

22 +/- Acre Development Site in Vibrant Community

Saint Joseph, MN



For Sale

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Executive Summary

The Offering:

CBC Orion is pleased to offer for sale this 22 +/- acre land parcel in a vibrant and growing Saint Joseph location. Site is within blocks of Neighbors Bar & Grill, Kwik Trip, US Army Reserve offices, several new apartment buildings, and other residential developments. Site is close proximity to County Road 75 and a short 5-mile drive to Saint Cloud.

The total useable site size is just over 21 acres. Currently guided for general business zoning, however the city of Saint Joseph will consider rezoning to support residential use of apartment or townhome development (subject to city approval).

Excellent opportunity to acquire this large parcel prime for development in a vibrant community. Owner will consider subdividing the parcel, if desired.



The Property

22 +/- Acre Development Site

Property Summary

Property Type:	Land - Development Site
Land Area:	22.15 Acres
Location:	Just off County Rd 75 past Kwik Trip, Neighbors Bar & Grill and several new apartment buildings
Traffic Counts:	Average Daily Traffic on CR 75 of 23,400 (2017)
Zoning:	General Business - City will consider rezoning to Residential/Multi-Family

Price

Sale Price: Offered For Sale at \$1.00 per square foot

Market Highlights

City of Saint Joseph is a growing community and the home to nationally known College of St. Benedict and St. John's University. City is included in Saint Cloud MSA (MSA of 200,000). 5-mile radius population of 47,692 and average household income of \$73,684. Location is approximately 70 miles northwest of Minneapolis.



Orion Real Estate

Property Overview

Photos



Property Overview

Photos



Property Overview

Property

22.15 Acre Land Site

Property Details

CBC Orion is pleased to offer for sale this 22 +/- acre land parcel in a vibrant and growing Saint Joseph location. Site is within blocks of Neighbors Bar & Grill, Kwik Trip, US Army Reserves Office, several new apartment buildings, and other residential developments. Site is close proximity to County Road 75 and a short 5-mile drive to Saint Cloud.

According to most recent survey, the total site size is 964,854 square feet, with just 38,248 SF considered wetland (in the very back southeast corner according to wetland delineation). The total useable site size is just over 21 acres.

Currently guided for general business zoning, however the city of Saint Joseph will consider rezoning to support residential use of apartment or townhome development (subject to city approval).

Excellent opportunity to acquire this large parcel prime for development in a vibrant community. Owner will consider subdividing the parcel, if desired.

Price

Offered For Sale at \$1.00 per square foot

Property Specifications

Topography: Level and open

Utilites: All city services and utilities available

Traffic Counts: 23,400 on County Road 75 (Source: MNDOT 2017)

