

XXX EDMONTON AVENUE SE, HUTCHINSON, MN

Commercial Land For Sale



35.03 Acres- Divisible to
5 Acre Lots
Sale Price: \$5.00 PSF



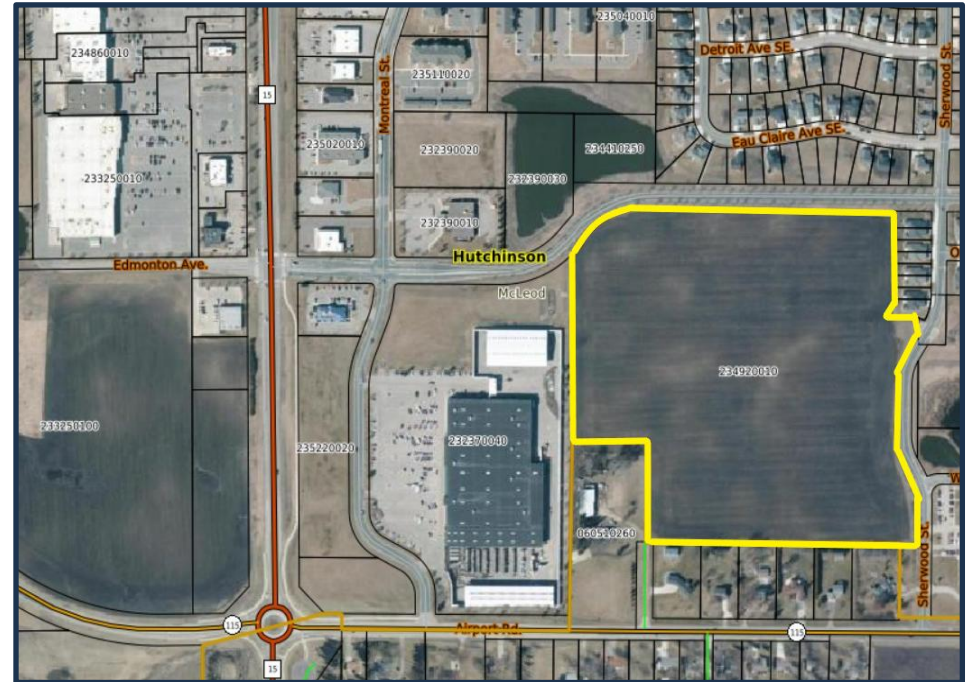
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Presented by
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Property Details



Property Overview

Sale Price:	\$5.00/psf
Price Per Acre:	\$217,800 per Acre
Acres:	35.03 Acres, divisible to 5-acre lots minimum
PID:	234920010
Property Taxes:	\$4,438.00 (2025)
Zoning:	Commercial & Medium Density Residential
Utilities:	Gas, Sewer, Water located in Edmonton Ave.
Access:	Edmonton Avenue from the North, Sherwood St. from East
Traffic Counts:	12,068 Cars per Day- Hwy. 15; 3,350 Cars per Day Edmonton Ave SE.

- 35 acres available immediately to the east of Menards and Hwy. 15.
- The site is flat and almost 100% buildable (little to no wetland)
- Great site for commercial and medium-density residential.
- Located on the rapidly growing south end of town
- Neighboring businesses include Menards, Culvers, Target, Best Buy, Ashley Furniture, Walmart, Goodwill, Aldi, Harbor Freight, Ridgewater College, Hutchinson Health Clinic & more!



