

**FOR SALE - \$400,000**

**GAUGHAN**

**6135 ATHENS TRL, STACY, MN**



**TOM OPSAHL**

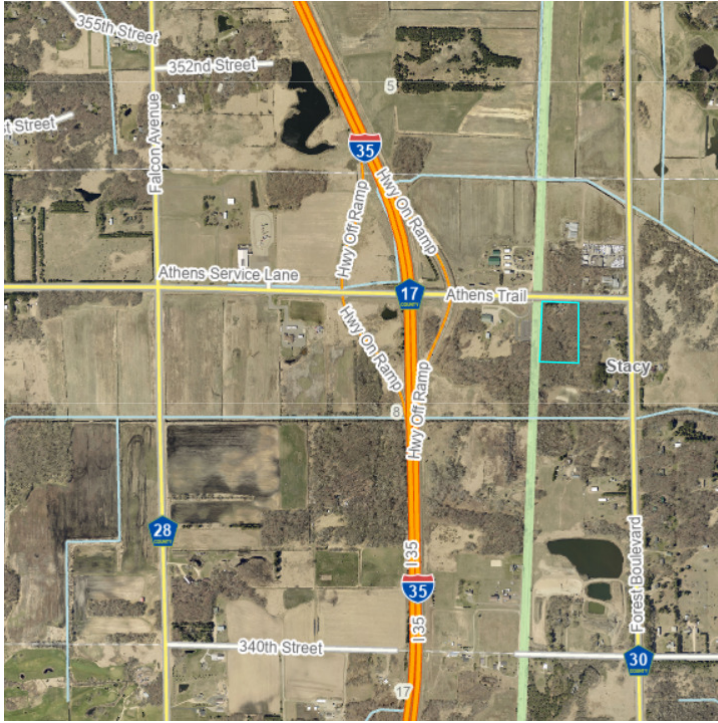
VP of Sales & Leasing

651.255.5569

[tomopsahl@gaughancompanies.com](mailto:tomopsahl@gaughancompanies.com)

6135 ATHENS TRL, STACY, MN 55079

EXECUTIVE SUMMARY



**OFFERING SUMMARY**

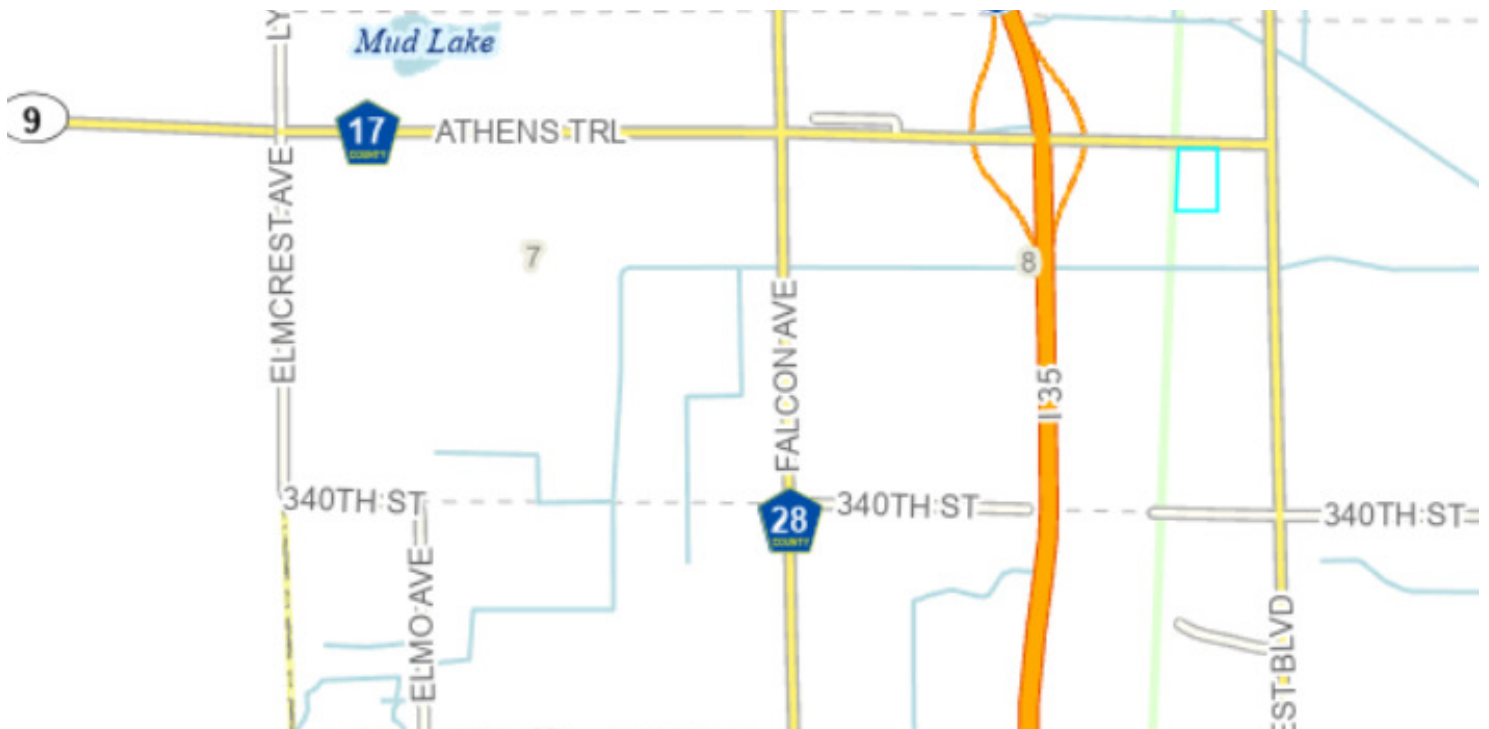
Sale Price:	\$400,000
Available SF:	
Lot Size:	6.46 Acres
Price / Acre:	\$61,919
Year Built:	1960
Zoning:	RTC

