

LAND FOR SALE

Xxxx Omer Ave SW, Cokato, MN 55321



SALE PRICE: \$1,016,500

PRICE PER ACRE: \$26,307

LOT SIZE: 38.64 Acres

APN #: 105500274200

PROPERTY OVERVIEW

38.64 acres of land with an option for an additional 8 acres. Residential land; city open to discussing possibility of rezoning to Industrial. Much Civil Engineering has been done; storm/sewer assessment has been paid.

PROPERTY FEATURES

- Residential or Industrial development potential
- Access to city services
- Engineering work partially completed
- Storm/Sewer assessment already paid
- Mostly level land

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

BRIAN ERTEL
Director
O: 763.228.2800
C: 763.228.2800
bertel@cre-mn.com
MN #20622742

ROYCE DURHMAN, CCIM
Associate Director
O: 651.492.2201
C: 651.492.2201
royce.durhman@kw.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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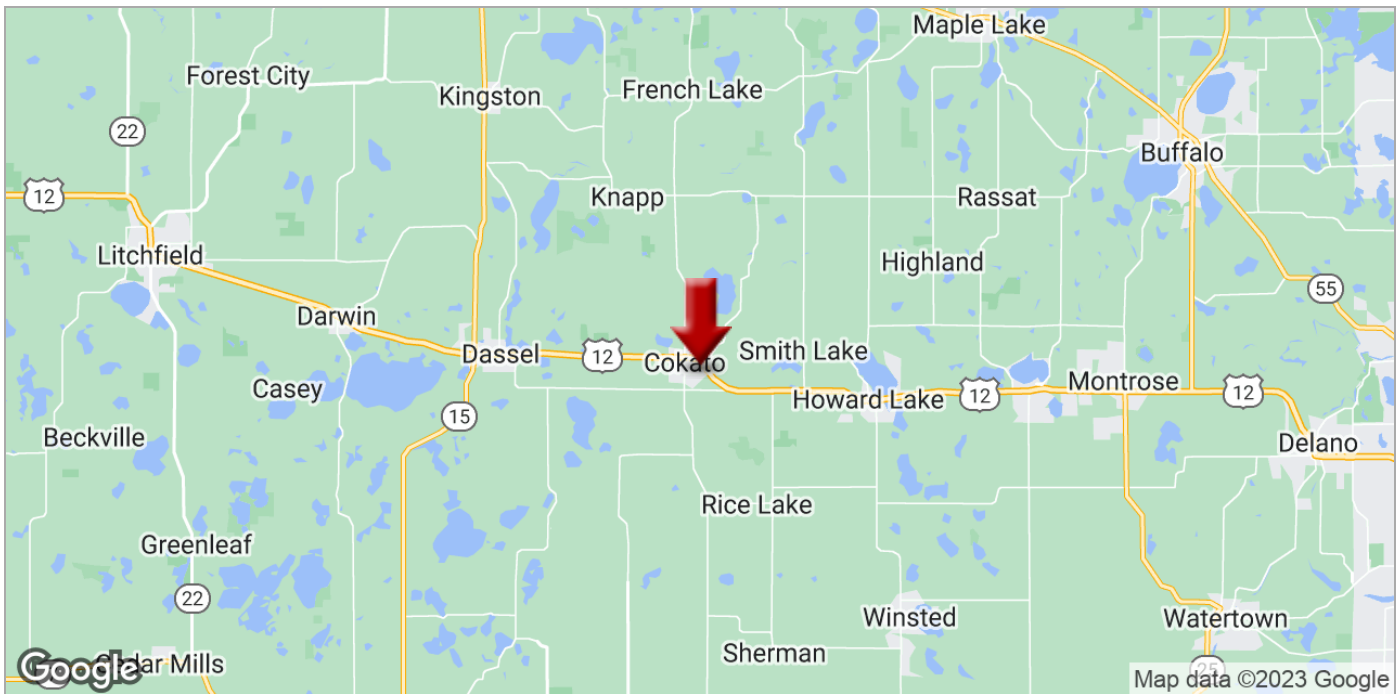
