

LAND FOR SALE

18461 Twin Lakes Rd, Elk River, MN 55330



SALE PRICE: \$300,000

PRICE PER ACRE: \$47,393

LOT SIZE: 6.33 Acres

APN #: 75-135-3200

ZONING: BP

PROPERTY OVERVIEW

6.33 acres of land on Twin Lakes Rd in Elk River, MN. Zoned Business Park with possible uses including office and light industrial. Quick access to Hwy 169 & 10, and close to food and retail. Neighboring property is in process of exterior & interior upgrades. There are strong incentives from the City of Elk River. City water available on Line Ave, sewer is available on Twin Lakes Rd.

PROPERTY FEATURES

- Strong Incentives from the City of Elk River
- Water/Sewer available
- Quick access to Hwy 169 & 10
- Access to Property from Line Ave
- Close proximity to food and retail

KW COMMERCIAL
215 Walker Avenue S.
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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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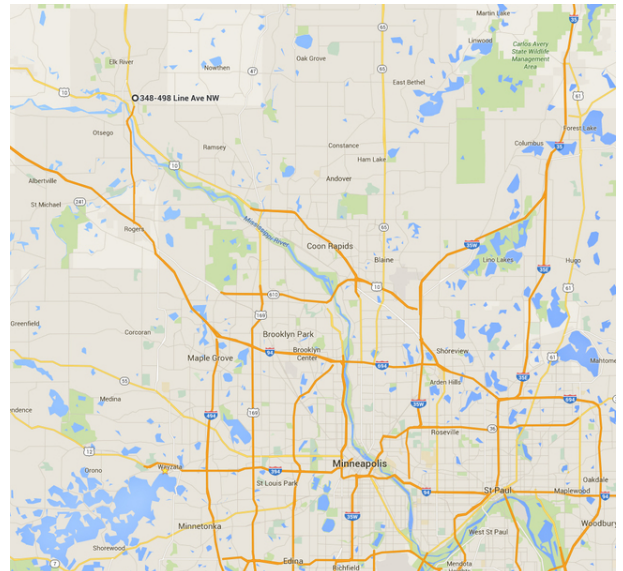
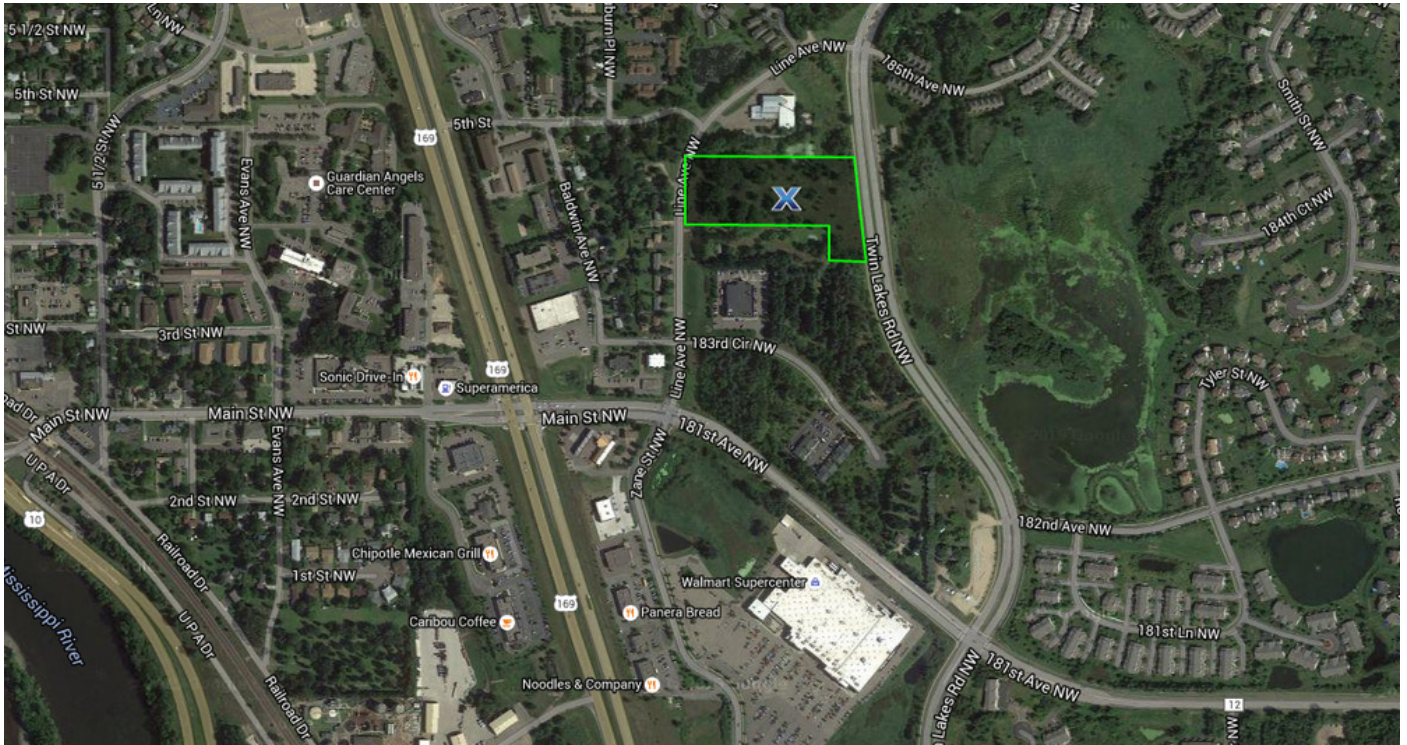
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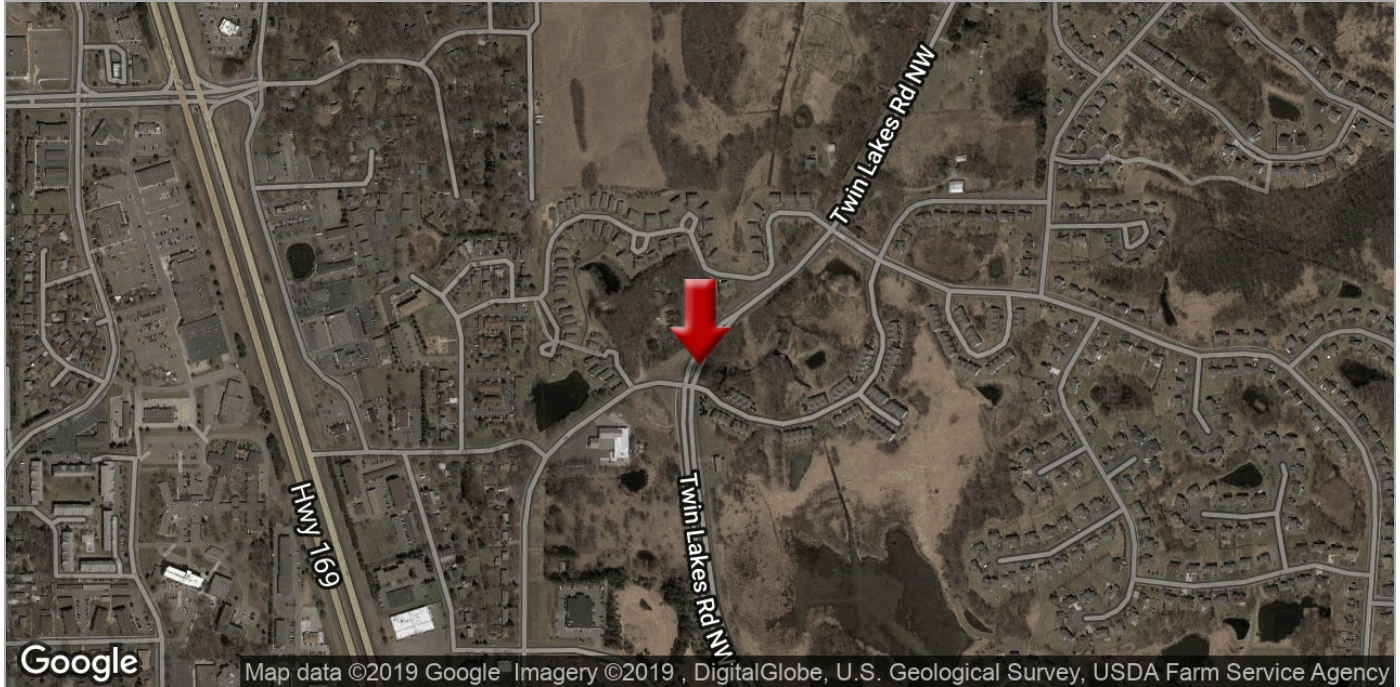
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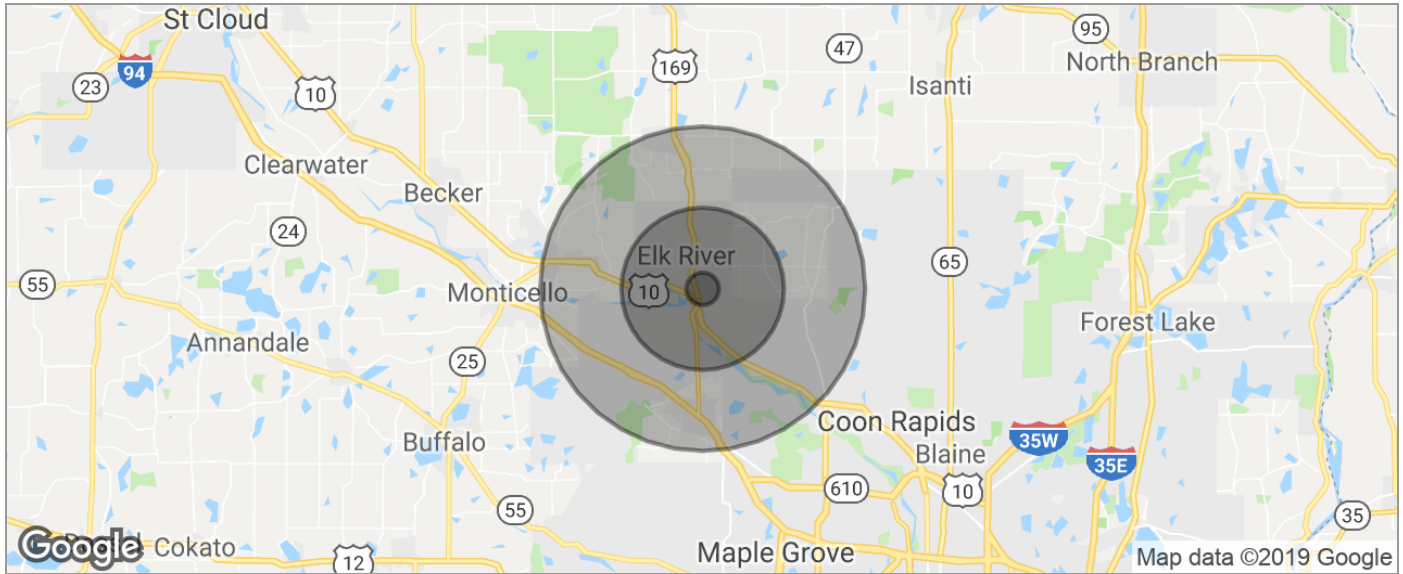
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,514	37,468	122,366
MEDIAN AGE	33.6	34.0	34.1
MEDIAN AGE (MALE)	32.1	33.5	34.0
MEDIAN AGE (FEMALE)	34.7	34.6	34.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	556	13,284	42,261
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$74,914	\$82,193	\$86,158
AVERAGE HOUSE VALUE	\$235,851	\$259,970	\$261,537
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.8%	94.7%	94.5%
% BLACK	0.5%	0.9%	1.1%
% ASIAN	1.3%	2.1%	2.1%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.3%	0.5%	0.4%
% OTHER	0.2%	0.3%	0.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.9%	2.5%	2.3%

* Demographic data derived from 2010 US Census

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