

Land & Building | For Sale - \$2,500,000.00

CBRE

Building +/- 40,124 SF

Land ±18.32 Acres

1 Scholarship Way
St. Peter, MN 56082





Area Highlights

- » City of St Peter is located along Hwy 169 and Minnesota River.
- » St Peter is home to Gustavus Adolphus College with an enrollment of 2,100 students.
- » The Mayo Clinic operates the Rivers Edge and St. Peter Community Clinics.
- » The city population is 12,158.

Building Information

Type of property	Office
Frame	Wood
Building area	
Gross building area	+/- 40, 124 SF
Net rentable area	39,28 SF
Number of stories	1 - including detached garage of 864 SF
Years built	1984, 1989 and 1998
Number of restrooms	5
Number of kitchens/breakrooms	Multiple

Parking

Number of parking spaces	142
Parking ratio (per 1,000 SF)	3.61
Parking Type	Surface

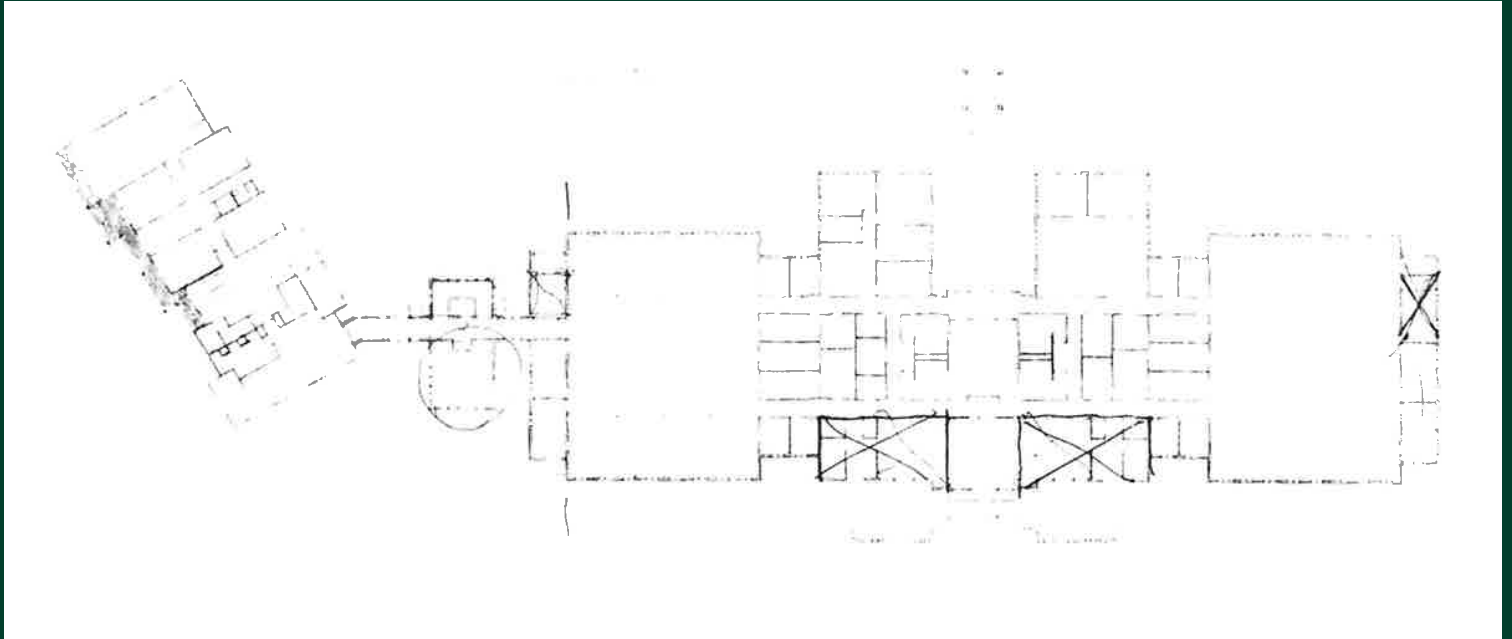
Land Information

	±18.32 acres
Current zoning	
C-5	Business/Professional office
R-2	1-2 Family Dwelling
PID 19-020-0090	

