

NORTH STAR
COMMERCIAL
REAL ESTATE ADVISORS



**SELLER FINANCING
IS AVAILABLE**

FOR SALE

LOT B

LOT B, ENERGY DRIVE, BELLE PLAINE, MN 56011

**SELLER FINANCING IS AVAILABLE*

KELLER WILLIAMS PREFERRED REALTY
14300 NICOLLET COURT STE 208
BURNSVILLE, MN 55306



SCOTT NAASZ
COMMERCIAL BROKER
☎ (612) 662-4442
SCOTT@NORTHSTAREXPerts.COM
40709913

EXECUTIVE SUMMARY

LOT B

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OFFERING SUMMARY

OFFERING AT:	\$1,038,000
PID:	20-108-003-0
2023 TAXES:	\$9,094.00
LOT SIZE AREA:	11.54 ACRES
ZONED:	BUSINESS/COMMERCIAL



ABOUT THE PROPERTY

Excellent visibility from Highway 169! New Commercial Park Developing. Great location for your future business with access from County Road 3 and prime US Hwy 169 visibility! An indoor storage facility is possible here as well. Call for more information. A future city street, Energy Drive, will allow access from Evergreen Street.

PROPERTY HIGHLIGHTS

- Great 11.54 acre site in Belle Plaine. Sewer & Water is available.
- Paved Streets, Public Road

