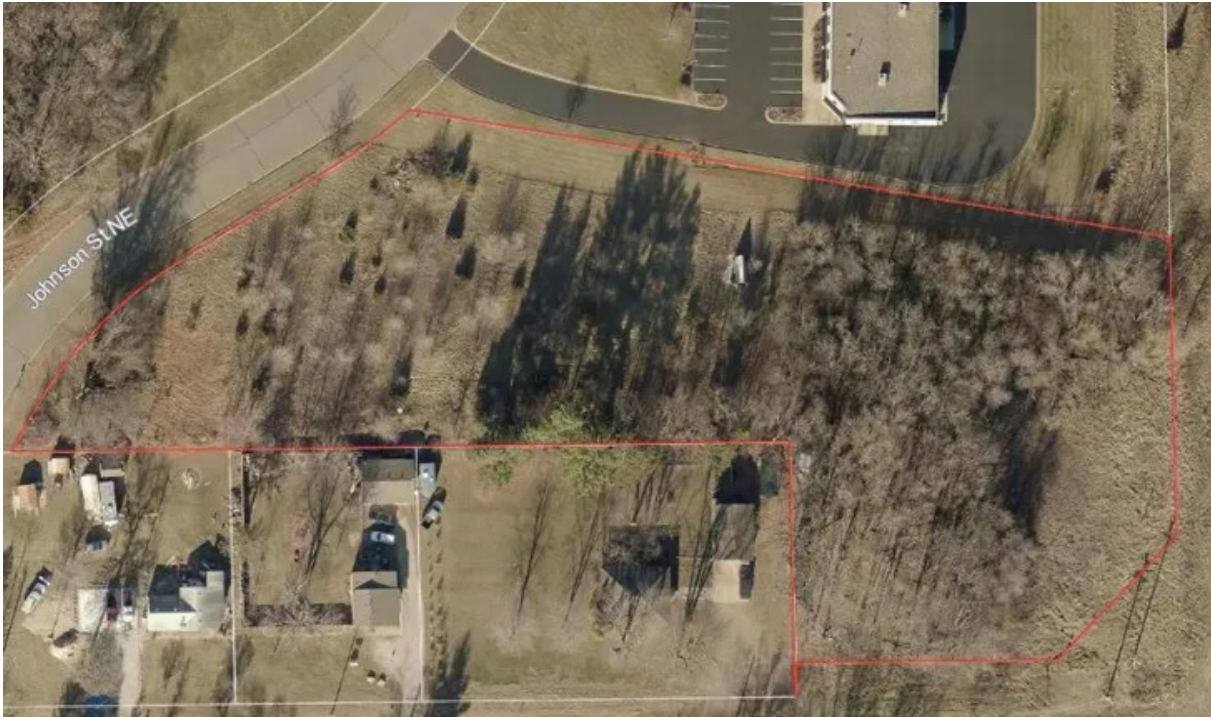




PROPERTY DESCRIPTION

Prime corner lot for your next business. Variety of uses are possible on this 3.0 Acre commercial/business & Industrial lot, with strong traffic counts directly on Highway 65.

Electricity & Natural Gas available yet not connected. Well & Septic in the area. Easy access from the highway and side street. City would consider other uses for this parcel. Plat recorded. See permitted uses on website.

PROPERTY HIGHLIGHTS

- Corner Lot directly facing Highway 65 (283' of Frontage)
- High-Traffic Counts (19,318 VPD) with Prime visibility on major highway just north of the Twin Cities
- Retail, Freeway-exposed land, Office & Warehouse, Light Industrial properties and land nearby
- 3.00 Acres of flat land

OFFERING SUMMARY

Sale Price:	\$239,500
Lot Size:	3 Acres
2026 Real Estate Taxes:	\$ 1,580
Zoning:	Commercial-NEC Light Industrial (CUP for variety of other uses)
Property ID:	293423340011

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	341	2,113	5,123
Total Population	900	5,751	14,485
Average HH Income	\$115,515	\$122,144	\$121,971

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.