Location

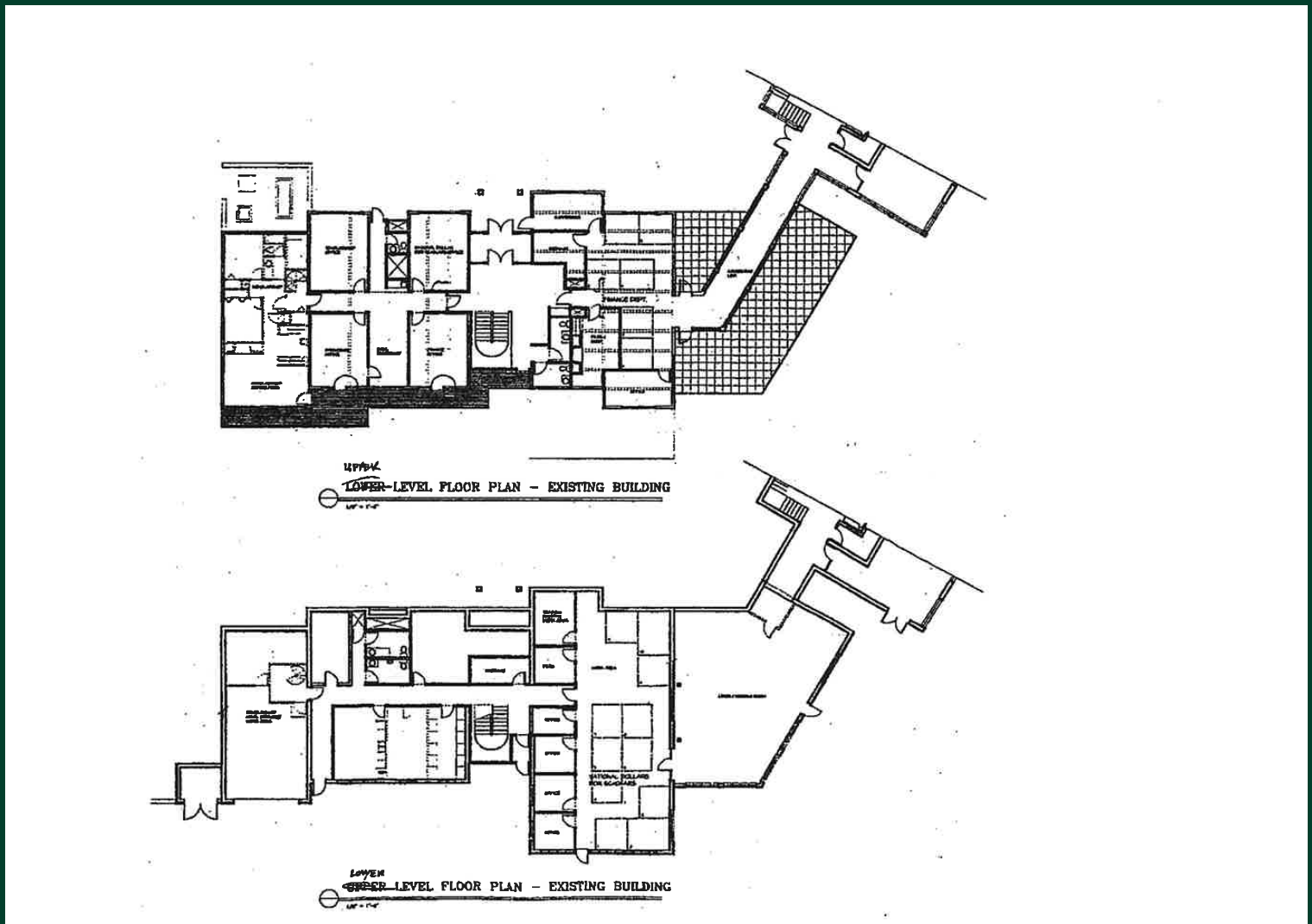
Property is located along Scholarship Way across from Gustavus Adolphus College. It is on the Southside of West Jefferson Avenue, between Nicollet Avenue and Valley View Road. Downtown St. Peter is approximately one and a half miles Northeast from the site.

