



COMMERCIAL / INDUSTRIAL LAND SITE

110 ACRES

FOR SALE



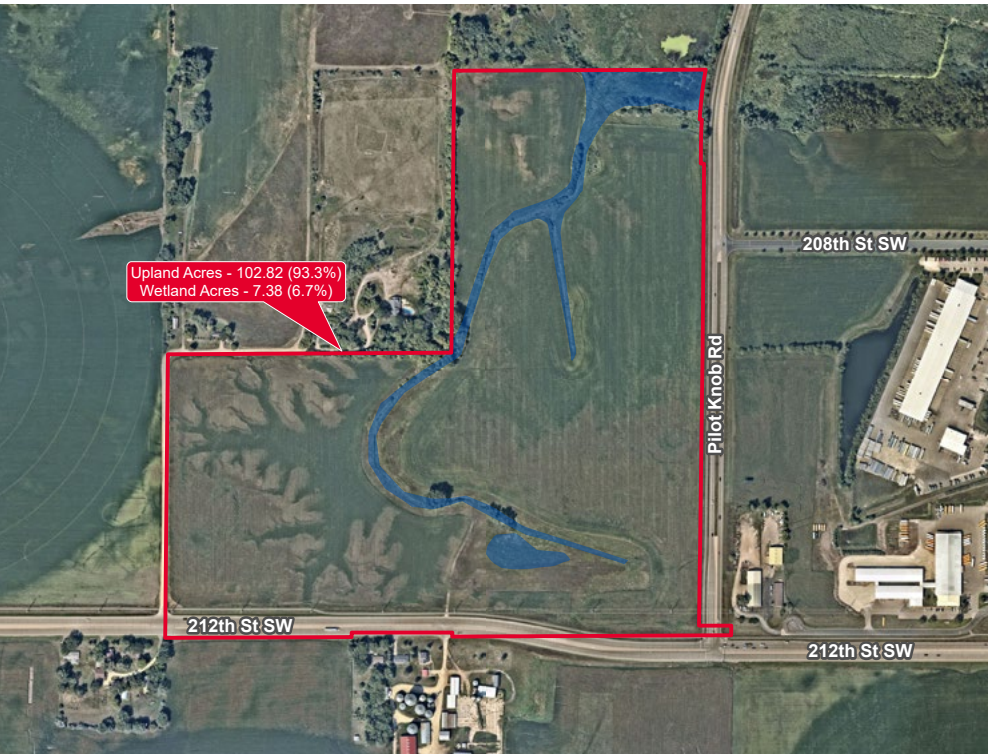
LUKE APPERT
Executive Director
+1 651 315 6641
luke.appert@cushwake.com

HUDSON BROTHEN
Executive Director
+1 952 893 8261
hudson.brothen@cushwake.com

KRIS SMELTZER
Executive Managing Director
+1 952 837 8575
kris.smeltzer@cushwake.com

JON RAUSCH
Executive Managing Director
+1 612 685 8288
jon.rausch@cushwake.com

PROPERTY HIGHLIGHTS



PROPERTY INFORMATION

- 110.2 total acres
- 102.82 developable acres
- Excellent access to 212th St SW & Pilot Knob Rd

