



For Sale

Park Plaza Development Opportunity

50 10th Ave S, Waite Park, MN 56387



OFFERING SUMMARY

SALE PRICE: \$15 - \$30 PSF

LOT SIZE: 2.18 Acres

ZONING: B-3

APN: 98.60539.0000,
98.60599.000
and
98.60560.0000

PROPERTY OVERVIEW

Prime development land available at the highly visible intersection of 10th Avenue South and 1st Street South in Waite Park, Minnesota. The offering includes approximately 95,000 square feet across multiple parcels (PID Nos. 98.60539.0000, 98.60599.0000, and 98.60560.0000) and offers flexible configurations that accommodate partial or full parcel acquisitions.

Positioned within a growing commercial corridor just off Minnesota State Highway 23 (Division Street), carrying approximately 24,000–30,000 vehicles per day, the site also benefits from approximately 17,000 vehicles per day along 10th Avenue South (per Minnesota Department of Transportation), providing exceptional visibility and accessibility.

Further enhancing access, 10th Avenue South now connects to Pine Cone Road in Sartell and serves as the last major north-south corridor before Fleet Farm, reinforcing the site's strategic regional connectivity and development appeal.

PROPERTY HIGHLIGHTS

- Flexible site configuration — purchase part or all of ±95,000 SF
- High-visibility location with strong traffic counts
- Excellent access from 10th Avenue South and 1st Street South
- Strategic corridor connection to Pine Cone Road and regional growth areas
- Prominent signage opportunities along a major commercial corridor



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AREA INFRASTRUCTURE IMPROVEMENTS

A planned roundabout intersection at 10th Avenue South and 1st Street South is proposed to enhance traffic flow, safety, and overall accessibility in the immediate area. As illustrated in the site plan, the improvement would modernize this key intersection directly adjacent to the subject property.

- **Improved Traffic Flow:** Roundabouts reduce congestion and eliminate signal wait times, allowing for more continuous vehicle movement.
- **Enhanced Access & Visibility:** The design maintains full access from all directions while increasing exposure to passing traffic.
- **Safety Benefits:** Roundabouts are proven to reduce severe crashes and improve overall traffic safety compared to traditional signalized intersections.
- **Area Investment:** This infrastructure improvement reflects continued public investment in the corridor, supporting long-term growth and redevelopment.
- **Strategic Positioning:** The subject property sits at a highly visible corner that will benefit directly from increased traffic efficiency and improved ingress/egress.

This proposed improvement further strengthens the site's position within an already high-traffic commercial corridor, reinforcing its suitability for retail, medical, office, or service-oriented users seeking strong visibility and convenient access.



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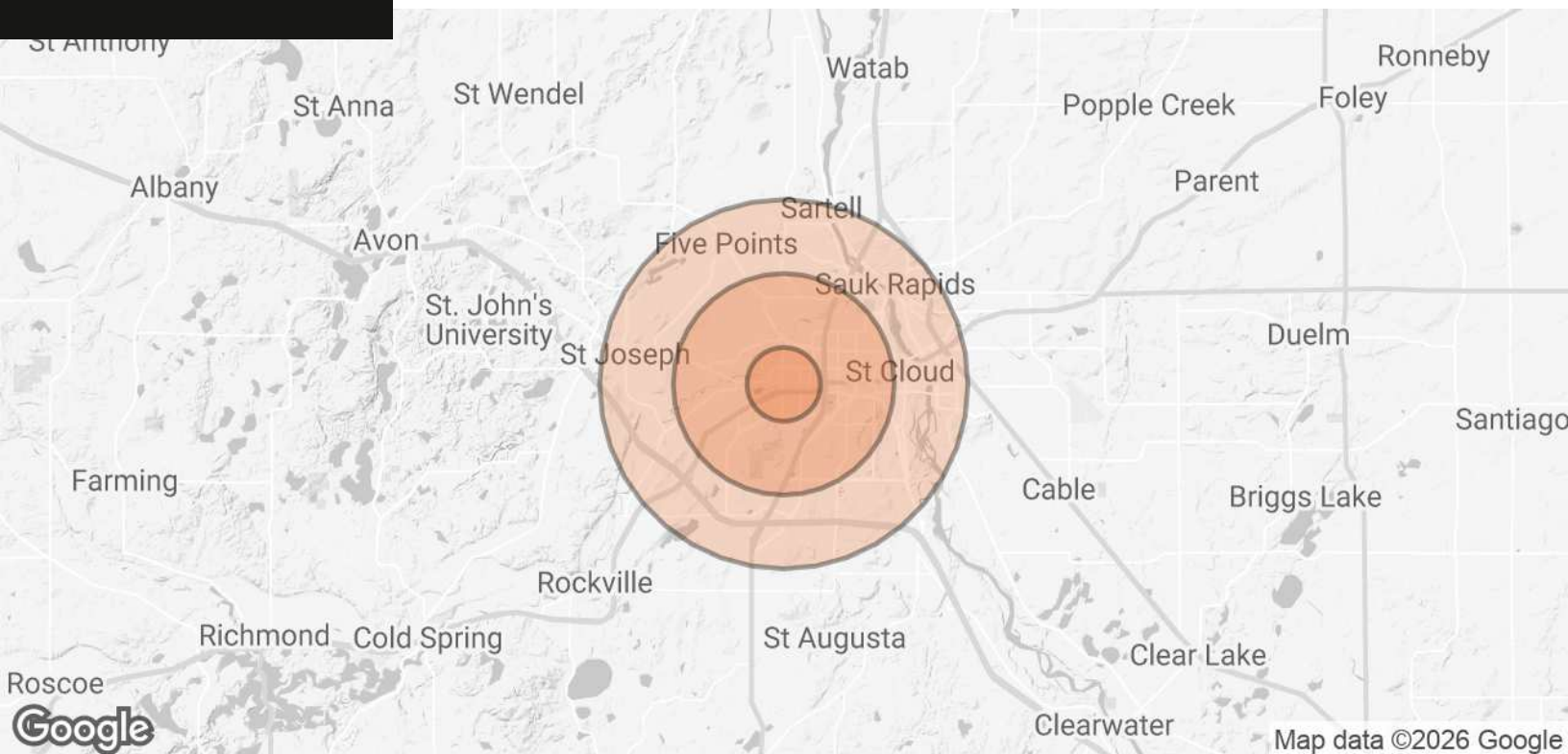
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,604	41,715	100,023
AVERAGE AGE	40.4	38.2	34.8
AVERAGE AGE (MALE)	42.3	38.8	35.2
AVERAGE AGE (FEMALE)	35.9	38.8	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,073	17,326	39,713
# OF PERSONS PER HH	2.2	2.4	2.5
AVERAGE HH INCOME	\$62,942	\$82,074	\$82,244
AVERAGE HOUSE VALUE	\$222,850	\$247,581	\$245,222

2023 American Community Survey (ACS)



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