

St. Joseph Development Opportunity \$497,777



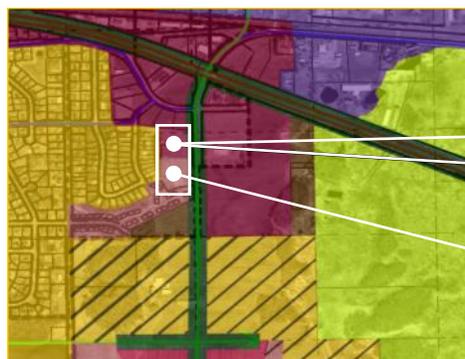
**213-20th Ave SE
St. Joseph, MN**

6.05 Acre Commercial Parcel Ready for Your Unique Vision!

Easy access to I94 via 75; all utilities available.

This parcel sits adjacent to a significant medium-density residential area. Nearby businesses include Riff City Guitar & Music, Scenic Specialties Landscape, Michelich Jones Granite Company, American Burger Bar, Casey's Carryout Pizza, Mc Donald's, and Coborn's grocery, liquors and pharmacy.

Perfect for town home or condo development, sports bar, self-storage, retail, or any unique mixed-use combination you can imagine ... Bring your dreams to fruition.



PUBLIC	
	CENTRAL BUSINESS DISTRICT/ NEIGHBORHOOD ORIENTED MIXED USE
	LIGHT INDUSTRIAL
	COMMUNITY ORIENTED MIXED USE PUD
	VEHICULAR ORIENTED COMMERCIAL
	HIGH DENSITY RESIDENTIAL
	ORIGINAL TOWNSITE RESIDENTIAL
	MEDIUM DENSITY RESIDENTIAL
	LOW DENSITY RESIDENTIAL
	CULTURAL RESOURCE

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**213-20th Ave SE
St. Joseph, MN**

Demographics

Community-at-a-Glance

County Seat: **Stearns**

3 Mile Radius

Population:
3,656

Median Age:
27

Average Household Size:
2.67

Median Household Income:
\$56,363

Commute Time (minutes):
14.91

General Characteristics	1 Mile	3 Mile	5 Mile
Total population	3,387	3,656	3,792
Median age (years)	24	27	28
<i>Under 5 years</i>	291	390	353
<i>15 years and over</i>	2,872	2,856	2,731
<i>65 years and over</i>	286	313	343
56374 Average household size	—	2.67	—
Number of households (2014 est.)	1,032	5,371	15,872
Total housing units			
Social Characteristics	1 Mile	3 Mile	5 Mile
56374 Educational Attainment			
<i>HS graduate</i>	—	2,105	—
<i>Associate degree</i>	—	911	—
<i>Bachelor's degree</i>	—	1,778	—
<i>Advanced degree</i>	—	1,331	—
Economic characteristics	1 Mile	3 Mile	5 Mile
Median household income (dollars)	66,836	56,363	48,623
Average household Income (dollars)	73,362	66,313	62,485
56374 Per capita income (dollars)	—	23,912	—
Total consumer spending (dollars)	30,023	145,633	399,244
Housing Characteristics	1 Mile	3 Mile	5 Mile
Owner-occupied homes	831	3,894	10,009
<i>Median value (dollars)</i>			
Renter-occupied homes	201	1,478	5,863

*2010 US Census Data & Esri Forecasts

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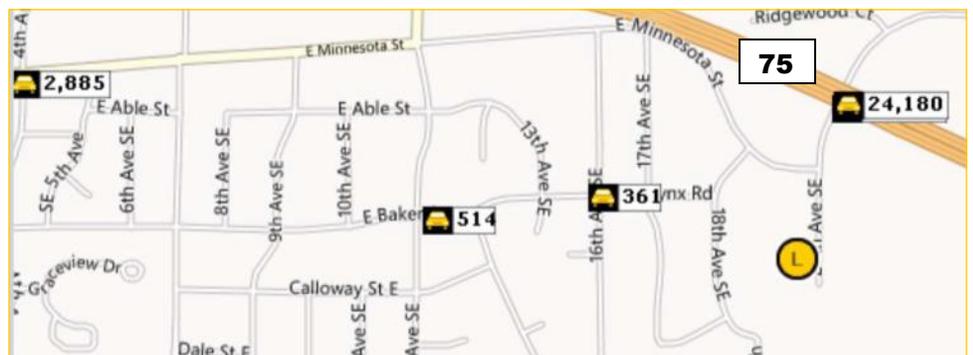
Site Data



Listing Price/Includes:	\$497,777, Land	
Location:	213-20th Avenue NE, St. Joseph, MN, 56374	
PID Number:	84534310210	
2013 Total Tax:	\$21,242	
Legal Description:	SECTION 11 TOWNSHIP 124 RANGE 029 6.05A PART OF E2SW4 D/A/F, BEG AT SE CORNER LOT 1 BLK 2 K&L PROPERTIES ADDN. - S700.83' - SW'LY ON CURVE 285.66' - N 29D W 167.85'- N672.80' TO S LINE OF LOT 1 BLK 2	
Zoning:	Business/Commercial	
Improvements:	Paved streets	
Available Utilities:	Water Sewer Fuel Heat	City water City Sewer Natural Gas Forced Air
Builder Restrictions:	None	
Acres:	6.05	
Dimensions (feet):		
Front	701	
Left	453	
Right	358	
Rear	673	
Topography:	Level	
Neighboring:	Nice residential/commercial/agricultural mix; easy access to I94 via 75	
General:	6.05 acres of commercial land in St Joseph. Perfect for town home development, sports bar, garage condo development...Bring your dreams to fruition.	

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions. Copyright 2014 ROCK SOLID Commercial.

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