



COMMERCIAL REALTY SOLUTIONS
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Monticello - Residential Development Land FOR SALE

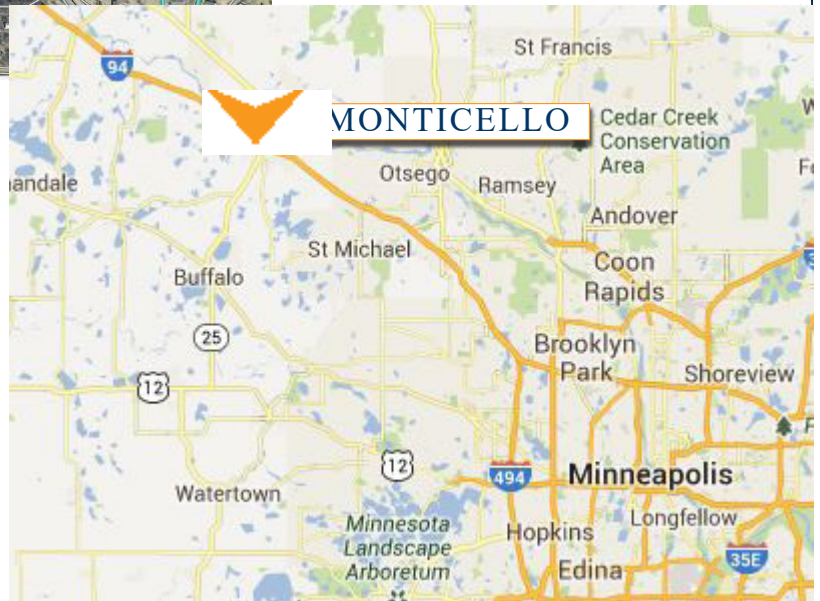
2710 C.R. 39 NE, Monticello, MN 55362



Residential Development Land!

PROPERTY INFORMATION

- * Sales Price **\$15,000.00/per acre**
- * 131.12 Acres Residential Development Land
- * Wright County PID's:
 - 213-100-091200 - (35.01 Acres)
2018 Taxes \$1,938.00
 - 213-100-044200 - (56.92 Acres)
2018 Taxes \$2,152.00
 - 213-100-092101 - (37.52 Acres)
2017 Taxes \$1,708.00
 - 213-100-044100 - (1.67 Acres)
2018 Taxes \$58.00
- * Zoned: (TA) Transition Area
- * Easy access to I-94 and Highway 25
- * Businesses in the area include: Monticello Country Club, Runnings, Cub, Wells Fargo Bank, Caribou, Cornerstone Chev, Subway, DQ, McDonald's and much more!



Contact:
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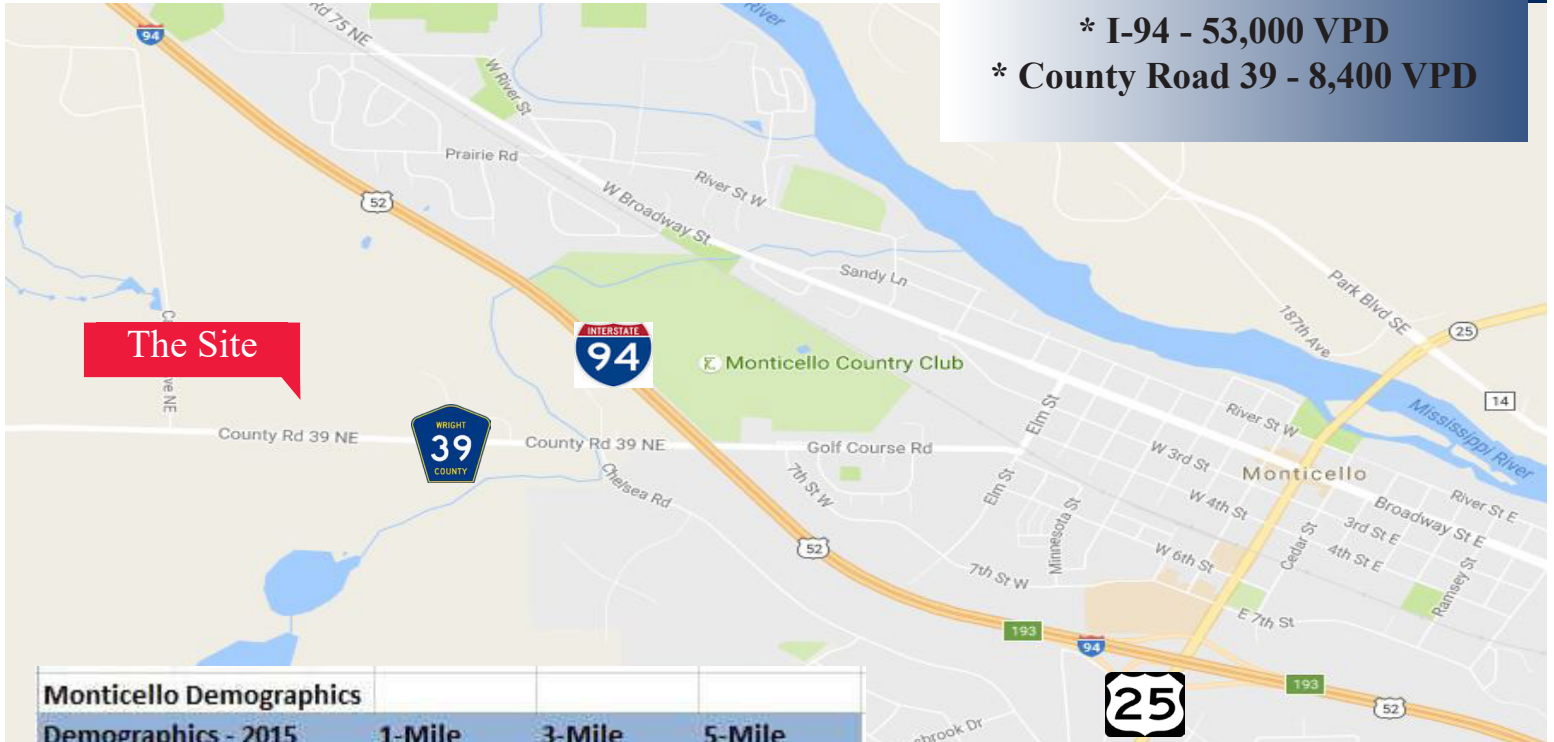
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TRAFFIC COUNTS - 2017

* I-94 - 53,000 VPD

* County Road 39 - 8,400 VPD



Monticello Demographics			
Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	6,523	17,185	36,142
Average Age	38	39	40
Average Household Inc.	\$ 55,839	\$ 54,364	\$ 57,565
Median Household Inc.	\$ 50,781	\$ 49,428	\$ 52,978

PROPERTY INFORMATION

- * Quick and easy access to I-94 and Highway 25
- * Major retailers and services in the area!
- * City fiber optics network providing high-speed internet, telephone and cable.



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