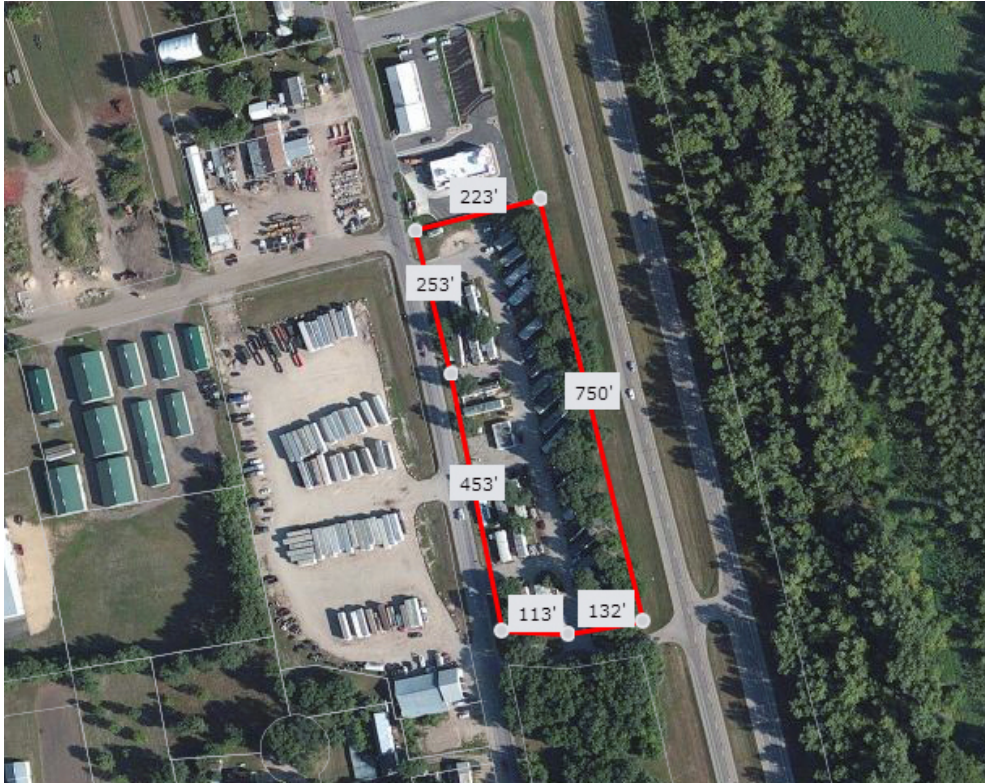


LAND FOR SALE

GREEN VALLEY MOBILE HOME PARK

1305 Old Minnesota Ave, St. Peter, MN 56082



SALE PRICE: \$681,300

PRICE PER ACRE: \$174,246

LOT SIZE: 3.91 Acres

APN #: 19.704.0280

ZONING: C-4 Highway Service Commercial

PROPERTY OVERVIEW

3.91 acre development land located in the City of St. Peter, a warm and welcoming community along the scenic Minnesota River Valley. This property is adjacent to KFC, with visibility to Hwy 169.

PROPERTY FEATURES

- Hwy 169 Visibility
- Located near area retail
- New Hotel just South of property
- Adjacent to Retail
- Zoned C-4, Highway Service Commercial
- 18,100 Vehicles/Day on Hwy 169
- 1,600 Vehicles/Day on Old Minnesota Ave

KW COMMERCIAL
215 Walker Avenue S.
Wayzata, MN 55391

BRIAN ERTEL
Director
O: 952.405.2812
C: 763.228.2800
bertel@cre-mn.com
MN #20622742 - WI #77588-94

