

PUD LAND FOR SALE

GAUGHAN

\$415,000

FRENCHMAN RD
HUGO, MN 55038



DAN HEBERT

Senior Vice President

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EXECUTIVE SUMMARY

FRENCHMAN RD, HUGO, MN 55038



OFFERING SUMMARY

Sale Price:	\$415,000
Price / Acre:	\$261,006
2017 Taxes:	\$18,170
Lot Size:	1.59 Acres

PROPERTY HIGHLIGHTS

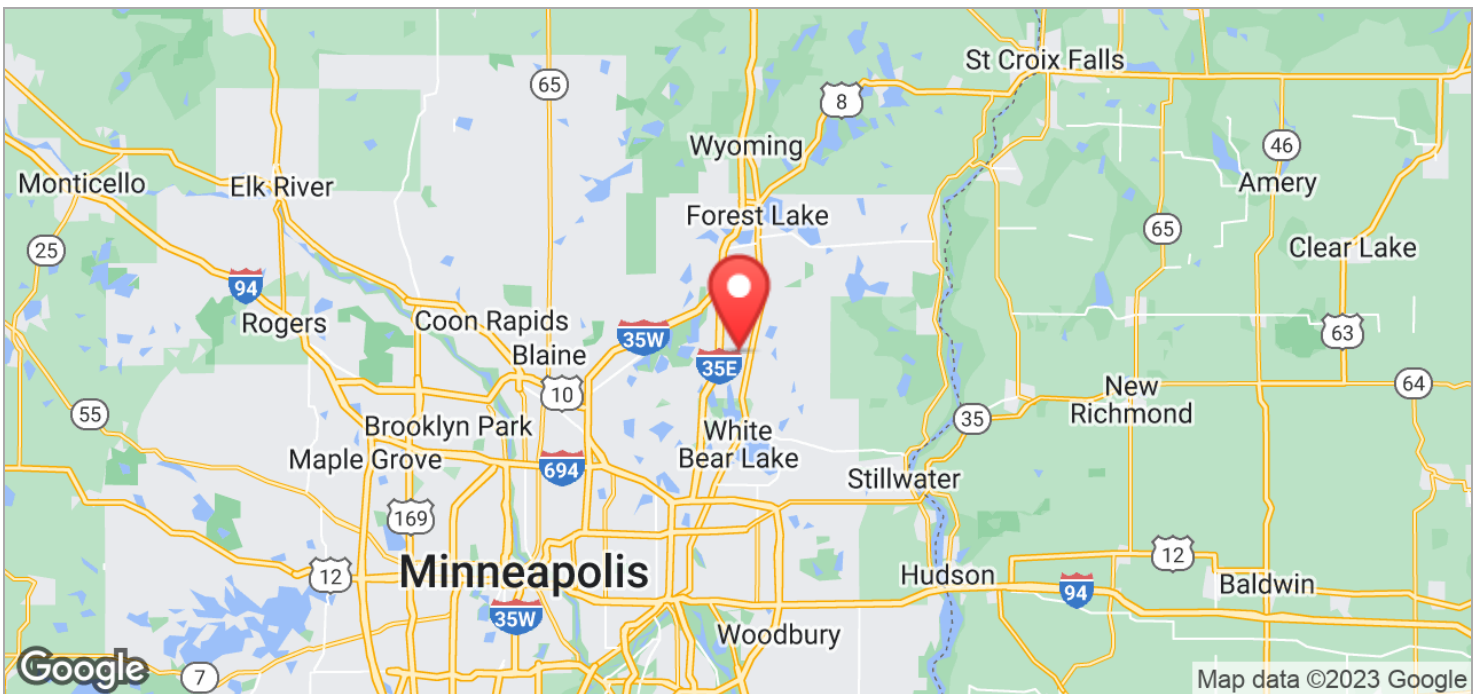
- Zoned PUD
- Located Along Frenchman Road
- A Part of the Victor Gardens Development
- Located Near Local Retailers Such as Festival Foods, Anytime Fitness, Blue Heron Grill, Verizon Wireless, Great Clips, U.S. Bank
- Located Near Major Roadways Interstate 35E and Highway 61.