CHAD HEER

CCIM | Managing Director | Summit CRE Group MN

O: 612.963.5147

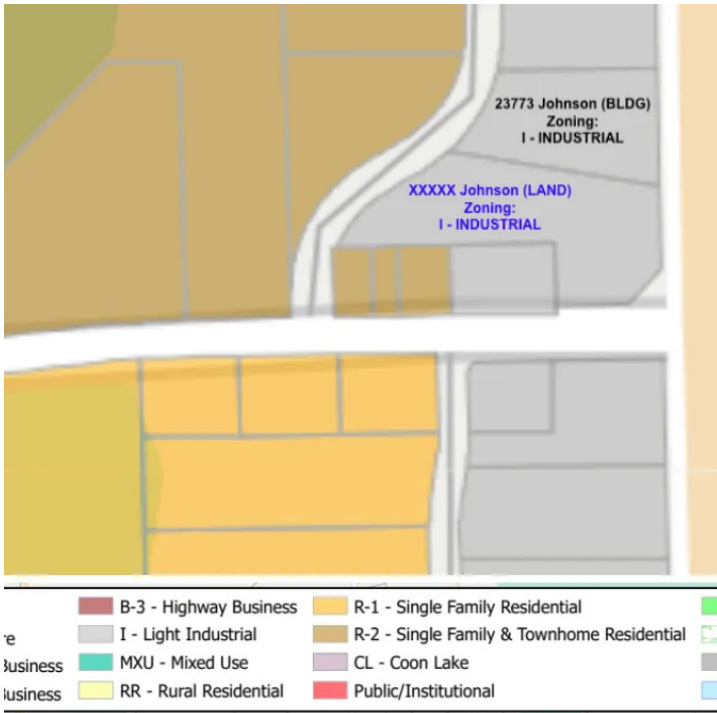
chadheer@kwcommercial.com

KW COMMERCIAL
800 N Washington Ave
Ste 460
Minneapolis, MN 55401

Each Office Independently Owned and Operated

LOCATED ON HIGH-TRAFFIC HIGHWAY 65

TBD Johnson Street NE, East Bethel, MN 55005



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SURVEY (#11 CORNER LOT)

LOCATED ON HIGH-TRAFFIC HIGHWAY 65

TBD Johnson Street NE, East Bethel, MN 55005



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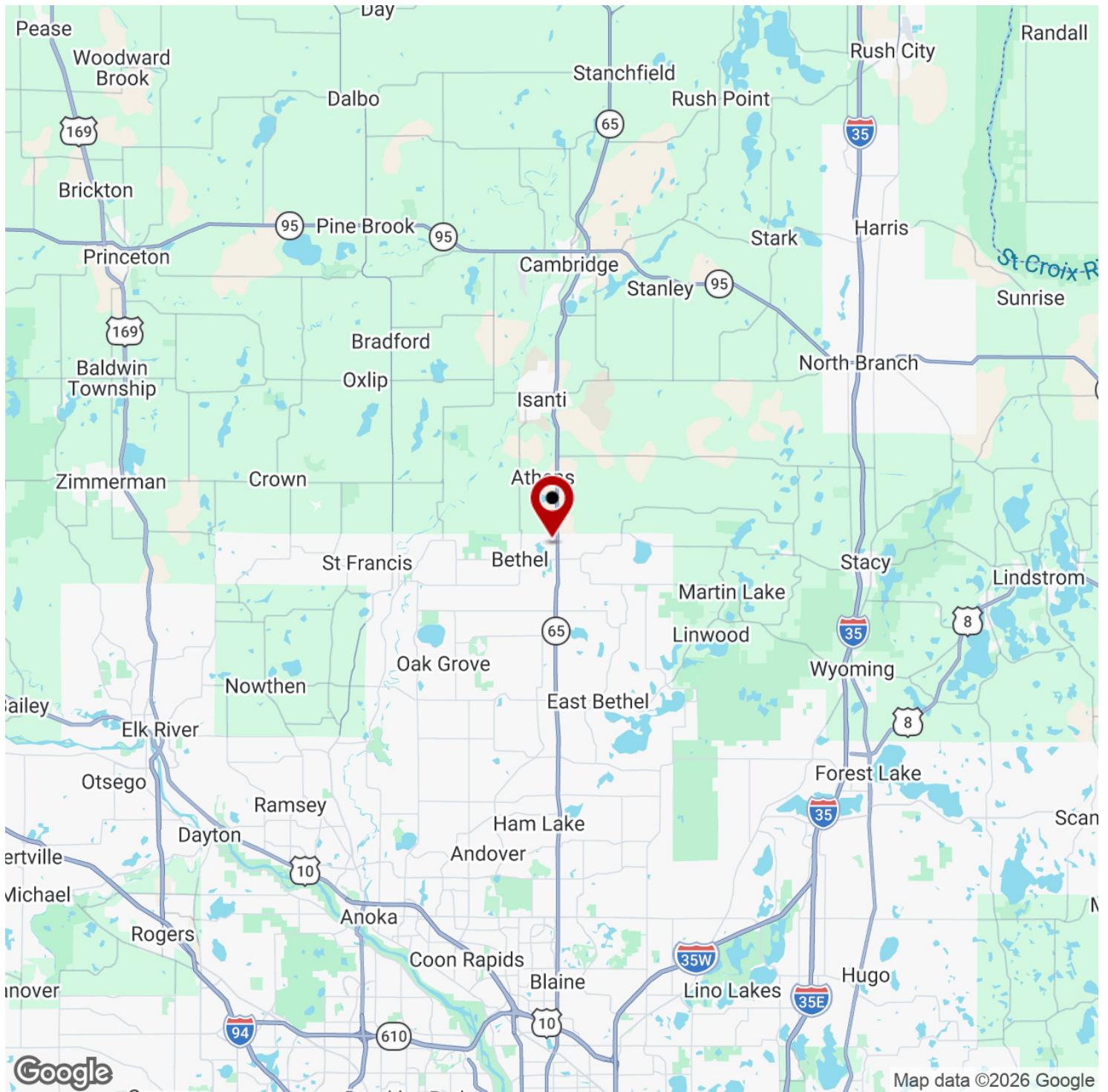
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LAND FOR SALE