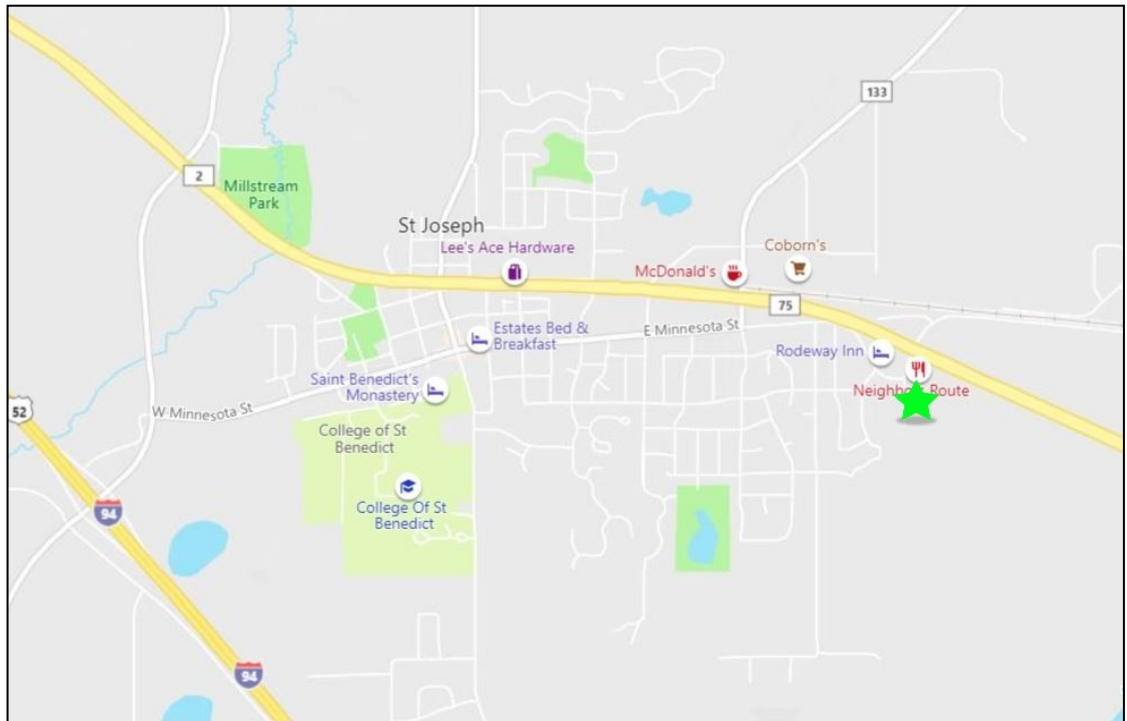
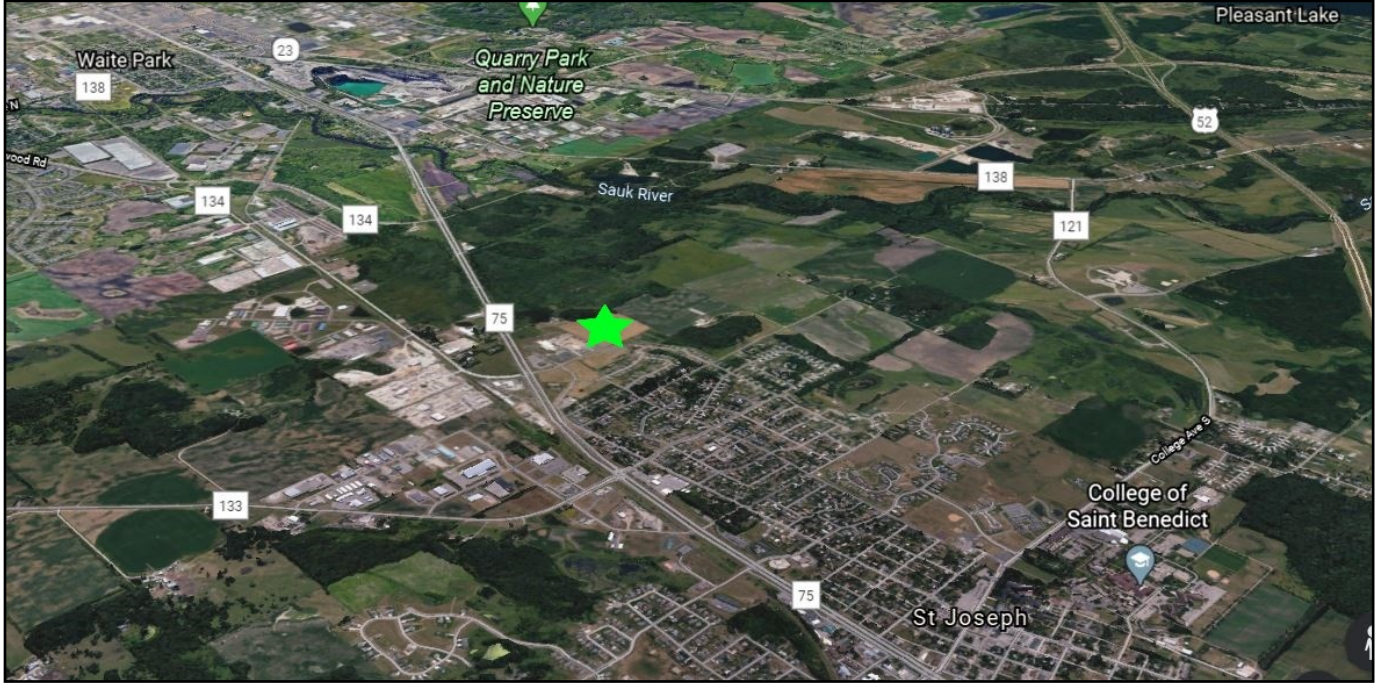
Surrounding Area: Kwik Trip Convenience Store, US Army Reserve Offices, Neighbors on 75 Bar & Grill, The Oaks on 20th Apartments and new apartment building currently under construction