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PROPERTY PHOTOS

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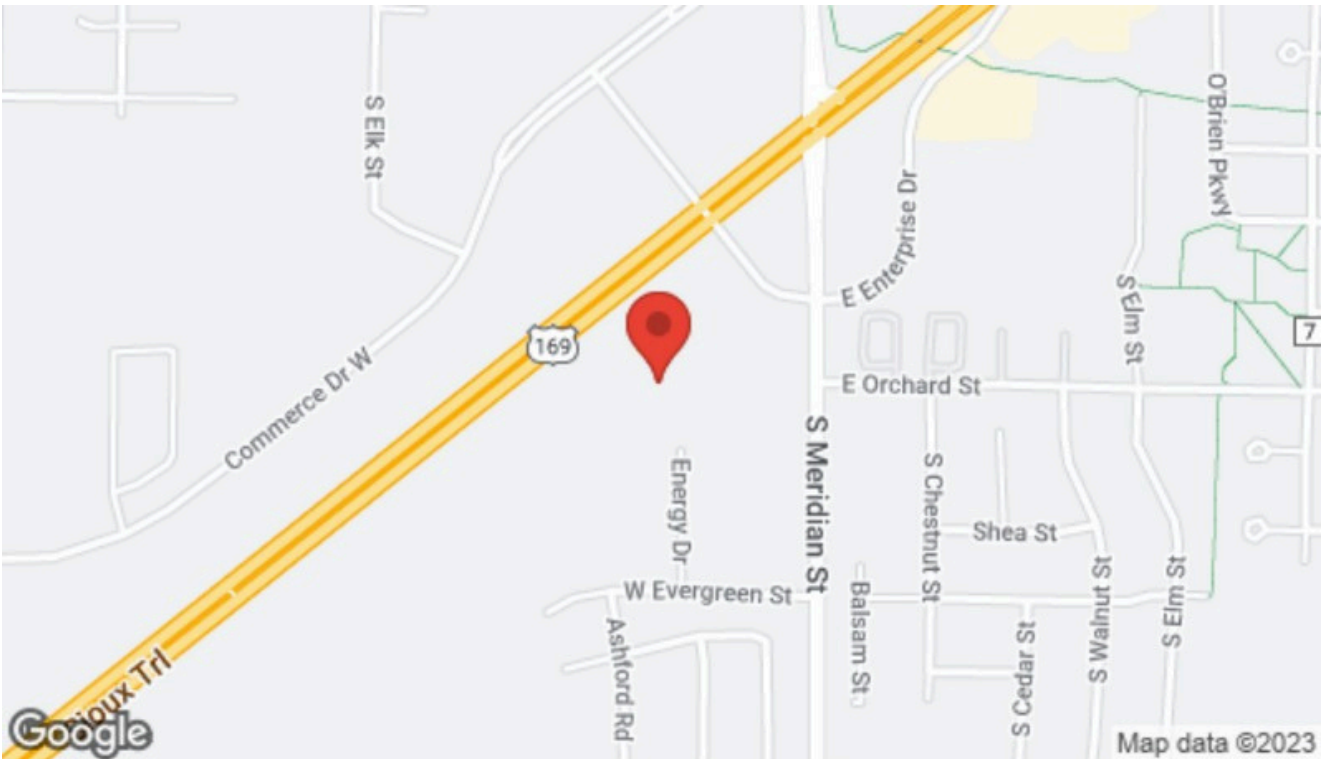
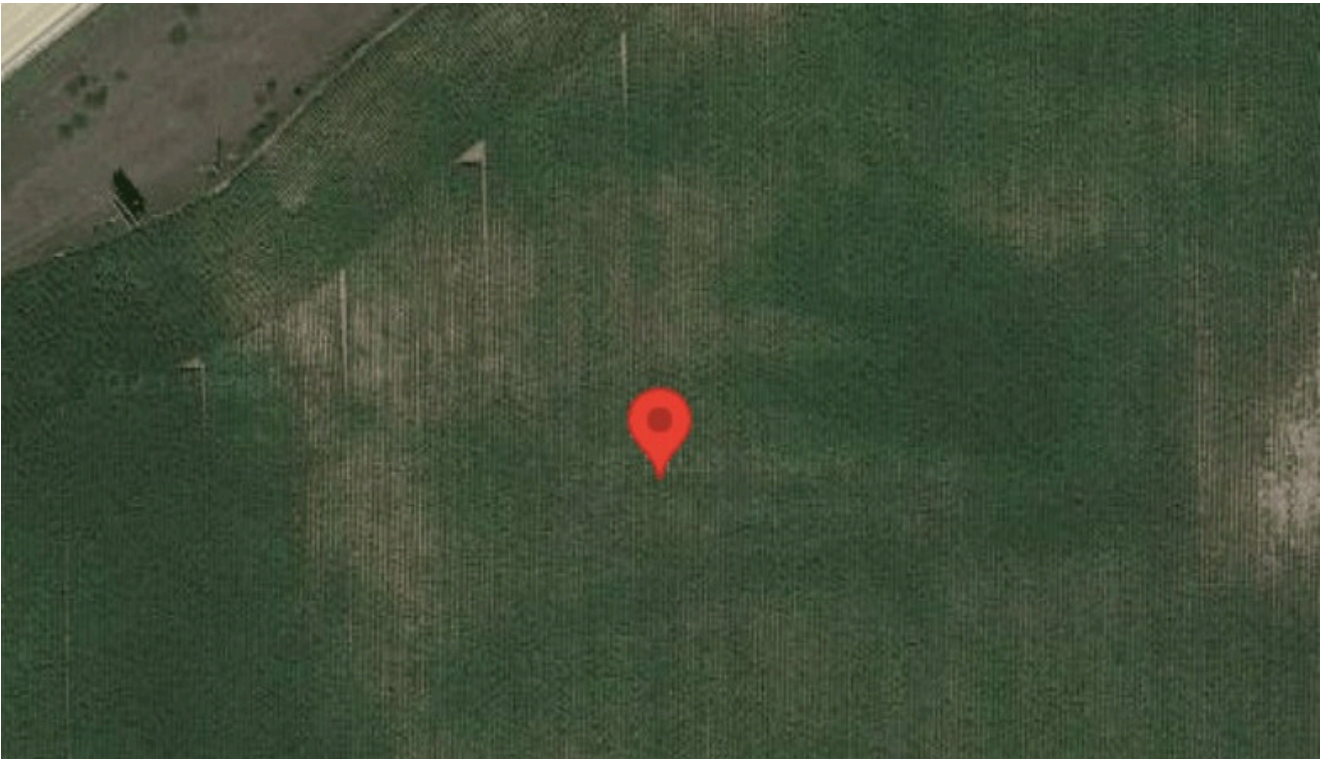


