



**SELLER FINANCING  
IS AVAILABLE**

**FOR SALE**

**LOT C**

LOT C, ENERGY DRIVE, BELLE PLAINE, MN 56011

*\*SELLER FINANCING IS AVAILABLE*

**NORTH STAR  
COMMERCIAL**  
REAL ESTATE ADVISORS



**SCOTT NAASZ**  
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# EXECUTIVE SUMMARY

LOT C

**SELLER FINANCING  
IS AVAILABLE**

## OFFERING SUMMARY

OFFERING AT:	\$650,000
PID:	20-108-004-0
2023 TAXES:	\$32,585.00
LOT SIZE AREA:	7.41 ACRES
ZONED:	BUSINESS/COMMERCIAL



## ABOUT THE PROPERTY

Great location for your business with convenient access to Hwy 169 via County Rd 3. New Commercial Park Developing. An indoor storage rental facility is possible here! Call for more information. A future city street, Energy Drive, will allow access from Evergreen Street.

## PROPERTY HIGHLIGHTS

- Great 7.41 acre site in Belle Plaine. Sewer & Water is available.
- Paved Streets, Public Road

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# PROPERTY PHOTOS

LOT C



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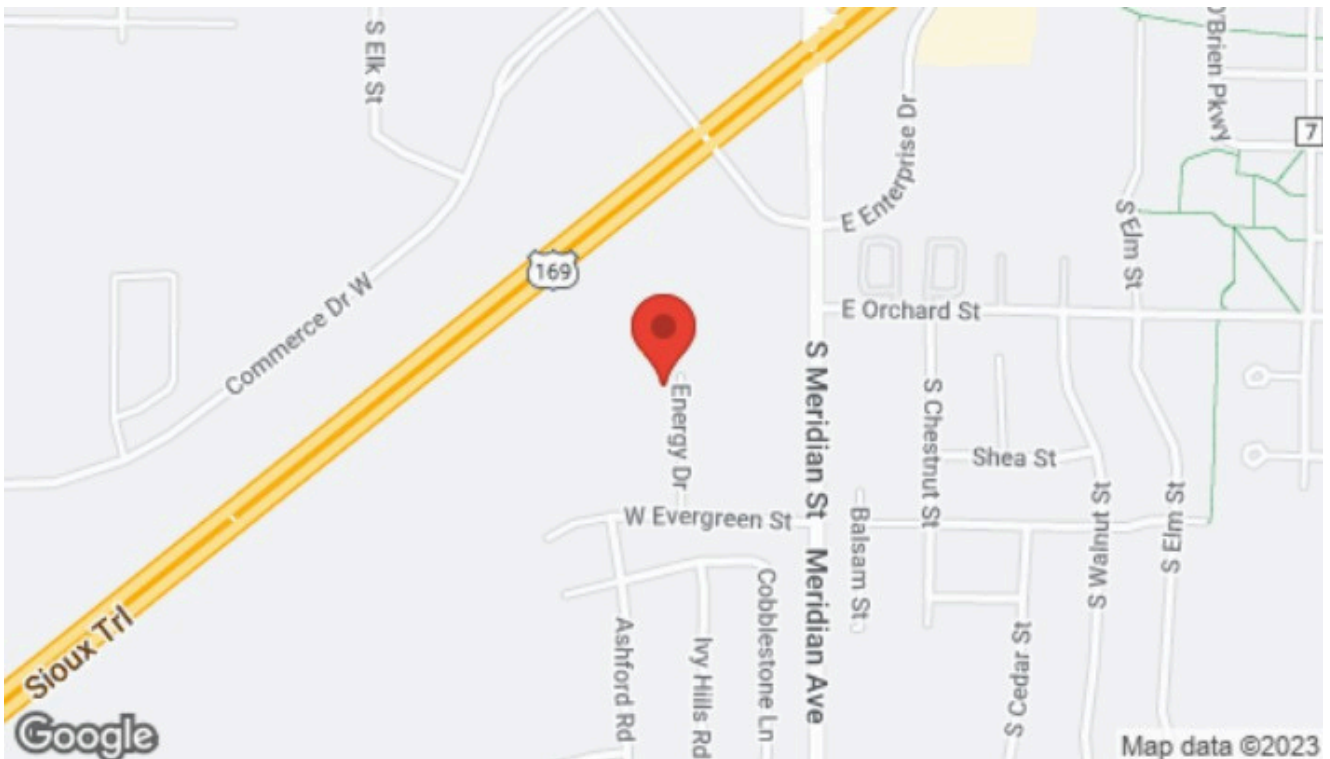
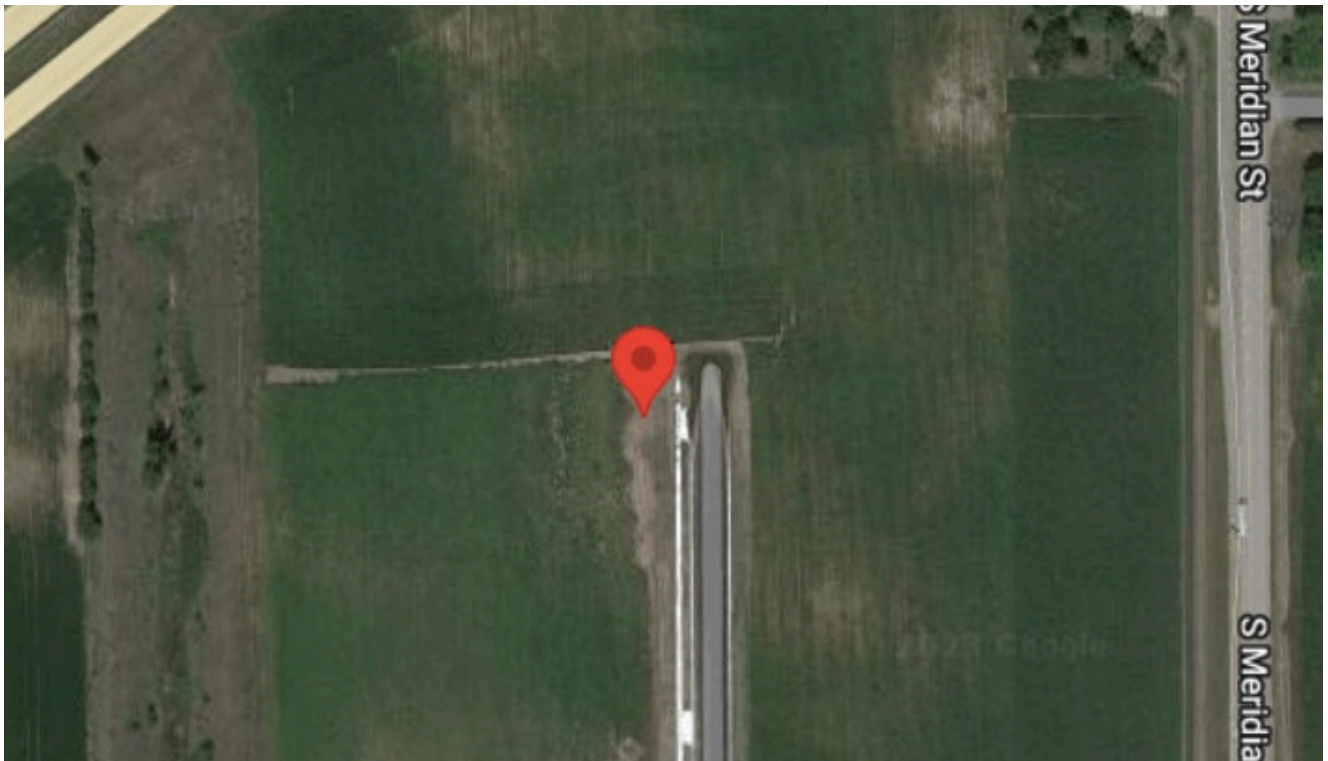