Floor Plan - Main Level *

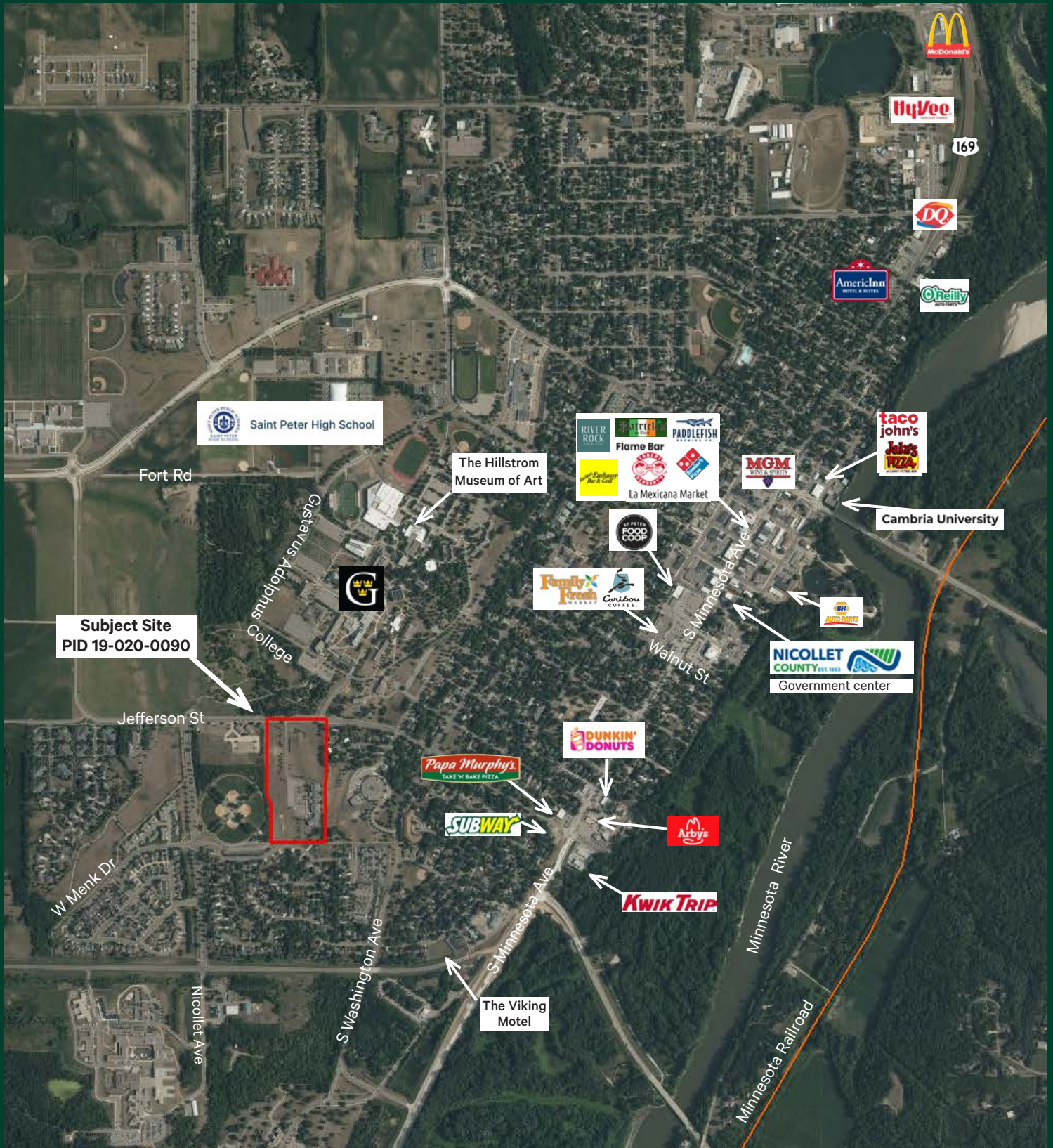


* The building footprint has been slightly altered from this floor plan

Enlarged Floor Plan - Two Story Section



Area Map



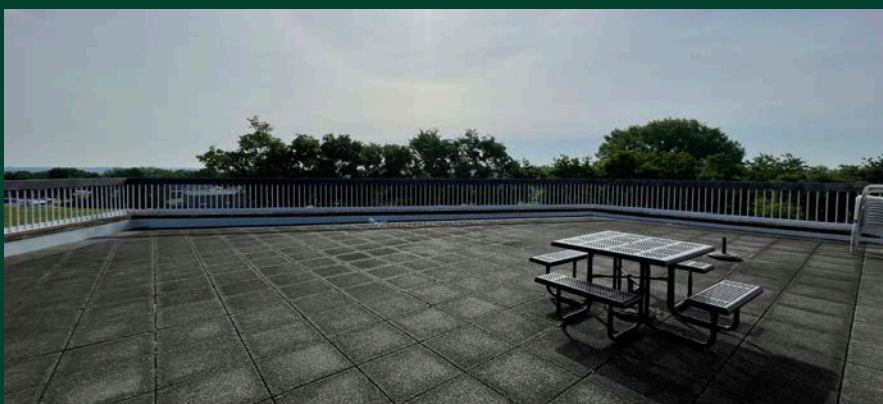
Traffic Counts

Jefferson St	3,150 VPD
Nicollet Ave	1,900 VPD
S Washington Ave	1,650 VPD

Tax Information

Est Market Value	\$3,978,800
2024 Taxes Due	\$50.00

Property Exterior



Property Interior



Zoning



Legend

Zone

- R-1 Single Family Dwelling
- R-2 1-2 Family Dwelling
- R-3 Multiple Family Dwelling
- R-4 Large Lot Residential
- RP-1 Residential and Professional Services
- MHP Mobile Home Park
- CBD Central Business District
- C-3 General Retail and Service Commercial
- C-4 Highway Service Commercial
- C-5 Business/Professional Office
- EID Educational/Institutional District
- I-1 Limited Industrial
- I-2 General Industrial
- FP Flood Plain

Zoning Overlay

- Heritage Preservation Overlay
- Planned Unit Development Overlay
- Gateway Overlay
- Residential Preservation Overlay

0 600 Feet
Source: City of Saint Peter, Nicollet County

DIVISION 11 - C-5 Business/Professional Office District

Sec. 24-318. - Statement of intent.

The C-5 District is intended and designed to provide certain areas of the City for the development of business, medical or professional offices in areas adjacent to residential areas. The district is further intended to allow for the location of larger office developments that generate increased volumes of traffic without adversely affecting neighboring residential uses. The district is intended to promote sustainable development by providing employment opportunities in close proximity to residential neighborhoods. (Ord. No. 394(2nd Ser.), § 1(11.16), 11-26-2007)

