

DEVELOPMENT LAND FOR SALE

Old Minnesota Avenue, St. Peter, MN 56082



PROPERTY DESCRIPTION

This St. Peter listing includes 1 lot available for development it is a controlled corner near McDonald's and Speedway. Adjacent to the St. Peter HyVee, neighboring tenants include the Nicollet County Fairgrounds, Dollar General and Dairy Queen. The yellow highlight around the pond is a walking path that goes to the park.

3.46 Acres: PID 19.553.0020

PROPERTY HIGHLIGHTS

- Retail Development Land
- Tax Increment Financing (TIF) zone
- Regional storm water pond planned
- Potential for multi-family housing development with pond views
- Access to Highway 169 with over 25,000 vpd
- City Park by pond

OFFERING SUMMARY

Sale Price:	\$753,588
Lot Size:	3.46 Acres

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,089	4,741	10,463
Total Population	2,727	13,999	28,581
Average HH Income	\$82,153	\$96,515	\$105,717

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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RETAIL FOR SALE



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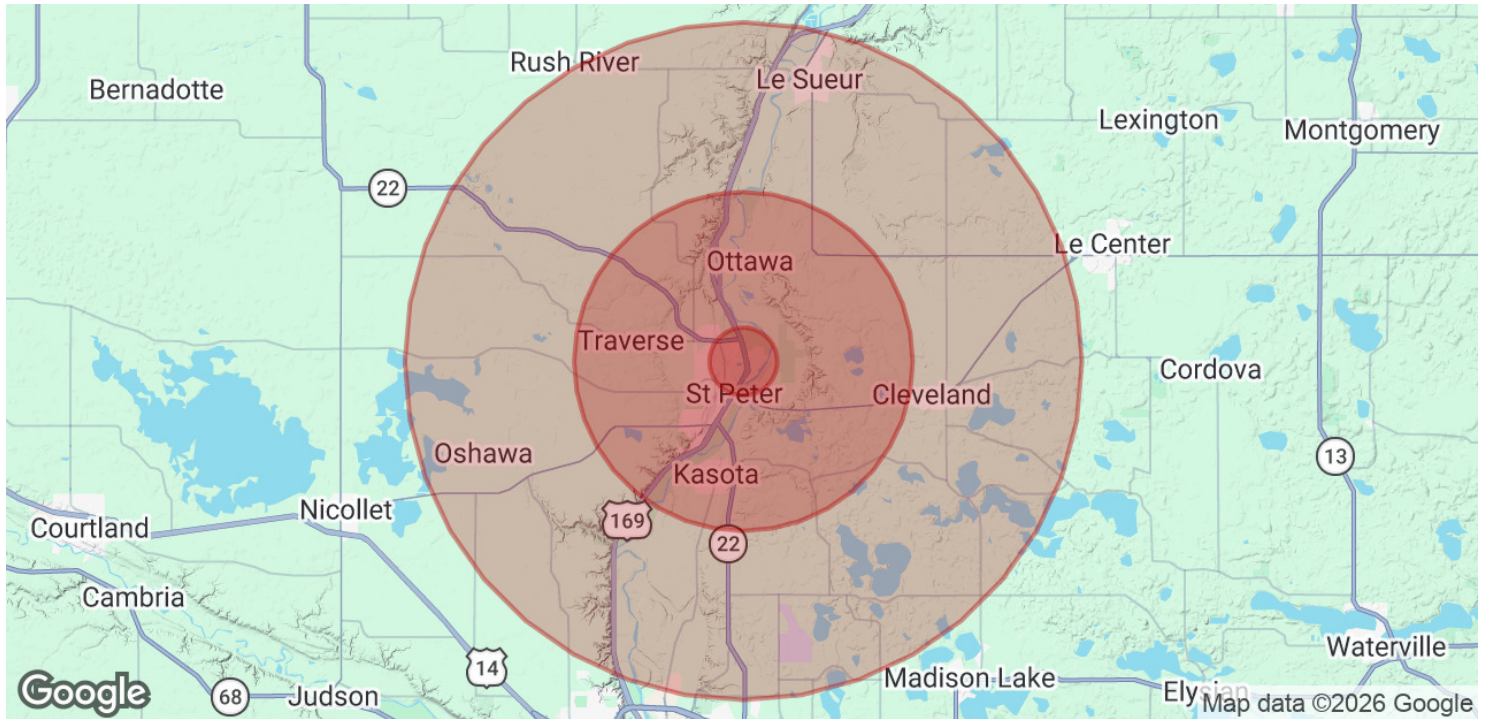
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,727	13,999	28,581
Average Age	37.8	38.0	38.8
Average Age (Male)	37.0	37.0	37.8
Average Age (Female)	39.3	38.4	39.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,089	4,741	10,463
# of Persons per HH	2.5	3.0	2.7
Average HH Income	\$82,153	\$96,515	\$105,717
Average House Value	\$252,018	\$275,399	\$321,848

2023 American Community Survey (ACS)

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