



46 ACRES ON I-35

5X Thomson Road, Esko, MN 55733

C|C CLOSE CONVERSE
Commercial Real Estate | Business Brokerage

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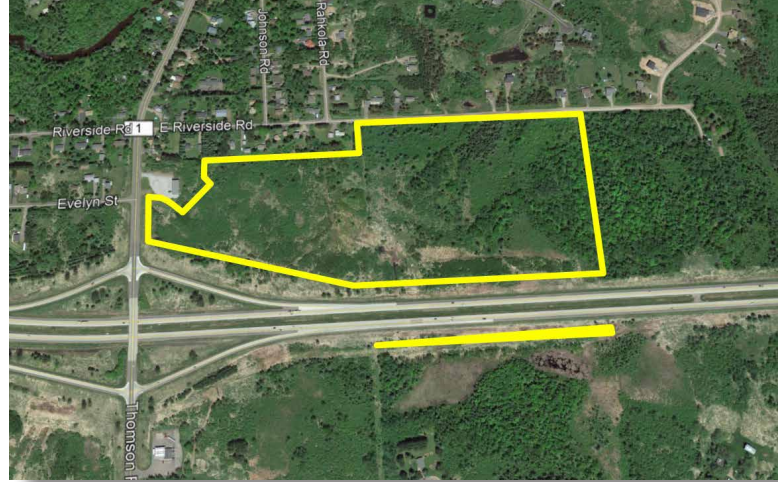
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I-35 Acreage For Sale.

Excellent commercial development opportunity along Interstate Highway 35, just 15 minutes west of Duluth and 5 minutes east of Cloquet. Large, 46 acre tract, is located at the NE corner of the I-35 and CR 1 (Thomson Road) intersection in Esko. This I-35 location is a heavily



traveled bi-directional thoroughfare that connects the city of Duluth to the St. Paul/Minneapolis area. The bi-directional Thomson Road has traffic leading north into Esko and south down to Jay Cooke State park. Ideal opportunity to erect an appealing northwoods business near the gateway to Duluth.

Address:	5X Thomson Road (CR 1), Esko, MN 55733
Directions:	Property is the Northeast corner of the intersection of Interstate Highway 35 and Thomson Road (CR1)
Lot Size:	46.04 Acres (2,005,500 sq. ft.)
Lot Dimensions:	Irregular - See Section Map for Estimated Dimensions
Frontage:	2,611' along I-35 (and I-35 Exit Ramp to CR 1), 276' along Thomson Road (CR1) and 1,326' along East Riverside Road
Sale Price:	\$349,000
2018 Real Estate Taxes:	\$5,416

Continued on next page.

Topography:	Mostly Wetlands
Wetlands:	60% - 70%
Uplands:	30% - 40%
Utilities:	Site has access to gas and electric via Thomson Road and East Riverside Road
Water:	Properties in Esko have private well water
Sewer:	Site has access to City Sewer via Thomson Road and East Riverside Road
Access:	Access to the site is by way of Thomson Road and East Riverside Road
Zoning:	HC - Highway Commercial
PID#:	78-020-6930, 78-020-6940 & 78-020-6950
Legal Description:	See following page
Neighboring Businesses:	Located near Esko Liquors, Minit Mart, Rock Creek Storage, Esko Public Schools, Esko Fire Department, Eskomo Pizza Pies, Spur Station, USPS, plus numerous others within the town of Esko. Additional retailers and service providers are located 5 miles west in Cloquet and 15 miles east in Duluth.

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Legal Description

Parcel I: The North One-half of the Southwest Quarter Section 27, Township 49 North of Range 16 West of the Fourth Principal Meridian EXCEPT the North 208 feet 7 inches of the Northwest Quarter of the Southwest Quarter of said Section 27 AND EXCEPT a parcel of land in Northwest Quarter of the Southwest Quarter in said Section 27, more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter of the Southwest Quarter, thence in a Southerly direction along the West line of said forty a distance of 258.58 feet for a place of beginning; thence in an Easterly direction and parallel with the North line of said forty a distance of 208.58 feet; thence in a Southerly direction and parallel with the West line of said forty a distance of 834 feet 5 inches; thence in a Westerly direction and parallel with the North line of said forty a distance of 208.58 feet to the West line of said forty; thence North along said West line a distance of 834 feet 5 inches to the point of beginning; AND EXCEPT that part taken by the State of Minnesota for Highway purposes described in that certain Final Certificate dated December 3, 1975 and recorded January 21, 1976 as Document No. 207409.

