

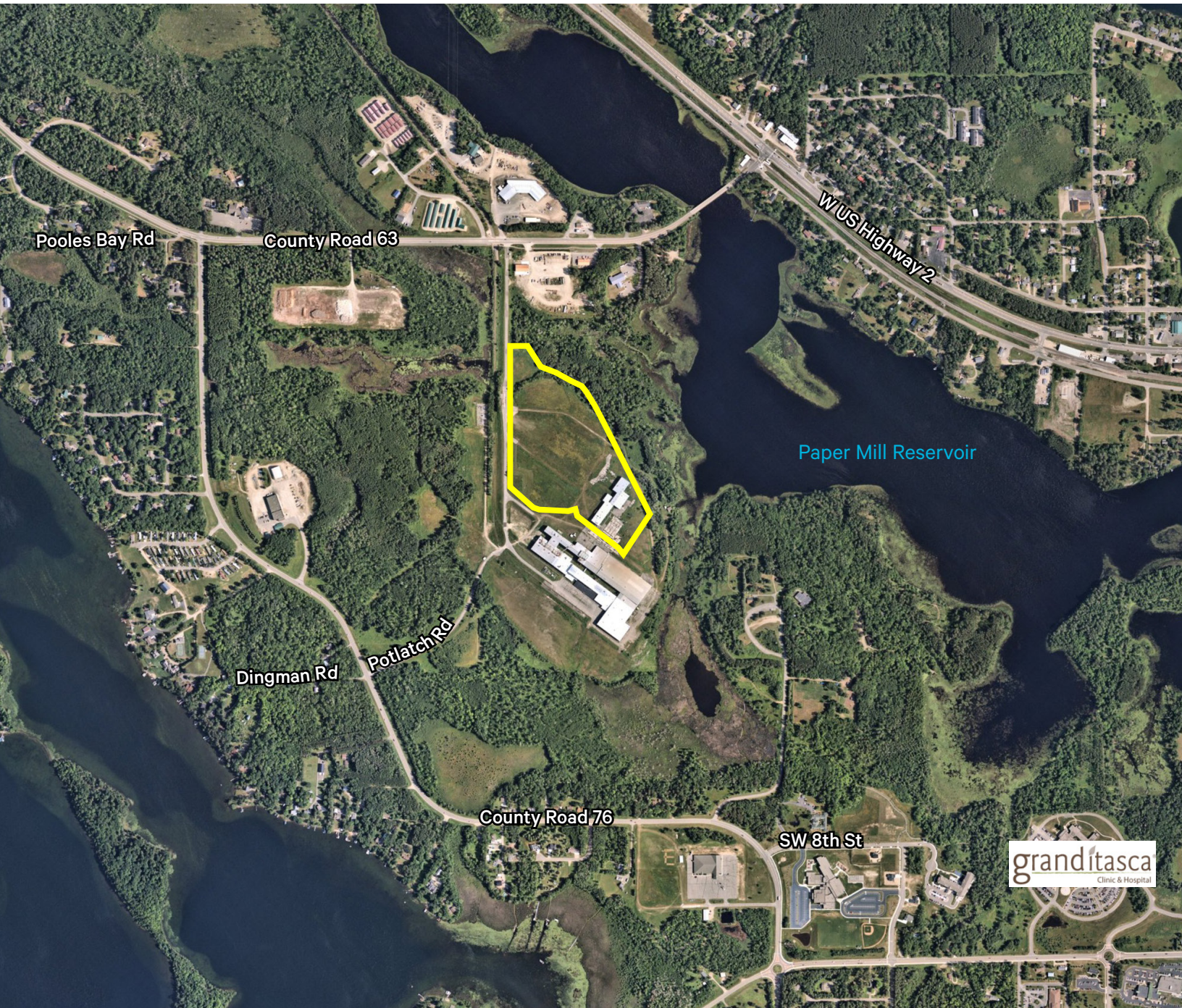
Land | For Sale | \$2.50 - 5.00 per sf

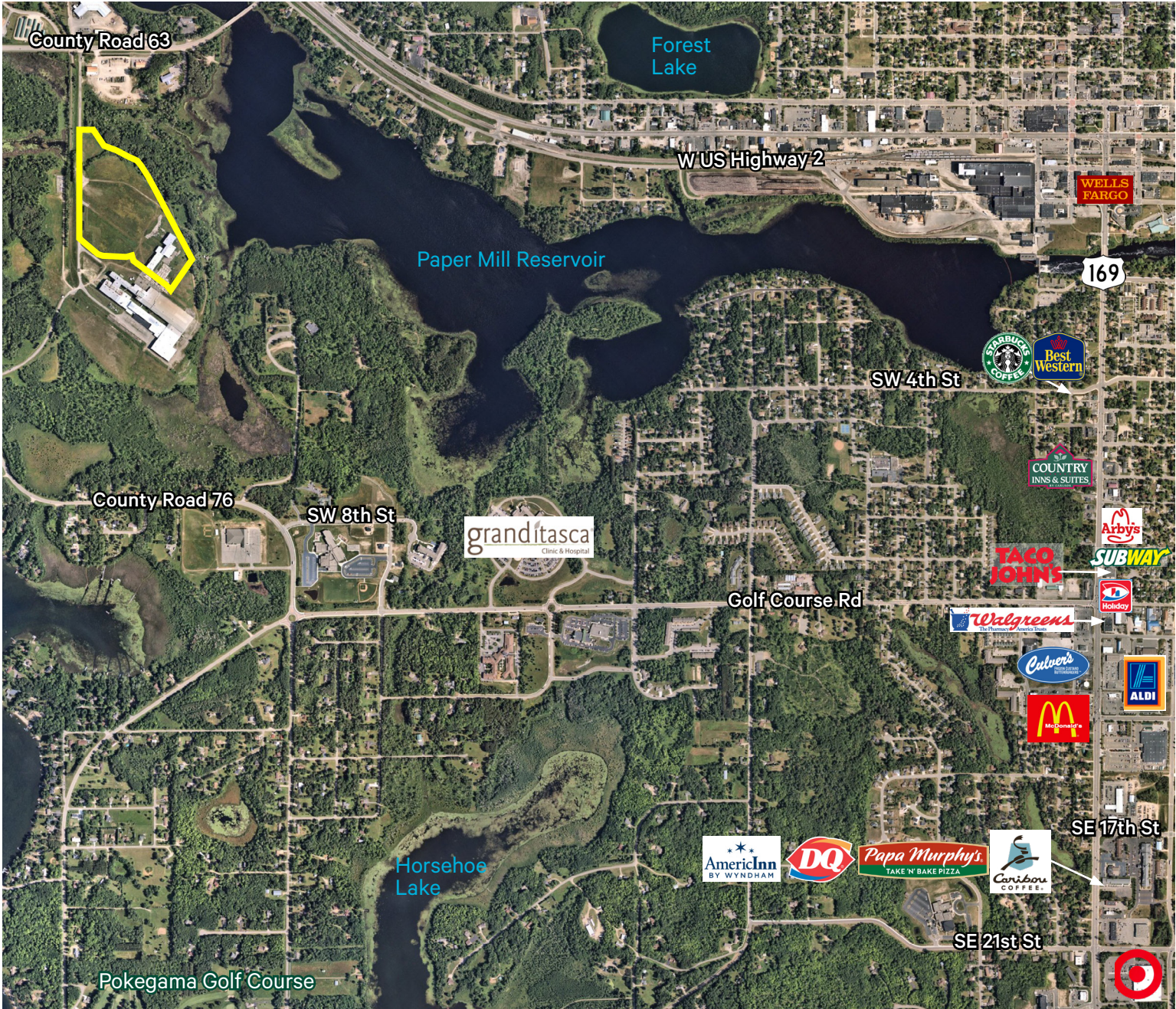
CBRE

Industrial Lots For Sale

±1.23 - ±13.13 acres

502 County Rd. 63
Grand Rapids, MN 55721



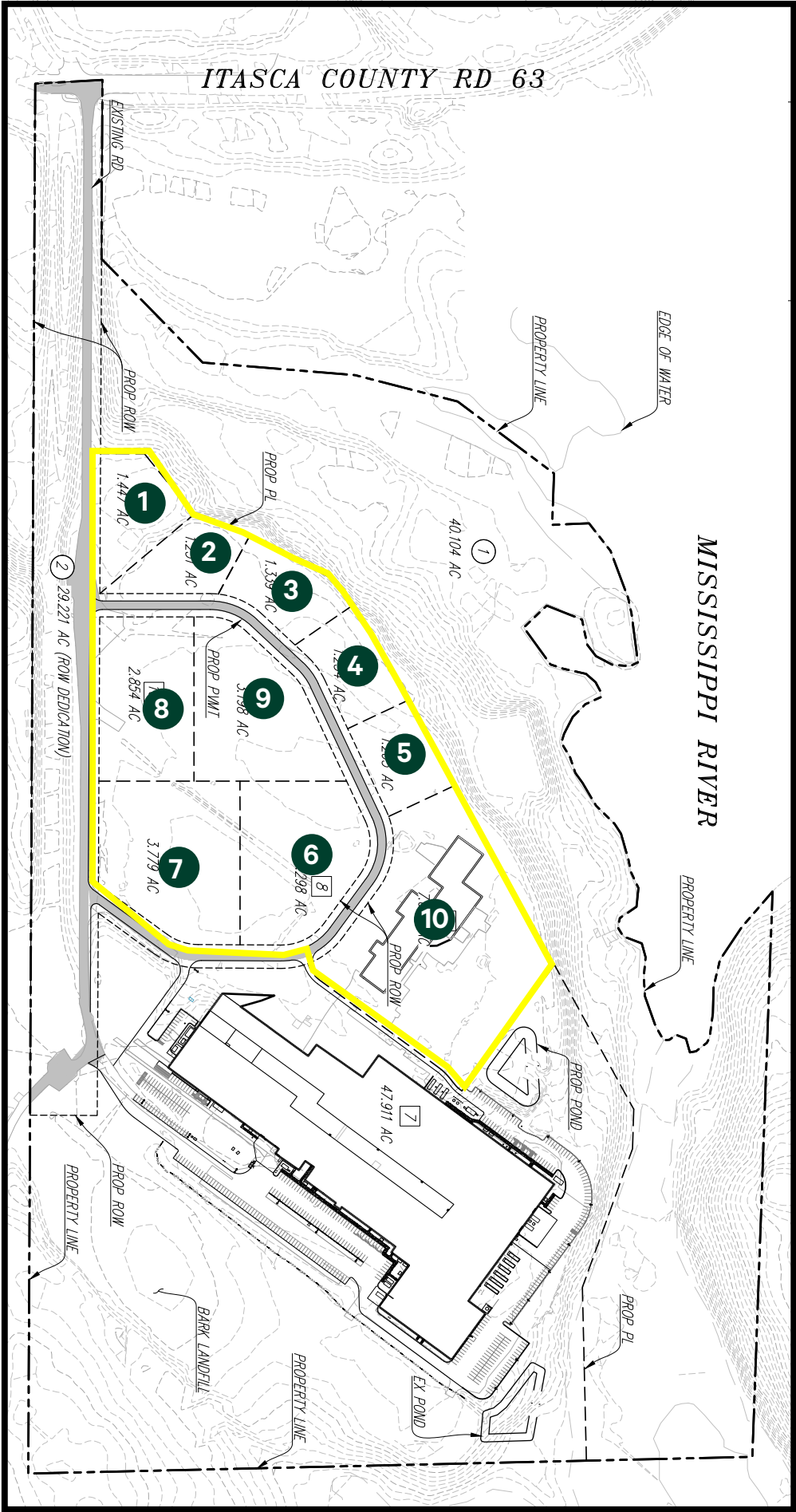


Property Highlights

- 10 industrial lots available for sale just west of Downtown Grand Rapids (Please see the next page for availability)
- ±26.72 divisible acres available, lots range from ±1.23-13.13 acres
- Quick access to Highway 2 and Highway 169 via. County Rd. 63
- Large industrial employment base in the area
- Site to be serviced by municipal utilities (sewer, water, and electric)
- Property is Zoned for Industrial uses and Future Land Use guides the property to Industrial Park
- Currently consists of ±137.64 acres and a ±400,000 sf building, but being replatted into lots and the building being modified for a new user
- Property PIDs are 91-019-2202, 91-019-2201, 91-019-2403, 91-019-3102, and 91-019-3200, but will be replatted into individual lots
- Lots are being offered at a price range of \$2.50-\$5.00/sf

