

LAND FOR SALE

Xxxx Omer Ave SW, Cokato, MN 55321



SALE PRICE: \$1,016,500

PRICE PER ACRE: \$26,307

LOT SIZE: 38.64 Acres

APN #: 105500274200

PROPERTY OVERVIEW

38.64 acres of land with an option for an additional 8 acres. Residential land; city open to discussing possibility of rezoning to Industrial. Much Civil Engineering has been done; storm/sewer assessment has been paid.

PROPERTY FEATURES

- Residential or Industrial development potential
- Access to city services
- Engineering work partially completed
- Storm/Sewer assessment already paid
- Mostly level land

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

ROYCE DURHMAN, CCIM
Associate Director
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.com

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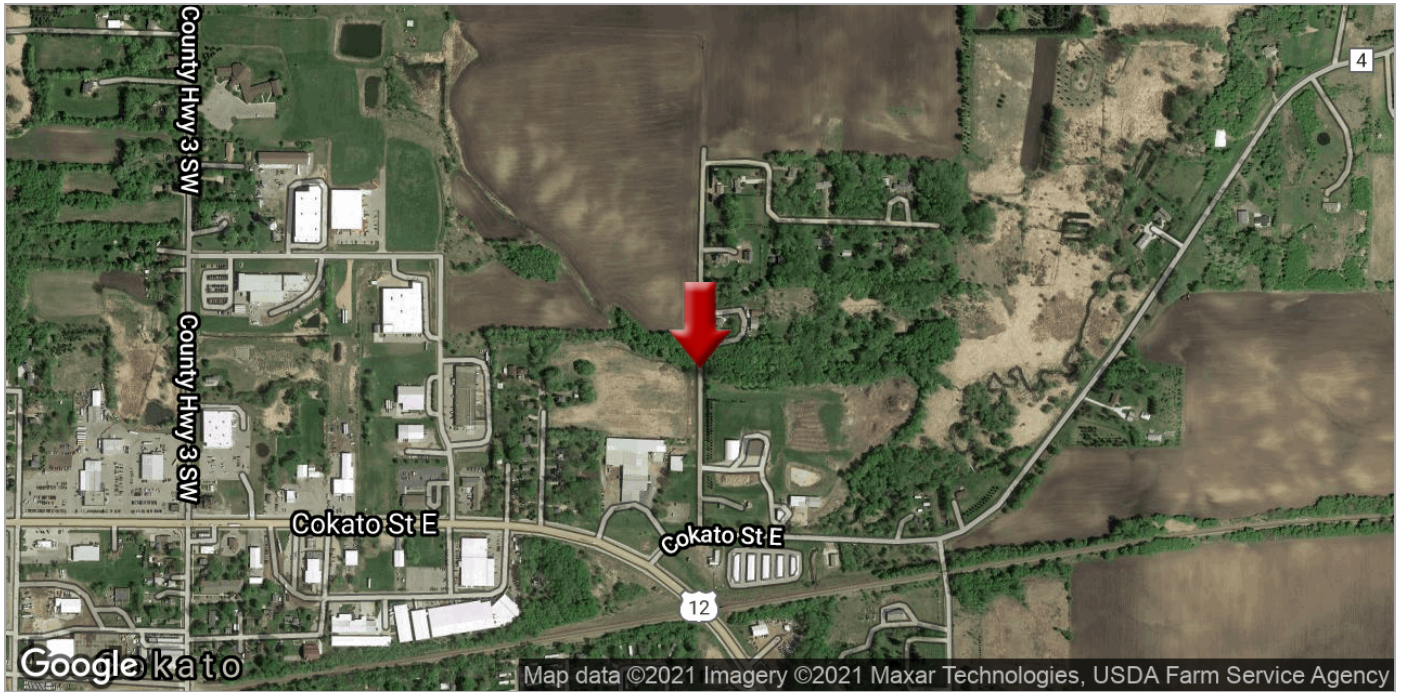
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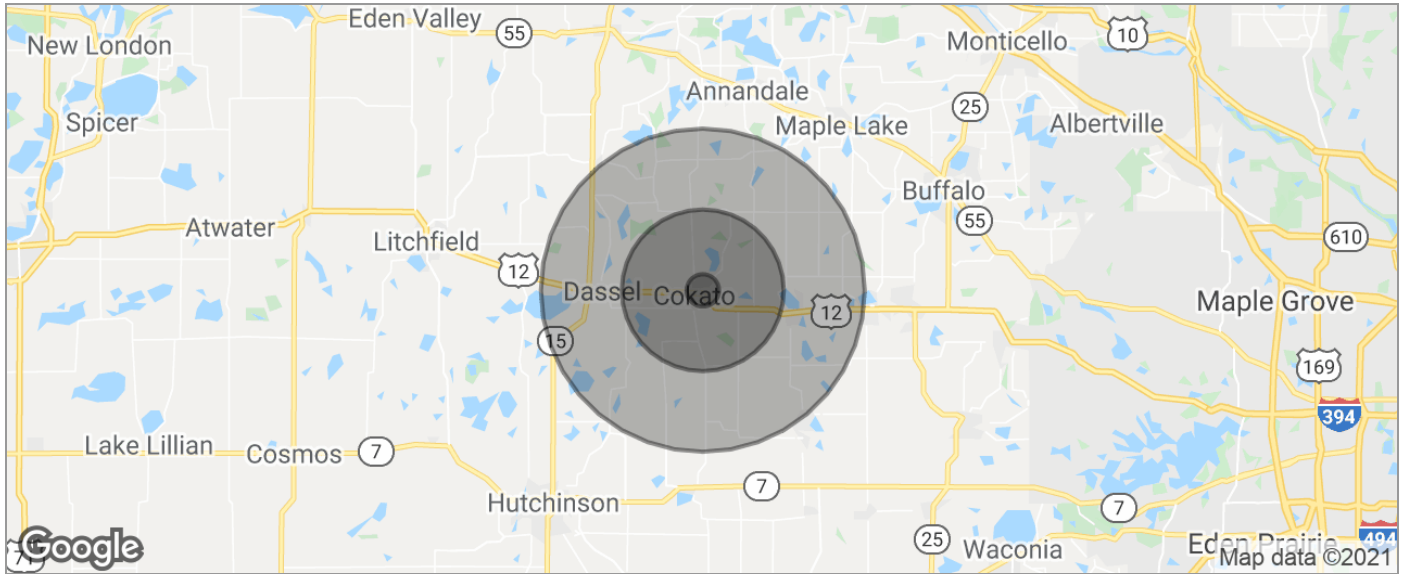
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	217	5,258	17,868
MEDIAN AGE	32.5	33.2	36.3
MEDIAN AGE (MALE)	35.0	35.5	37.2
MEDIAN AGE (FEMALE)	30.6	31.4	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	73	1,817	6,632
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$59,761	\$59,895	\$63,096
AVERAGE HOUSE VALUE		\$359,871	\$259,172
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.1%	93.6%	96.1%
% BLACK	1.4%	1.5%	0.6%
% ASIAN	0.5%	0.5%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	1.8%	2.0%	1.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.3%	2.2%	1.4%

* Demographic data derived from 2010 US Census

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