Orion Real Estate

Property Overview

Location view



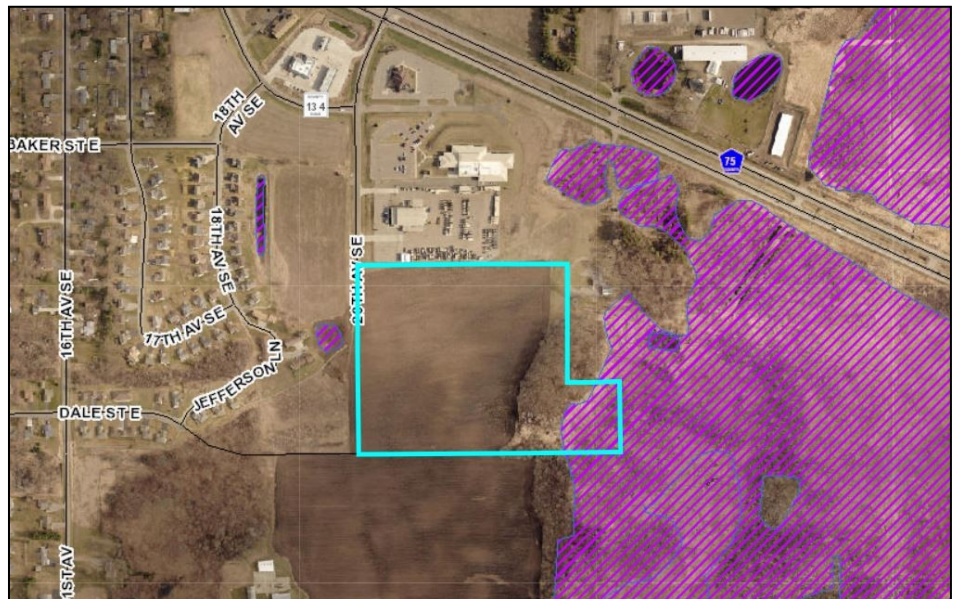
Property Overview

Parcel view



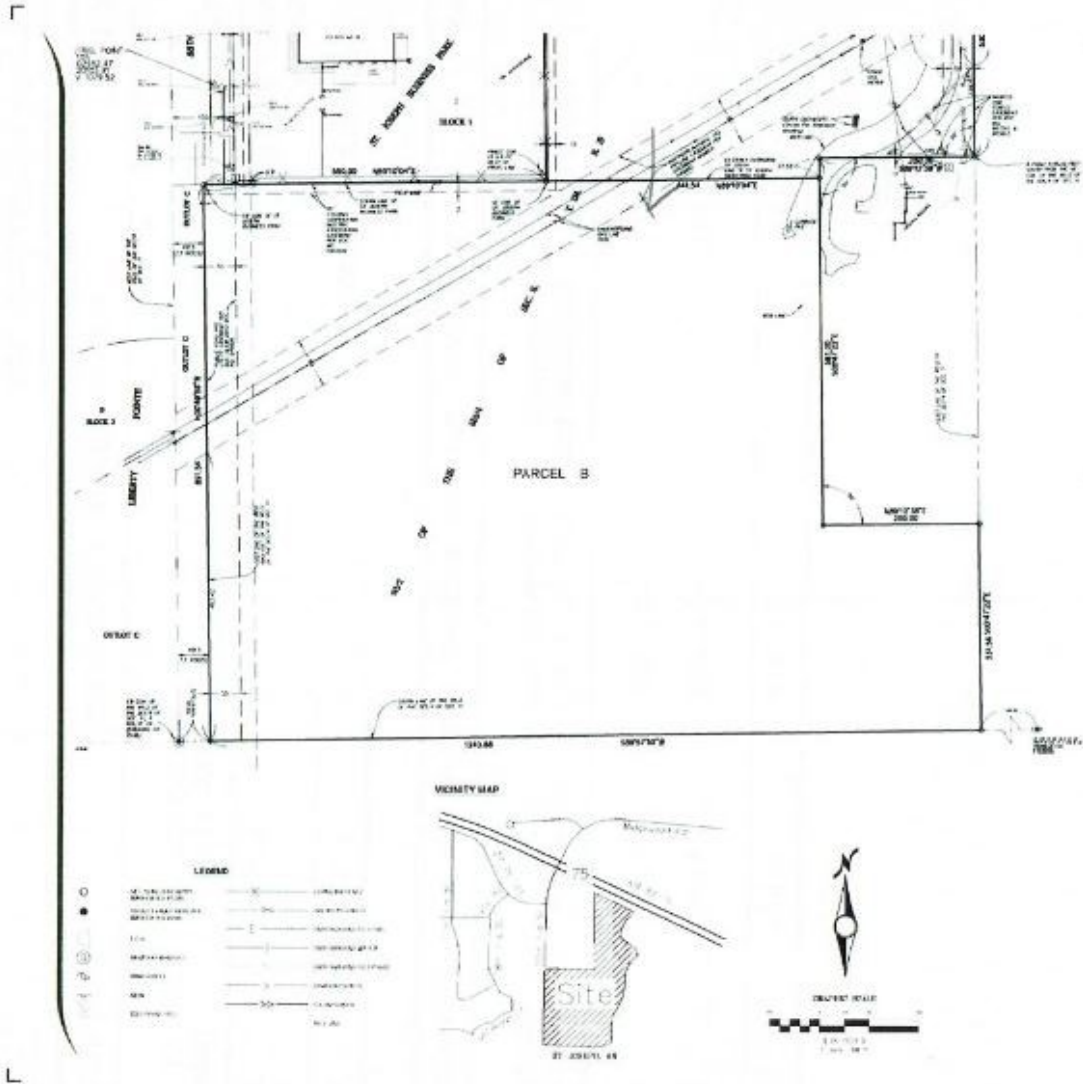
County Parcel Outline

County parcel outline depicting 38,248 wetland area



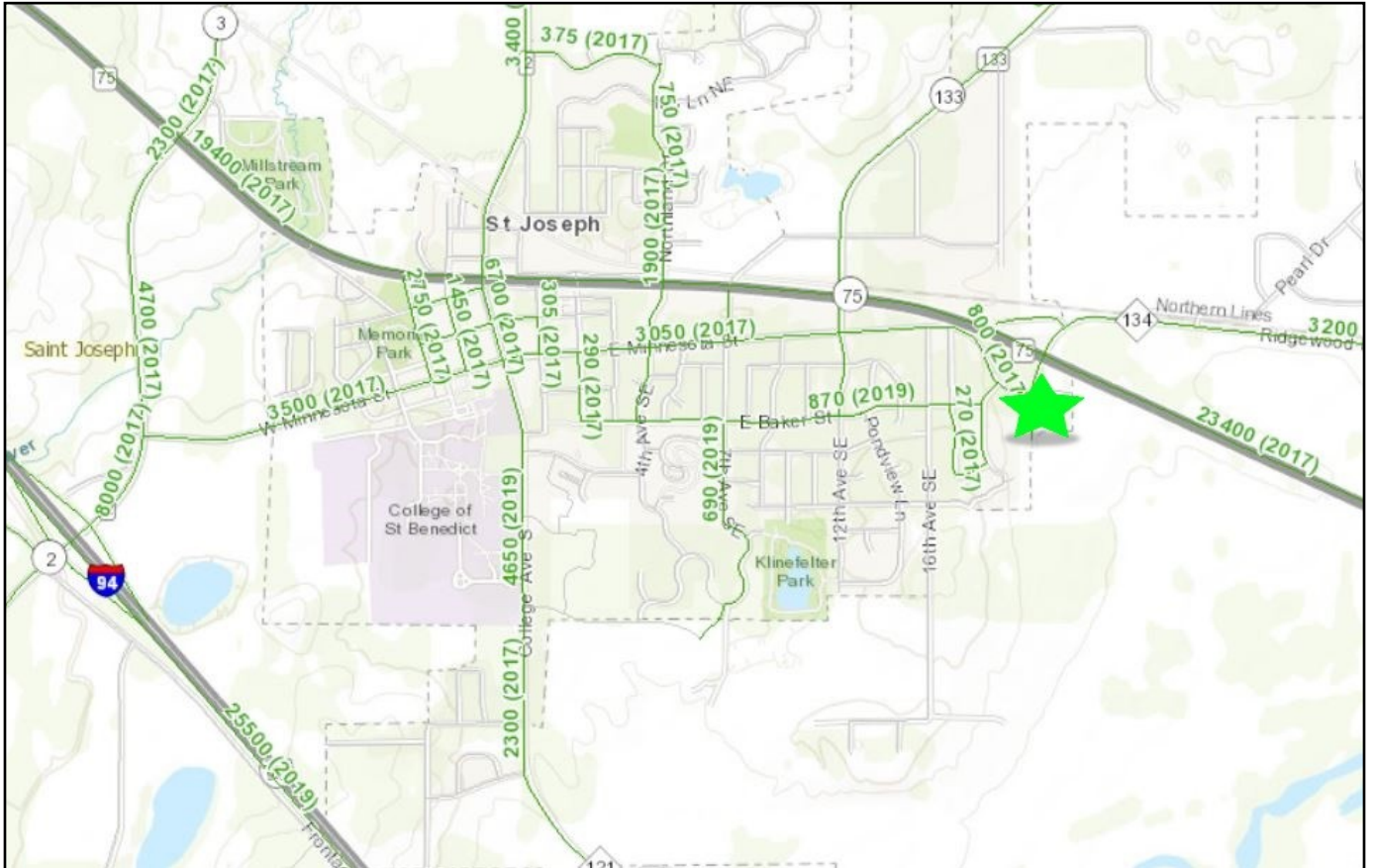
Property Overview

Survey



Property Overview

Traffic Map



Demographics



Demographic and Income Comparison Profile

56374
56374, Saint Joseph, Minnesota
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 45.56084
Longitude: -94.28892

	1 mile	3 miles	5 miles
Census 2010 Summary			
Population	1,835	15,428	42,342
Households	718	5,446	16,745
Families	514	3,540	10,149
Average Household Size	2.26	2.51	2.39
Owner Occupied Housing Units	586	3,899	10,503
Renter Occupied Housing Units	132	1,547	6,242
Median Age	29.7	29.4	32.2
2020 Summary			
Population	2,144	17,542	47,692
Households	851	6,320	18,914
Families	599	4,040	11,300
Average Household Size	2.30	2.53	2.41
Owner Occupied Housing Units	657	4,269	11,023
Renter Occupied Housing Units	194	2,052	7,891
Median Age	33.8	32.4	34.3
Median Household Income	\$75,127	\$58,321	\$55,276
