

Monticello Land

Highway 25
Monticello, MN 55362



2.79 Acre Lot Available (Divisible to 1 Acre)

Potential 30,000 SF Building Available For Lease (Divisible to 1,500 SF)

Offered By:

Chad Sturm
(612) 436-1122
chad@upland.com

Look Upland
Where Properties & People Unite!



INVESTMENT INFORMATION

Purchase Price:	Negotiable
Lease Rate:	Call Broker
Lot Size:	2.79 Acres (121,532 SF)
Divisible (Land):	1 Acre
Building Size:	30,000 SF
Divisible (Building):	1,500 SF
Taxes (2013):	\$23,736
Zoning:	B-4 Regional Business
Traffic Counts:	Highway 25: 27,500 VPD I-94: 55,000 VPD

PROPERTY INFORMATION

Site Name:	Monticello Land
Address:	Highway 25 Monticello, MN 55362
County:	Wright
Property Type:	Land
PID#:	155-176-001020

DEMOGRAPHIC INFORMATION (One Mile Radius)

Population:	3,706
Median Household Income:	\$ 74,849
Average Household Income:	\$ 79,256

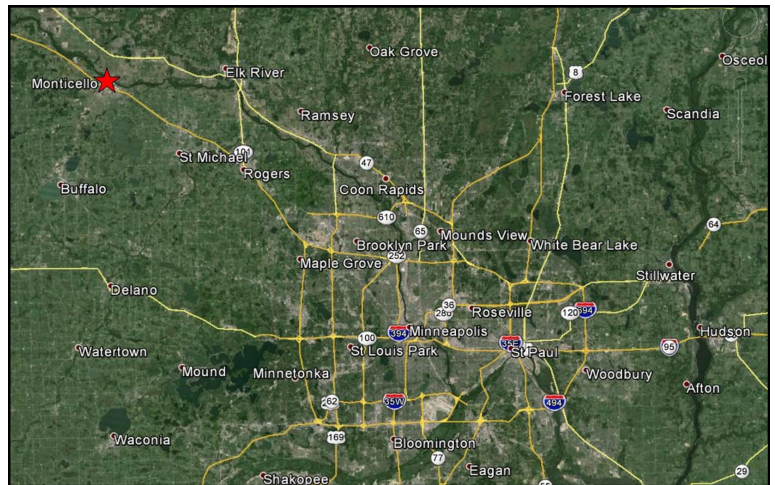
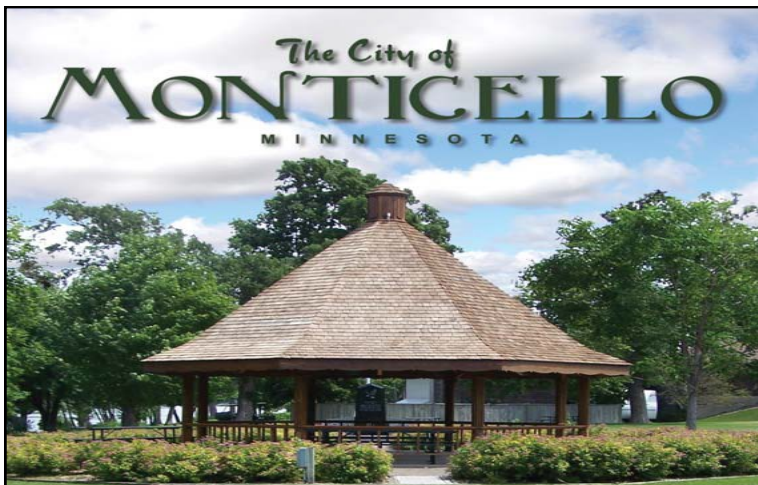
PROPERTY HIGHLIGHTS

- * Excellent visibility
- * Heavy local traffic
- * Quick access to I-94
- * Wright County is the second fastest growing county in Minnesota

Area Overview



This Monticello Land is situated on the west side of Highway 25 with an average traffic count of 27,500 vehicles per day. The surrounding area has attracted many national retailers and the number continues to grow. Monticello is rated as one of the fastest growing cities in Minnesota. I-94 runs through Monticello providing quick access to the Twin Cities, which is only a 25 minute drive. The major employers of Monticello include Ultra Machining Company, Cargill Kitchen Solutions, Xcel Energy, and New River Medical Center. Major retailers in the area include: Super Target, Home Depot, Office Max, Cub Foods, Wal-Mart, Banks, Caribou Coffee, Buffalo Wild Wings, McDonalds and many more...



