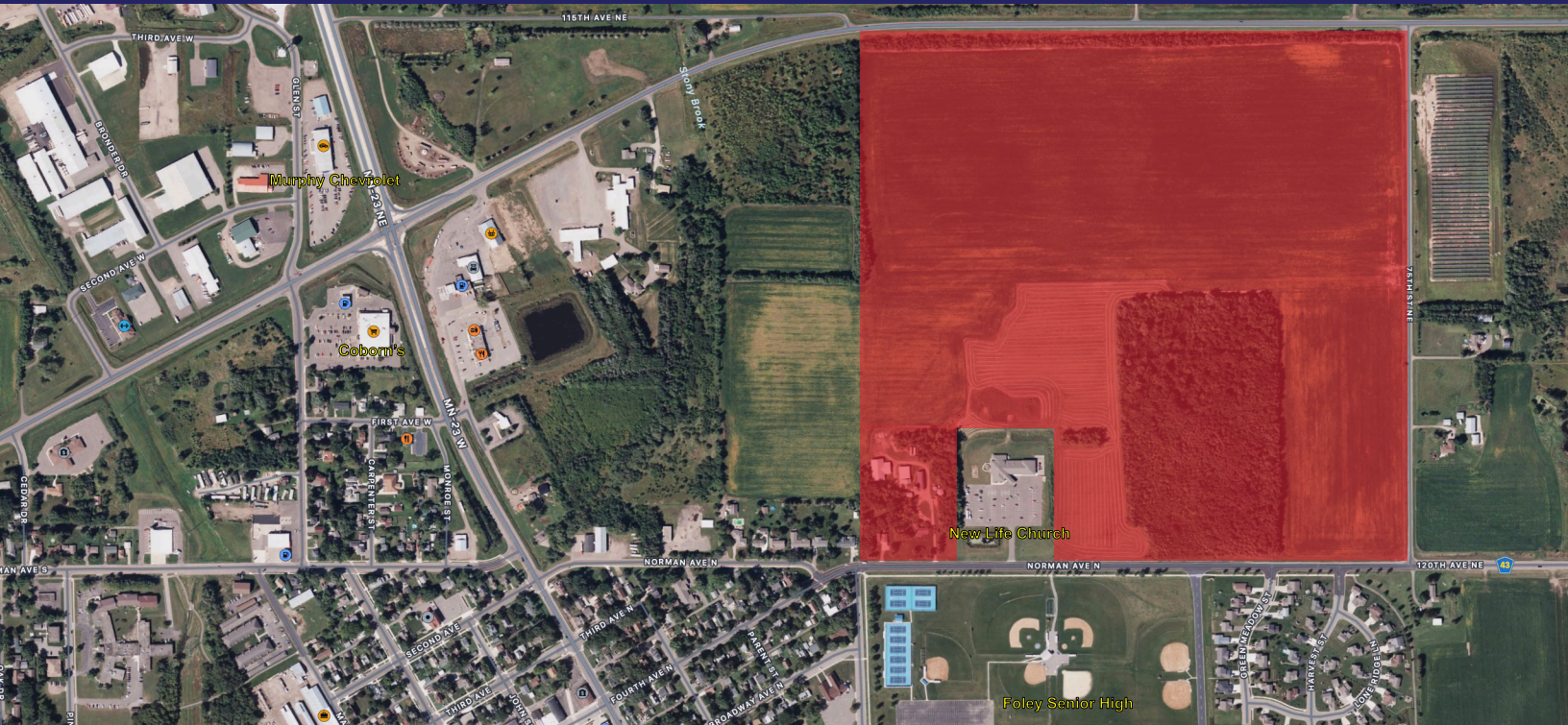


FOR SALE

# TOWNES EDGE ESTATES DEVELOPMENT LAND

709 NORMAN AVE N, FOLEY, MN 56329



### Property Highlights

- Easy Access to Hwy 25 & Hwy 23 to St Cloud
- Adjacent to existing city services.
- Parcels of land located in the Foley City Limits.
- Adjacent to Foley Public Schools along Norman Avenue.
- The city of Foley has recently approved zoning for residential
- and commercial development on these parcels. Potential for Public Incentives from the City of Foley and Benton County for Re-Development.
- Sale also includes the Farmstead on 0.63 acres.

