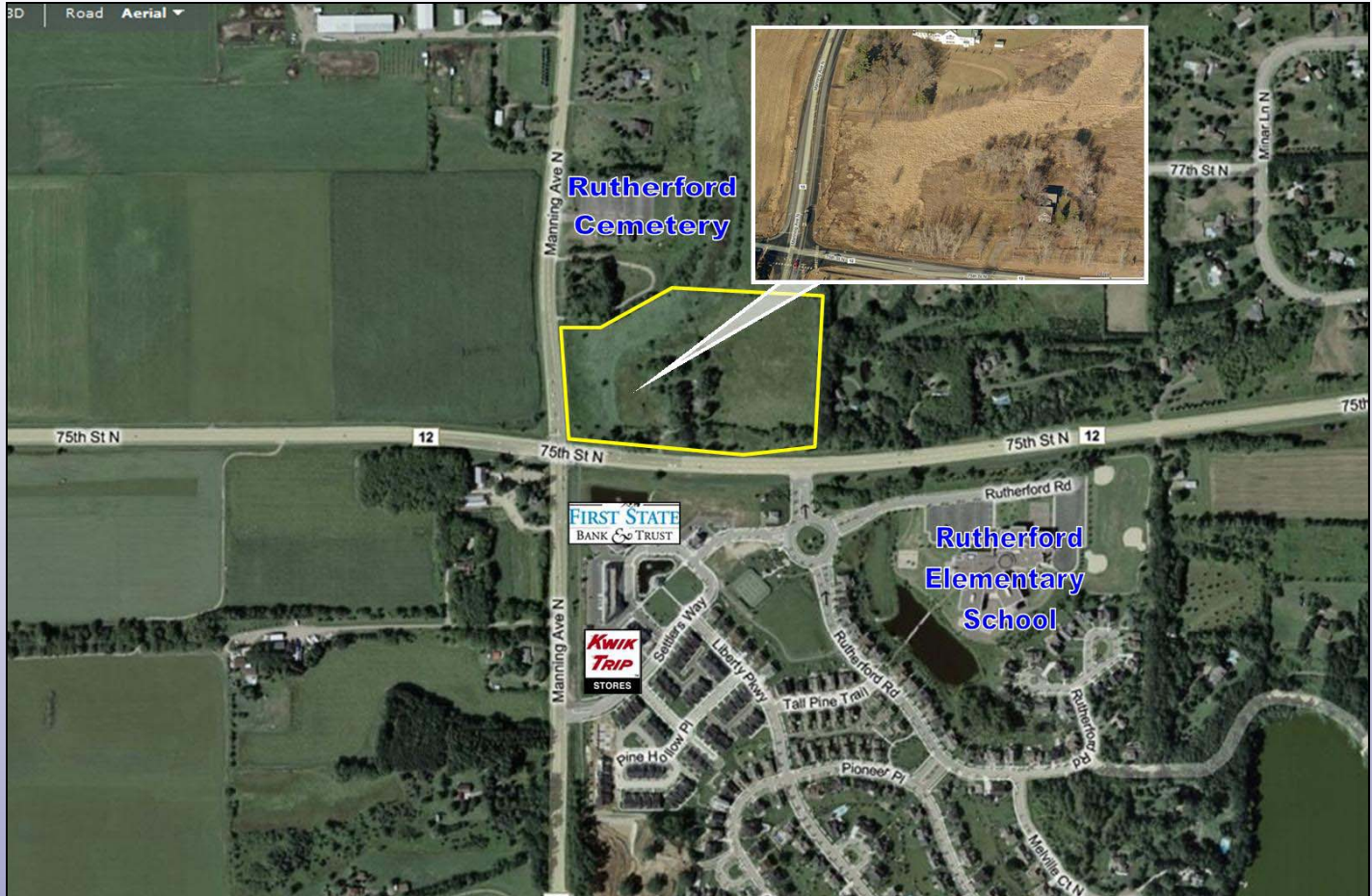




Manning Ave & 75th St

Stillwater, MN



EXCELLENT MIXED USE REDEVELOPMENT 11 ACRES - FOR SALE

Prepared By:

Josh Huempfer
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Sue Griffith
Owner
Griffith Group, LLC
295 Phalen Blvd
St. Paul, MN 55130
651.226.6063 direct
Sue@griffithgroupllc.com

