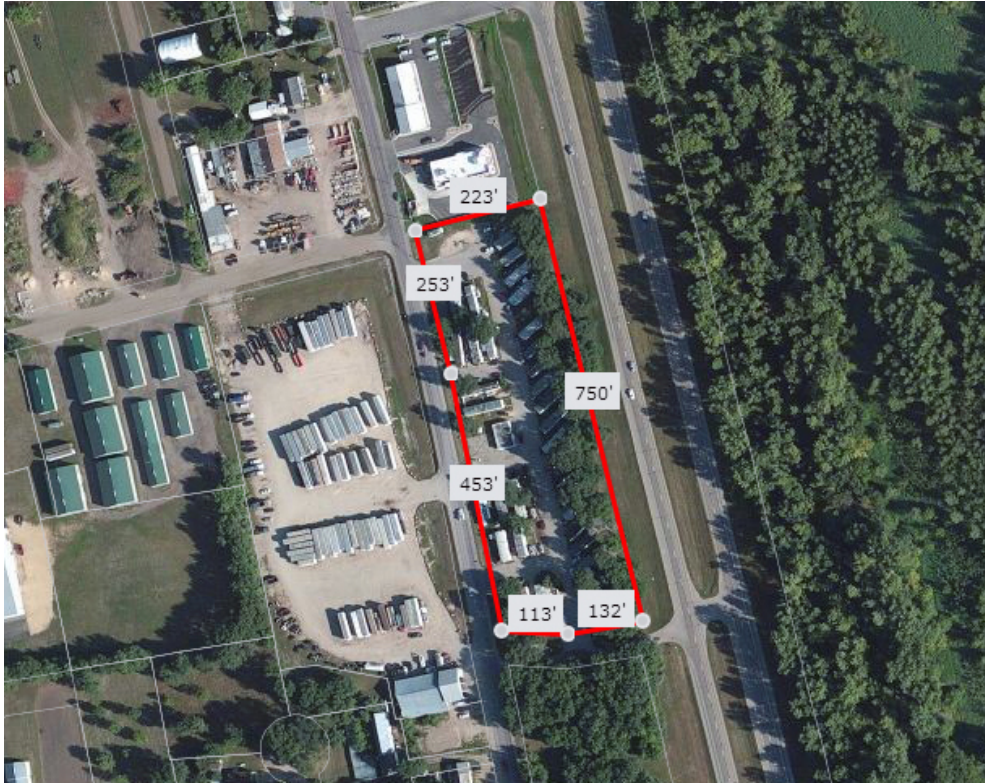


# GREEN VALLEY MOBILE HOME PARK

1305 Old Minnesota Ave, St. Peter, MN 56082



<b>SALE PRICE:</b>	\$681,300
<b>PRICE PER ACRE:</b>	\$174,246
<b>LOT SIZE:</b>	3.91 Acres
<b>APN #:</b>	19.704.0280
<b>ZONING:</b>	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**  
13100 Wayzata Blvd.,  
Suite 400  
Minnetonka, MN 55305

