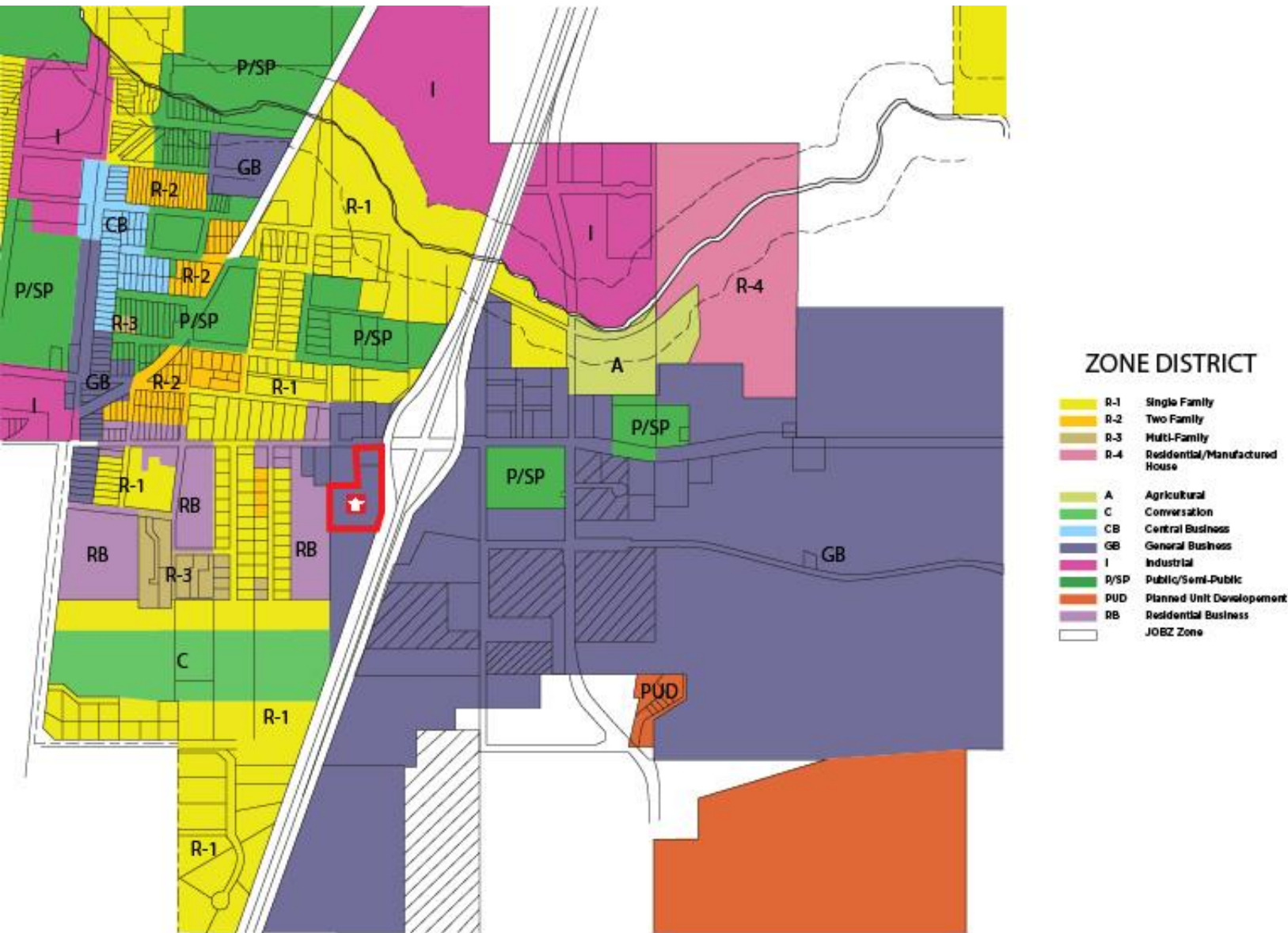
Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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Executive Summary