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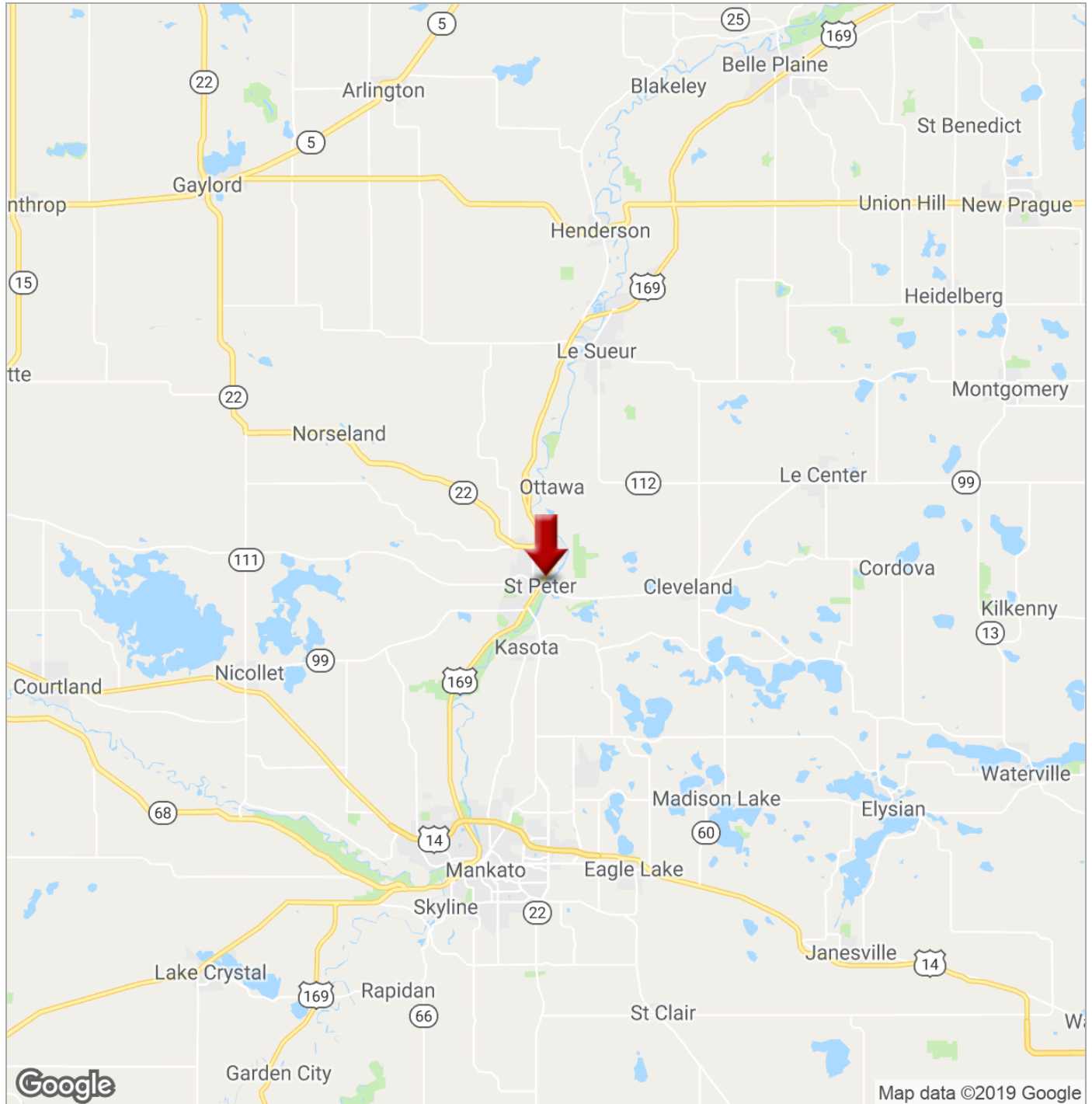
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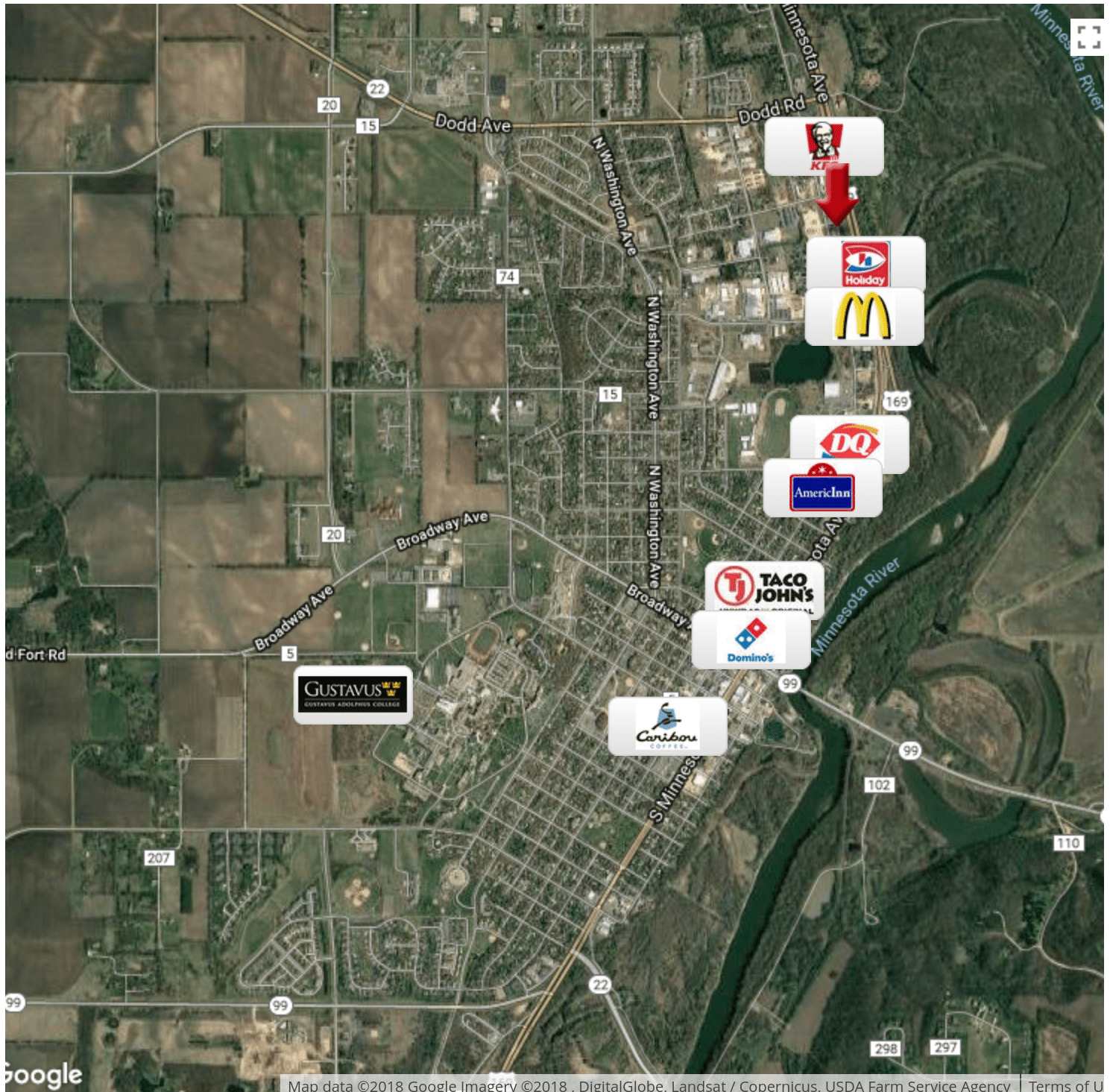
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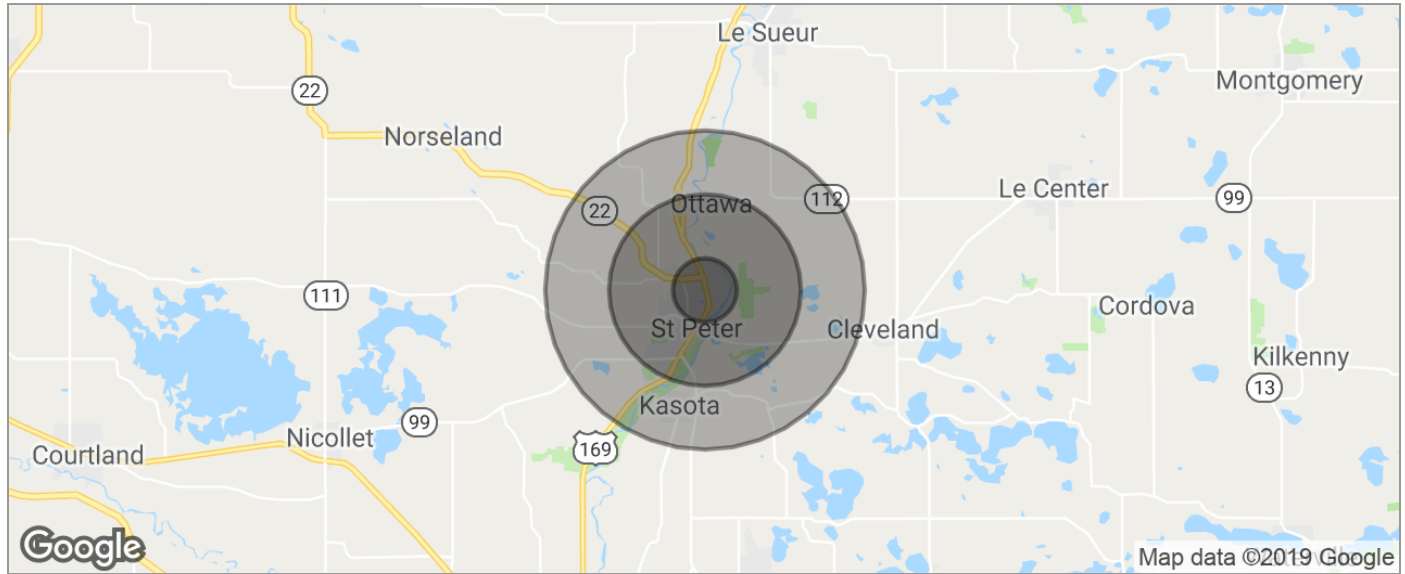
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	2,788	11,022	17,794
MEDIAN AGE	33.0	30.3	30.3
MEDIAN AGE (MALE)	31.0	29.1	29.4
MEDIAN AGE (FEMALE)	34.4	31.1	30.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,081	3,814	5,964
# OF PERSONS PER HH	2.6	2.9	3.0
AVERAGE HH INCOME	\$54,825	\$57,568	\$59,781
AVERAGE HOUSE VALUE	\$186,517	\$194,571	\$205,815
RACE	1 MILE	3 MILES	5 MILES
% WHITE	94.7%	93.0%	92.6%
% BLACK	0.0%	1.3%	1.8%
% ASIAN	0.3%	0.9%	1.2%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	0.2%	0.2%	0.1%
% OTHER	4.1%	3.1%	2.6%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	9.1%	6.4%	5.1%

* Demographic data derived from 2010 US Census

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