



18461 Twin Lakes Rd, Elk River, MN 55330



<b>SALE PRICE:</b>	\$300,000
<b>PRICE PER ACRE:</b>	\$47,393
<b>LOT SIZE:</b>	6.33 Acres
<b>APN #:</b>	75-135-3200
<b>ZONING:</b>	BP

### PROPERTY OVERVIEW

6.33 acres of land on Twin Lakes Rd in Elk River, MN. Zoned Business Park with possible uses including office and light industrial. Quick access to Hwy 169 & 10, and close to food and retail. Neighboring property is in process of exterior & interior upgrades. There are strong incentives from the City of Elk River. City water available on Line Ave, sewer is available on Twin Lakes Rd.

### PROPERTY FEATURES

- Strong Incentives from the City of Elk River
- Water/Sewer available
- Quick access to Hwy 169 & 10
- Access to Property from Line Ave
- Close proximity to food and retail

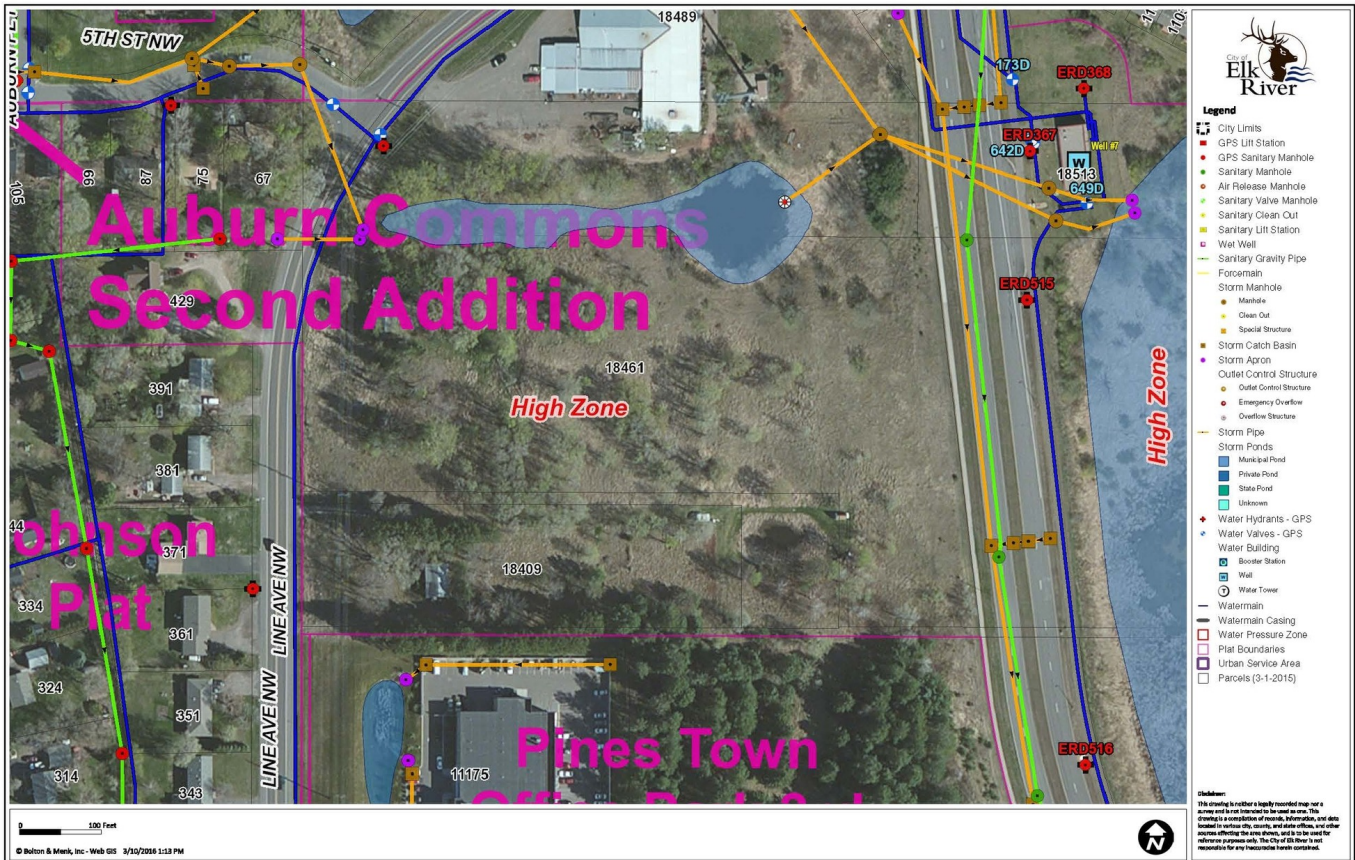
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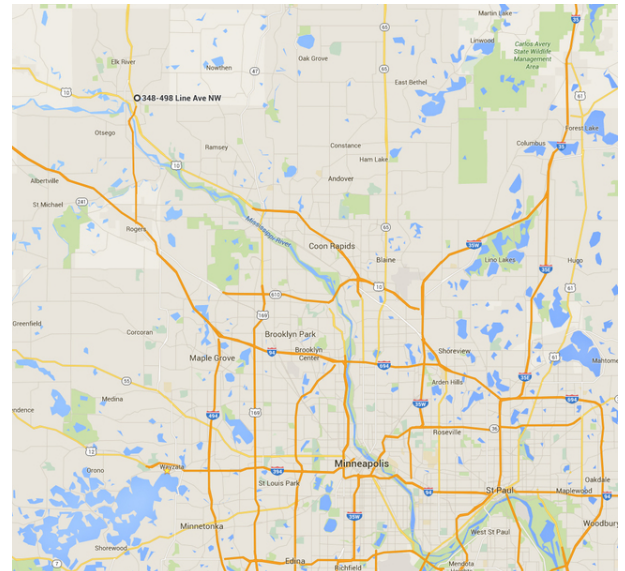
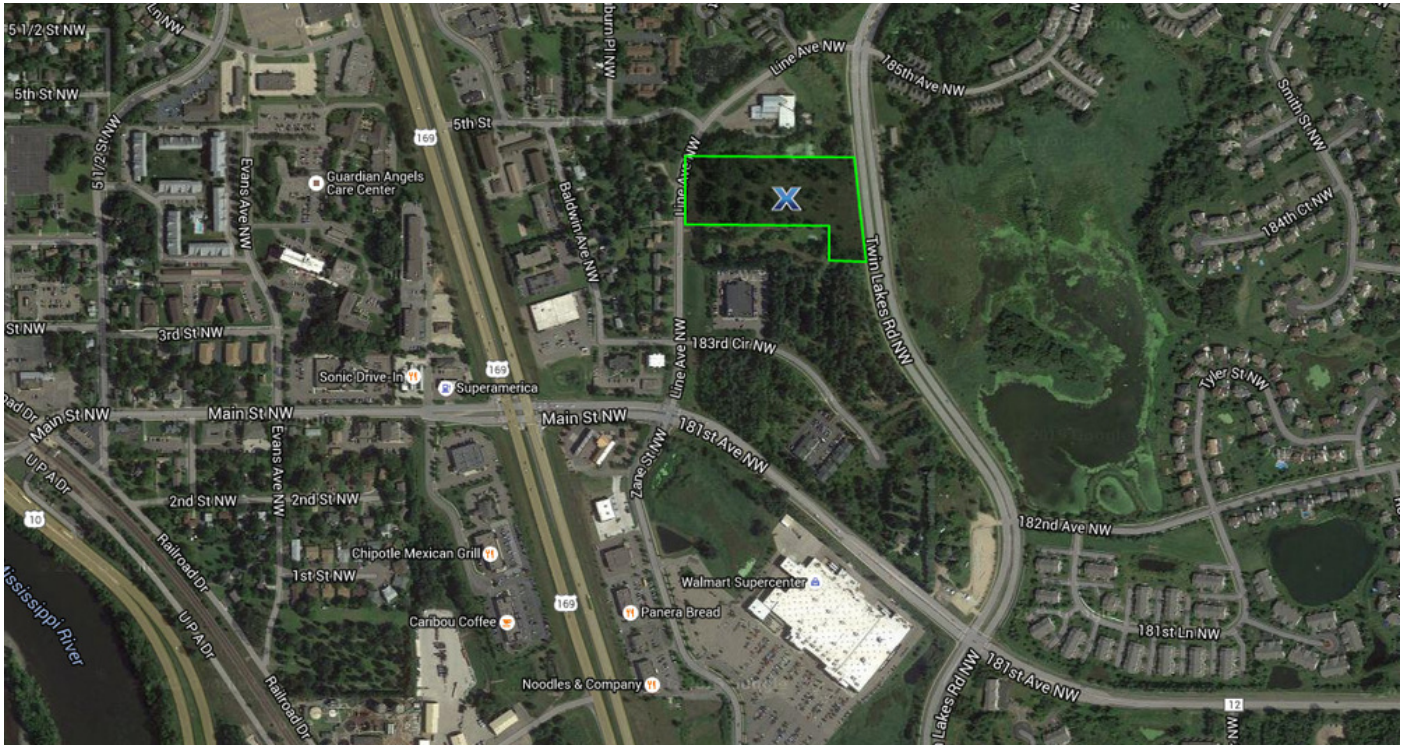