Parcel II: A parcel of land in the Northwest Quarter of the Southwest Quarter, Section 27 Township 49, North of Range 16, west of the Fourth Principal Meridian, more particularly described as follows: Commencing at the Northwest corner of said Northwest Quarter of Southwest Quarter of Section 27, Township 49, Range 16; thence in a Southerly direction along the West line of said forty a distance of 258.58 feet to the point of beginning; thence in an Easterly direction and parallel with the North line of said forty a distance of 208.58 feet; thence in a Southerly direction and parallel with the West line of said forty a distance of 834 feet 5 inches; thence in a Westerly direction and parallel with the North line of said forty a distance of 208.58 feet to the West line of said forty; thence North along said West line a distance of 834 feet 5 inches to the point of beginning. EXCEPT that portion thereof conveyed to the State of Minnesota via Warranty Deed dated June 21, 1971, and recorded September 20, 1971, as Document No. 190655.

EXCEPT that part of the above described property this is now platted as ESKO TOWN CENTER, PHASE I, Carlton County, Minnesota.



I-35 Looking West



I-35 Looking West



Thomson Road Overpass Looking Northeast



I-35 Exit Ramp Looking Northeast



I-35 Exit Ramp Looking East

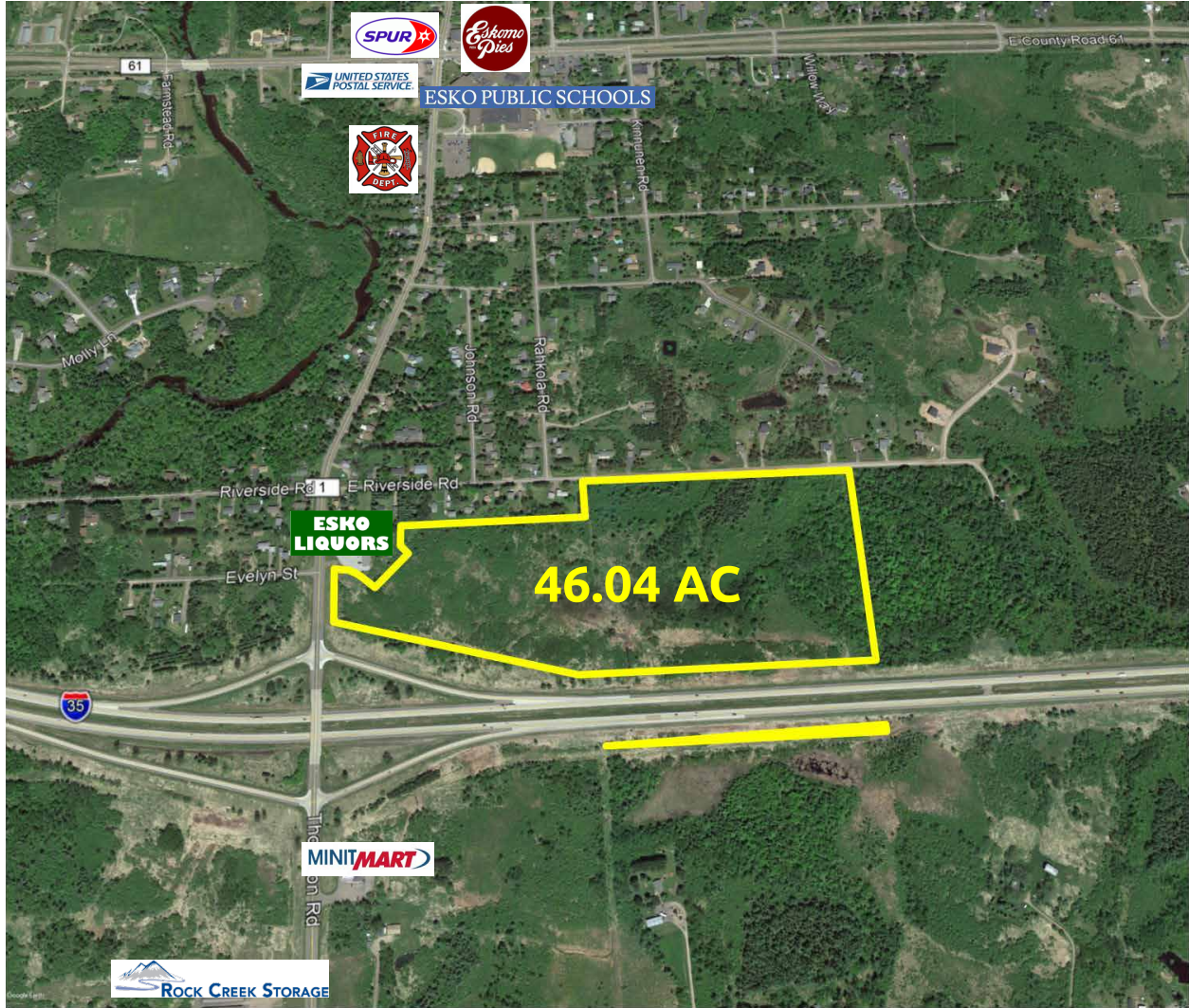


Thomson Road Looking East

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I-35 & Thomson Rd, Esko, MN 55733