**PROPERTY HIGHLIGHTS**

- Super development opportunity
- 6.46 acres of commercial land
- Existing home on the property (occupied)
- Total Bldg SF: 1128
- Great self storage property
- Zoned Rural Transit Center

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ADDITIONAL PHOTOS



**ORDINANCE NO. 2026-1-5**  
**CITY OF STACY**  
**CHISAGO COUNTY, MINNESOTA**

**AN ORDINANCE AMENDING CHAPTER 153, SECTION 153.063 RTC RURAL  
TRANSIT CENTER DISTRICT OF THE STACY CITY CODE**

**The City Council of the City of Stacy hereby ordains:**

**SECTION 1.** Chapter 153, Section 153.063 RTC Rural Transit Center District is amended by adding the underlined language and deleting the ~~striketrough~~ language as follows:

§ 153.063 RTC RURAL TRANSIT CENTER DISTRICT.

(A) Purpose. The Rural Transit Center District is intended to provide appropriate and centralized support facilities, and retail and service businesses adjacent to the Interstate 35/County Road 17 highway interchange.

(B) Lot requirements.

- (1) Maximum density: 8 lots per 40 acres.
- (2) Minimum buildable area: 21,500 square feet.
- (3) Minimum lot area: 5 acres.
- (4) Minimum lot width: 200 feet.
- (5) Minimum lot depth: 200 feet.
- (6) Minimum setback from centerline of:
  - (a) County (CSAH) road: 135 feet.
  - (b) City street: 73 feet.
- (7) Minimum side yard setback:
  - (a) Principal structure: 10 feet.
  - (b) Accessory structures - AG building: 40 feet.
  - (c) Accessory structures - non-AG building: 10 feet.
- (8) Minimum rear yard setback:
  - (a) Principal structure: 25 feet.
  - (b) Accessory structure: 10 feet.
- (9) Maximum height of structures:

(a) Principal structure: 35 feet.

(b) Accessory structure not to exceed the height of the principal structure.

(C) Permitted uses.

(1) Single-family dwellings and accessory structures constructed prior to 2011 shall be a permitted and conforming use. No new single-family dwellings shall be permitted. Existing structures shall be subject to the use restrictions as set forth herein.

(2) Annual agricultural cropping uses.

(3) Right-of-way management in accordance with §§ 93.40 through 93.45.

(D) Conditional uses.

(1) Public parking and transit facilities, provided:

(a) Adequate and appropriate on-site waste treatment, storm water management and water supply systems are utilized.

(b) If the site is between 2½ and 10 acres that no more 50% of the site is covered by impervious surfaces.

(c) If the site is greater than 10 acres, then no more than 30% of the site is covered by impervious surfaces.

(2) Wildlife areas, forest preserves, public parks owned or operated by a government agency or nonprofit organization, and other open space uses.

(3) Hospitals, convalescent homes, nursing homes, and medical clinics, where public utilities are available.

(4) Superette or convenience grocery stores.

(5) Self-service gasoline stations.

(6) Automobile service stations.

(7) Automobile sales.

(8) Drive-in businesses.

(9) Restaurants.

(10) Hotels and motels.

(11) Retail and rental stores.

(12) General service and repair businesses.

(13) Financial institutions.

(14) Offices for professional services.

(15) Recreational vehicle sales and service.

(16) Commercial wireless telecommunication services, including towers and antennae, provided that towers and antennae do not exceed 199 feet.

(17) Cannabis businesses as specified in §153.036 (C)(2)(b)

(18) Fiber Compound.

