

1 acre N of Hwy 95 on Hwy 47



- Approximately 1 acre
- To be split from larger parcel
- Just North of Why 95 on Hwy 47
- Isanti County
- PID(s): 13.024.0500
- 2026 Taxes: TBD after parcel split
- Zoned: Currently Agricultural Non-Homestead

Sale Price: \$175,000
(approx. \$4 psf)

Contact:

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<u>DEMOGRAPHICS</u>	1 MILE	5 MILES	10 MILES
POPULATION	8209	14,246	31,576
MEDIAN HH INCOME	\$51,812	\$59,230	\$61,146
AVERAGE HH INCOME	\$55,001	\$72,890	\$71,935

TRAFFIC COUNTS CITY OF CAMBRIDGE

HWY 47 N OF HWY 95	4242 CARS PER DAY
HWY 47 S OF HWY 95	3213 CARS PER DAY
HWY 95 E OF HWY 47	7122 CARS PER DAY
HWY 47 W OF HWY 95	7305 CARS PER DAY

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