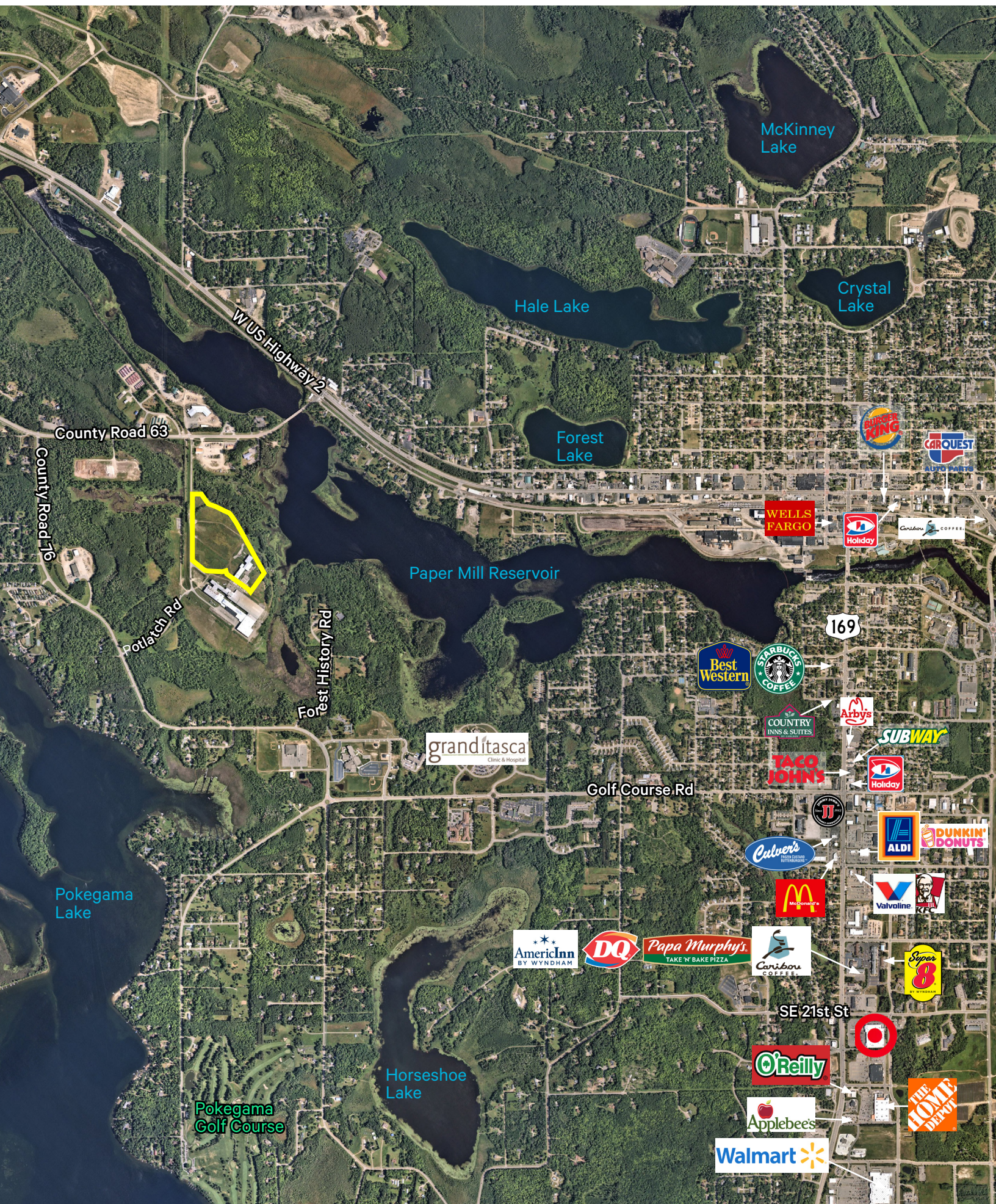
Traffic Counts	
County Road 63	5,442 VPD
County Road 76	4,050 VPD
W US Highway 2	10,043 VPD