POWER

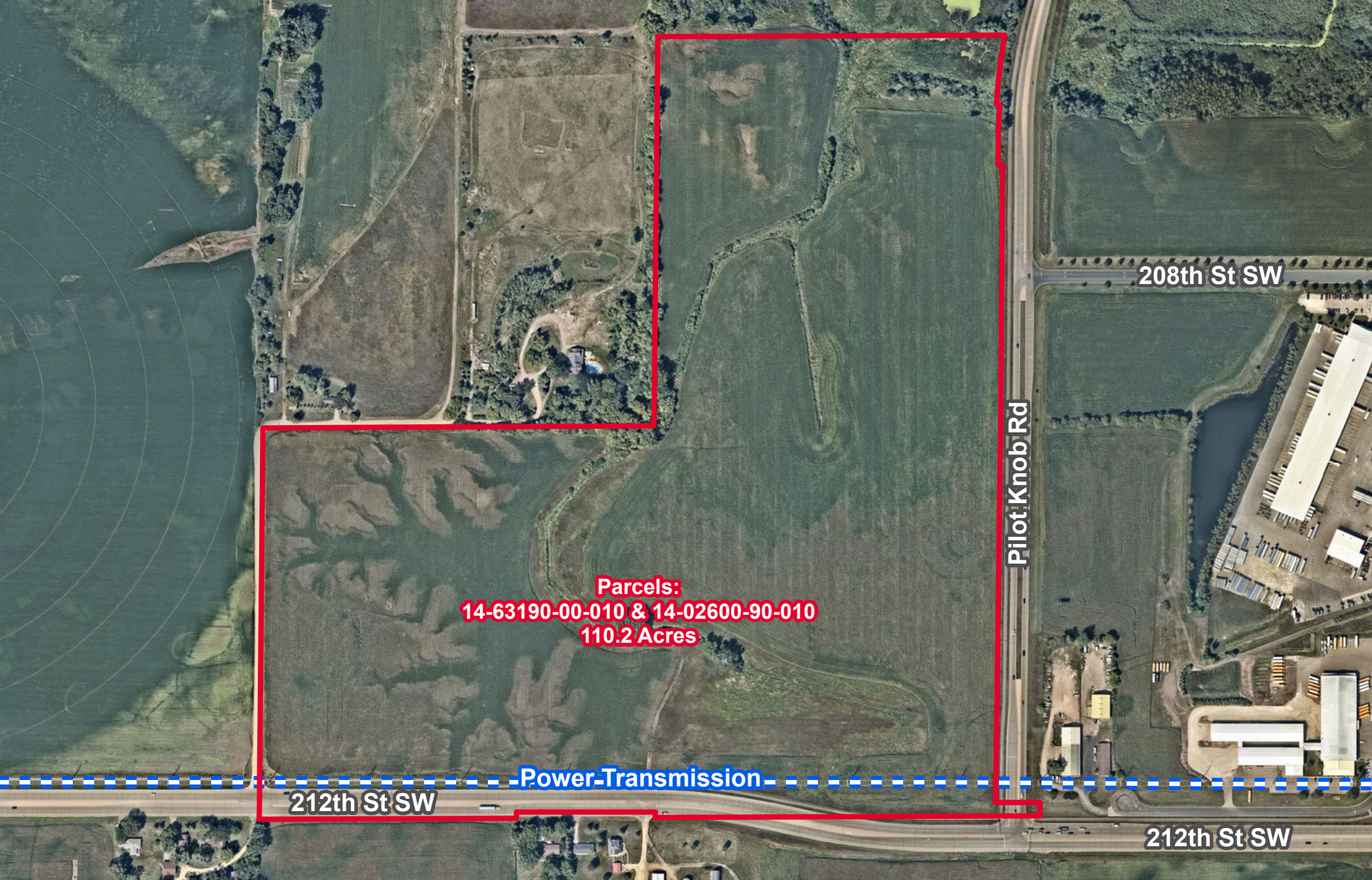
- 115KV and 69KV transmission lines running to the south of the site
- Substation less than 1/4 mile from site

Contact Judy Ring with Xcel Energy for additional information:
 Phone: (715) 563-5572
 Email: judy.l.ring@xcelenergy.com

TRAFFIC COUNTS

- 212th St SW: 15,075 vpd
- Pilot Knob Rd: 6,500 vpd

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	1,526	31,732	75,693
Households	653	10,715	25,054
Average HH Income	\$146,386	\$127,040	\$141,011
Daytime Population	1,009	10,939	17,760



