

LAND PARCEL FOR SALE

3.33 Acres (145,058 SF)

BTS / Ground Lease / Sale

1211 State Street North

Fairmont, MN. 56031



Fairmont Land Parcel

3.33 Acres — Prime retail/commercial site offers exceptional visibility and a variety of opportunities. Surrounded by retail/commercial properties.

- Zoned 3A Commercial Business District. Uses include: Retail, office/service/medical, residential/high density/mixed-use, hospitality
- Acres: 3.33 Acres (145,054.80 sf SF)
- Shovel Ready/All Utilities to the Site
- Located within the “Opportunity Zone” area
- Traffic Counts (State Street): 14,000 daily
- 2026 Real Estate Taxes: \$4,502.00
- Martin County Parcel ID: #230390365
- Sale Price: Negotiable

FOR SALE

For more information contact:

Lisa L. Diehl, CCIM, CPM
(952) 285-5244 Direct
(612) 508-6410 Mobile
Lisa.Diehl@CloseTheDiehl.com



DIEHL & PARTNERS

Real Estate Brokerage, Consulting & Development

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Zoned: 3A Commercial Land and Building Zoning. Uses may include: Retail, office/service/medical, hospitality. The city will consider high-density residential/mixed-use.



The Fairmont, Minnesota, community sits south and west of Interstate 35 and is approximately two (2) hours or 130 miles from the Twin Cities. The main core economic development includes: agriculture, tourism, and manufacturing.

Fairmont is home to several major employers, including: 3M, Fairmont Foods, Avery Weigh-Tronix, Mayo Clinic Health System (the largest employer in town). Other major employers include REM Heartland, Bank Midwest, Kahler Automation, Lakeview Methodist Health Services, Torgerson Properties, and Walmart.

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Site Information

Total Acreage (1 Parcel): 3.33 Acres (145,055 SF)

Access Points: 60' front entrance and cross access with adjacent property

Zoning: Zoned 3A Commercial Business District. Uses include: Retail, office/service/medical, residential/high density/mixed-use, hospitality. The city will also consider high density residential housing/mixed use.

Location: Located within Fairmont city limits and adjacent to Fairmont 5 Theatres, Tractor Supply, and Petvet Community Clinic along State Street North. Convenient access to 35 city parks. www.VisitFairmontMN.com

Traffic Counts: State Street (14,000), MN State Highway 90 (12,000)

Utilities: Shovel ready and all utilities are located at the site.

Martin County

Property Parcel: #230390365

2026 Property Taxes

Annual Taxes: \$4,502.00

Investment Opportunity

Potential investment for an investor, 1031 Exchange buyer, developer, owner/user. Inquire on tax incentives for the property. Located in an "Opportunity Zone". <https://mn.gov/deed/business/financing-business/tax-credits/opp-zones/>

Pricing

Negotiable



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The outlot parcel is located at the northeast corner of St. Croix Trail (MN Highway 95) and the controlled intersections of Falcon and Flink Avenue). The parcel is 'shovel ready' with all of the utilities to the site. Pylon signage is available.



Demographics:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Population	1,900	8,876	11,471
Median HH Income	\$31,805	\$47,348	\$48,929
Average HH Income	\$37,863	\$54,931	\$58,507
Total Housing Units	2,148	5,323	5,907

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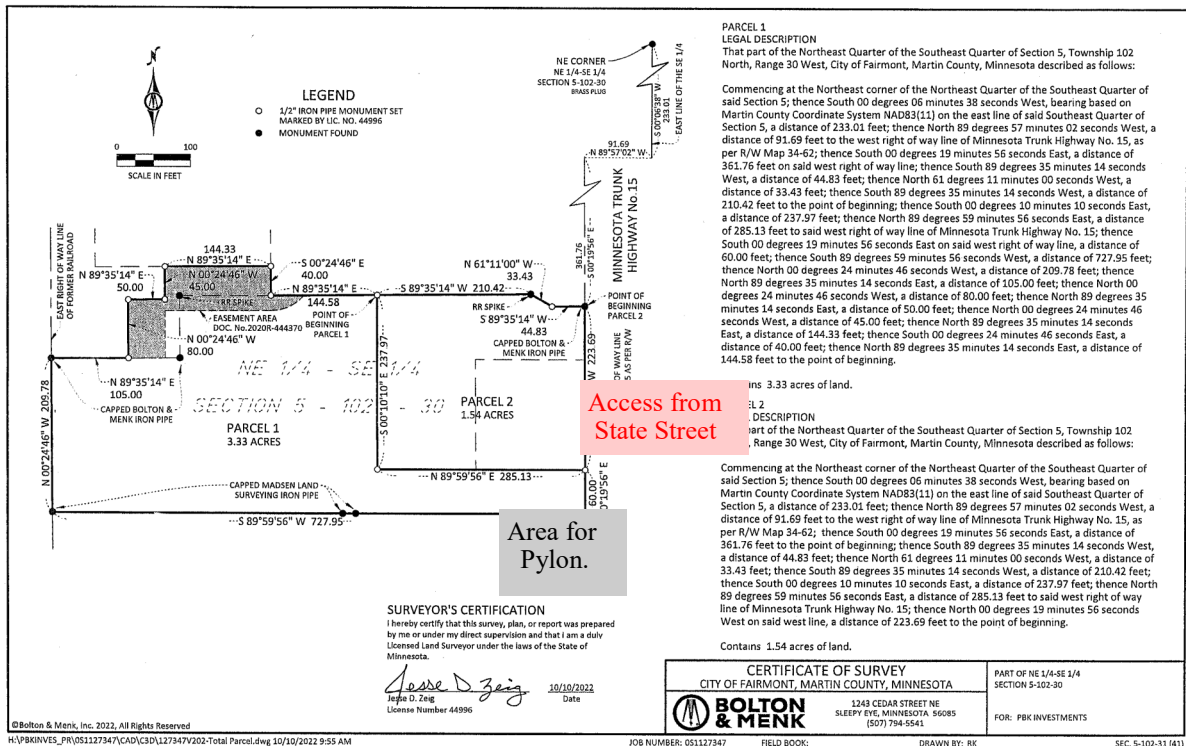
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