Aerial Photo



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Aerial Photo



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Section Aerial

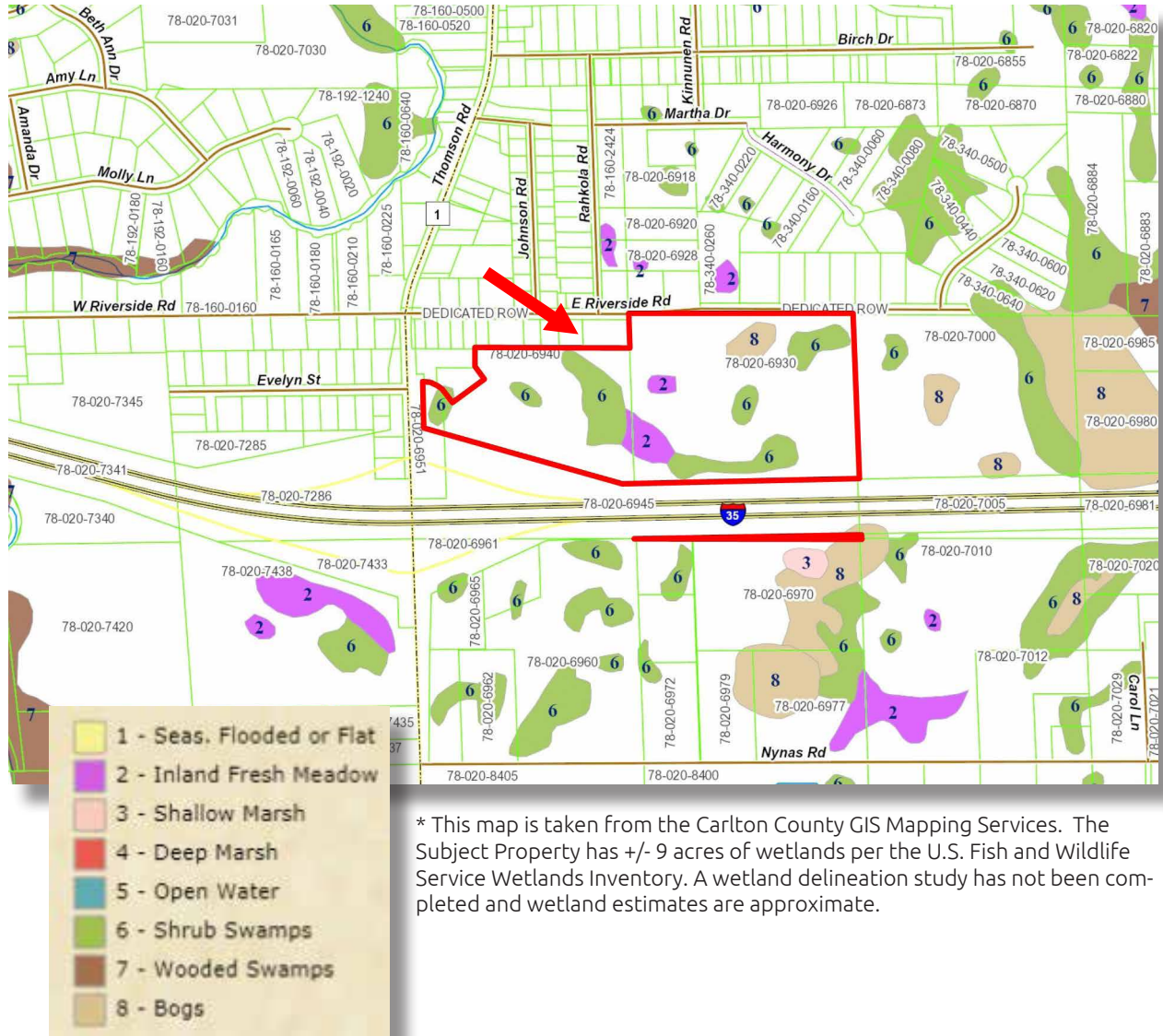


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Wetland Map