Hinckley, MN - Land West of I-35

Latitude: 46.01041, Longitude: -92.93374

Rings: 1, 3, 5 mile radii



	1 mile	3 miles	5 miles
Population			
2010 Population	1,671	2,588	3,383
2020 Population	1,494	2,418	3,227
2023 Population	1,472	2,378	3,166
2028 Population	1,436	2,318	3,088
2010-2020 Annual Rate	-1.11%	-0.68%	-0.47%
2020-2023 Annual Rate	-0.46%	-0.51%	-0.59%
2023-2028 Annual Rate	-0.49%	-0.51%	-0.50%
2023 Male Population	50.7%	50.9%	51.0%
2023 Female Population	49.3%	49.1%	49.0%
2023 Median Age	34.9	38.1	40.0
Currently, the U.S. median age is 39.1 years old.			
Population by Employment			
2023 Civilian Population Base	616	1,056	1,451
2023 % Civilian Labor Force Employed	86.8%	89.6%	91.4%
2023 % Civilian Labor Force Unemployed	13.2%	10.4%	8.6%
Occupation Distribution			
2023 % White Collar Jobs	49.8%	48.7%	48.2%
2023 % Services Jobs	28.6%	26.9%	26.2%
2023 % Blue Collar Jobs	21.6%	24.2%	25.6%
Population by Education			
2023 Education Base - Population 25 +	934	1,589	2,177
Less than 9th Grade	3.6%	2.7%	2.2%
9th - 12th Grade, No Diploma	8.4%	7.7%	7.4%
High School Graduate	41.3%	38.9%	37.9%
GED/Alternative Credential	8.1%	7.4%	6.9%
Some College, No Degree	16.6%	17.6%	18.0%
Associate Degree	12.6%	13.0%	13.3%
Bachelor's Degree	7.0%	9.3%	10.3%
Graduate/Professional Degree	2.4%	3.4%	3.9%
Per Capita Income			
2023 Per Capita Income	\$24,652	\$27,546	\$29,366
2028 Per Capita Income	\$26,951	\$30,528	\$32,788
2023-2028 Annual Rate	1.80%	2.08%	2.23%
Currently, the U.S. per capita income is \$41,310. The per capita income is projected to be \$47,525 in five years, for all U.S. households.			
Households			
2010 Households	695	1,027	1,339
2020 Households	653	992	1,316
2023 Households	648	982	1,292
2028 Households	638	967	1,272
2010-2020 Annual Rate	-0.62%	-0.35%	-0.17%
2020-2023 Annual Rate	-0.24%	-0.31%	-0.56%
2023-2028 Annual Rate	-0.31%	-0.31%	-0.31%
2023 Average Household Size	2.26	2.41	2.44
Median Household Income			
2023 Median Household Income	\$37,942	\$44,764	\$50,030
2028 Median Household Income	\$40,544	\$49,396	\$53,156
2023-2028 Annual Rate	1.34%	1.99%	1.22%
Currently, the median household income is \$72,603 for all U.S. households. Median household income is projected to be \$82,410 in five years, for all U.S. households.			

Source: Esri, Esri-Data Axle, U.S. Census

February 13, 2024

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	1 mile	3 miles	5 miles		
Average Household Income					
2023 Average Household Income	\$57,508	\$65,073	\$70,190		
2028 Average Household Income	\$62,330	\$71,362	\$77,591		
2023-2028 Annual Rate	1.62%	1.86%	2.03%		
Currently, the average household income is \$107,008 for all U.S. households. Average household income is projected to be \$122,048 in five years, for all U.S. households.					
Households by Income					
2023 Household Income Base	648	982	1,292		
<\$15,000	79	110	137		
\$15,000-\$24,999	73	102	129		
\$25,000-\$34,999	152	193	222		
\$35,000-\$49,999	80	119	157		
\$50,000-\$74,999	143	208	264		
\$75,000-\$99,999	31	76	123		
\$100,000-\$149,999	67	119	171		
\$150,000-\$199,999	11	28	47		
\$200,000+	12	25	41		
Housing					
2010 Housing Units	741	1,148	1,526		
Owner Occupied Housing Units	51.6%	55.9%	59.8%		
Renter Occupied Housing Units	42.2%	33.5%	27.9%		
Vacant Housing Units	6.2%	10.5%	12.3%		
2023 Housing Units	702	1,101	1,475		
Owner Occupied Housing Units	46.4%	53.2%	57.8%		
Renter Occupied Housing Units	45.9%	36.0%	29.8%		
Vacant Housing Units	7.7%	10.8%	12.4%		
2028 Housing Units	702	1,101	1,475		
Owner Occupied Housing Units	47.7%	54.0%	58.2%		
Renter Occupied Housing Units	43.2%	33.8%	27.9%		
Vacant Housing Units	9.1%	12.2%	13.8%		
Currently, in the U.S., 58.5% of the housing units are owner occupied; 31.7% are renter occupied; and 9.8% are vacant.					
Daytime Population					
Total Employees	2,566	3,585	3,798		
Total Businesses	122	152	160		
Total Residential Population	1,472	2,378	3,166		
Employee/Residential Population Ratio (per 100 Residents)	174	151	120		
Top Tapestry Segments					
	1 mile	3 miles	5 miles		
Old and Newcomers (8F)	94.3%	Old and Newcomers (8F)	70.0%	Old and Newcomers (8F)	53.2%
The Great Outdoors (6C)	5.7%	The Great Outdoors (6C)	27.4%	The Great Outdoors (6C)	41.8%
	0.0%	Southern Satellites (10A)	2.6%	Southern Satellites (10A)	5.0%
	0.0%		0.0%		0.0%
	0.0%		0.0%		0.0%

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