(E) Interim uses.

(1) Farm structures which are accessory or principle to agricultural uses.

(2) Farm drainage systems, flood control and watershed structures and erosion control devices meeting all county, state and soil conservation service minimum standards.

(3) Keeping, boarding, breeding, feeding, sheltering or training of horses, where the density does not exceed 1 horse per 2½ acres or 2 miniature horses per 2½ acres.

(4) Bed and breakfast establishments as principal or accessory use.

(5) Temporary or seasonal roadside stands for sale of agricultural products raised on the premises upon which the stand is located, but not exceed 1 stand per farm.

(6) Greenhouse or nursery.

(7) Forestry and sod farming.

(8) Home occupations in accordance with § 153.033.

(9) Daycare and residential facilities as required in M.S. Chapter 462, as may be amended from time to time.

(10) Temporary equipment placement and operations.

(11) Asphalt processing operations, storage and staging.

(12) Light construction equipment storage areas.

(13) Other uses as deemed appropriate by the Planning Commission or City Council.

(F) Prohibited uses. Any uses posing a real or potential hazard or threat to public health, safety or welfare, and uses not specified as permitted or conditional uses shall be prohibited.

(G) Development standards.

(1) Principal structure exterior building materials. All exterior wall finishes on any building shall be 1 of or a combination of the following materials:

(a) Face brick.

(b) Stucco.

(c) Glass.

- (d) Wood, provided the surfaces are finished for exterior use.
  - (e) Natural stone.
  - (f) Specifically designed pre-cast concrete units with decorative material/texture.
  - (g) Metal paneling only when paired with 1 or more of the other approved materials outlined above.
  - (h) The following exterior materials are prohibited: unadorned pre-stressed upright concrete panels, unfinished concrete block, galvanized or unfinished steel, galvalume or unfinished aluminum building (wall or roofs), pole-type materials, and any face materials which rapidly deteriorate or become unsightly are not permitted as primary exterior building materials.
- (2) Principal structure architectural standards.
    - (a) All structures shall have boxed eaves including soffit and fascia.
    - (b) Articulation of the front customer entry.
    - (c) Requirements for the side of the building that directly faces a public road right-of-way. A minimum of 15% of the façade facing the public right-of-way shall be glass.
    - (d) Accent materials for decorative trims shall consist of materials comparable in grade and quality to the primary exterior materials.
    - (e) Buildings shall be designed with a definable base, middle, and top. Cornices and parapets are encouraged to define these sections of the building.
    - (f) Facades of buildings that total more than 10,000 square feet shall be visually broken into bays to avoid the appearance of large, blank walls. Visual breaks in the façade shall be accomplished by alterations in the plain of the façade; height of the façade; changes in materials, color texture, or pattern; and/or the addition of columns, pilasters, and/or windows.
  - (3) There shall be no off-street parking or outside sales and display within 20 feet of any street right-of-way.
  - (4) Open and outdoor storage areas shall be located in the rear yard or behind the principal structure and be screened from view from adjacent public right-of-way and adjacent properties.
  - (5) All signage shall comply with the sign ordinance as shown in § 153.090.
  - (6) Customer parking areas, loading areas, driveways, and traffic maneuvering areas shall be surfaced with concrete or blacktop and finished with continuous concrete curbing as recommended by the township engineer and reflected on an approved site plan. Any site proposing to install any of the above-named site improvements is subject to the site plan review process established within the township ordinance. Auxiliary parking or overflow parking areas may be surfaced with compacted aggregate, concrete, or blacktop.
  - (7) Minimum site landscaping requirements.

(a) All open space areas of a lot which are not used or improved for required parking areas, drives or storage shall be landscaped with a combination of overstory trees, ornamental trees, shrubs, flowers, ground cover, decorative walks, or other similar site design materials in a quantity and placement suitable for the site. A reasonable attempt should be made to preserve as many existing trees as is practicable and to incorporate them into the development.

(b) Number of plantings. The minimum number of overstory trees on any given site shall be as indicated below. These are minimum requirements that are typically supplemented with other understory trees, shrubs, flowers and ground covers deemed appropriate for a complete quality landscape treatment of a site. The complement of trees fulfilling the requirements of this section shall be not less than 25% deciduous and not less than 25% coniferous.