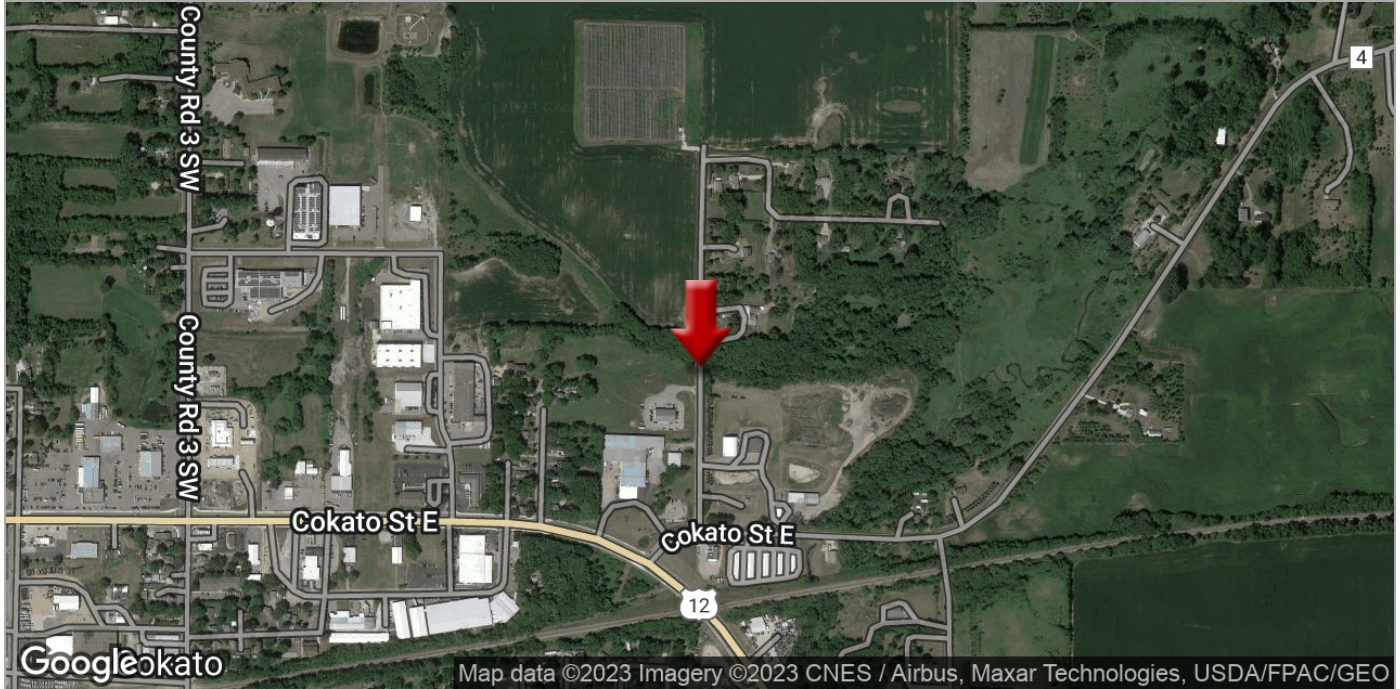
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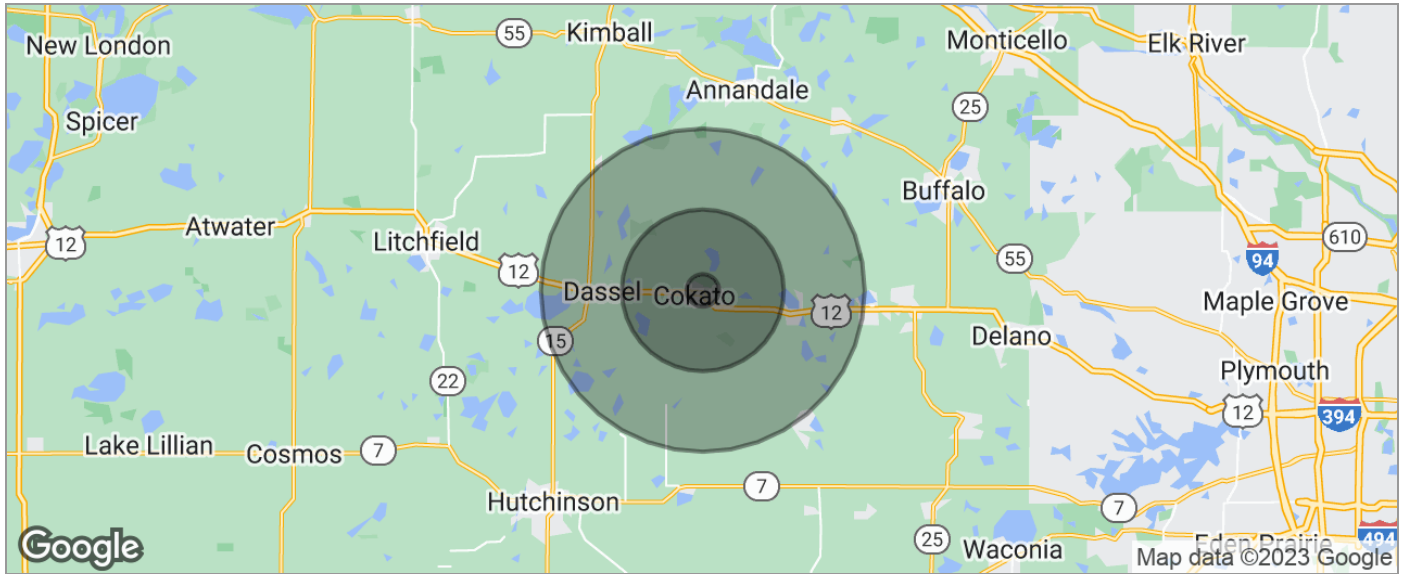
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	217	5,258	17,868
MEDIAN AGE	32.5	33.2	36.3
MEDIAN AGE (MALE)	35.0	35.5	37.2
MEDIAN AGE (FEMALE)	30.6	31.4	35.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	73	1,817	6,632
# OF PERSONS PER HH	3.0	2.9	2.7
AVERAGE HH INCOME	\$59,761	\$59,895	\$63,096
AVERAGE HOUSE VALUE		\$359,871	\$259,172
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.1%	93.6%	96.1%
% BLACK	1.4%	1.5%	0.6%
% ASIAN	0.5%	0.5%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	1.8%	2.0%	1.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.3%	2.2%	1.4%

* Demographic data derived from 2020 ACS - US Census

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