LOCATED ON HIGH-TRAFFIC HIGHWAY 65

TBD Johnson Street NE, East Bethel, MN 55005



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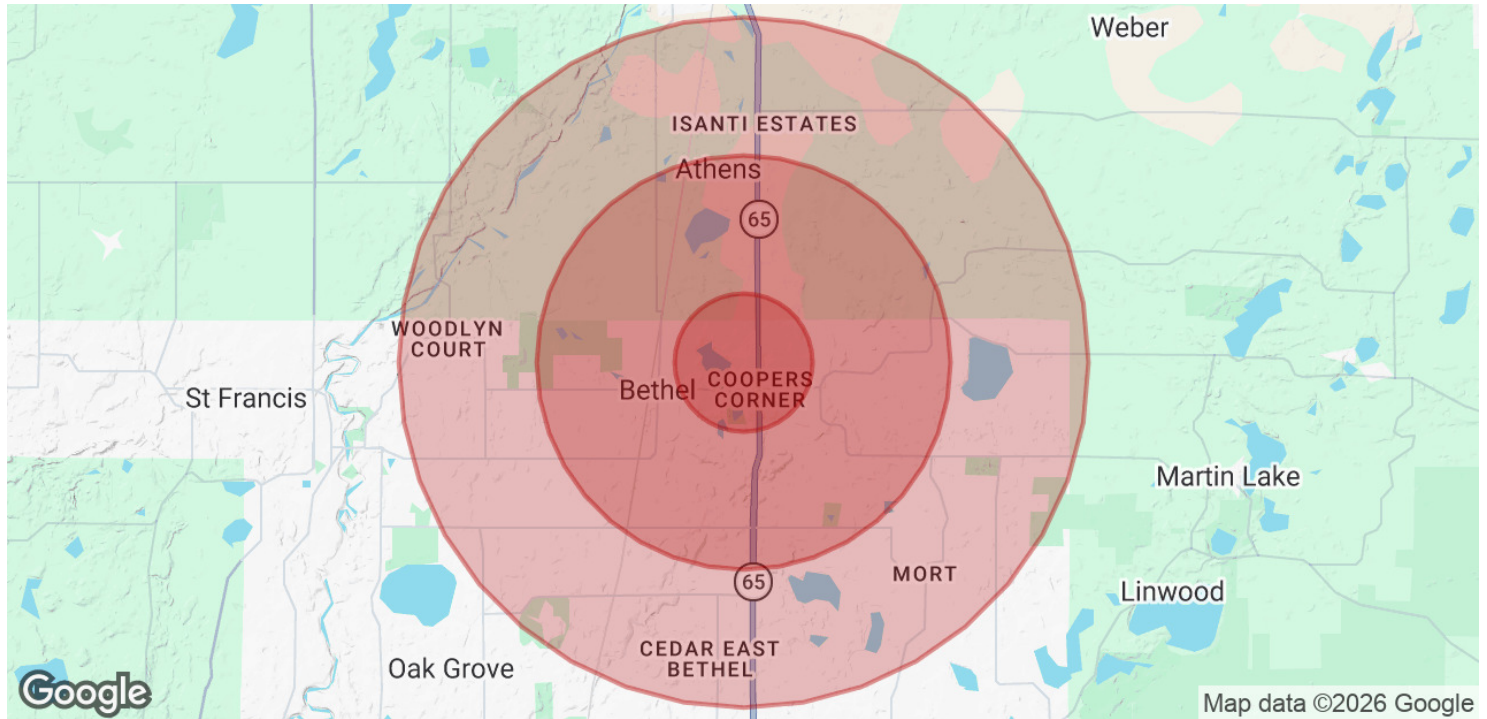
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LAND FOR SALE

EAST BETHEL LAND | CORNER LOT ON HIGH-TRAFFIC HIGHWAY 65 !



TBD Johnson Street NE, East Bethel, MN 55005



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	900	5,751	14,485
Average Age	37.6	37.9	38.8
Average Age (Male)	38.8	37.6	38.3
Average Age (Female)	36.0	37.1	38.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	341	2,113	5,123
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$115,515	\$122,144	\$121,971
Average House Value	\$309,894	\$330,551	\$347,312

2023 American Community Survey (ACS)

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