### Offer Summary

Sale Price: \$3,100,000  
 3 Parcels: 130.78 acres

Demographics	1 Mile	2 Miles	3 Miles
Foley, MN			
Total Households	678	1,187	1,590
Total Population	1,977	3,537	4,856
Avg HH Income	\$71,060	\$75,025	\$80,055
Demographics	1 Mile	2 Miles	3 Miles
Saint Cloud, MN			
Total Households	4,787	24,000	47,386
Total Population	13,587	65,692	104,128
Avg HH Income	\$55,407	\$65,692	\$72,038

### Foley Development Opportunity Townes Edge Estates

Introducing three prime parcels of land totaling 130.78 acres, brought to market by Coldwell Banker Realty/JAC Commercial Group. Nestled adjacent to a thriving housing development and near Foley Public Schools, these parcels present an exceptional opportunity for both residential and commercial ventures. The City of Foley has approved preliminary zoning concepts for various residential options including single-family homes, twin homes, condos, and high density multi-apartment buildings, as well as commercial development. Conveniently situated within Foley's city limits, the 80-acre tract enjoys frontage along State Highway 25 north and Norman Avenue, the latter being home to Foley's Public Schools. With sewer and utilities already in place along Norman Avenue facilitated by the city's proactive planning and zoning initiatives, development prospects are primed for success. Additionally, the City of Foley offers accessible tax income, financing options, and City-County funds earmarked for approved residential and commercial projects. Located just 15 miles from St Cloud, Foley serves as the vibrant county seat of Benton County, positioning these parcels at the nexus of growth and opportunity in Central Minnesota.

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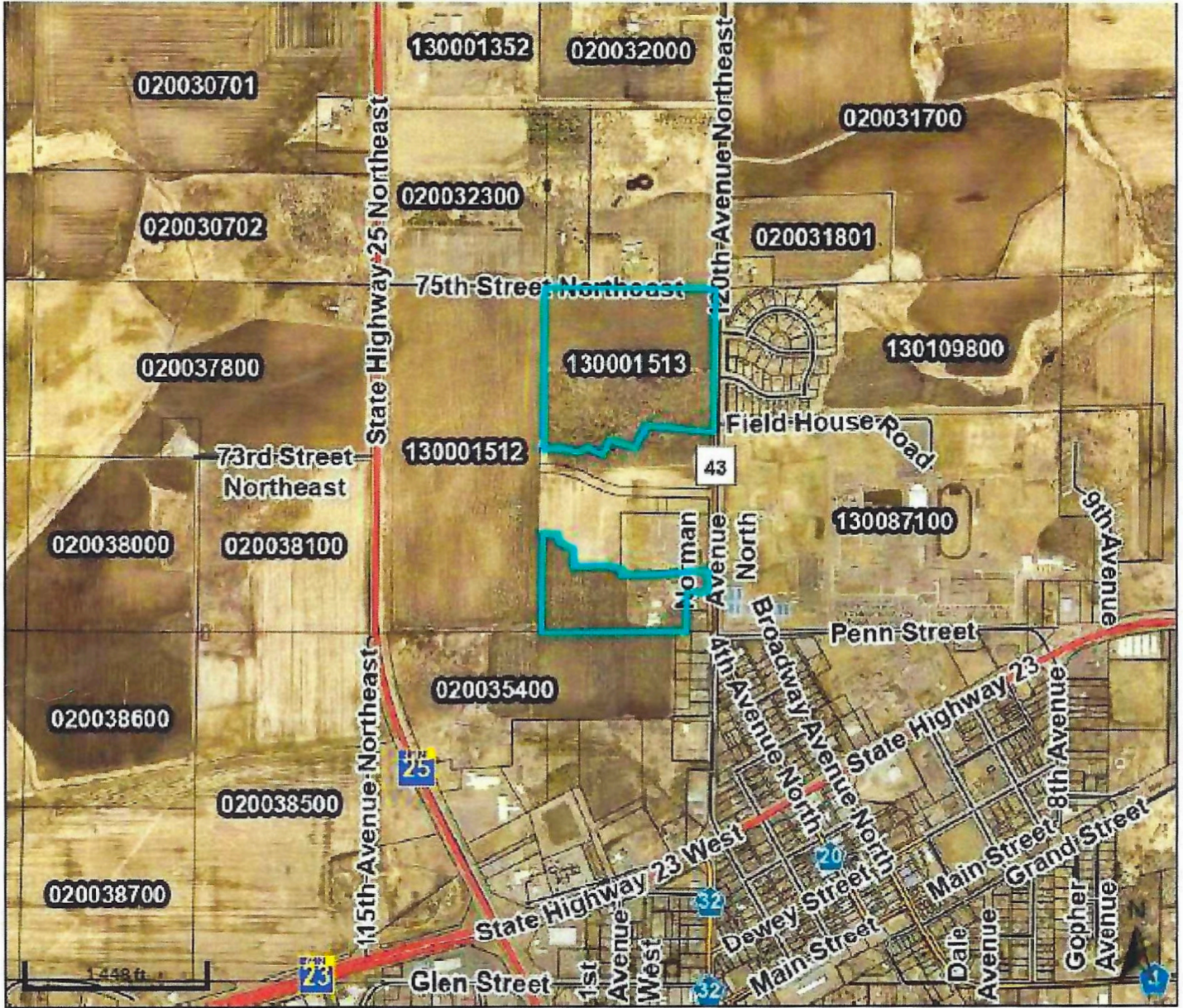
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## DESCRIPTION OF SUBJECT PROPERTY