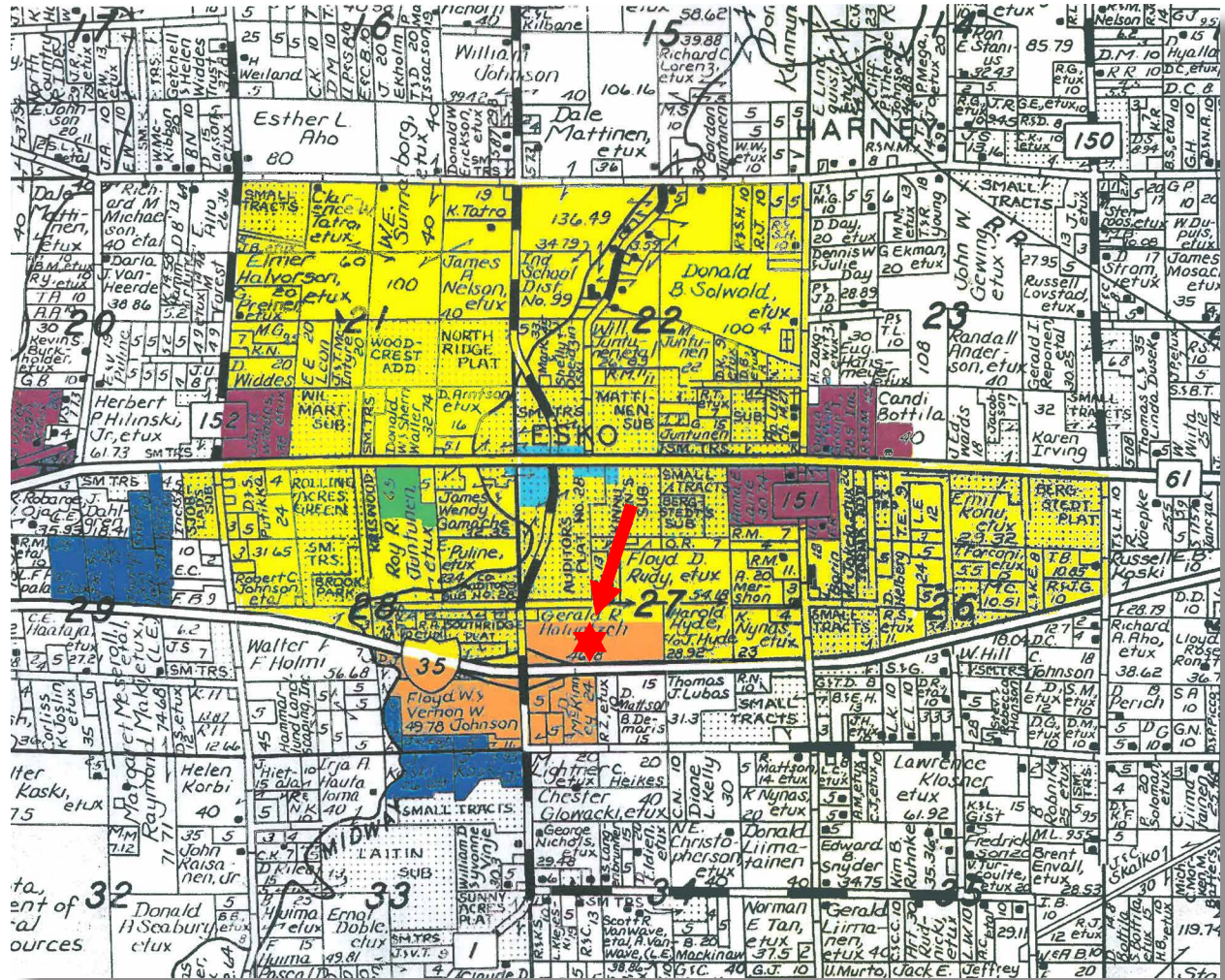
* This map is taken from the Carlton County GIS Mapping Services. The Subject Property has +/- 9 acres of wetlands per the U.S. Fish and Wildlife Service Wetlands Inventory. A wetland delineation study has not been completed and wetland estimates are approximate.