208th St SW

Pilot Knob Rd

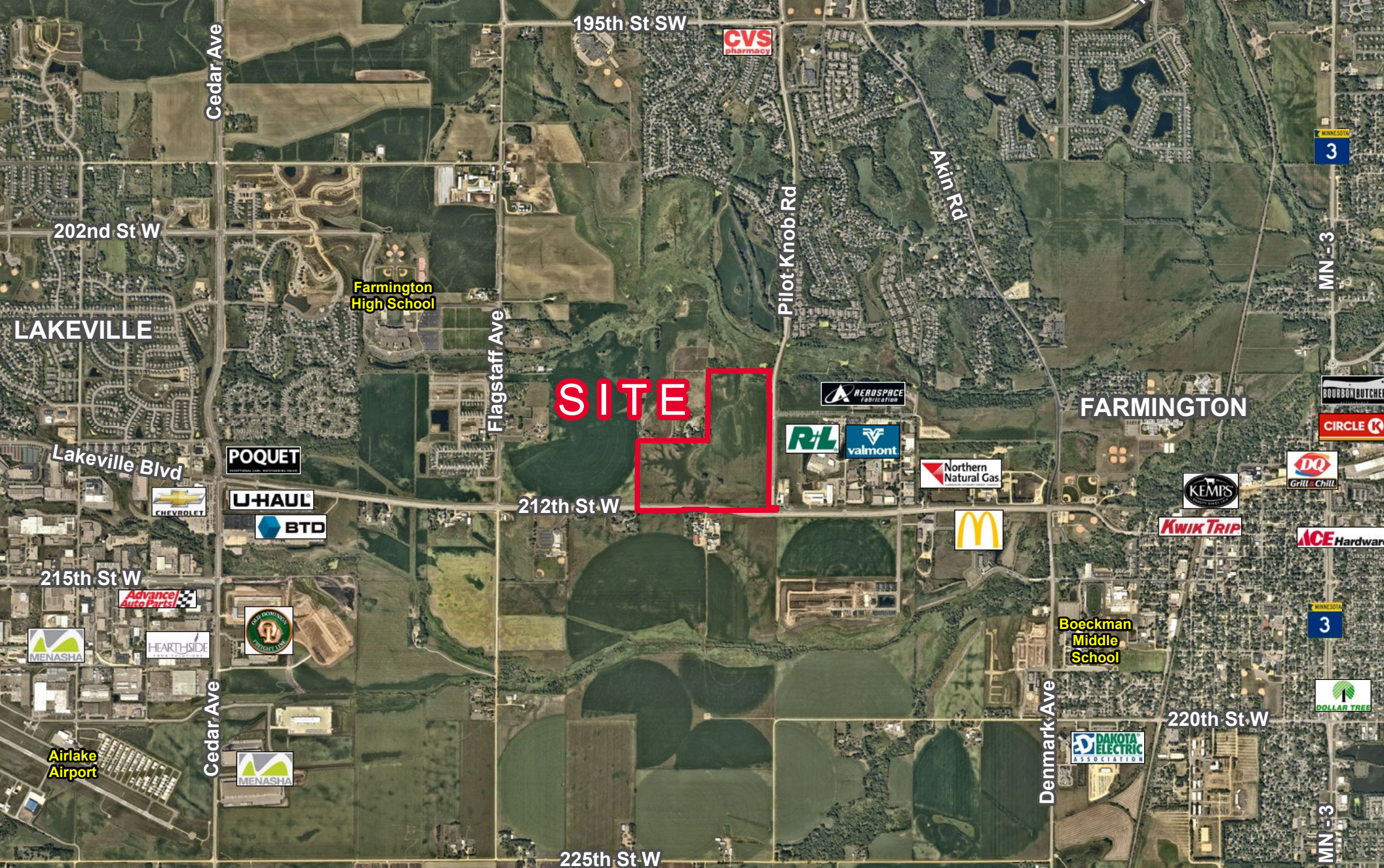
Parcels:
14-63190-00-010 & 14-02600-90-010
110.2 Acres

