

LAND FOR SALE

RESIDENTIAL LAND FOR SALE

Xxx Cedar Trail Dr, Le Sueur, MN 56058



SALE PRICE: \$195,000

LOT SIZE: Approximately 6.7 Acres

ZONING: Residential

PROPERTY OVERVIEW

Approximately 6.7 Acres for Residential Development.

PROPERTY FEATURES

- Connected to Cedar Ridge Trails Phase I/II/III
- Close to schools
- Water and sewer stubbed to the site
- 18 lot potential
- \$10,833 per lot

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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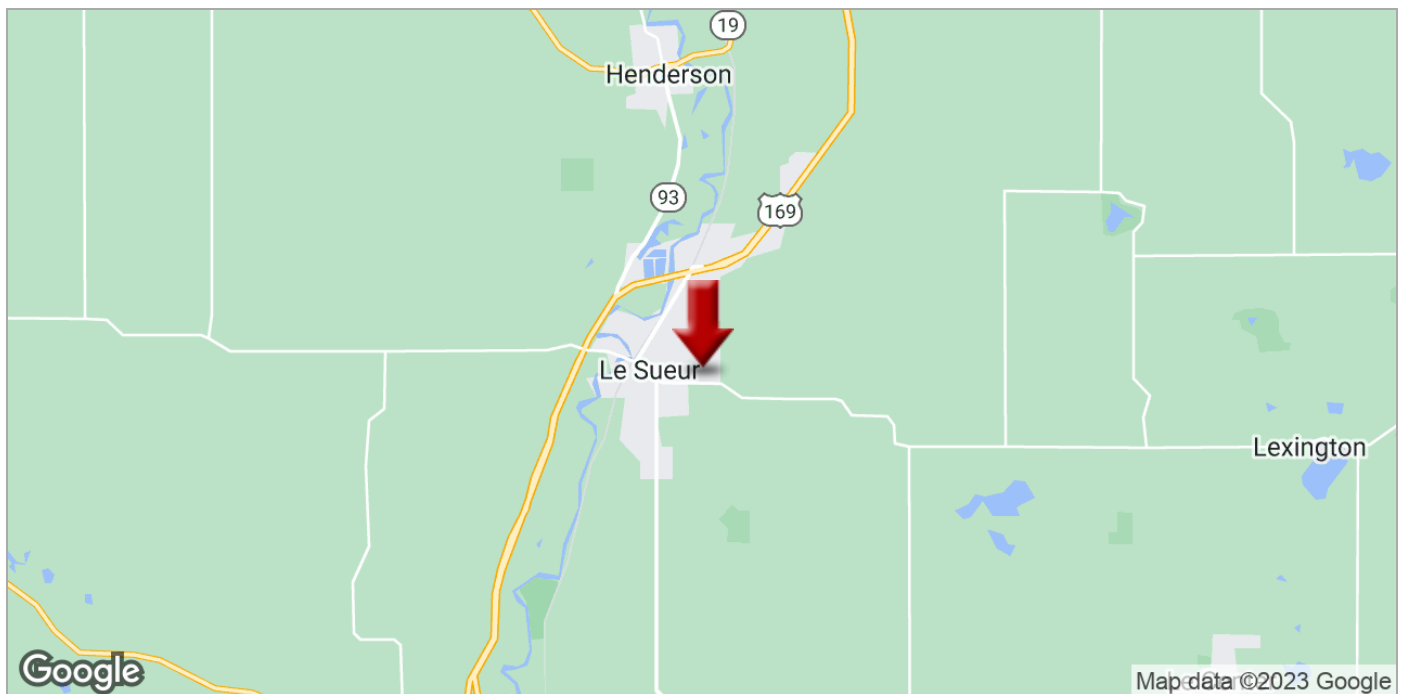
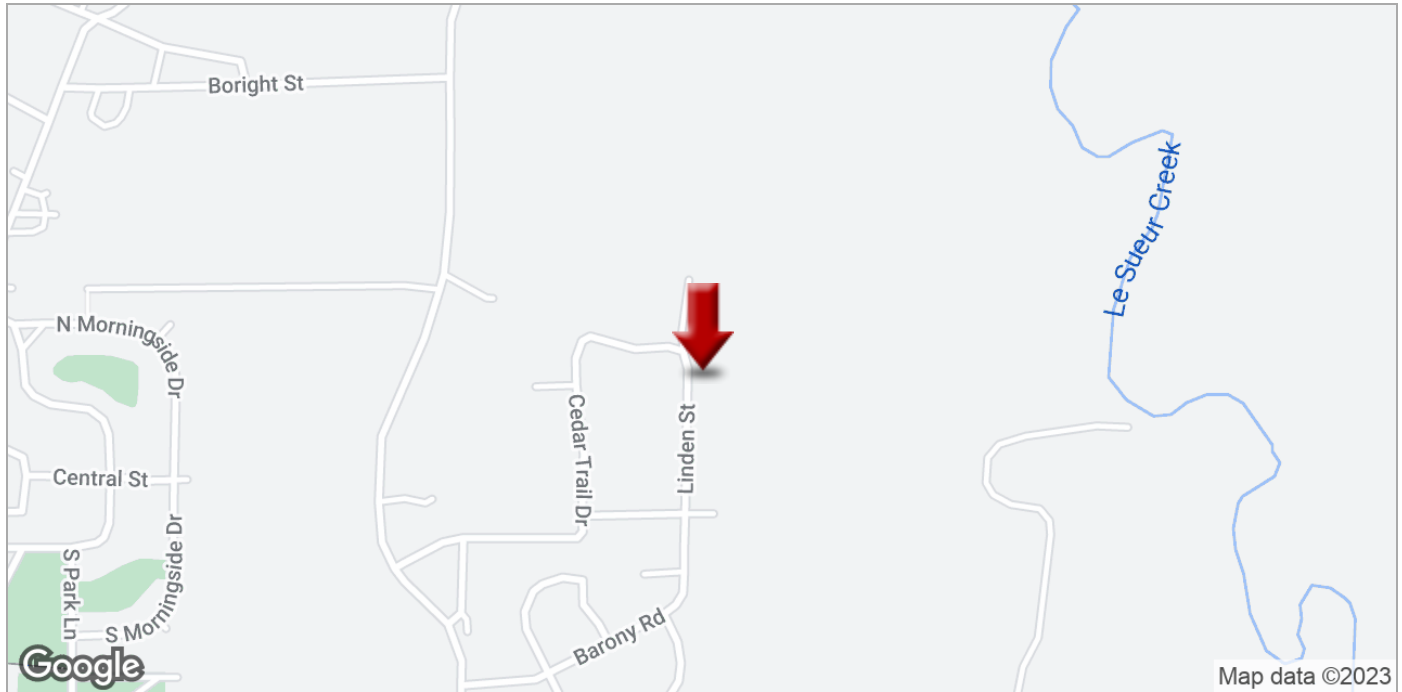
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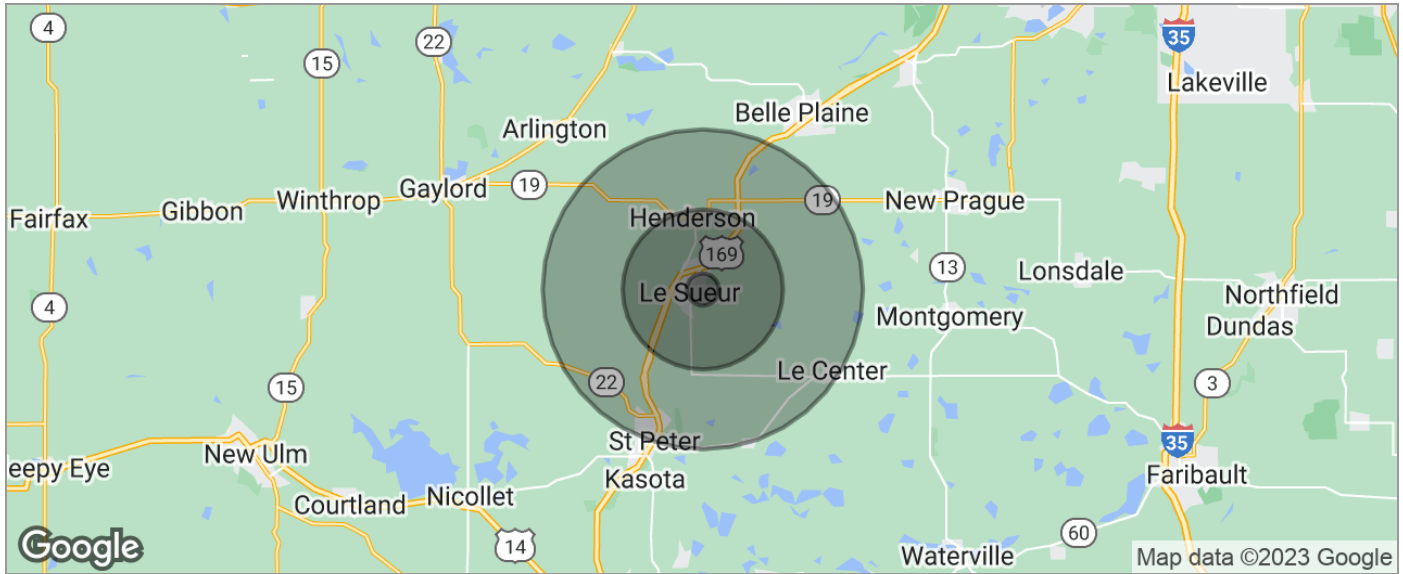
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	499	6,499	22,170
MEDIAN AGE	38.7	38.2	37.0
MEDIAN AGE (MALE)	36.8	36.7	36.0
MEDIAN AGE (FEMALE)	39.5	38.7	37.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	200	2,563	8,560
# OF PERSONS PER HH	2.5	2.5	2.6
AVERAGE HH INCOME	\$60,858	\$63,194	\$65,220
AVERAGE HOUSE VALUE	\$379,292	\$262,580	\$238,192
RACE	1 MILE	5 MILES	10 MILES
% WHITE	95.0%	95.5%	96.0%
% BLACK	0.8%	0.9%	0.6%
% ASIAN	0.4%	0.5%	0.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.1%
% OTHER	2.6%	2.2%	1.9%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	5.4%	5.2%	4.9%

* Demographic data derived from 2020 ACS - US Census

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