



XXX LAKEFRONT LANE NORTHWEST

Lakefront Lane Residential Land

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Section 1

PROPERTY INFORMATION



XXX LAKEFRONT LANE NORTHWEST

Executive Summary



Sale Price	\$299,000
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OFFERING SUMMARY

Lot Size:	1.85 Acres
Price / Acre:	\$161,622
Zoning:	Residential

PROPERTY OVERVIEW

Discover the perfect canvas for your dream home on 1.854 acres in the coveted Zumbro Sound development, nestled around a tranquil inlet of Lake Zumbro. This prime land parcel comes with unique perks - Zumbro Sound provides its community with two preserved lots, granting access to scenic trails, picnic areas, and shared docks. Immerse yourself in the natural beauty of the surroundings while envisioning and building your dream house in this idyllic lakeside setting. Don't miss the opportunity to be part of this exclusive community offering both serenity and recreation.

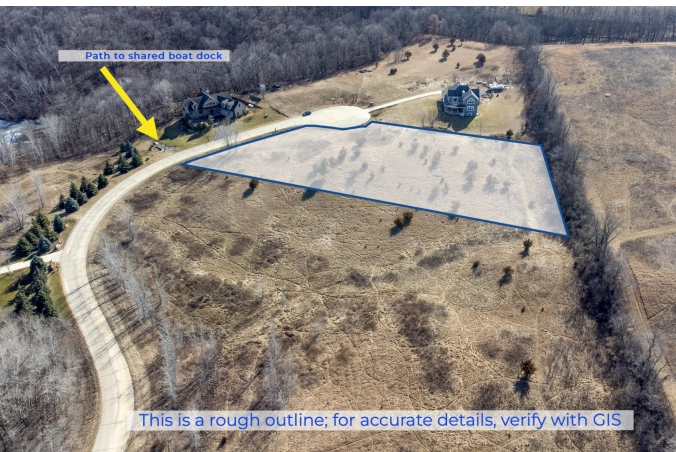
PROPERTY HIGHLIGHTS

- 1.854-acre parcel in Zumbro Sound development
- Ideal canvas for envisioning and creating your dream house
- Enjoy the perks of Zumbro Sound's thoughtful design
- Lake views are possible from three directions from this lot