Average Household Income	\$82,759	\$74,230	\$73,684
2025 Summary			
Population	2,294	18,663	50,381
Households	916	6,756	19,987
Families	640	4,295	11,885
Average Household Size	2.30	2.53	2.42
Owner Occupied Housing Units	709	4,588	11,780
Renter Occupied Housing Units	207	2,168	8,207
Median Age	35.4	33.1	34.8
Median Household Income	\$79,941	\$61,026	\$58,035
Average Household Income	\$91,338	\$80,755	\$80,393
Trends: 2020-2025 Annual Rate			
Population	1.36%	1.25%	1.10%
Households	1.48%	1.34%	1.11%
Families	1.33%	1.23%	1.01%
Owner Households	1.54%	1.45%	1.34%
Median Household Income	1.25%	0.91%	0.98%

2020 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	62	7.3%	429	6.8%	1,532	8.1%
\$15,000 - \$24,999	83	9.8%	595	9.4%	1,948	10.3%
\$25,000 - \$34,999	39	4.6%	727	11.5%	2,243	11.9%
\$35,000 - \$49,999	97	11.4%	857	13.6%	2,749	14.5%
\$50,000 - \$74,999	143	16.8%	1,284	20.3%	3,446	18.2%
\$75,000 - \$99,999	140	16.5%	835	13.2%	2,477	13.1%
\$100,000 - \$149,999	162	19.0%	1,035	16.4%	2,838	15.0%
\$150,000 - \$199,999	115	13.5%	411	6.5%	1,053	5.6%
\$200,000+	9	1.1%	148	2.3%	628	3.3%
Median Household Income	\$75,127		\$58,321		\$55,276	
Average Household Income	\$82,759		\$74,230		\$73,684	
Per Capita Income	\$29,938		\$28,163		\$29,756	

2025 Households by Income	1 mile		3 miles		5 miles	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	62	6.8%	436	6.5%	1,533	7.7%
\$15,000 - \$24,999	76	8.3%	568	8.4%	1,837	9.2%
\$25,000 - \$34,999	38	4.1%	742	11.0%	2,267	11.3%
\$35,000 - \$49,999	99	10.8%	908	13.4%	2,887	14.4%
\$50,000 - \$74,999	145	15.8%	1,338	19.8%	3,572	17.9%
\$75,000 - \$99,999	148	16.2%	890	13.2%	2,632	13.2%
\$100,000 - \$149,999	186	20.3%	1,169	17.3%	3,192	16.0%
\$150,000 - \$199,999	149	16.3%	521	7.7%	1,307	6.5%
\$200,000+	12	1.3%	183	2.7%	761	3.8%
Median Household Income	\$79,941		\$61,026		\$58,035	
Average Household Income	\$91,338		\$80,755		\$80,393	
Per Capita Income	\$33,215		\$30,557		\$32,386	



Contact Information

Contact Info

For more information, please contact:

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Confidentiality Statement

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" **CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE.** Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