Type of Planting	Standard
Deciduous/coniferous trees	1 per 50 lineal feet of site perimeter, or 1 tree per 1,000 square feet of building. Building expansions require 1 additional tree for each 1,000 square feet of additional building area
Shrubs	1 per 50 feet of site perimeter or 1 per 500 square feet of building footprint area, whichever is greater
Trees along public right-of-way	For every 50 feet of public road frontage, 1 overstory tree shall be planted on the private property adjacent to the public road right-of-way. Trees shall be planted so that at maturity they do not interfere with roadway sight lines

(c) Minimum size of plantings. Landscape material shall be of the following minimum planting size:

Landscape Material	Minimum Planting Size
Deciduous trees	2.5 inches diameter as measured 3 feet above the ground
Coniferous trees	6 feet in height
Deciduous shrubs	2 feet in height
Evergreen shrubs	2 feet in height
Ornamental trees	1.5 inches diameter as measured 3 feet above the ground

**SECTION 2. Effective Date.** This ordinance shall take effect from and after its passage and publication.

**ADOPTED** this 13th day of January, 2026, by the City Council of Stacy, Minnesota.

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Mark Utecht, Mayor

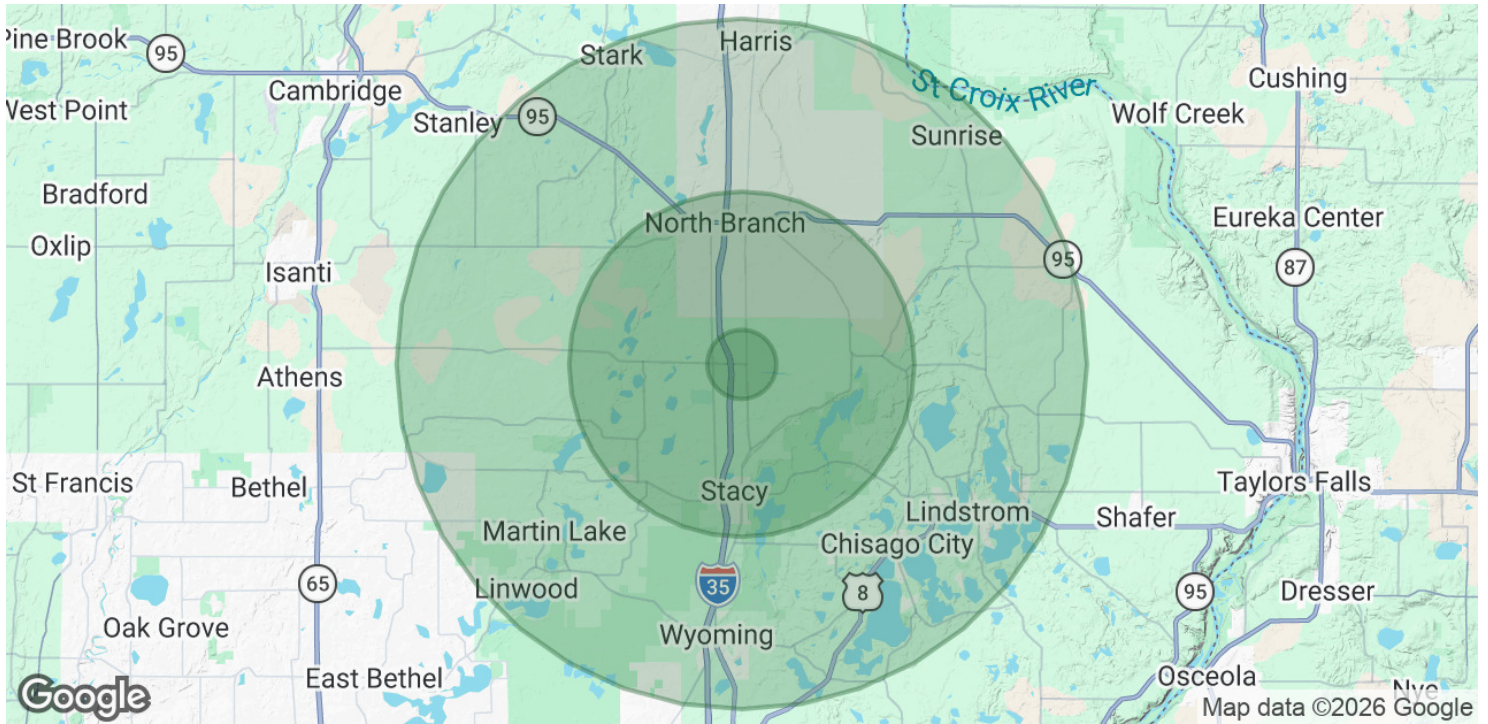
ATTEST:

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Angie Comstock, Deputy City Clerk

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	288	14,328	47,896
Average Age	47.3	41.2	42.5
Average Age (Male)	51.5	41.2	42.0
Average Age (Female)	43.7	41.2	42.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	111	5,511	17,936
# of Persons per HH	2.6	2.6	2.7
Average HH Income	\$119,957	\$106,893	\$117,211
Average House Value	\$378,649	\$307,584	\$347,371

2023 American Community Survey (ACS)