



# Buffalo - Development Land FOR SALE Highway 55 East, Buffalo, MN 55313 (CSAH 34 Extension)



**Great visibility  
Highway 55**

## PROPERTY INFORMATION

- \* \$2,295,000.00
- \* 44.65 Acres
- \* Wright County PID 202-000-322402
- \* 2011 Taxes \$1,234.00 (green acres)
- \* Retailers in the area include:  
Target, Menards, Kwik Trip, Cub Foods, Ryan Auto Mall, Walgreens, and more.
- \* Highway 55 frontage
- \* Future Commercial, High Density Residential and Residential use.
- \* Signalized Intersection
- \* CSAH 34 extension connects Highway 55 to Highway 25 South
- \* New RR crossing by Target Store



**Contact:**

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DEMOGRAPHICS 2008	3 Mile	5 Mile	10 Mile
Population	15,500	19,907	57,299
Median Age	35	35	35
Avg HH Inc.	\$ 67,885.00	\$ 70,763.00	\$ 71,642.00
Median HH Inc.	\$ 58,678.00	\$ 61,425.00	\$ 62,712.00

## TRAFFIC COUNTS - 2008

- \* Highway 55 - 18,200 VPD
- \* Bradshaw Ave. - 3,000 VPD

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