Land For Sale

SW of Everton Ave N and Frenchman Rd

LOCATION MAPS

FRENCHMAN RD, HUGO, MN 55038



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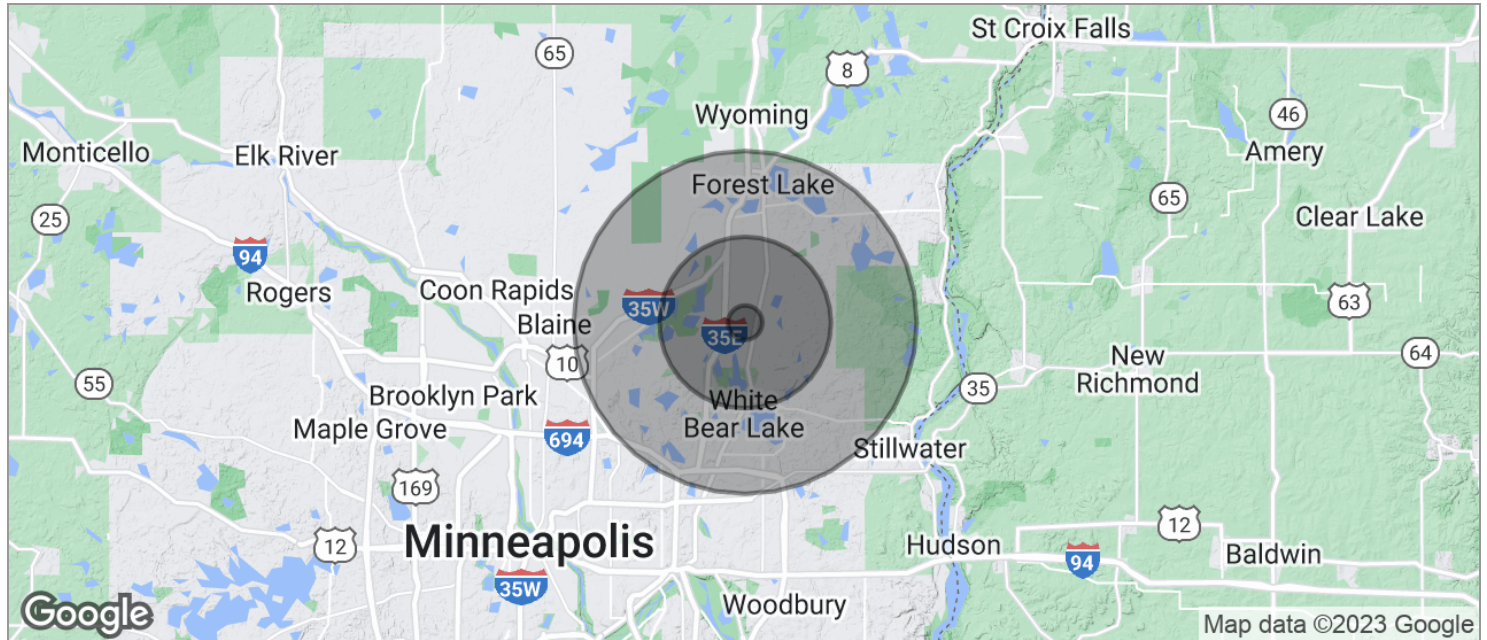
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DEMOGRAPHICS MAP

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,135	36,875	204,458
MEDIAN AGE	34.1	36.7	39.6
MEDIAN AGE (MALE)	33.7	35.8	38.1
MEDIAN AGE (FEMALE)	34.5	37.7	41.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	418	13,254	78,483
# OF PERSONS PER HH	2.7	2.8	2.6
AVERAGE HH INCOME	\$93,215	\$99,910	\$93,187
AVERAGE HOUSE VALUE	\$278,505	\$319,396	\$327,833
RACE	1 MILE	5 MILES	10 MILES
% WHITE	93.3%	94.4%	91.2%
% BLACK	0.3%	0.3%	2.6%
% ASIAN	4.0%	3.2%	3.6%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.3%	0.3%
% OTHER	0.2%	0.4%	0.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.0%	1.9%	2.1%

* Demographic data derived from 2020 ACS - US Census