



# Monticello - Commercial Land FOR SALE

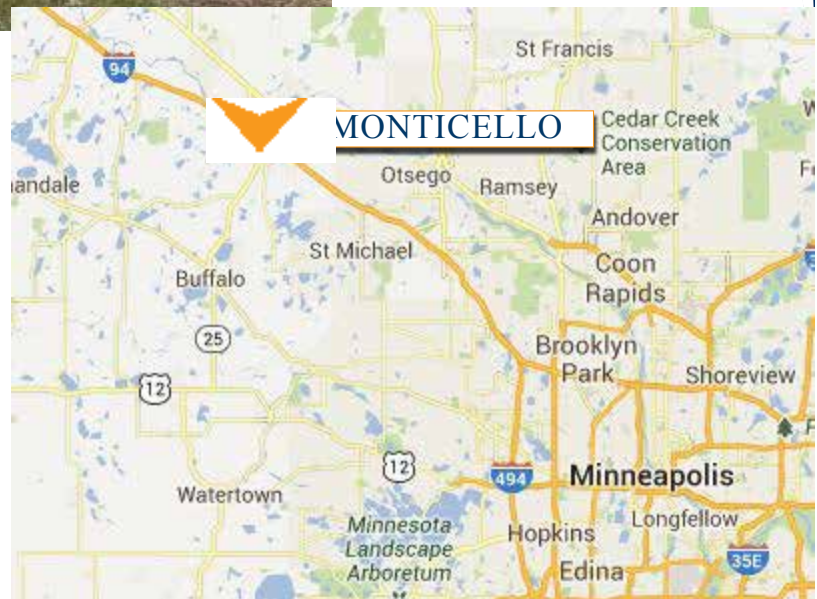
Highway 25 South, Monticello, MN 55362



**Highway 25  
By Future Chester  
Street Intersection  
Corner Lots Available**

## PROPERTY INFORMATION

- \* **\$4.00/psf - \$10.00/psf**
- \* 44.26 Acres (divisible)
- \* 1,100' of Highway 25 Frontage
- \* Wright County PID 213-100-221200
- \* 2015 Taxes \$3,914.00
- \* 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:**  
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xxx Highway 25, Monticello, MN 55362

## Traffic Counts - 2015

\* 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 - 2014	1-Mile	3-Mile	5-Mile
Population	4,663	10,079	29,753
Average Age	43	39	39
Average Household Inc.	\$ 52,457	\$ 53,454	\$ 56,536
Median Household Inc.	\$ 45,789	\$ 49,654	\$ 51,938

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Future  
Chester Street  
Intersection  
Corner Lots Available



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