Sec. 24-319. - Civic uses.

Unless otherwise provided in this chapter, no building or lands shall be uses for other than one or more of the following purposes:

Civil Uses

- » Administrative services
- » Day care services (limited)
- » Local utility services
- » Commercial Uses
- » Personal improvement services

(Ord. No. 394(2nd Ser.), § 1(11.16), 11-26-2007; Ord. No. 39 (3rd Ser.), § 1, 10-22-2018)

Sec. 24-320. - Conditional uses.

The following uses of land and structures may be permitted in the C-5 District subject to review, approval and regulation of the Board of Appeals and Adjustments as provided in this chapter:

Residential Uses

- » Multifamily residential (general)
- » Multifamily residential (limited)
- » Group residential

Civil Uses

- » Cemetery
- » Convalescent services.
- » Cultural services
- » Day care services (general).
- » Guidance services.
- » Major utility facilities.
- » Park and recreation services.
- » Primary educational facilities.
- » Public assembly.
- » Religious assembly.
- » Residential care services.
- » Safety services.
- » Secondary educational facilities.
- » Birthing center.

Zoning continued

Commercial Uses

Administrative and business offices

- » Business or trade school
- » Communication services
- » Funeral services
- » Medical offices
- » Professional office

(Ord. No. 394(2nd Ser.), § 1(11.16), 11-26-2007; Ord. No. 13(2nd Ser.), 10-28-2013)

Sec. 24-321. - Development regulations.

Unless otherwise provided in this chapter, each development within the C-5 District shall be subject to the following minimum requirements:

Lot area: 20,000 square feet.

Lot width: 200 feet.