Grand Rapids Industrial Park Concept

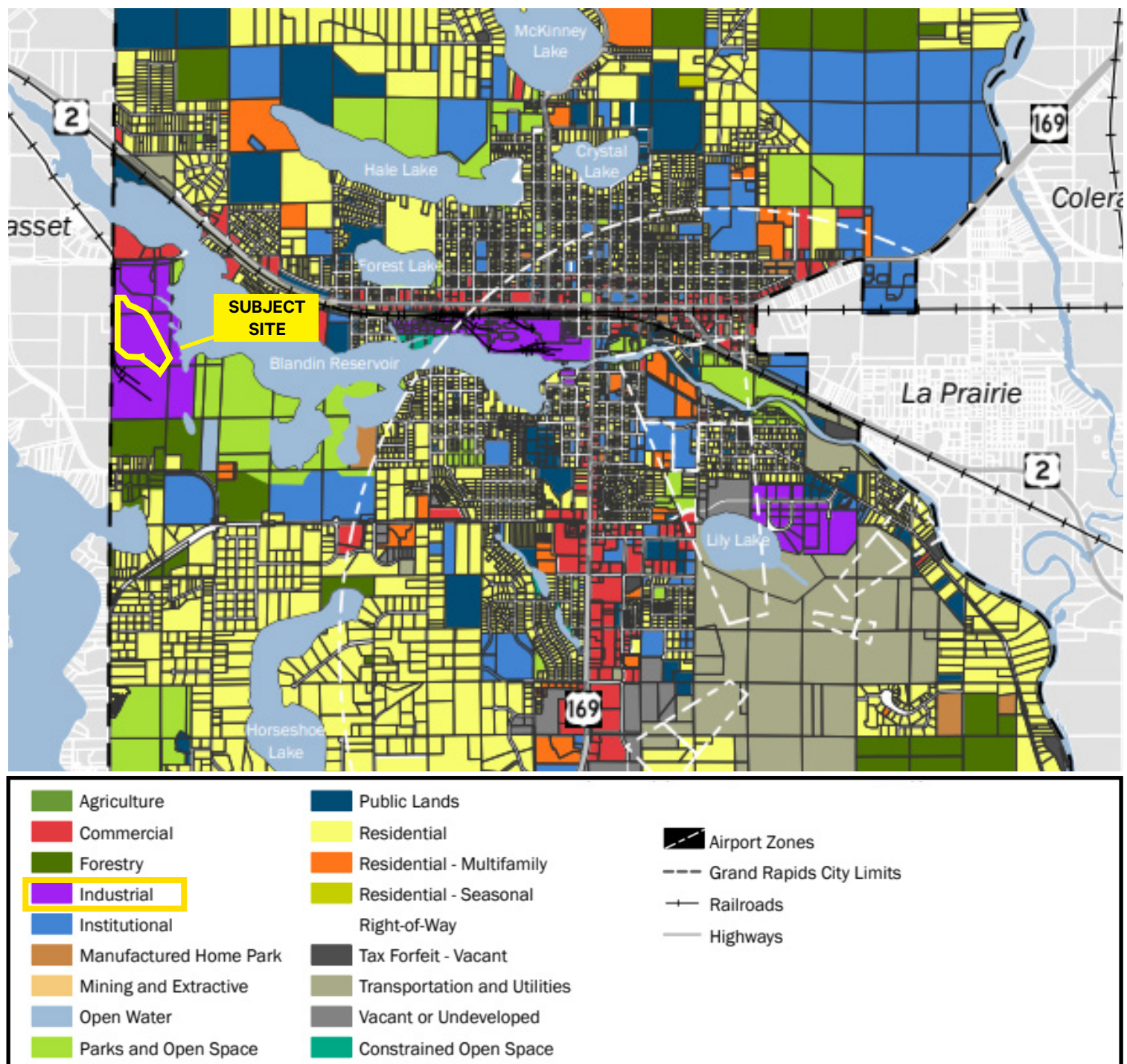


Industrial Park Lots	
	ACRES
1	1.447
2	1.231
3	1.339
4	1.254
5	1.263
6	3.298
7	3.779
8	2.854
9	3.198
10	7.057
TOTAL	26.72