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Zoning Map

HC - Highway Commercial



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Zoning Description

HC - Highway Commercial

SECTION 02-215. HIGHWAY COMMERCIAL (HC) DISTRICT

The Highway Commercial (HC) District is a limited Commercial District permitting a limited range of commercial and service land uses. Residential and industrial uses are not permitted in this District. The District addresses new development and is intended to provide convenience to the motoring public using the Interstate Highway 35.

SECTION 03.110. GENERAL USE

PERMITTED USE:

Utilities
Office
Commercial Retail
Light Automotive Service
Services
Drive Through Facilities
Restaurant w/Liquor
Restaurant w/out Liquor
Commercial Lodging
Indoor Commercial Amusement
Outdoor Commercial Amusement

LIMITED REVIEW:

Roadside Stand
Public Service
Communication Tower
Heavy Retail & Service
Liquor Stores
Christmas Tree Sales
Contractors Office
Public Interest Events
Special Events

SECTION 03.110. ACCESSORY USE

PERMITTED USE:

Antenna
Farm Stand
Fences
Garden
Gazebos
Loading Areas
Outside Storage

LIMITED REVIEW:

Gas or Oil Pumps
Out Buildings
Petroleum or Chemical Storage
Signs

SECTION 04.110. USE & LOT BULK PERFORMANCE STANDARDS

Minimum Site Area: 5 Acres

Minimum Lot size: Because Sanitary Sewer is available, the Minimum Lot size required is 1.5 acres

Minimum Lot width: 75 feet.

Setbacks:

Arterial Street (Interstate 35): 50 feet from the right-of-way line.

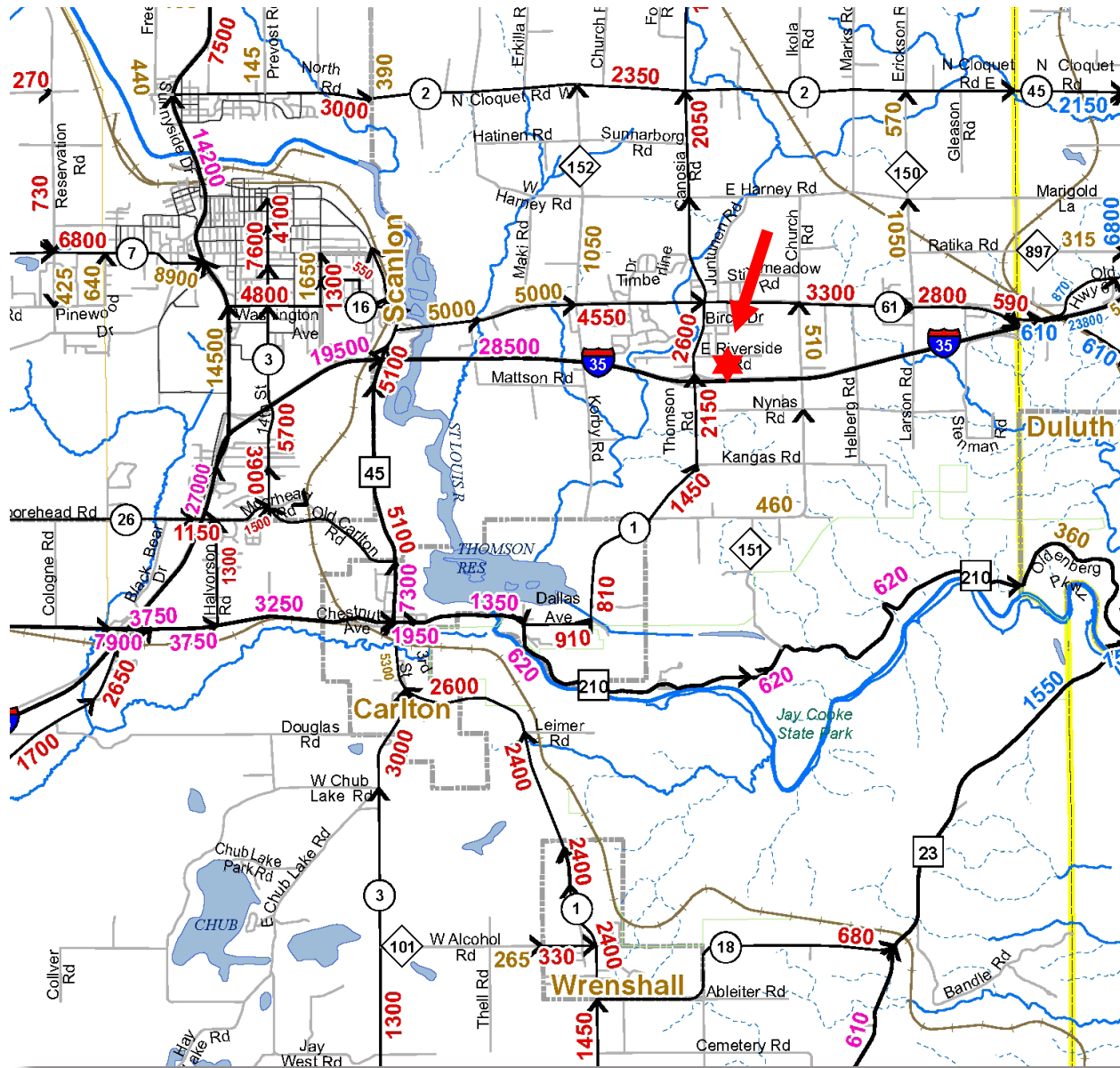
Collector Street (County Road 1 - Thomson Road): 75 feet from the right-of-way line.