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# LOCATION & HIGHLIGHTS

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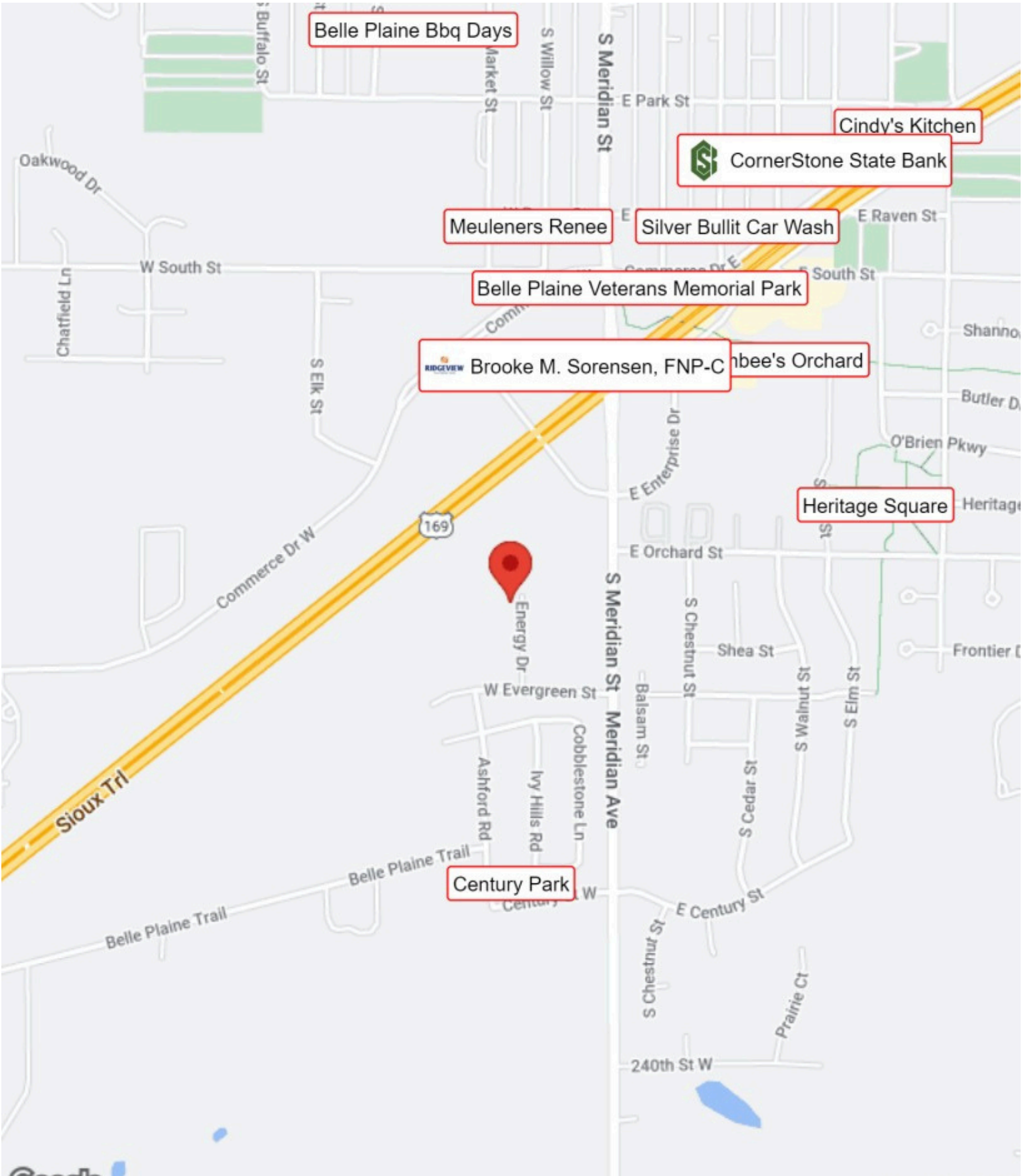
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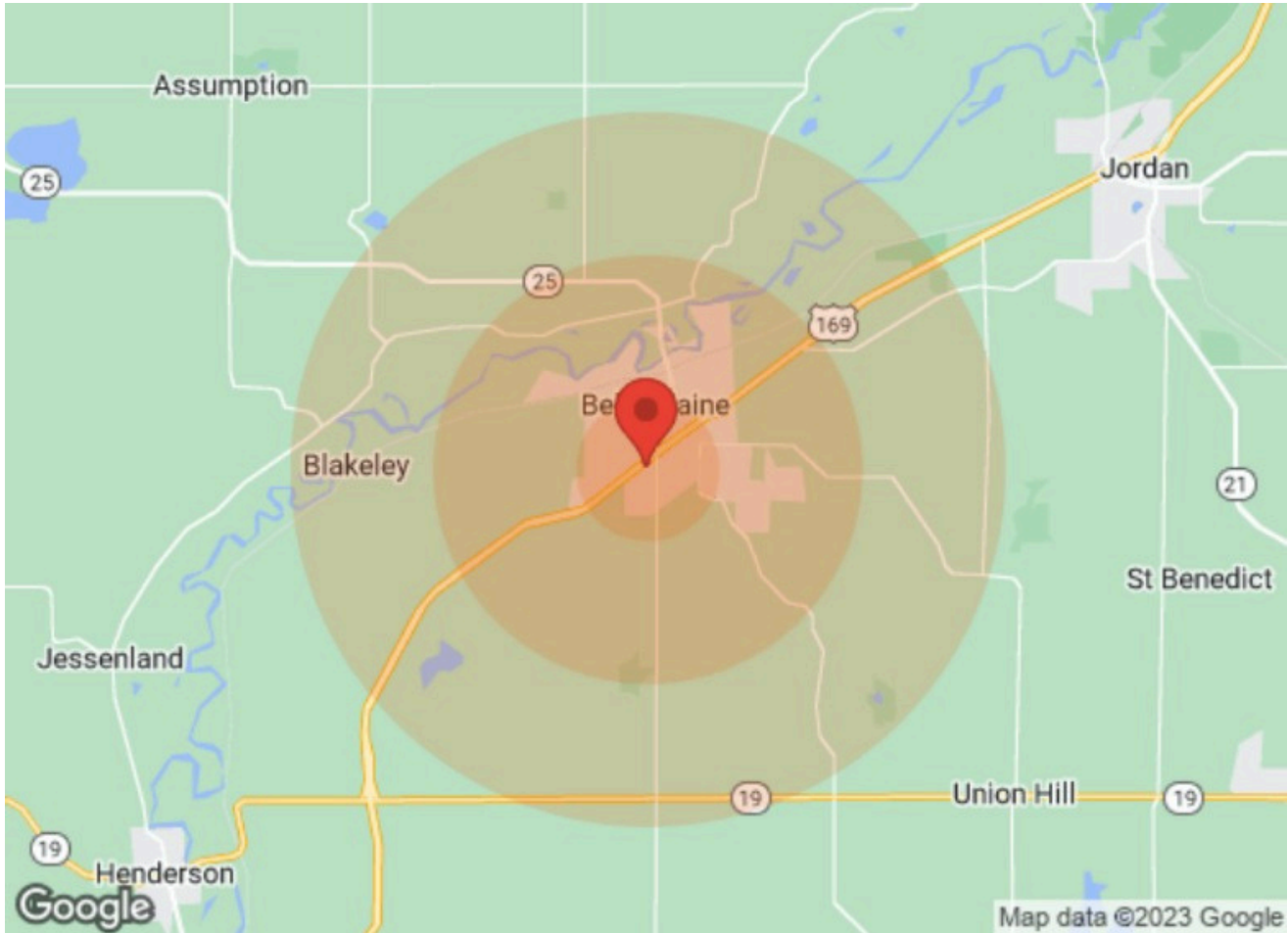
# BUSINESS MAP