Power Transmission

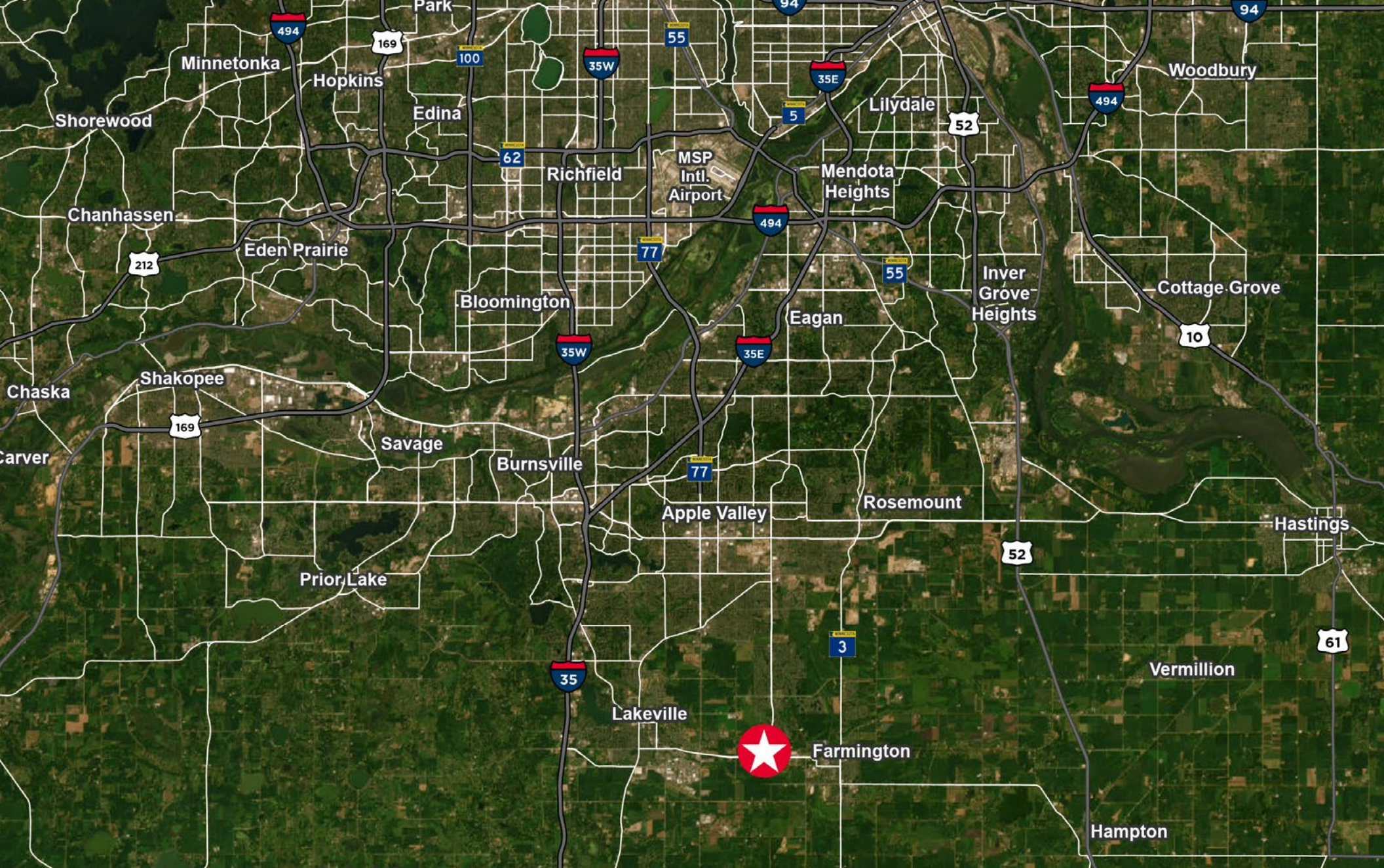
212th St SW

212th St SW

PROPERTY
AERIAL



PROPERTY AERIAL



PROPERTY AERIAL

CONTACT INFORMATION

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3500 American Blvd W, Suite 200
Minneapolis, MN 55431
952 831 1000
landmnwi.com