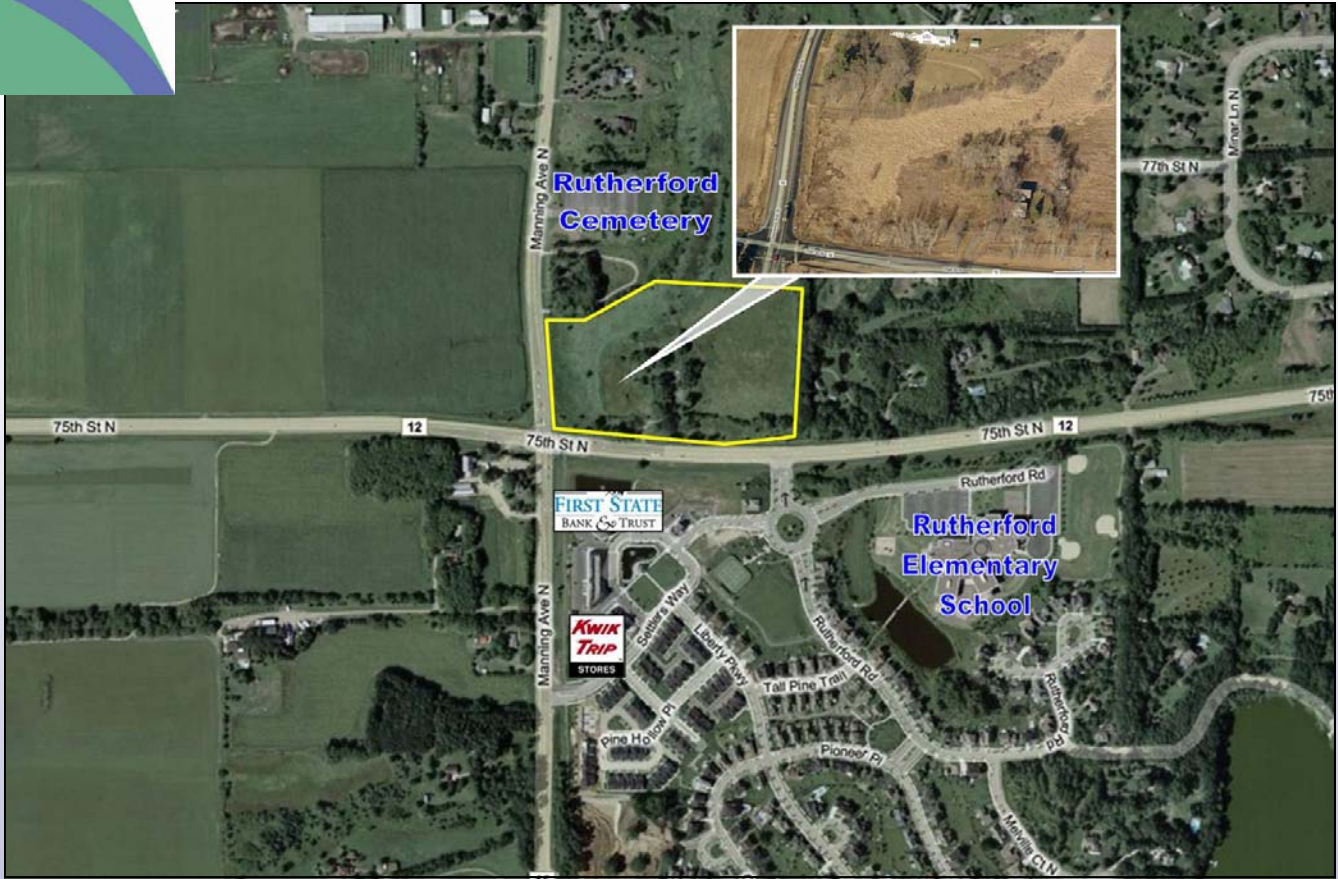
Fact Sheet

www.upland.com



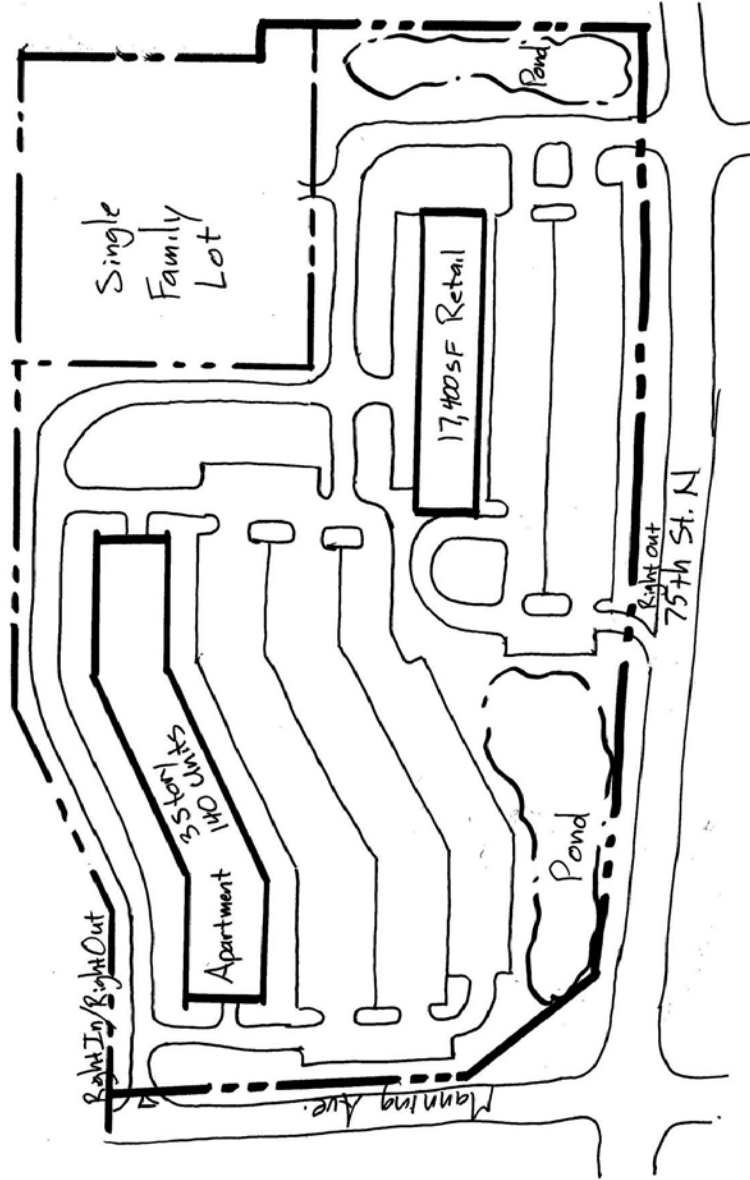
Address	NEC of Manning Ave & 75th St
City, State	Stillwater, MN
Land Size	Approximately 11.7 acres (509,652 SF)
Asking Price	\$6.00/sq.ft. (\$3,060,000)
Taxes (2010 est.)	\$2,439.00
Zoning	Single Family Large Lot (SFLL) To be guided mixed use
PID Number	3003020230016
Description	Undeveloped land Excellent mixed use redevelopment site Apartments, senior living and retail