Monticello High School

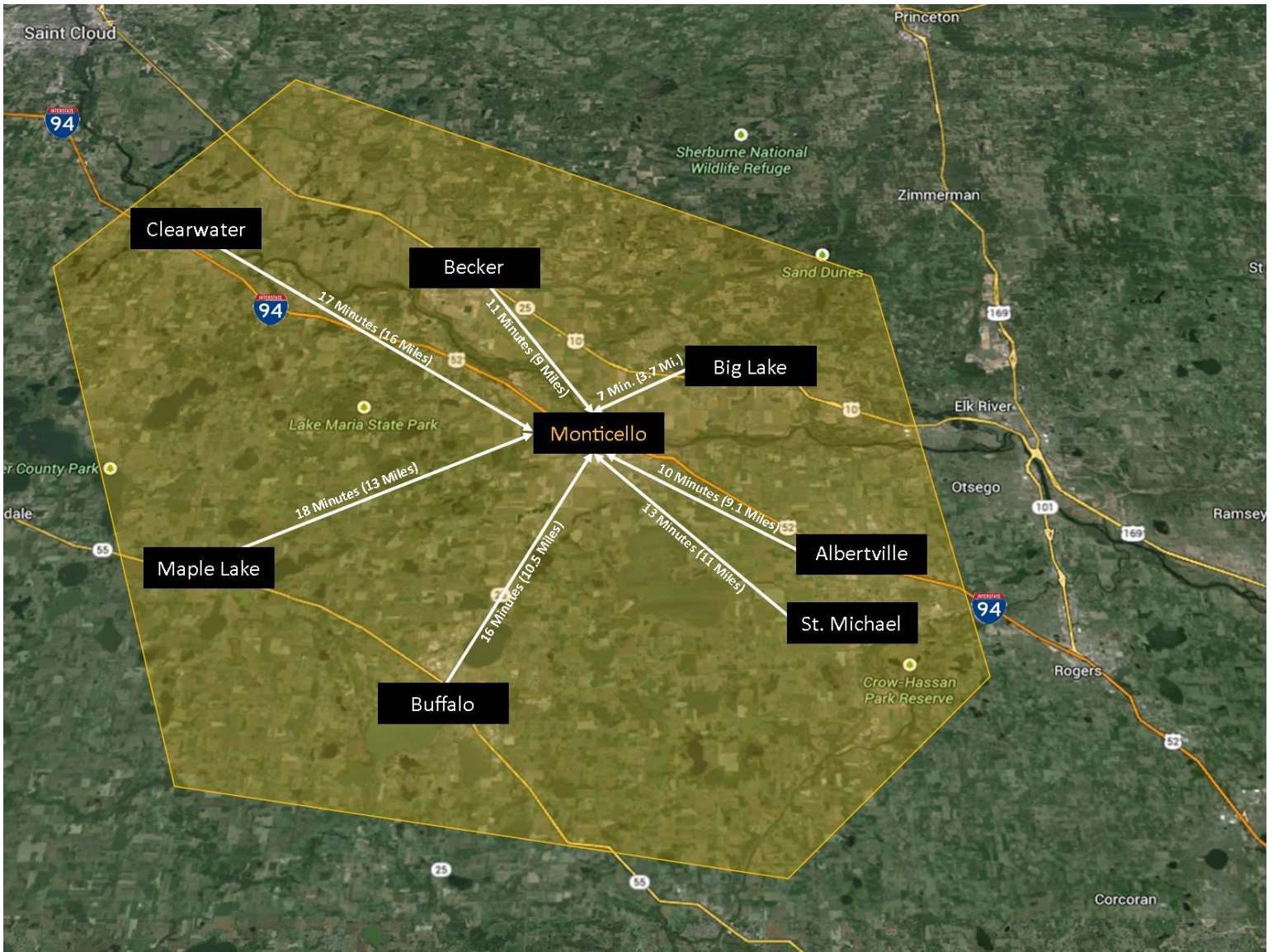
Trade Area Demographics



Population
111,883

Households
39,004

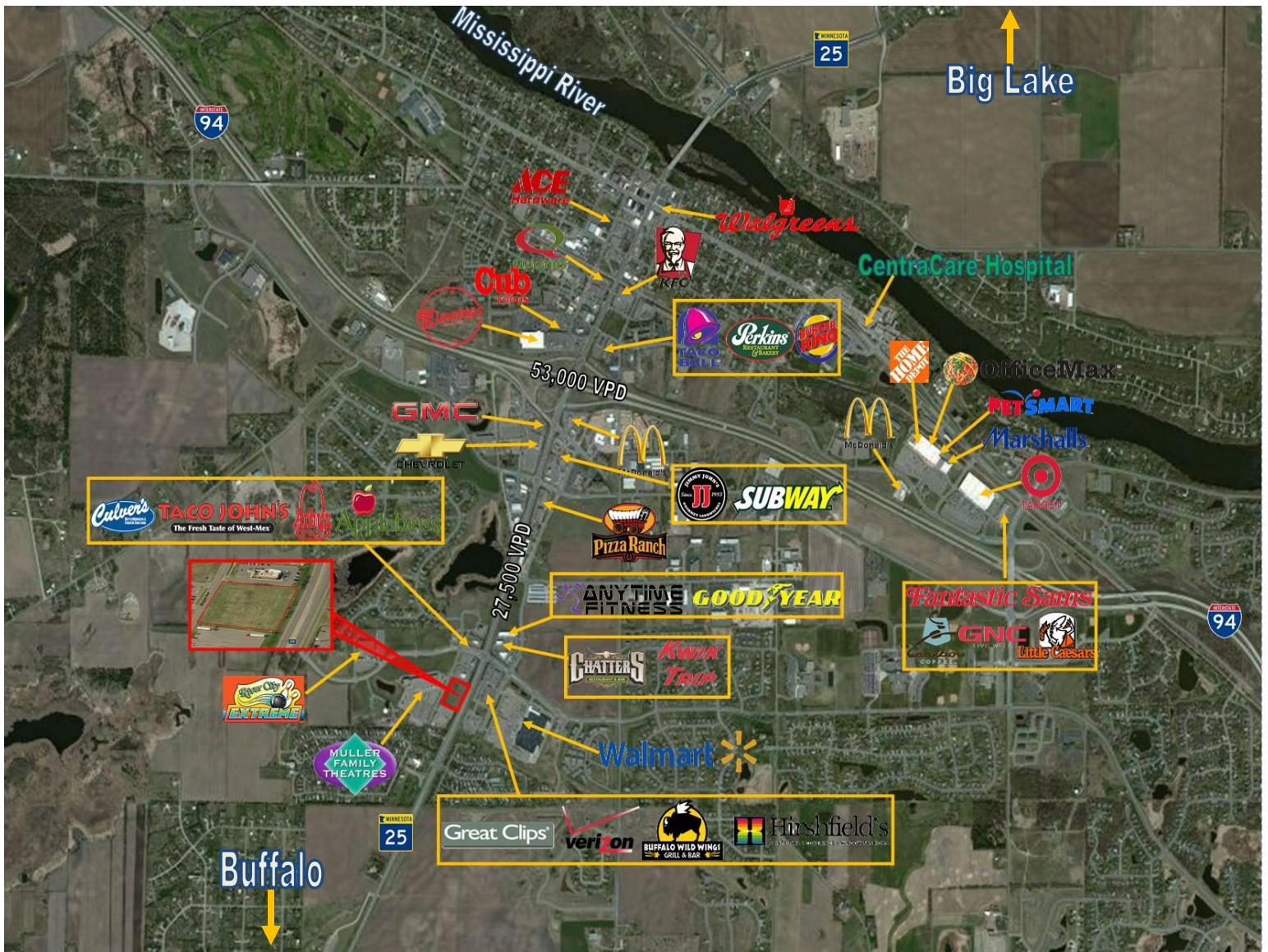
Average HH Income
\$84,191



Monticello acts as a regional hub and thoroughfare because of its midpoint proximity to both Maple Grove and St. Cloud via I-94.

