

LAND FOR SALE

INDUSTRIAL LAND WITH RAIL ACCESS

0000 S Frandsen Ave, Rush City, MN 55069



SALE PRICE:	\$1,306,800
PRICE PER ACRE:	\$43,560
SIZE:	30 Acres
MINIMUM DIVISIBLE:	4 Acres
APN #:	17.00180.10
ZONING:	Industrial
TAX:	\$9,506.00

PROPERTY OVERVIEW

Industrial Land in Rush City. Land available for purchase or BTS lease available.

PROPERTY FEATURES

- Rail Access is SCXY Shortline that interchanges with BNSF in Hinckley, MN
- Water & Sewer to site
- Close to I-35
- Min Divisible is 4 Acres
- Max Contiguous is 30 Acres
- BTS Lease option up to 100,000 SF building

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

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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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RAIL SERVED PARK

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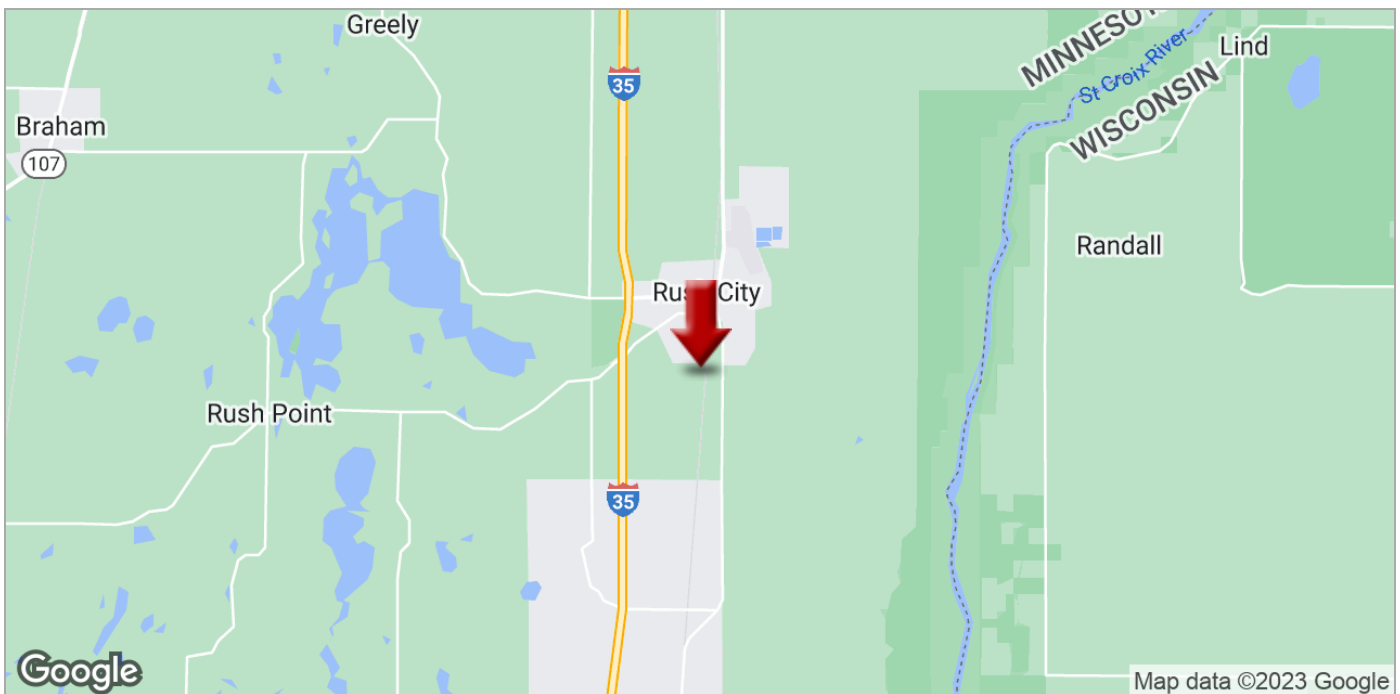