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Additional Photos



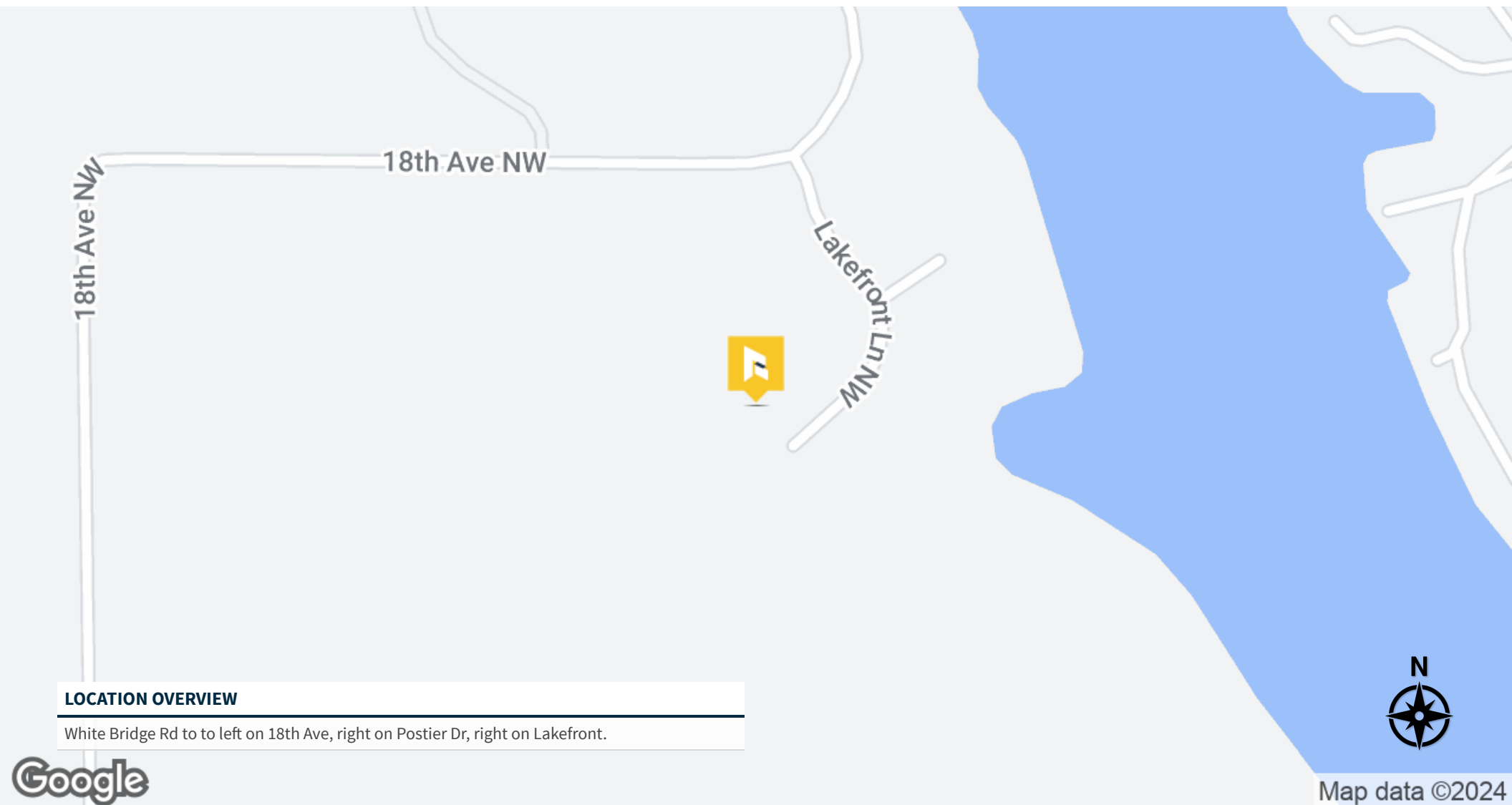
Section 2

LOCATION INFORMATION



XXX LAKEFRONT LANE NORTHWEST

Location Map



LOCATION OVERVIEW

White Bridge Rd to to left on 18th Ave, right on Postier Dr, right on Lakefront.



XXX LAKEFRONT LANE NORTHWEST Aerial Map



Section 3

DEMOGRAPHICS



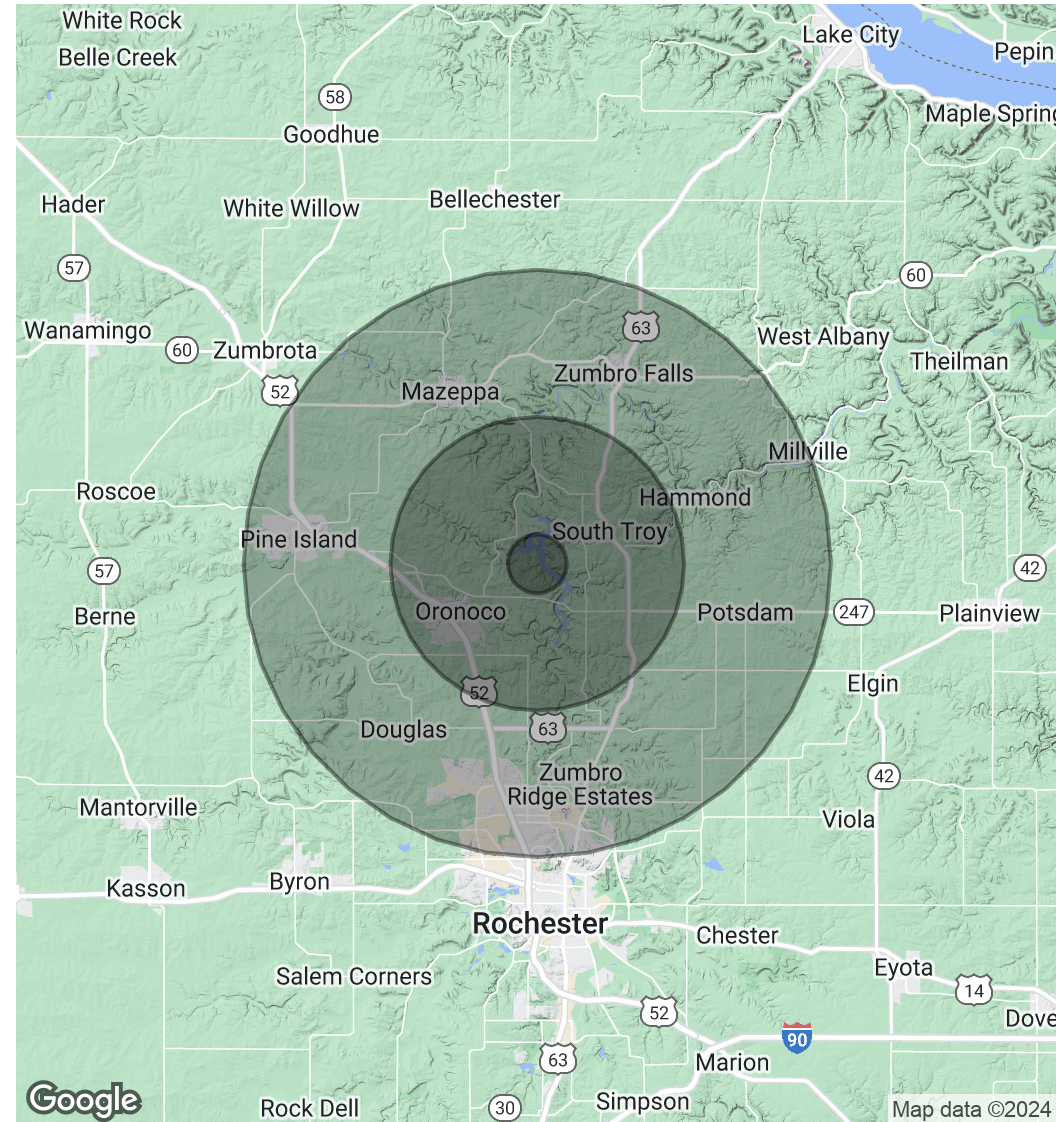
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	467	7,284	80,820
Average Age	38.0	39.7	37.7
Average Age (Male)	39.0	41.4	36.8
Average Age (Female)	37.6	36.3	38.4

