



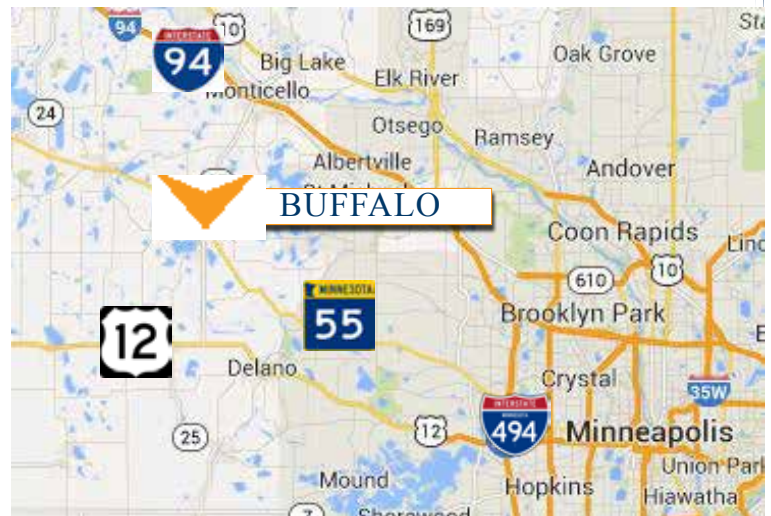
**Buffalo - Development Land
FOR SALE
Highway 55 East, Buffalo, MN 55313
(CSAH 34 Extension)**



**Great visibility
Highway 55**

PROPERTY INFORMATION

- * SALES PRICE **\$1,995,000.00**
- * 44 Acres
- * Wright County PID 103-245-000040
- * 2016 Taxes \$2,686.00
- * Individual Pricing:
 - Two Commercial Lots: 2.7 Acres & 2.3 Acres
Excellent Hwy 55 Visibility \$5.00/psf
 - 31 Acres Residential Development Land
Near Major Retailers/Services \$1,295,000.00
- * Future Commercial, High Density Residential and Residential use.
- * Signalized Intersection
- * CSAH 34 extension connects Highway 55 to Highway 25 South
- * Businesses in the area: Target, Menards, Kwik Trip, Cub Foods, Ryan Auto Mall, Caribou Coffee, Einstein Bagel, Morris Ford, and more!



**Contact:
WAYNE ELAM
(763) 229-4982**

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Conceptual Layout



TRAFFIC COUNTS - 2015

* Highway 55 - 15,300 VPD

* C.R. 147 - 3,850 VPD

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DEMOGRAPHICS 2014	3 Mile	5 Mile	10 Mile
Population	16,636	22,337	25,485
Median Age	41	42	41
Avg HH Inc.	\$57,394.00	\$62,254.00	\$63,785.00
Median HH Inc.	\$50,487.00	\$54,364.00	\$56,432.00

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