The trade area cities include: Big Lake, Becker, Clearwater, Maple Lake, Buffalo, Albertville, and St. Michael

Aerial Photo



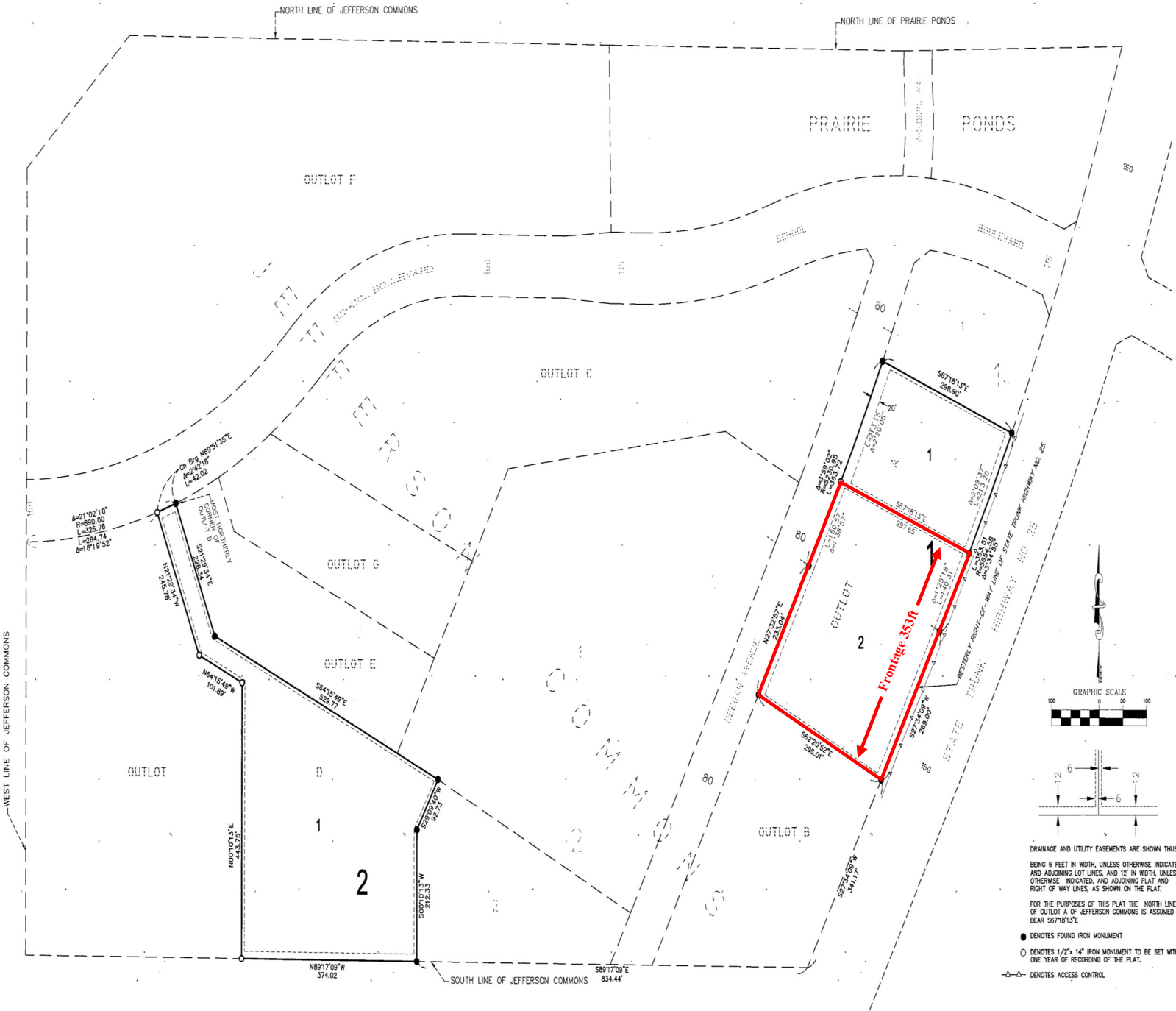
Aerial Photo



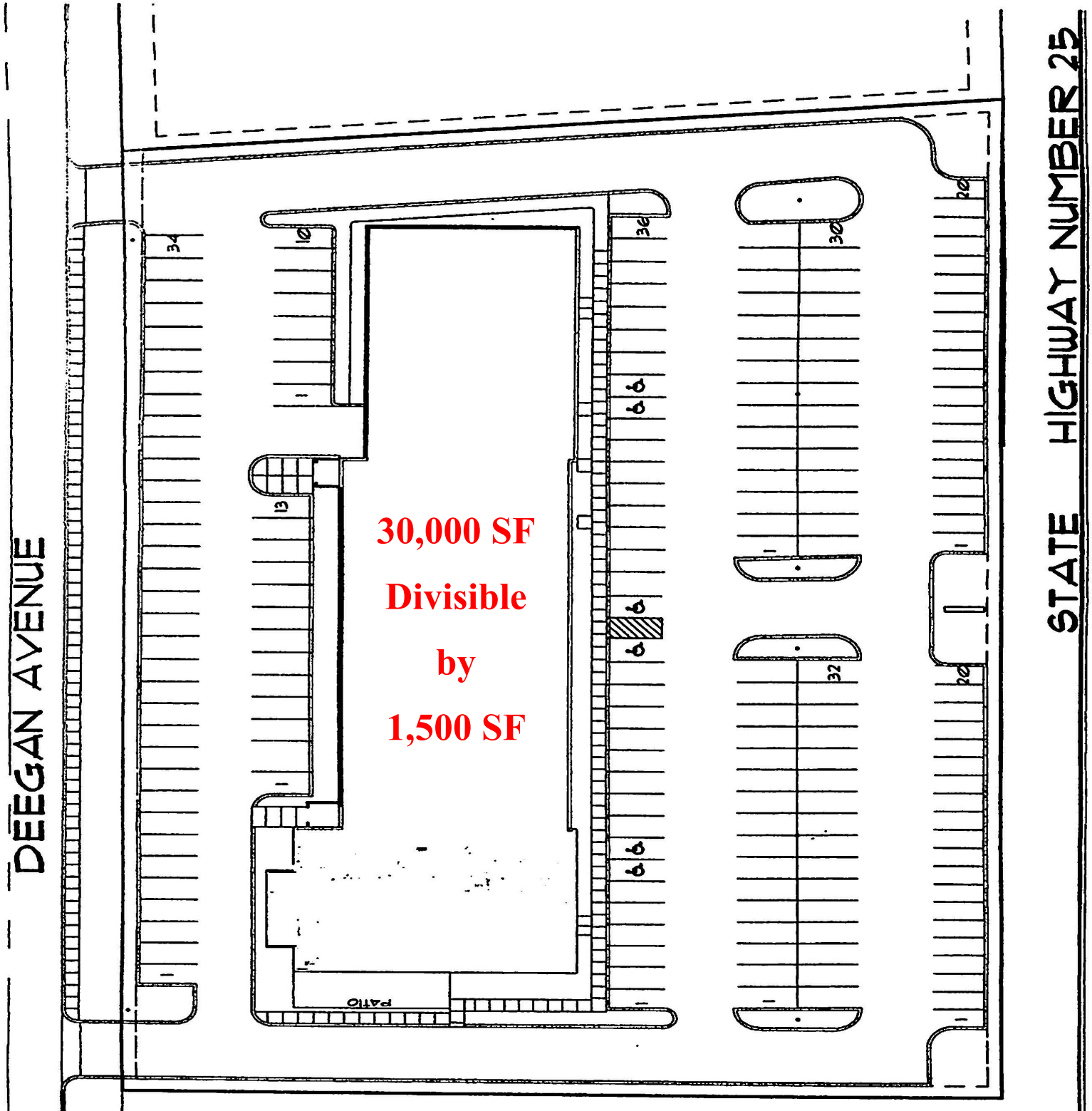
Plat Map



Plat Map



Potential Building Plan



Potential Building Plan





Executive Summary

9386 Deegan Ave, Monticello, MN, 55362
Rings: 1, 3, 5 mile radii

Prepared by Keith Sturm
Latitude: 45.286889199
Longitude: -93.80694016

	1 mile	3 miles	5 miles
Population			
2000 Population	2,104	11,171	18,841
2010 Population	3,645	15,044	25,217
2013 Population	3,706	15,276	25,611
2018 Population	3,849	15,847	26,467
2000-2010 Annual Rate	5.65%	3.02%	2.96%
2010-2013 Annual Rate	0.51%	0.47%	0.48%
2013-2018 Annual Rate	0.76%	0.74%	0.66%
2013 Male Population	51.0%	49.8%	50.2%
2013 Female Population	49.0%	50.2%	49.8%
2013 Median Age	30.7	33.0	33.1

In the identified area, the current year population is 25,611. In 2010, the Census count in the area was 25,217. The rate of change since 2010 was 0.48% annually. The five-year projection for the population in the area is 26,467 representing a change of 0.66% annually from 2013 to 2018. Currently, the population is 50.2% male and 49.8% female.