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LOCATION & HIGHLIGHTS

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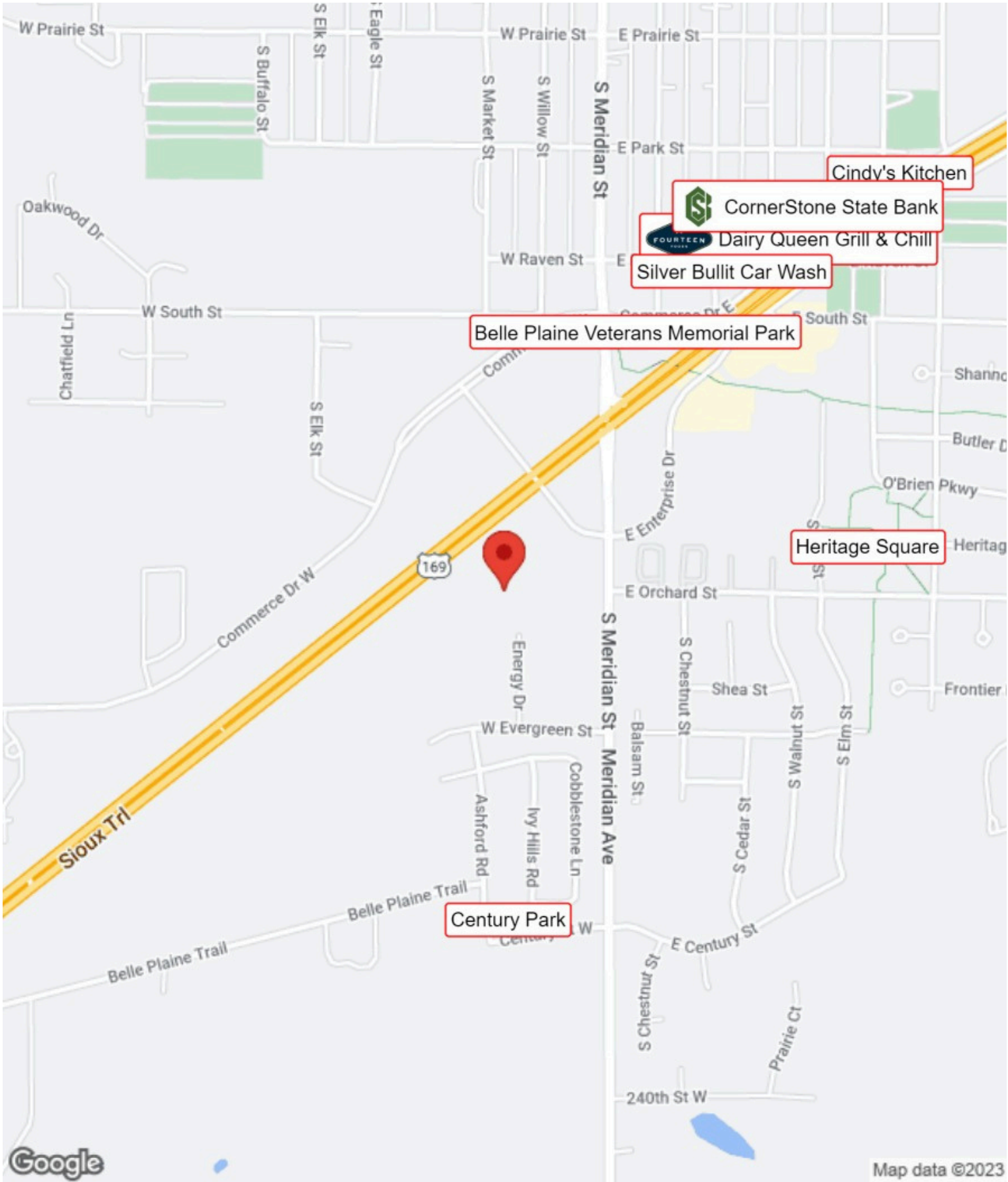