Conceptual Site Plan

www.upland.com



0 50 100
FOOT N FEET

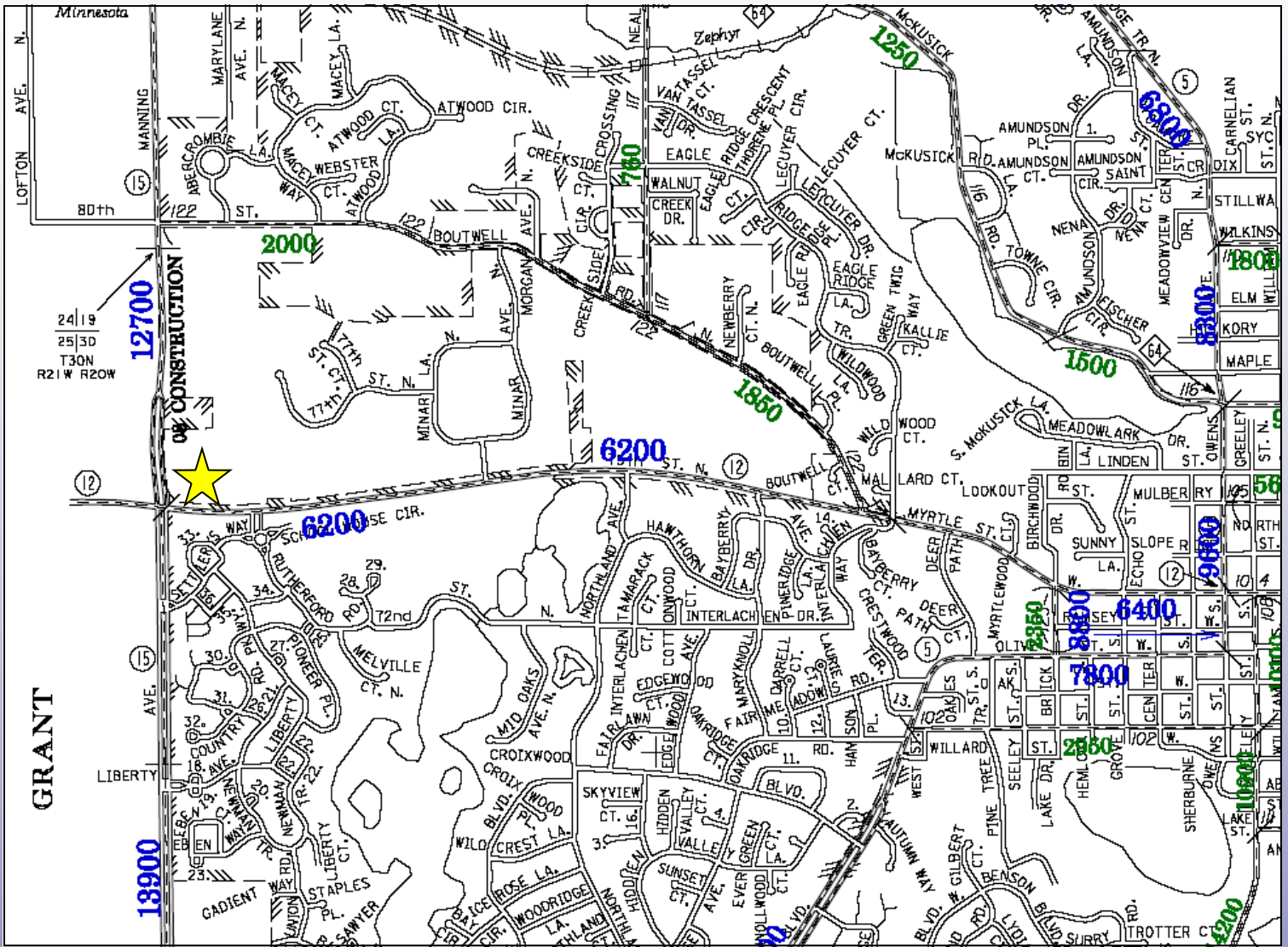
August 13, 2010

Manning and 75th St. N - Concept Layout
Stillwater, MN

DRINKING WATER
CONSTRUCTION
PROJECT
PHONE: 612 338 5544
FAX: 612 338 5545
610 2nd Circle Drive • Suite 100 • Stillwater, MN 55154



Traffic Count Map





Executive Summary

Prepared By STDBonline

Lat: 5630577.382235, Lon: -1...

Latitude: 45.057495

Longitude: -92.862853

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
2010 Population			
Total Population	3,772	24,238	45,307
Male Population	49.2%	48.8%	51.4%
Female Population	50.8%	51.2%	48.6%
Median Age	41.9	40.8	40.4
2010 Income			
Median HH Income	\$107,855	\$86,453	\$87,358
Per Capita Income	\$41,947	\$38,493	\$38,031
Average HH Income	\$117,155	\$99,914	\$102,241
2010 Households			
Total Households	1,283	9,189	16,531
Average Household Size	2.93	2.59	2.59
2010 Housing			
Owner Occupied Housing Units	94.6%	78.1%	79.1%
Renter Occupied Housing Units	2.5%	18.2%	17.0%
Vacant Housing Units	3.0%	3.7%	3.9%
Population			
1990 Population	1,488	17,326	35,089
2000 Population	1,630	19,553	38,876
2010 Population	3,772	24,238	45,307
2015 Population	4,171	25,697	47,583
1990-2000 Annual Rate	0.92%	1.22%	1.03%
2000-2010 Annual Rate	8.53%	2.12%	1.5%
2010-2015 Annual Rate	2.03%	1.18%	0.99%

In the identified market area, the current year population is 45,307. In 2000, the Census count in the market area was 38,876. The rate of change since 2000 was 1.5 percent annually. The five-year projection for the population in the market area is 47,583, representing a change of 0.99 percent annually from 2010 to 2015. Currently, the population is 51.4 percent male and 48.6 percent female.

Households			
1990 Households	437	6,069	11,773
2000 Households	530	7,246	13,734
2010 Households	1,283	9,189	16,531
2015 Households	1,433	9,812	17,528
1990-2000 Annual Rate	1.95%	1.79%	1.55%
2000-2010 Annual Rate	9.01%	2.34%	1.82%
2010-2015 Annual Rate	2.24%	1.32%	1.18%

The household count in this market area has changed from 13,734 in 2000 to 16,531 in the current year, a change of 1.82 percent annually. The five-year projection of households is 17,528, a change of 1.18 percent annually from the current year total. Average household size is currently 2.59, compared to 2.66 in the year 2000. The number of families in the current year is 12,043 in the market area.