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

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**LAND FOR SALE**

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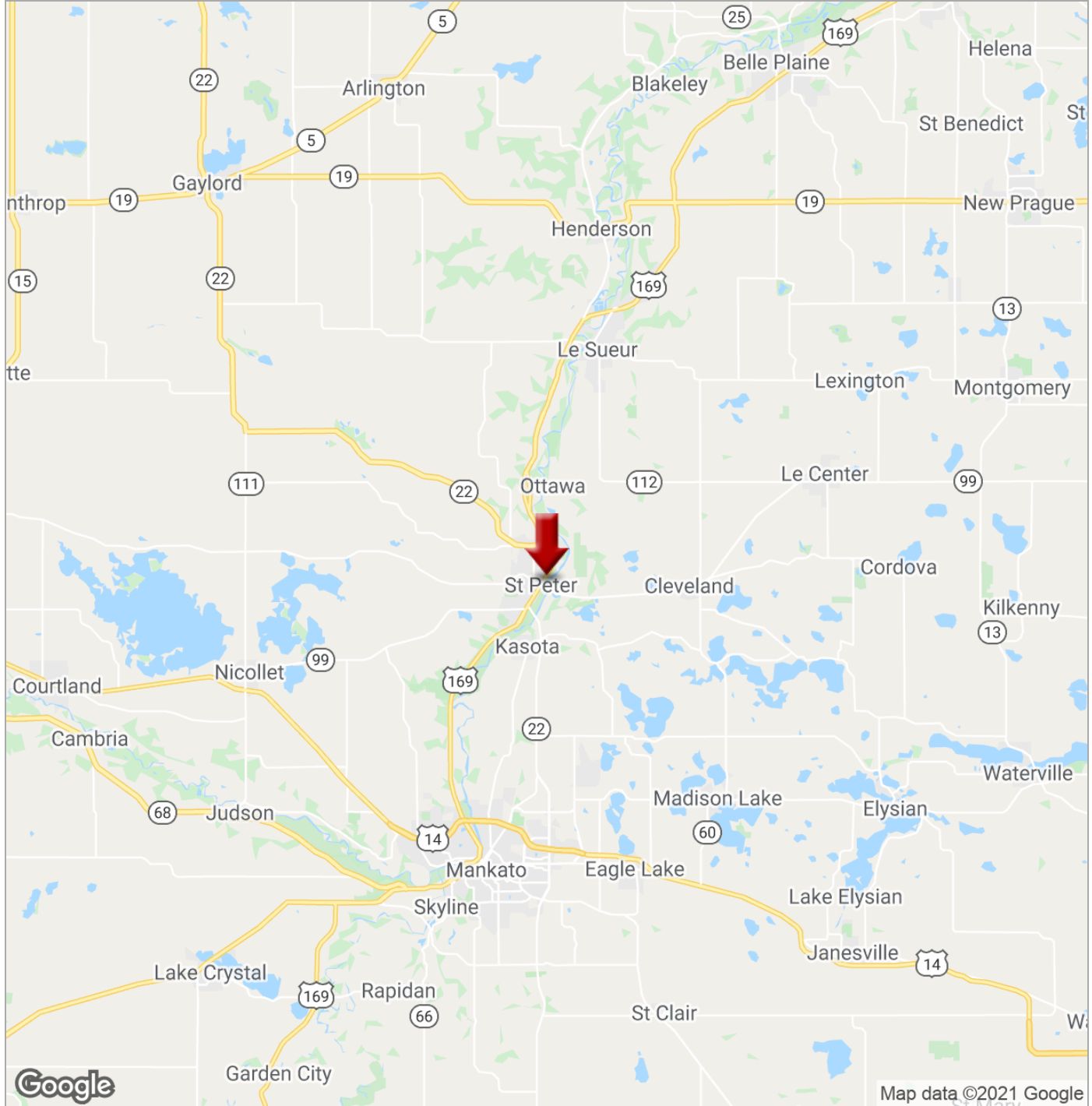
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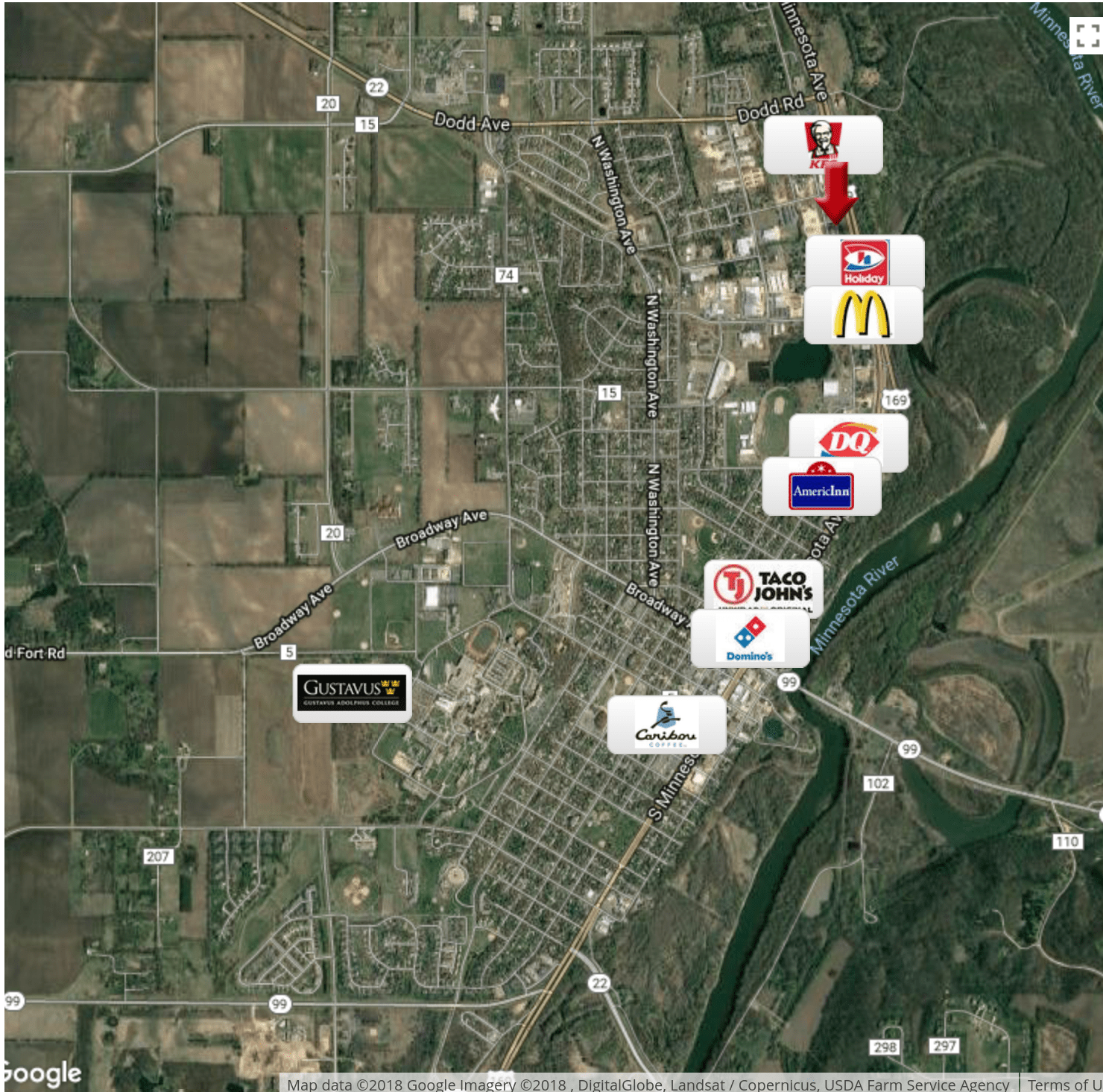
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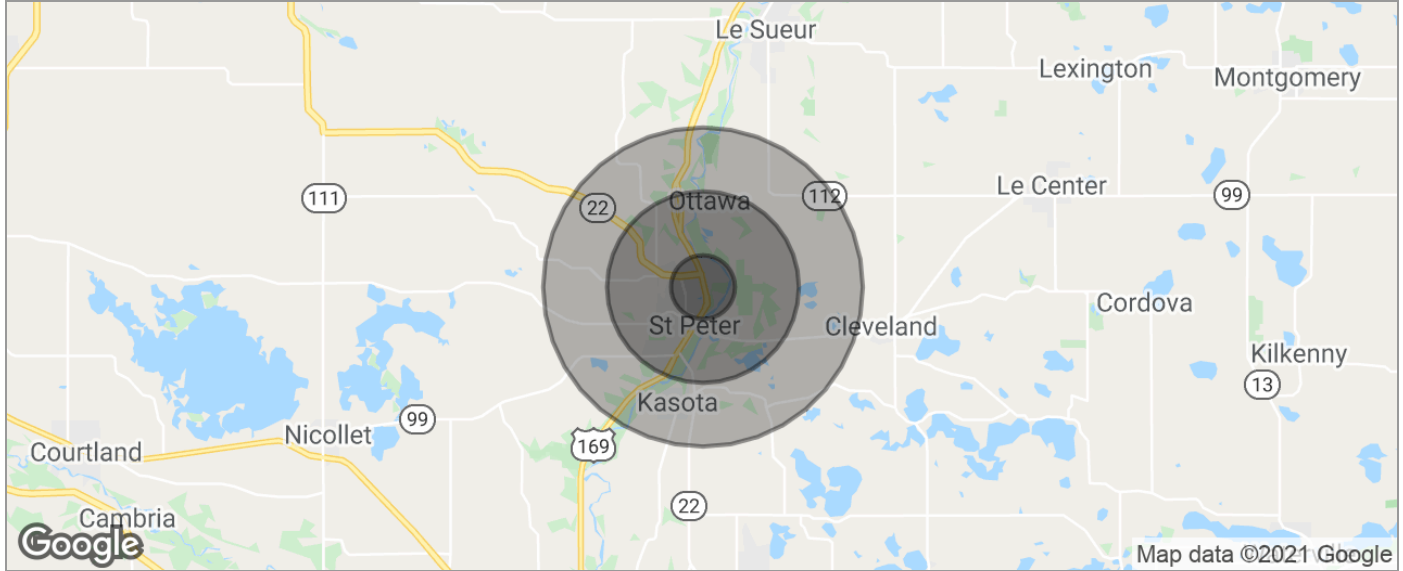
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	2,788	11,022	17,794
MEDIAN AGE	33.0	30.3	30.3
MEDIAN AGE (MALE)	31.0	29.1	29.4
MEDIAN AGE (FEMALE)	34.4	31.1	30.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
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

<b>RACE</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% 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%

<b>ETHNICITY</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
% HISPANIC	9.1%	6.4%	5.1%

\* Demographic data derived from 2010 US Census

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