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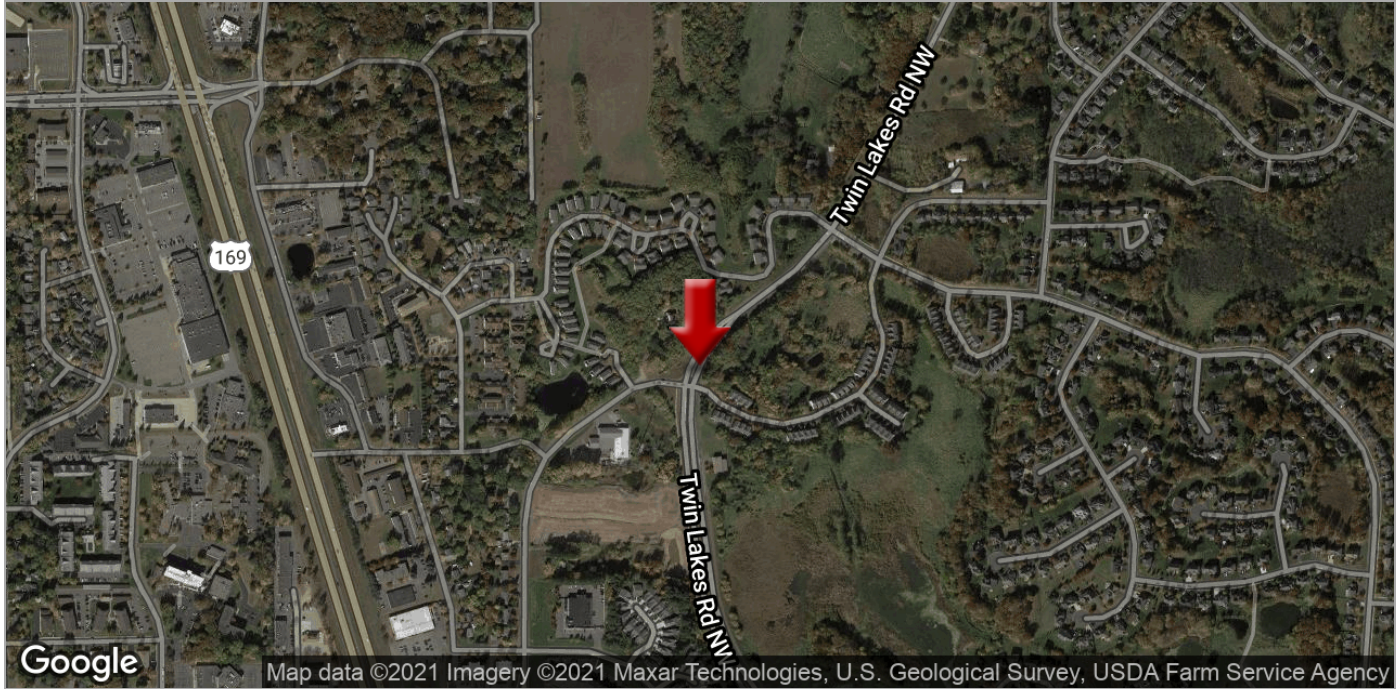
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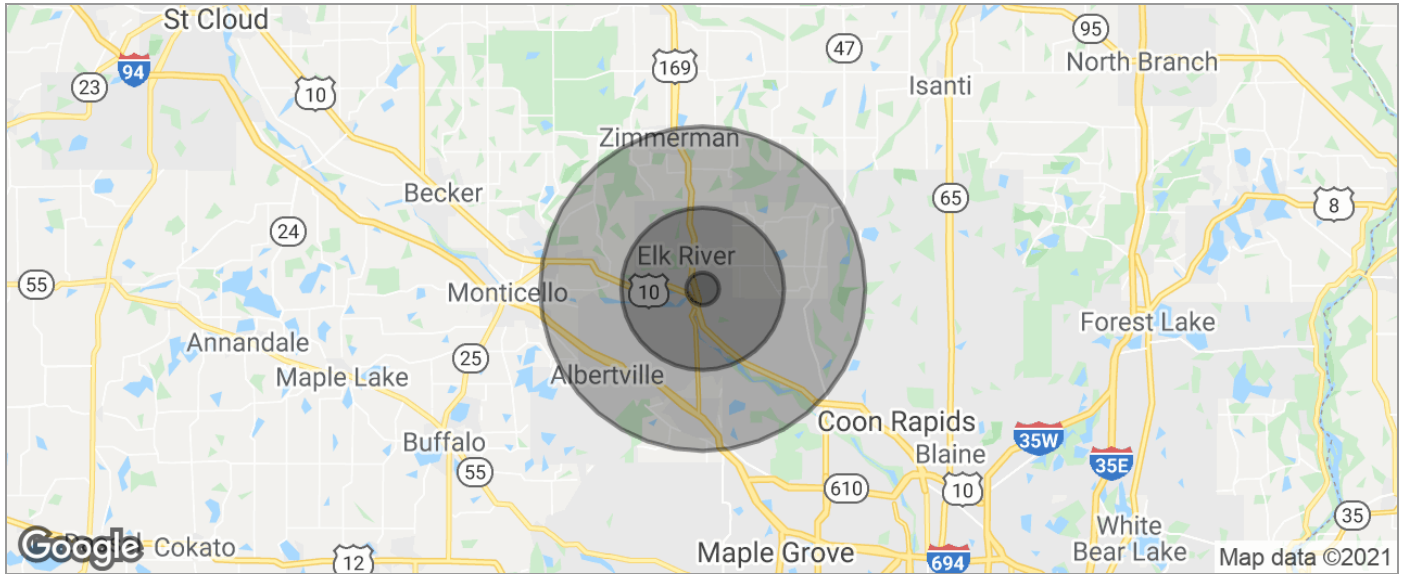
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# LAND FOR SALE

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,514	37,468	122,366
MEDIAN AGE	33.6	34.0	34.1
MEDIAN AGE (MALE)	32.1	33.5	34.0
MEDIAN AGE (FEMALE)	34.7	34.6	34.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	556	13,284	42,261
# OF PERSONS PER HH	2.7	2.8	2.9
AVERAGE HH INCOME	\$74,914	\$82,193	\$86,158
AVERAGE HOUSE VALUE	\$235,851	\$259,970	\$261,537

RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.8%	94.7%	94.5%
% BLACK	0.5%	0.9%	1.1%
% ASIAN	1.3%	2.1%	2.1%
% HAWAIIAN	0.0%	0.2%	0.1%
% INDIAN	0.3%	0.5%	0.4%
% OTHER	0.2%	0.3%	0.3%

ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.9%	2.5%	2.3%

\* Demographic data derived from 2010 US Census

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