Housing

Currently, 79.1 percent of the 17,199 housing units in the market area are owner occupied; 17.0 percent, renter occupied; and 3.9 percent are vacant. In 2000, there were 14,038 housing units - 81.3 percent owner occupied, 16.3 percent renter occupied and 2.3 percent vacant. The rate of change in housing units since 2000 is 2 percent. Median home value in the market area is \$243,097, compared to a median home value of \$157,913 for the U.S. In five years, median home value is projected to change by 3.65 percent annually to \$290,787. From 2000 to the current year, median home value changed by 3.46 percent annually.

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.



Executive Summary

Prepared By STDBonline

Lat: 5630577.382235, Lon: -1...

Latitude: 45.057495

Longitude: -92.862853

Ring: 1, 3, 5 Miles

	1 mile radius	3 miles radius	5 miles radius
Median Household Income			
1990 Median HH Income	\$57,205	\$41,533	\$43,746
2000 Median HH Income	\$83,330	\$62,728	\$65,221
2010 Median HH Income	\$107,855	\$86,453	\$87,358
2015 Median HH Income	\$116,008	\$104,300	\$104,859
1990-2000 Annual Rate	3.83%	4.21%	4.07%
2000-2010 Annual Rate	2.55%	3.18%	2.89%
2010-2015 Annual Rate	1.47%	3.82%	3.72%
Per Capita Income			
1990 Per Capita Income	\$18,905	\$17,267	\$18,549
2000 Per Capita Income	\$33,171	\$29,626	\$29,541
2010 Per Capita Income	\$41,947	\$38,493	\$38,031
2015 Per Capita Income	\$46,472	\$44,051	\$43,644
1990-2000 Annual Rate	5.78%	5.55%	4.76%
2000-2010 Annual Rate	2.32%	2.59%	2.5%
2010-2015 Annual Rate	2.07%	2.73%	2.79%
Average Household Income			
1990 Average Household Income	\$61,814	\$48,417	\$54,644
2000 Average Household Income	\$97,132	\$78,453	\$82,416
2010 Average HH Income	\$117,155	\$99,914	\$102,241
2015 Average HH Income	\$128,796	\$113,551	\$116,338
1990-2000 Annual Rate	4.62%	4.94%	4.2%
2000-2010 Annual Rate	1.85%	2.39%	2.13%
2010-2015 Annual Rate	1.91%	2.59%	2.62%

Households by Income

Current median household income is \$87,358 in the market area, compared to \$54,442 for all U.S. households. Median household income is projected to be \$104,859 in five years. In 2000, median household income was \$65,221, compared to \$43,746 in 1990.

Current average household income is \$102,241 in this market area, compared to \$70,173 for all U.S. households. Average household income is projected to be \$116,338 in five years. In 2000, average household income was \$82,416, compared to \$54,644 in 1990.

Current per capita income is \$38,031 in the market area, compared to the U.S. per capita income of \$26,739. The per capita income is projected to be \$43,644 in five years. In 2000, the per capita income was \$29,541, compared to \$18,549 in 1990.

Population by Employment

Currently, 93.0 percent of the civilian labor force in the identified market area is employed and 7.0 percent are unemployed. In comparison, 89.2 percent of the U.S. civilian labor force is employed, and 10.8 percent are unemployed. In five years the rate of employment in the market area will be 94.4 percent of the civilian labor force, and unemployment will be 5.6 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 91.2 percent, and 8.8 percent will be unemployed. In 2000, 68.3 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.

In the current year, the occupational distribution of the employed population is:

- 71.8 percent in white collar jobs (compared to 61.6 percent of U.S. employment)
- 13.8 percent in service jobs (compared to 17.3 percent of U.S. employment)
- 14.4 percent in blue collar jobs (compared to 21.1 percent of U.S. employment)

In 2000, 83.6 percent of the market area population drove alone to work, and 4.8 percent worked at home. The average travel time to work in 2000 was 22.8 minutes in the market area, compared to the U.S. average of 25.5 minutes.

Population by Education

In 2010, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:

- 4.3 percent had not earned a high school diploma (14.8 percent in the U.S.)
- 21.6 percent were high school graduates only (29.6 percent in the U.S.)
- 8.2 percent had completed an Associate degree (7.7 percent in the U.S.)
- 30.4 percent had a Bachelor's degree (17.7 percent in the U.S.)
- 13.2 percent had earned a Master's/Professional/Doctorate Degree (10.4 percent in the U.S.)

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing, ESRI forecasts for 2010 and 2015. ESRI converted 1990 Census data into 2000 geography.