Median Age

The median age in this area is 33.1, compared to U.S. median age of 37.3.

Race and Ethnicity

	1 mile	3 miles	5 miles
2013 White Alone	91.1%	92.4%	92.8%
2013 Black Alone	1.6%	1.5%	1.5%
2013 American Indian/Alaska Native Alone	0.6%	0.5%	0.4%
2013 Asian Alone	1.2%	1.1%	1.1%
2013 Pacific Islander Alone	0.1%	0.0%	0.0%
2013 Other Race	3.0%	2.3%	2.0%
2013 Two or More Races	2.5%	2.2%	2.2%
2013 Hispanic Origin (Any Race)	6.0%	5.4%	4.9%

Persons of Hispanic origin represent 4.9% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 21.8 in the identified area, compared to 62.1 for the U.S. as a whole.

Households

	1 mile	3 miles	5 miles
2000 Households	705	3,943	6,602
2010 Households	1,242	5,428	9,009
2013 Total Households	1,272	5,543	9,199
2018 Total Households	1,328	5,770	9,538
2000-2010 Annual Rate	5.82%	3.25%	3.16%
2010-2013 Annual Rate	0.73%	0.65%	0.64%
2013-2018 Annual Rate	0.87%	0.81%	0.73%
2013 Average Household Size	2.90	2.73	2.76

The household count in this area has changed from 9,009 in 2010 to 9,199 in the current year, a change of 0.64% annually. The five-year projection of households is 9,538, a change of 0.73% annually from the current year total. Average household size is currently 2.76, compared to 2.77 in the year 2010. The number of families in the current year is 6,558 in the specified area.



Executive Summary

9386 Deegan Ave, Monticello, MN, 55362
Rings: 1, 3, 5 mile radii

Prepared by Keith Sturm
Latitude: 45.286889199
Longitude: -93.80694016

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	\$74,849	\$63,955	\$63,514
2018 Median Household Income	\$82,374	\$76,254	\$75,846
2013-2018 Annual Rate	1.93%	3.58%	3.61%
Average Household Income			
2013 Average Household Income	\$79,256	\$74,047	\$74,844
2018 Average Household Income	\$89,497	\$86,008	\$87,096
2013-2018 Annual Rate	2.46%	3.04%	3.08%
Per Capita Income			
2013 Per Capita Income	\$25,988	\$27,099	\$27,050
2018 Per Capita Income	\$29,493	\$31,556	\$31,550
2013-2018 Annual Rate	2.56%	3.09%	3.13%

Households by Income

Current median household income is \$63,514 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$75,846 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$74,844 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$87,096 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$27,050 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$31,550 in five years, compared to \$32,073 for all U.S. households

Housing

	1 mile	3 miles	5 miles
2000 Total Housing Units	721	4,055	6,811
2000 Owner Occupied Housing Units	684	3,101	5,382
2000 Owner Occupied Housing Units	21	842	1,220
2000 Vacant Housing Units	16	112	209
2010 Total Housing Units	1,286	5,733	9,554
2010 Owner Occupied Housing Units	1,138	4,136	7,090
2010 Renter Occupied Housing Units	104	1,292	1,919
2010 Vacant Housing Units	44	305	545
2013 Total Housing Units	1,311	5,840	9,737
2013 Owner Occupied Housing Units	1,156	4,164	7,127
2013 Renter Occupied Housing Units	116	1,379	2,071
2013 Vacant Housing Units	39	297	538
2018 Total Housing Units	1,369	6,098	10,120
2018 Owner Occupied Housing Units	1,213	4,358	7,430
2018 Renter Occupied Housing Units	116	1,412	2,108
2018 Vacant Housing Units	41	328	582

Currently, 73.2% of the 9,737 housing units in the area are owner occupied; 21.3% renter occupied; and 5.5% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 9,554 housing units in the area - 74.2% owner occupied, 20.1% renter occupied, and 5.7% vacant. The annual rate of change in housing units since 2010 is 0.85%. Median home value in the area is \$162,043, compared to a median home value of \$177,257 for the U.S. In five years, median value is projected to change by 4.02% annually to \$197,316.

Traffic Counts