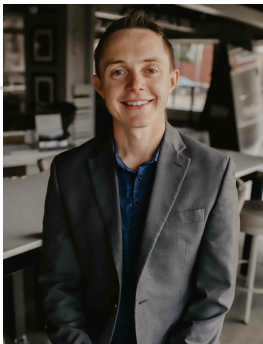
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	164	2,679	33,972
# of Persons per HH	2.8	2.7	2.4
Average HH Income	\$139,139	\$134,254	\$95,124
Average House Value	\$336,254	\$344,222	\$242,934

2020 American Community Survey (ACS)



Section 4

ADVISOR BIOS



BUCKY BEEMAN

Realtor-Developer-Partner

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PROFESSIONAL BACKGROUND

Robert "Bucky" Beeman Owner / Licensed Real Estate Salesperson Bucky is a partner in Realty Growth, Inc, working alongside Nicholas Pompeian. Together, they share a vision of growing the business by marrying innovative marketing with great customer service. Bucky has worked with clients ranging from startups to investors and developers. His passion is real estate technology, and he enjoys following the latest real estate tech news, as well as producing social media content on Snapchat and Twitter.

Bucky is a member of the National Association of Realtors® and the Minnesota Commercial Association of Realtors®. He volunteers as an Ambassador for the Destination Medical Center and serves on the Rochester Area Family Y board of directors. He's also passionate about health, hunting, fitness, and content creation.

4 years of applicable experience in the real estate business with a specific focus on Commercial Sales, Leasing, and Investment. Born and raised in Rochester, Minnesota has allowed Bucky to have a great pulse on the market. He has successfully worked with Realty Growth to increase the company's online marketing and branding in local, regional, and national areas. Bucky also has been able to assist in the acquisition and management of several investors locally as they grow their real estate portfolio.

Bucky's family owns a small restaurant called Snappy Stop that has been in business since 1985. He has learned from his father that business is no easy task but with integrity, hard work, and a great team it truly can be wonderful to own a small business. Bucky graduated from Century high school in 2008 and jumped right into a small business by operating and growing a facility service company. The growth of this company lead him to meet many property owners that ultimately helped him discover a great passion for commercial real estate. When Bucky is not working he enjoys Whitetail Archery hunting, a good game of ping pong, and meeting with other entrepreneurs to develop new start-up ideas!

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