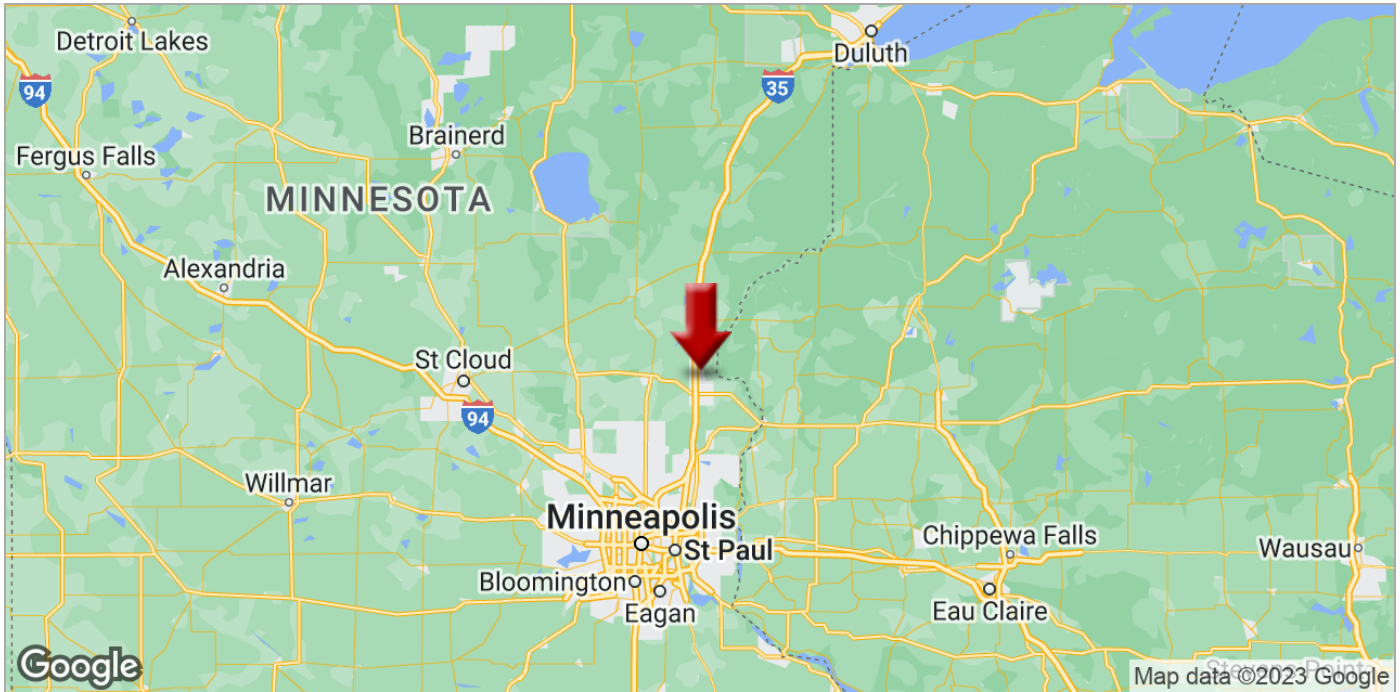
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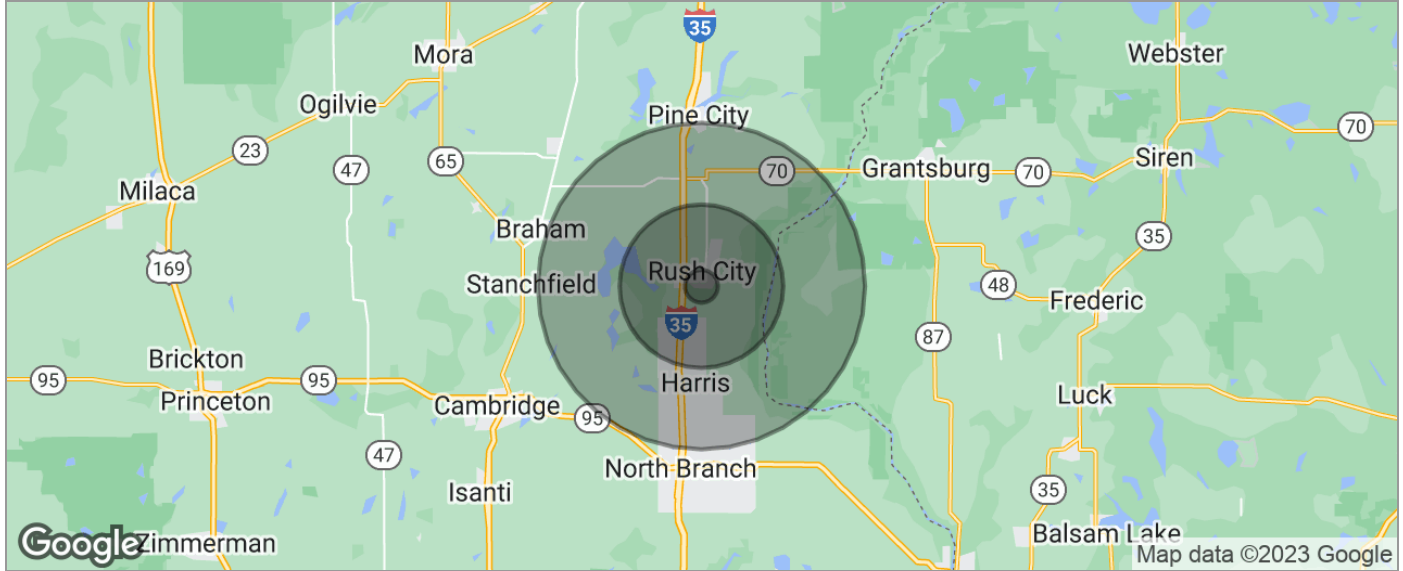
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	211	4,842	17,552
MEDIAN AGE	35.0	36.4	38.1
MEDIAN AGE (MALE)	34.2	35.6	38.1
MEDIAN AGE (FEMALE)	36.8	38.0	38.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	56	1,405	5,906
# OF PERSONS PER HH	3.8	3.4	3.0
AVERAGE HH INCOME	\$69,605	\$70,175	\$67,750
AVERAGE HOUSE VALUE	\$268,402	\$262,944	\$237,816
RACE	1 MILE	5 MILES	10 MILES
% WHITE	84.4%	87.2%	91.8%
% BLACK	10.4%	8.5%	4.6%
% ASIAN	0.9%	0.9%	1.1%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	2.4%	2.0%	1.4%
% OTHER	0.0%	0.2%	0.2%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	2.8%	2.9%	2.4%

* Demographic data derived from 2020 ACS - US Census

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