



COMMERCIAL REALTY SOLUTIONS

Big Lake - Residential Development Land FOR SALE

xxx 172nd Street NW, Big Lake, MN 55309



Residential Development Land

Preliminary Plat Done by RLK Engineering

**HUGE PRICE
REDUCTION**

PROPERTY INFORMATION

* Sales Price \$20,000.00/per acre

Reduced to **\$12,000/per acre**

* 55.62 Acres (Residential Development Land)

* Sherburne County PID's:

65-529-0050 2019 Taxes: \$64.00

65-121-2300 2019 Taxes: \$1,969.00

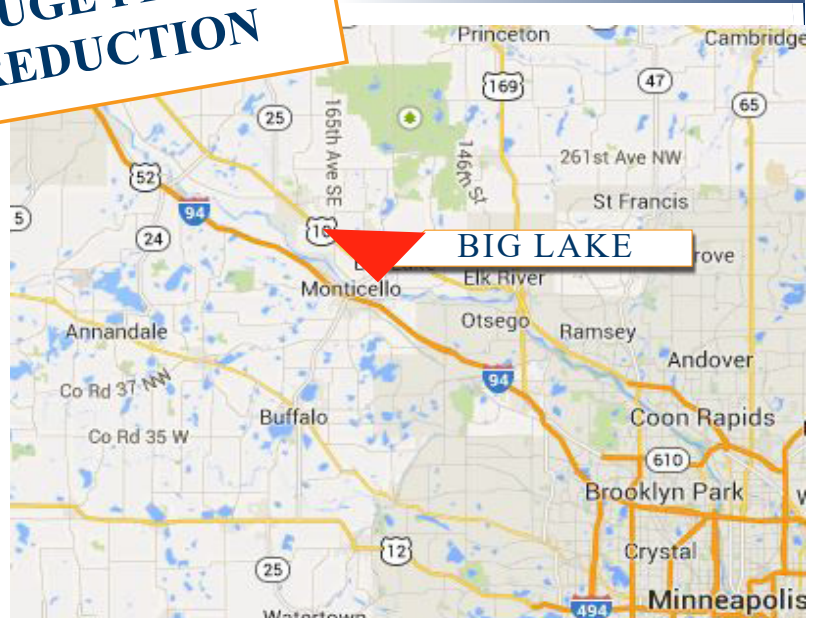
65-121-2400 2019 Taxes: \$1,930.00

65-121-2410 2019 Taxes: \$222.00

65-121-2405 2019 Taxes: \$4,567.00

* Businesses in the area include:

McPete's Sports Bar & Lane, USPS, Light Rail Big Lake Station & Platform, Coborn's, liquor store, Caribou Coffee, Big Lake Lumber, Big Lake Elementary, Secondary and High School and more



Contact:

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TRAFFIC COUNTS - 2017

* Highway 10 - 17,700 VPD

New Construction in Area:

- * Kwik Trip
- * Casey's
- * Dental Clinic



PROPERTY INFORMATION

- * Located North of Highway 10
- * West side of 172nd Street NW
- * Just Minutes from I-94

Near
Liberty Elementary
(PreK - 5th)

DEMOGRAPHICS 2017	1 Mile	3 Mile	5 Mile
Population	5,582	20,814	33,124
Median Age	39	41	40
Avg HH Inc.	\$ 49,873.00	\$ 57,223.00	\$ 56,884.00
Median HH Inc.	\$ 45,284.00	\$ 51,607.00	\$ 51,886.00



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