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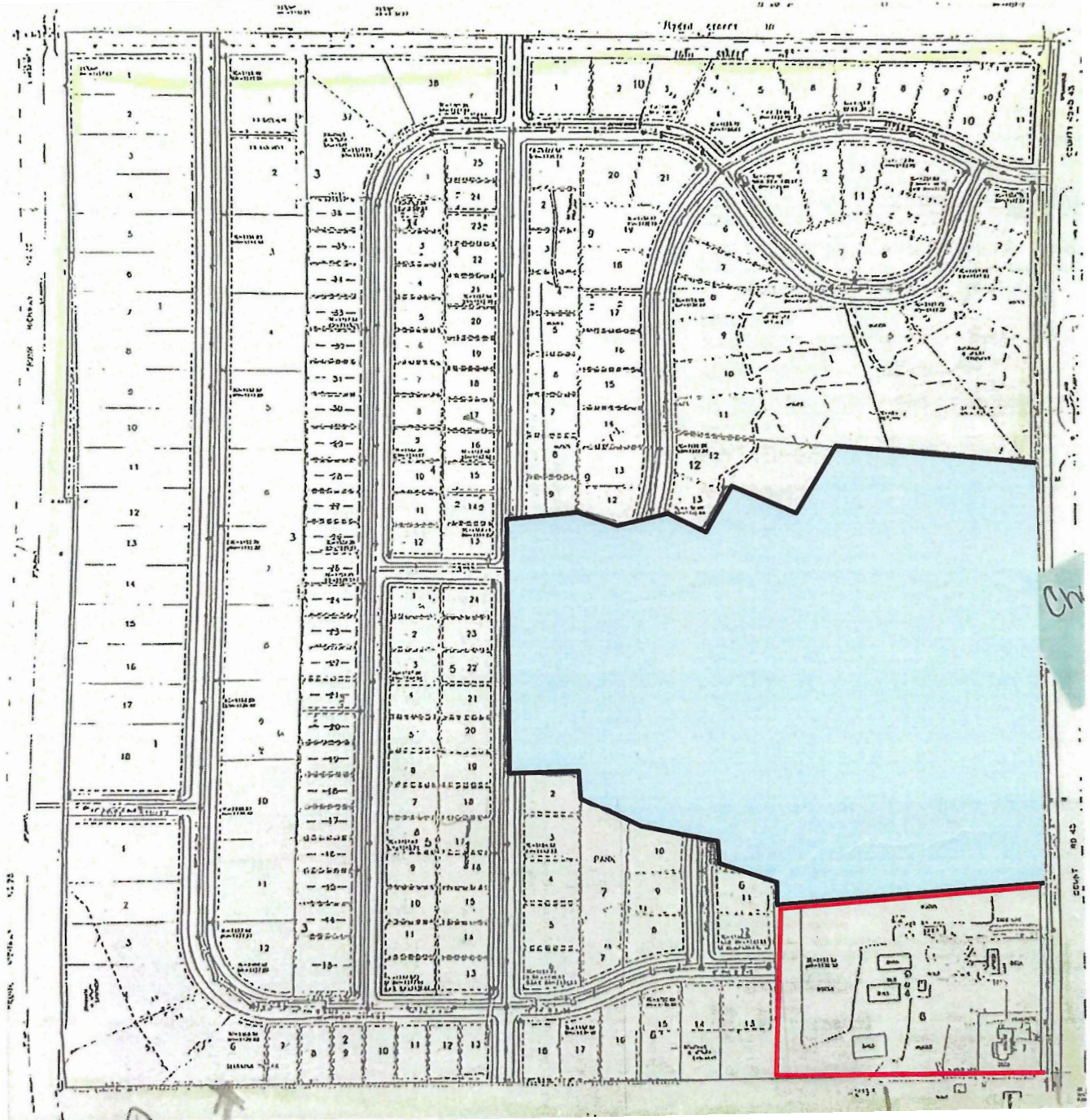
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## DESCRIPTION OF SUBJECT PROPERTY CONCEPT DEVELOPMENT



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For more information,  
or to schedule a private tour,  
please contact us.



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