AREA MAP



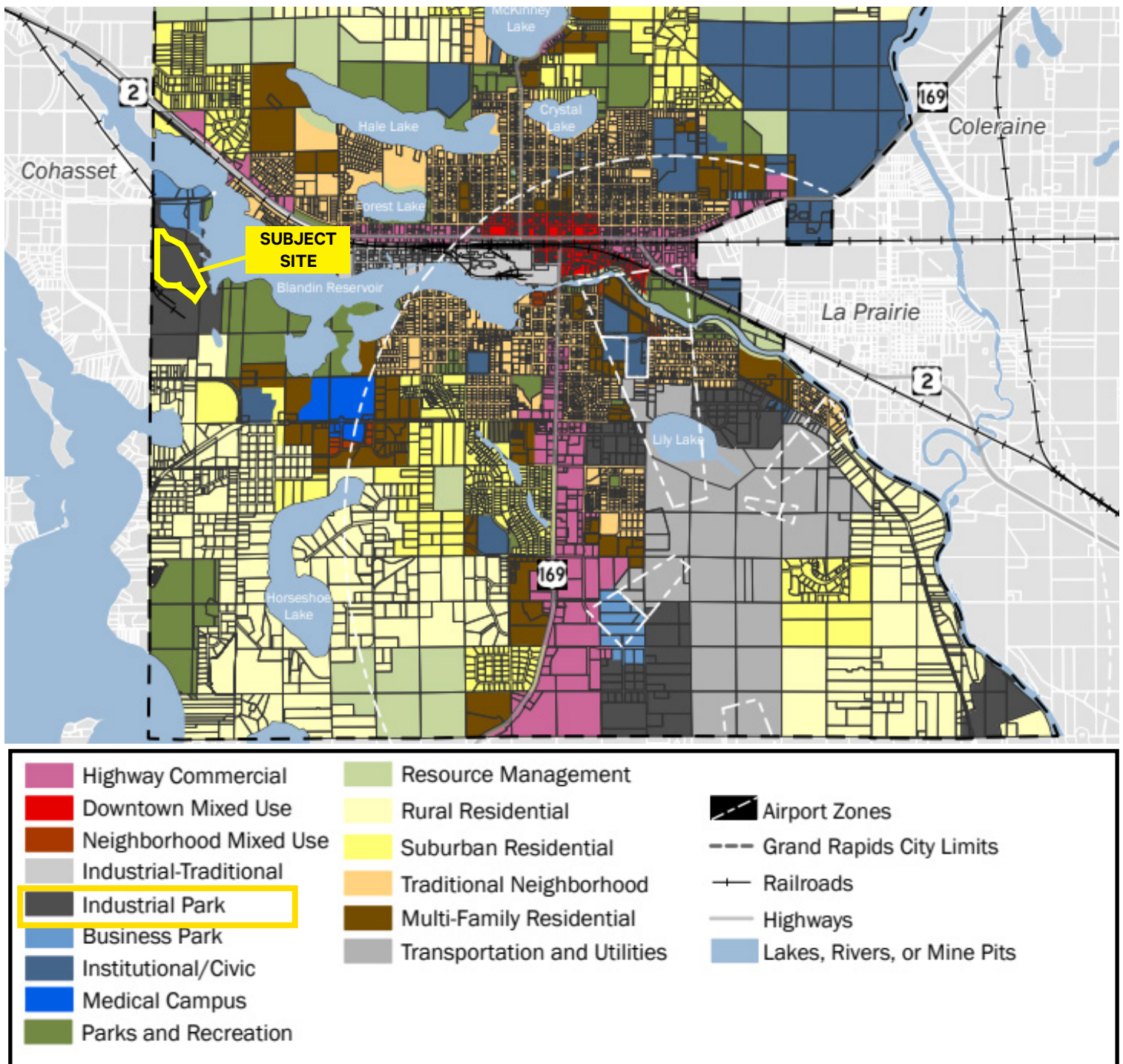
ZONING



Industrial

Industrial land uses are an important component of the city's development fabric and economic base. These uses are typically the highest intensity land uses within a city, as they can produce noises, smells, and higher volumes of truck traffic. Industrial development has been a core component of the city's development history, with industrial uses located adjacent to the downtown. The presence of the Mississippi River, airport and BNSF railroad provide transportation and amenity options that are sought after by industrial development. The city's two industrial parks organize future development sites into the southeast quadrant of the City. These locations provide existing and future industrial uses with required access and amenities needs. When identifying new industrial development locations, the impacts to adjacent uses and potential mitigation measures should be considered.