Local Street (platted): 60 feet from the right-of-way line.

Side Yard: 10 feet

Rear Yard: 10 feet when abutting Highway Commercial Zoning District, but 50 foot setback must be maintained when abutting the neighboring Residential District (north and east sides of parcels 78-020-6930 & 78-020-6940)

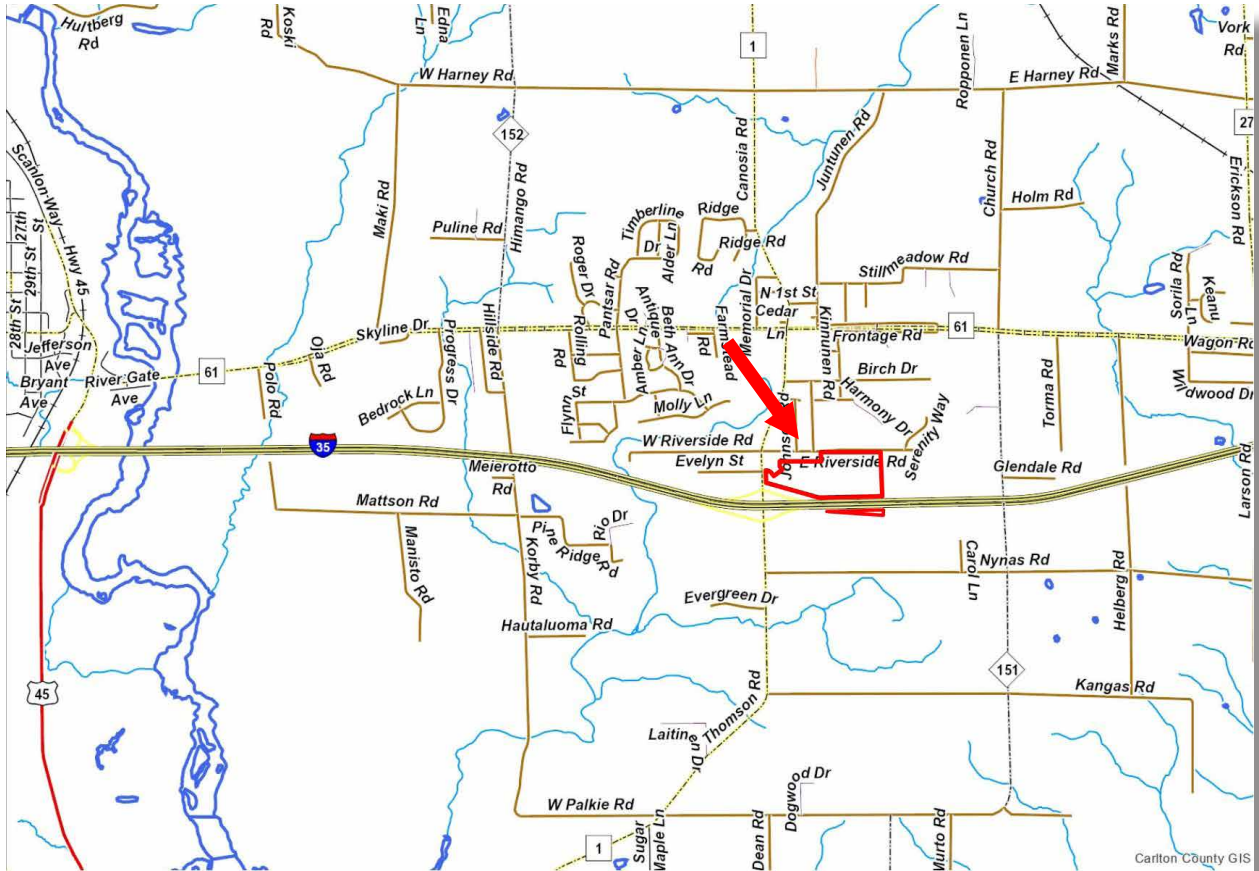
Carlton County Traffic Counts: 28,500 on I-35 and 2,150 - 2,600 on Thomson Road