North

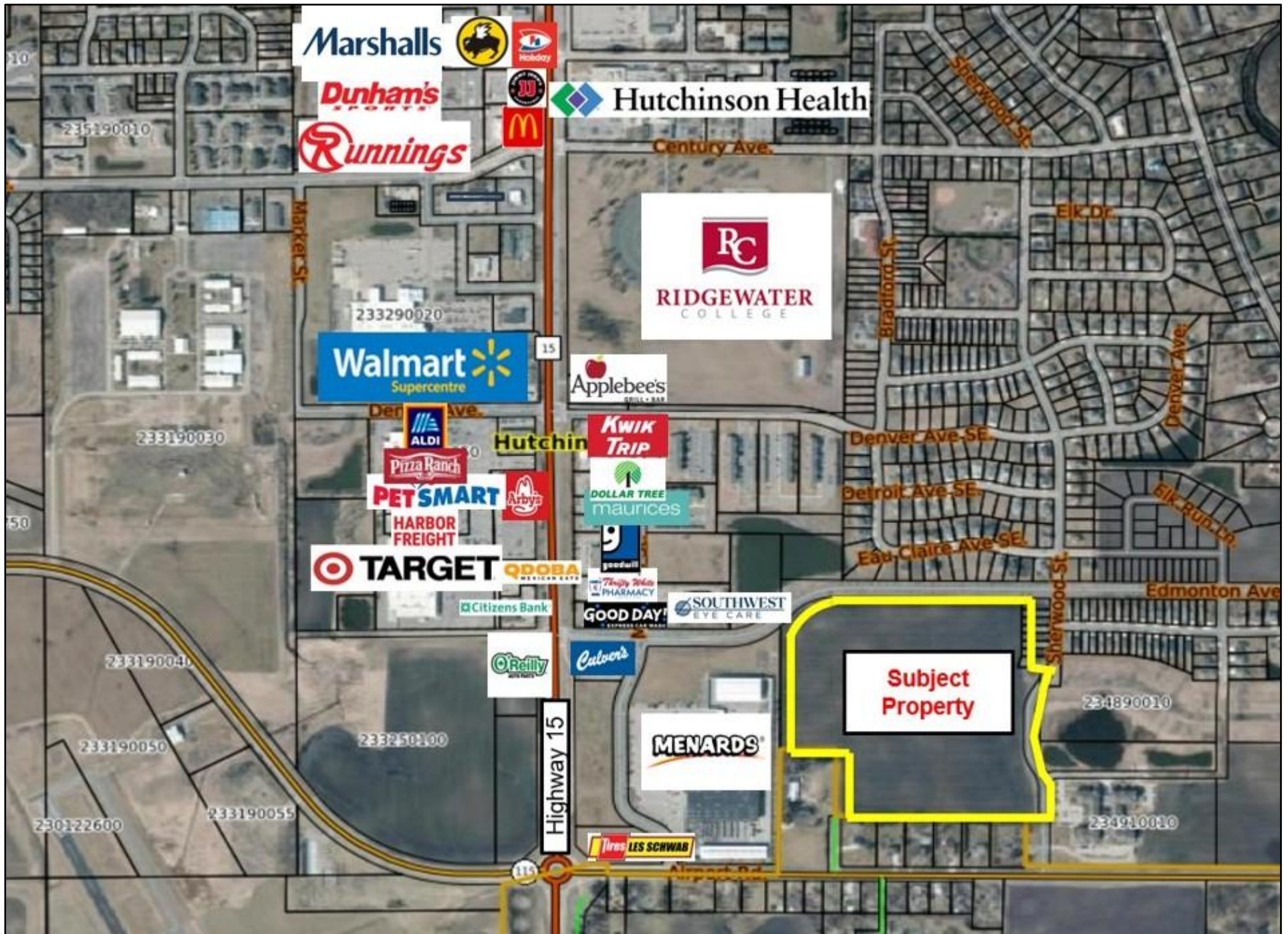


SITE

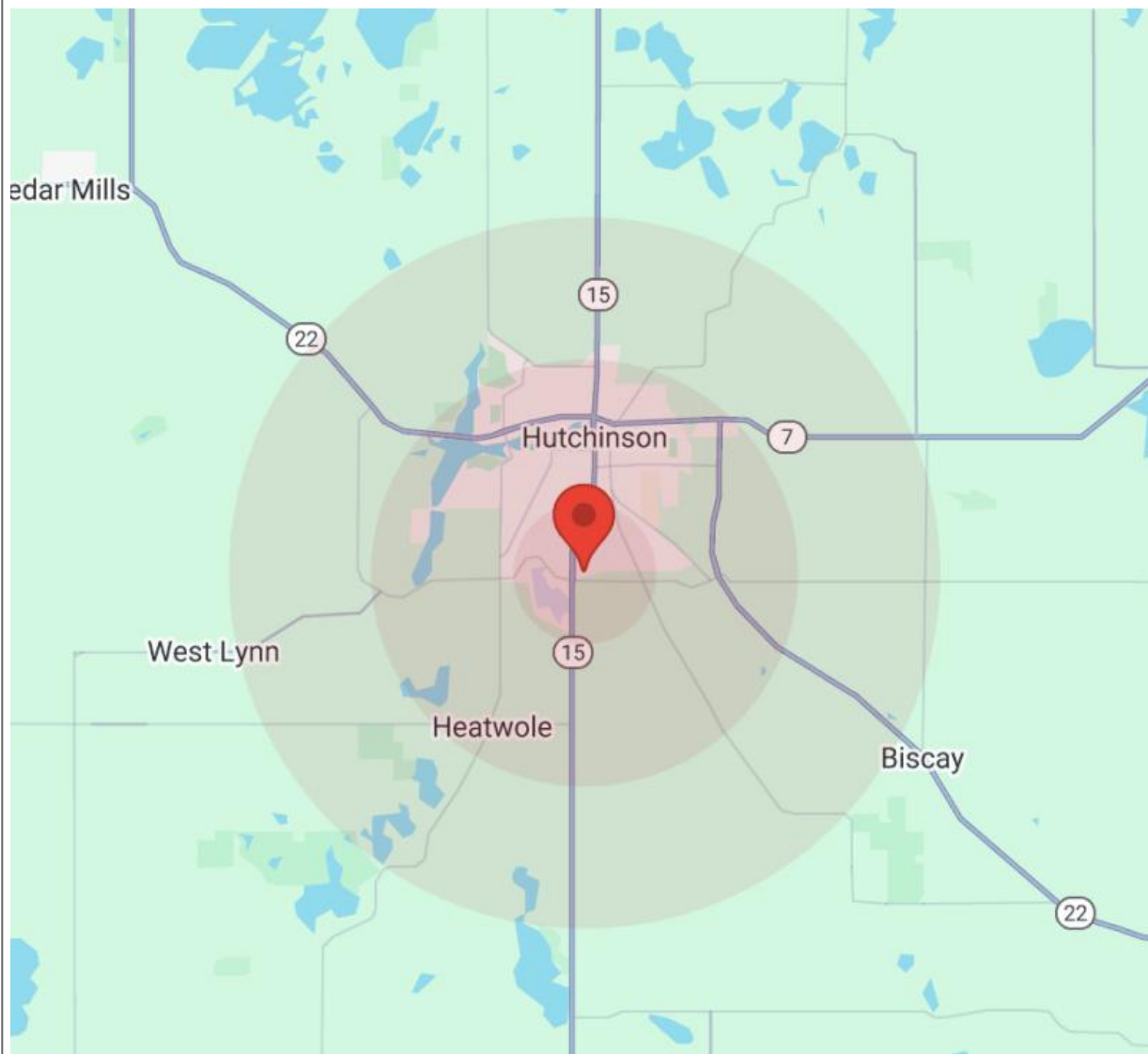
Menards

Edmonton Ave. SE





Demographics



Population	1 Mile	3 Miles	5 Miles
Male	1,505	7,753	8,617
Female	1,363	7,439	8,291
Total Population	2,867	15,191	16,909

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	478	2,692	2,956
Ages 15-24	390	1,916	2,137
Ages 25-54	967	5,530	6,108
Ages 55-64	302	1,786	2,064
Ages 65+	729	3,266	3,642

Race	1 Mile	3 Miles	5 Miles
White	2,498	13,271	14,873
Black	53	251	259
Am In/AK Nat	5	32	34
Hawaiian	1	9	10
Hispanic	205	1,173	1,241
Asian	58	188	205
Multi-Racial	46	264	286
Other	N/A	2	2

Income	1 Mile	3 Miles	5 Miles
Median	\$63,205	\$74,635	\$76,757
< \$15,000	64	470	514
\$15,000-\$24,999	153	439	481
\$25,000-\$34,999	94	482	510
\$35,000-\$49,999	112	549	597
\$50,000-\$74,999	282	1,355	1,449
\$75,000-\$99,999	215	996	1,070
\$100,000-\$149,999	230	1,234	1,407
\$150,000-\$199,999	76	464	564
> \$200,000	67	574	659

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,359	6,906	7,626
Occupied	1,293	6,563	7,249
Owner Occupied	812	4,502	5,065
Renter Occupied	481	2,061	2,184
Vacant	66	342	377



Zoning & Development Resources

Planning & Zoning Department

Dan Jochum, AICP
Director of Building, Planning & Zoning
Call: 320-234-4258

Kyle Dimler
Building Official
Call: 320-234-4220

Andrea Schwartz
Building Permit Technician
Call: 320-234-4216

Economic Development Department

Miles Seppelt
Development Director Building Official
Call: 320-234-4224
Email: edadirector@ci.hutchinson.mn.us

Public Works & Engineering

Mike Stifter
Public Works Director
Call: 320-234-4212
Email: mstifter@hutchinsonmn.gov

Brandon Braithwaite, PE
Assistant Public Works Director
Call: 320-583-1941
Email: bbraithwaite@hutchinsonmn.gov

Donovan Schuette
Public Works Director
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Presented by
KW Commercial

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Hutchinson, MN 55350**

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