LOT C



# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,344	4,314	4,654
Female	1,202	4,165	4,515
Total Population	2,546	8,479	9,169

Age	Ages	1 Mile	3 Miles	5 Miles
0-14		511	2,048	2,188
Ages 15-24		302	1,219	1,323
Ages 25-54		928	3,023	3,274
Ages 55-64		308	883	984
Ages 65+		497	1,306	1,400

Race	1 Mile	3 Miles	5 Miles
White	2,513	8,265	8,951
Black	21	43	43
Am In/AK Nat	1	1	1
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	63	67
Multi-Racial	12	302	310

Income	1 Mile	3 Miles	5 Miles
Median	\$62,537	\$80,045	\$82,495
< \$15,000	100	201	218
\$15,000-\$24,999	92	207	214
\$25,000-\$34,999	95	237	268
\$35,000-\$49,999	51	153	166
\$50,000-\$74,999	250	803	844
\$75,000-\$99,999	166	719	762
\$100,000-\$149,999	149	554	616
\$150,000-\$199,999	12	52	72
> \$200,000	28	86	91

Housing	Total	1 Mile	3 Miles	5 Miles
Units		1,027	2,931	3,260
Occupied		954	2,768	3,083
Owner Occupied		709	2,276	2,566
Renter Occupied		245	492	517
Vacant		73	163	177

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# DISCLAIMER

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