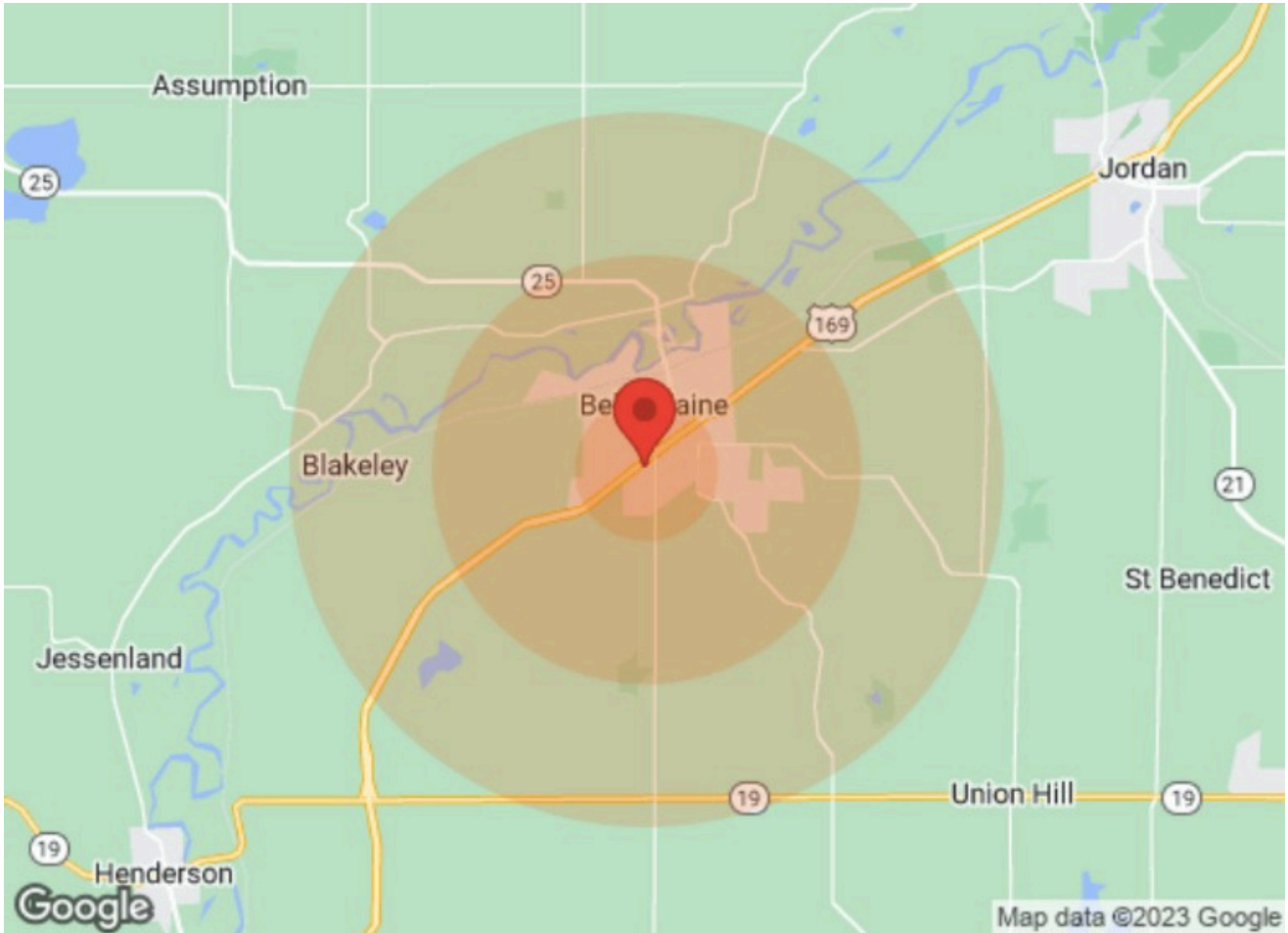
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BUSINESS MAP

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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
\$10,000-\$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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