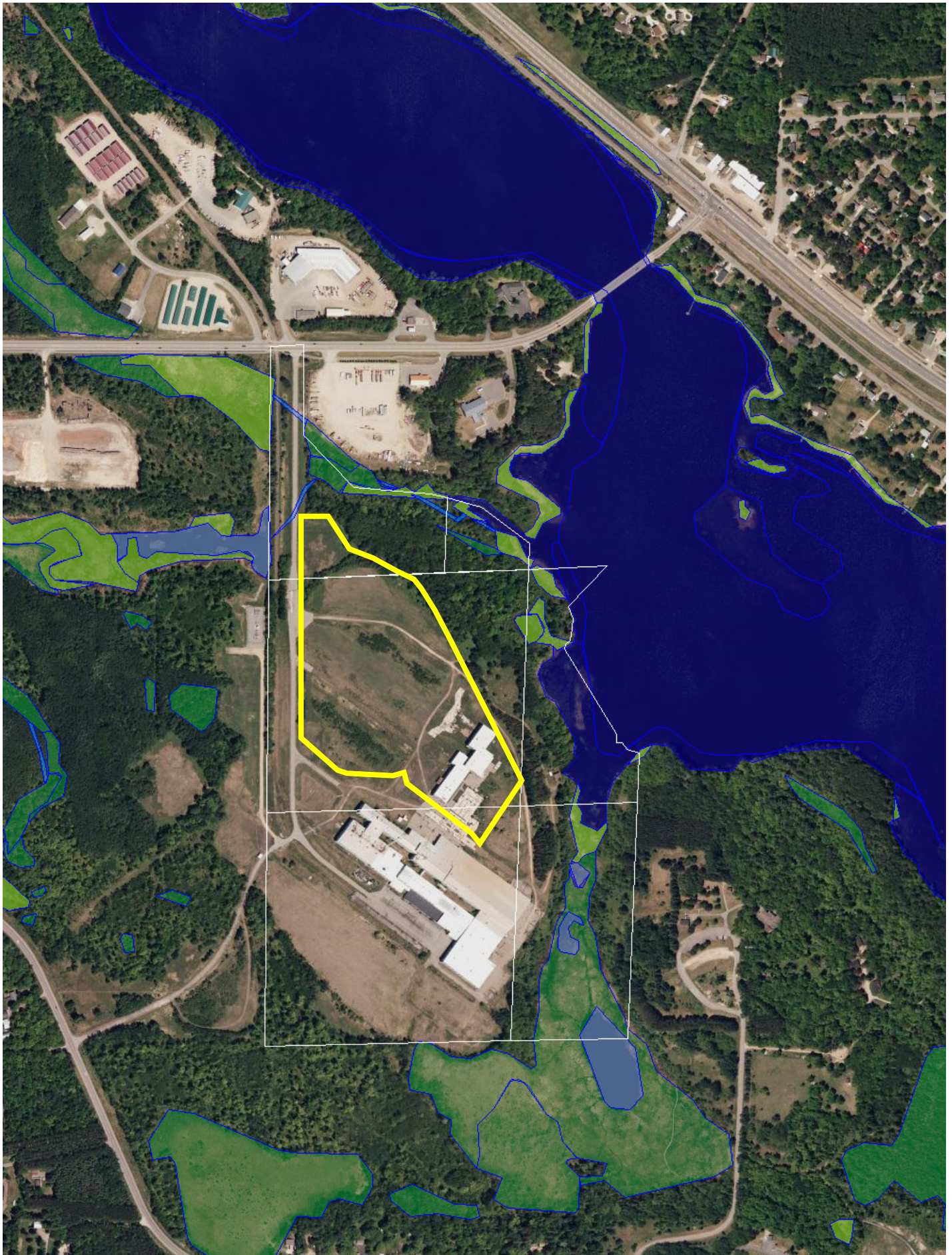
FUTURE ZONING



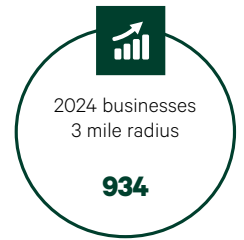
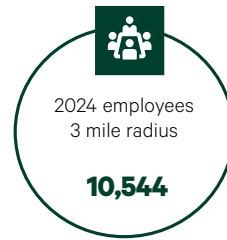
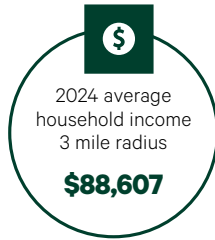
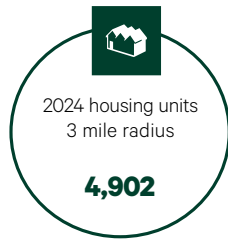
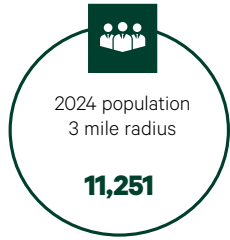
Industrial Park

Traditional industrial uses, including high intensity warehouse and manufacturing.

WETLANDS



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024 Population - Current Year Estimate	571	11,251	16,285
2029 Population - Five Year Projection	564	11,180	16,251
2020 Population - Census	619	11,360	16,386
2010 Population - Census	619	11,360	16,386
2020-2024 Annual Population Growth Rate	-1.88%	-0.23%	-0.15%
2024-2029 Annual Population Growth Rate	-0.25%	-0.13%	-0.04%



HOUSEHOLDS

2024 Households - Current Year Estimate	263	4,902	6,826
2029 Households - Five Year Projection	260	4,910	6,858
2020 Households - Census	264	4,915	6,814
2010 Households - Census	260	4,814	6,680
2020-2024 Compound Annual Household Growth Rate	-0.09%	-0.06%	0.04%
2024-2029 Annual Household Growth Rate	-0.23%	0.03%	0.09%
2024 Average Household Size	2.10	2.18	2.28



HOUSEHOLD INCOME

2024 Average Household Income	\$117,035	\$88,607	\$90,690
2029 Average Household Income	\$131,770	\$101,344	\$103,543
2024 Median Household Income	\$81,896	\$63,153	\$66,580
2029 Median Household Income	\$91,597	\$71,500	\$76,124
2024 Per Capita Income	\$48,984	\$38,243	\$38,140
2029 Per Capita Income	\$55,360	\$44,084	\$43,843



