



Monticello - Future Residential Development FOR SALE

Highway 25 South, Monticello, MN 55362

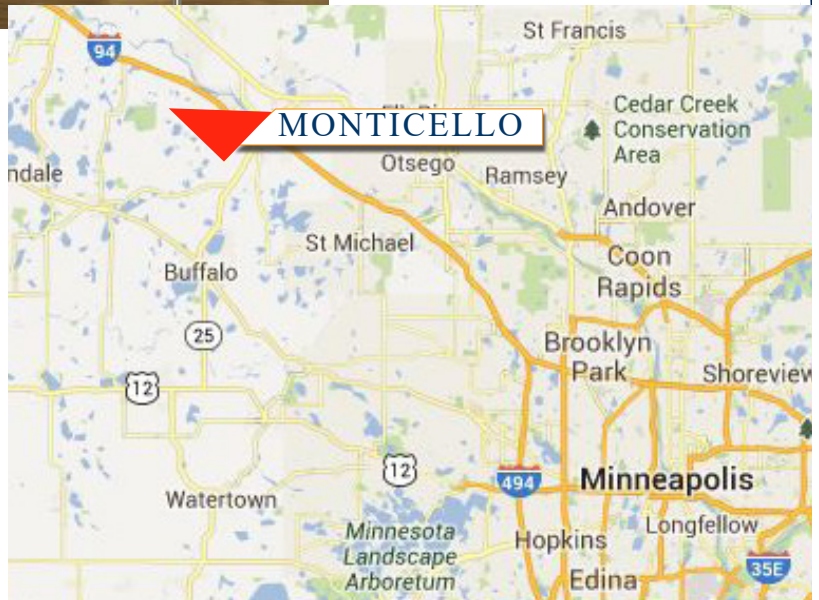
COMMERCIAL REALTY SOLUTIONS



**Highway 25
By Chester Street
Intersection
Corner
(Lots Available)**

PROPERTY INFORMATION

- * **\$30,000.00/Acre**
- * 44.26 Acres (divisible)
- * 1,100' of Highway 25 Frontage
- * Wright County PID 213-100-221200
- * 2019 Taxes \$4,302.00
- * Great location on Highway 25
- * Zoning TBD
- * Major retailers in the area include:
Wal-Mart Supercenter, Buffalo Wild Wings,
River City Extreme, Applebee's, Muller
Theatre and more.
- * City fiber optics network providing high-
speed internet, telephone, and cable.



**Contact:
WAYNE ELAM
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www.commrealtysolutions.com

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Highway 25 South, Monticello, MN 55362

Traffic Counts - 2017

* Highway 25 - 27,500 VPD

* I-94 - 53,000 VPD



PROPERTY INFORMATION

* 44.26 Acres (Divisible)

* Well established area

* Located on Highway 25

* City incentives available

* City Utilities

Monticello Demographics			
Demographics - 2017	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 55,039	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 50,205	\$ 52,978

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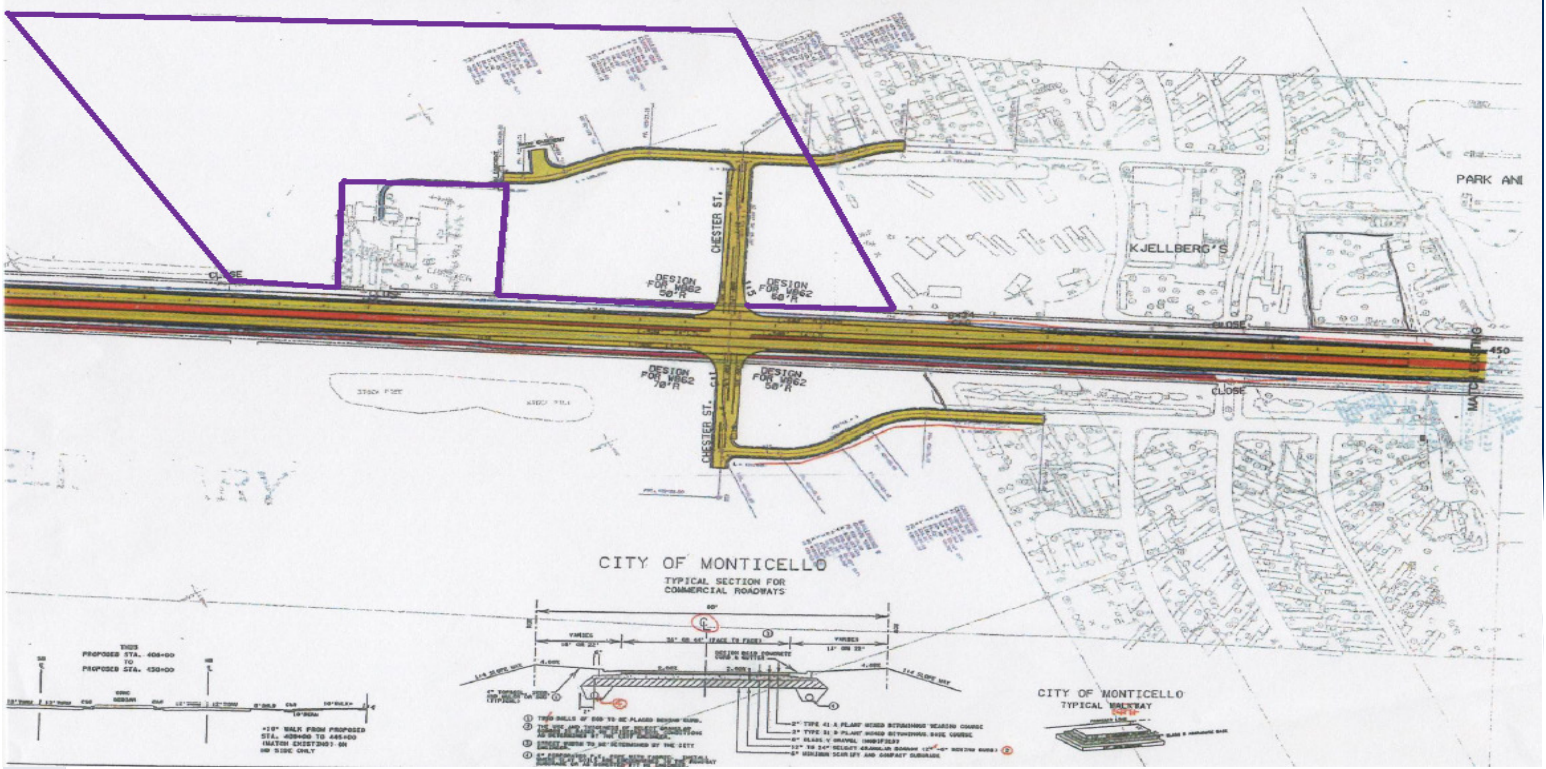
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Corner Lots Available
Chester Street
Intersection



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