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Location Map



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Trade Area 2018 Population (Includes the following counties):

Carlton County	36,951
St. Louis County	203,365
Total Trade Area Population	240,316

2018 Population:

Esko	4,840
Cloquet	17,368
Duluth	118,650

Projected Population Growth Change 2018-2023:

Carlton County	0.58%
Esko	0.66%
Cloquet	0.43%
Duluth	0.33%

Households in 2018:

Carlton County	12,064
Esko	1,746
Cloquet	6,892
Duluth	47,797

2018 Median Household Income:

Carlton County	\$57,792
Esko	\$79,710
Cloquet	\$53,691
Duluth	\$52,719

General Description:

The subject property is located along Interstate Highway 35 in the Township of Thomson (Esko), which is approximately 15 miles west of Duluth's Central Business District (CBD) and five miles east of the city of Cloquet. It is located in the northeaster corner of Carlton County.

Esko is a bedroom community to Duluth, Hermantown, and Cloquet. The commercial district is located along Old Highway 61. Properties located in the commercial district include Esko Public School, Eskomo Pizza Pies, convenience store, bank, US Postal Services, feed store/trailer sales, office and retail buildings, mini-storage, places of worship and assisted living homes.

The Esko Business Park is located two miles west of the subject property. The business park includes Old Dominion Freight Line, Lohse Transfer, Superior Fuel company and Coates RV.

Neighborhood Utilities:

Sewer, electricity and natural gas are available to the neighborhood. Properties in Esko have private well water.

Neighborhood Lifecycle:

The subject's neighborhood is in the stable stage of the neighborhood lifecycle, e.g., growth, stable, decline and revitalization. There has been limited commercial growth in the immediate neighborhood but residential growth is apparent with new home construction. Esko is a highly desired residential area due to its school system and proximity to the cities of Duluth, Hermantown, Superior and Cloquet.

Neighborhood Boundaries:

The immediate neighborhood boundaries are considered the Township of Thomson.

Neighborhood Conclusion:

Surrounding commercial and residential homes are average to well maintained. The subject site has exposure from the Interstate Highway 35, Thomson Road, and East Riverside Road. Overall, land values are stable and it is reasonable to assume that property values will maintain in this neighborhood.

I-35 & Thomson Rd, Esko, MN 55733

Thank You

Thank you for considering this Close - Converse opportunity

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

We are here to help

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor or, we can recommend competent professionals.

How to acquire this opportunity

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence and results in a win-win transaction for all parties.

Agency and you

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating and returning it to us.

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Agency Disclosure

AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.⁽¹⁾ The available options are listed below. This is not a contract. This is an **agency disclosure form only**. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

11. **THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.**

13. _____ (Signature) _____ (Date) _____ (Signature) _____ (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).⁽²⁾ The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).⁽²⁾ The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.⁽³⁾

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.⁽⁴⁾ Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. _____ (initials) _____ (initials) I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. ⁽¹⁾ This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. ⁽²⁾ The fiduciary duties mentioned above are listed below and have the following meanings:
66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.
67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.
68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.
69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).
70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.
71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. ⁽³⁾ If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at www.corr.state.mn.us.

MN:AGCYDISC-2 (8/14)

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