HOUSING UNITS

2024 Housing Units	314	5,357	7,681
2024 Vacant Housing Units	51 16.2%	455 8.5%	855 11.1%
2024 Occupied Housing Units	263 83.8%	4,902 91.5%	6,826 88.9%
2024 Owner Occupied Housing Units	226 72.0%	3,228 60.3%	4,758 61.9%
2024 Renter Occupied Housing Units	37 11.8%	1,674 31.2%	2,068 26.9%



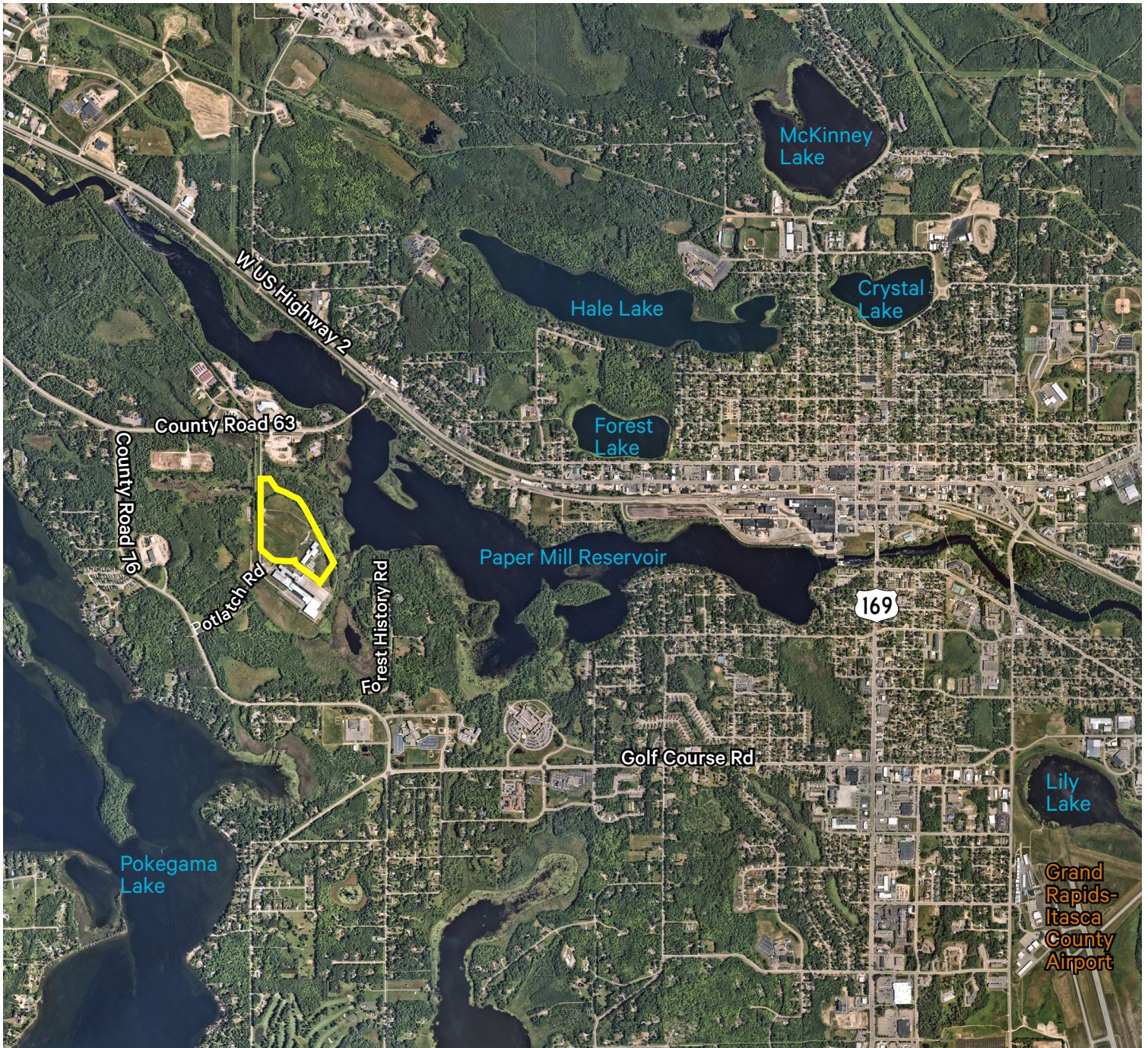
EDUCATION

2024 Population 25 and Over	421	7,960	11,483
HS and Associates Degrees	231 54.9%	5,161 64.8%	7,600 66.2%
Bachelor's Degree or Higher	178 42.3%	2,524 31.7%	3,442 30.0%



PLACE OF WORK

2024 Businesses	32	934	1,231
2024 Employees	403	10,544	13,570



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