Front yard: 20 feet.

Side yard: 25 feet.

Rear yard: 25 feet.

Maximum height: 35 feet.

Maximum lot coverage: 75 percent.

(Ord. No. 394(2nd Ser.), § 1(11.16), 11-26-2007)

Sec. 24-322. - Off-street parking and loading.

Unless required as a condition of approval and resulting from Board of Appeals and Adjustments review as provided in section 24-320, all uses within the C-5 District shall provide the required off-street parking and loading as prescribed in section article III of this chapter.

(Ord. No. 394(2nd Ser.), § 1(11.16), 11-26-2007)

For additional information on zoning, select this [link](#).

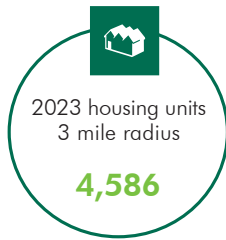
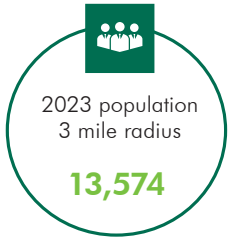
Future Land Use and Development

It is anticipated that the land use categories identified in the existing land use plan will remain consistent over the next 20 years within Nicollet County's land use jurisdiction area. While agricultural uses are anticipated to continue to represent most of the area within the county, there may be shifts to account for additional rural residential or commercial uses as allowed within the rural areas. Rather than identify a physical location for each land use type, the following descriptions discuss the potential for future uses in the county. Existing regulations should be used to identify the appropriate location and siting for new uses. For example, a new animal site must follow all pertinent feedlot regulations to identify an appropriate location.

For additional information on Future Land Use, select this [link](#).

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Demographics



	1 MILE	3 MILES	5 MILES
POPULATION			
2023 Population - Current Year Estimate	5,556	13,574	14,859
2028 Population - Five Year Projection	5,541	13,586	14,868
2020 Population - Census	5,604	13,512	14,772
2010 Population - Census	5,758	12,882	14,045
2020-2023 Annual Population Growth Rate	-0.26%	0.14%	0.18%
2023-2028 Annual Population Growth Rate	-0.05%	0.02%	0.01%
HOUSEHOLDS			
2023 Households - Current Year Estimate	1,388	4,327	4,806
2028 Households - Five Year Projection	1,394	4,367	4,848
2010 Households - Census	1,339	4,098	4,558
2020 Households - Census	1,397 94.5%	4,274 94.9%	4,745 94.8%
2020-2023 Compound Annual Household Growth Rate	-0.20%	0.38%	0.39%
2023-2028 Annual Household Growth Rate	0.09%	0.18%	0.17%
2023 Average Household Size	2.41	2.47	2.48
HOUSEHOLD INCOME			
2023 Average Household Income	\$90,479	\$93,121	\$95,664
2028 Average Household Income	\$101,461	\$106,030	\$109,014
2023 Median Household Income	\$66,486	\$64,504	\$66,722
2028 Median Household Income	\$75,751	\$72,982	\$75,723
2023 Per Capita Income	\$25,703	\$31,128	\$32,166
2028 Per Capita Income	\$28,761	\$35,561	\$36,778
HOUSING UNITS			
2023 Housing Units	1,489	4,586	5,089
2023 Vacant Housing Units	101 6.8%	259 5.6%	283 5.6%
2023 Occupied Housing Units	1,388 93.2%	4,327 94.4%	4,806 94.4%
2023 Owner Occupied Housing Units	859 57.7%	3,024 65.9%	3,454 67.9%
2023 Renter Occupied Housing Units	529 35.5%	1,303 28.4%	1,352 26.6%
EDUCATION			
2023 Population 25 and Over	2,727	8,166	9,110
HS and Associates Degrees	1,605 58.9%	4,891 59.9%	5,545 60.9%
Bachelor's Degree or Higher	889 32.6%	2,644 32.4%	2,901 31.8%
PLACE OF WORK			
2023 Businesses	179	469	485
2023 Employees	3,222	6,748	6,930



Contact Us

Brian Pankratz
Senior Vice President
952 924 4665
brian.pankratz@cbre.com

Josh Johnson
Vice President
952.924.4825
josh.johnson@cbre.com

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