

DEVELOPMENT OPPORTUNITY FOR SALE

1849 100TH AVE, PRINCETON, MN 55371



SALE PRICE: \$850,000

PRICE PER ACRE: \$21,416

LOT SIZE: 39.69 Acres

APN #: 16-031-0100

ZONING: Agriculture, Business/Commercial

PROPERTY OVERVIEW

39.69 Acres of land for sale in Princeton Township. Development opportunity to create The Park at Princeton. Development includes rental villas, rental townhomes and for sale villas. On the edge of commercial development in Princeton. One mile west of the Walmart Supercenter. One mile to US-169 interchange.

PROPERTY FEATURES

- Residential builder and development partners sought.
- Partner on any or all of the 3 phases of the proposed project.
- City is open to Tax Increment Financing for water & sewer for this project.
- Approximately 100 units proposed.
- Subject to airport restriction zones.
- Option to annex the property into the City of Princeton.

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

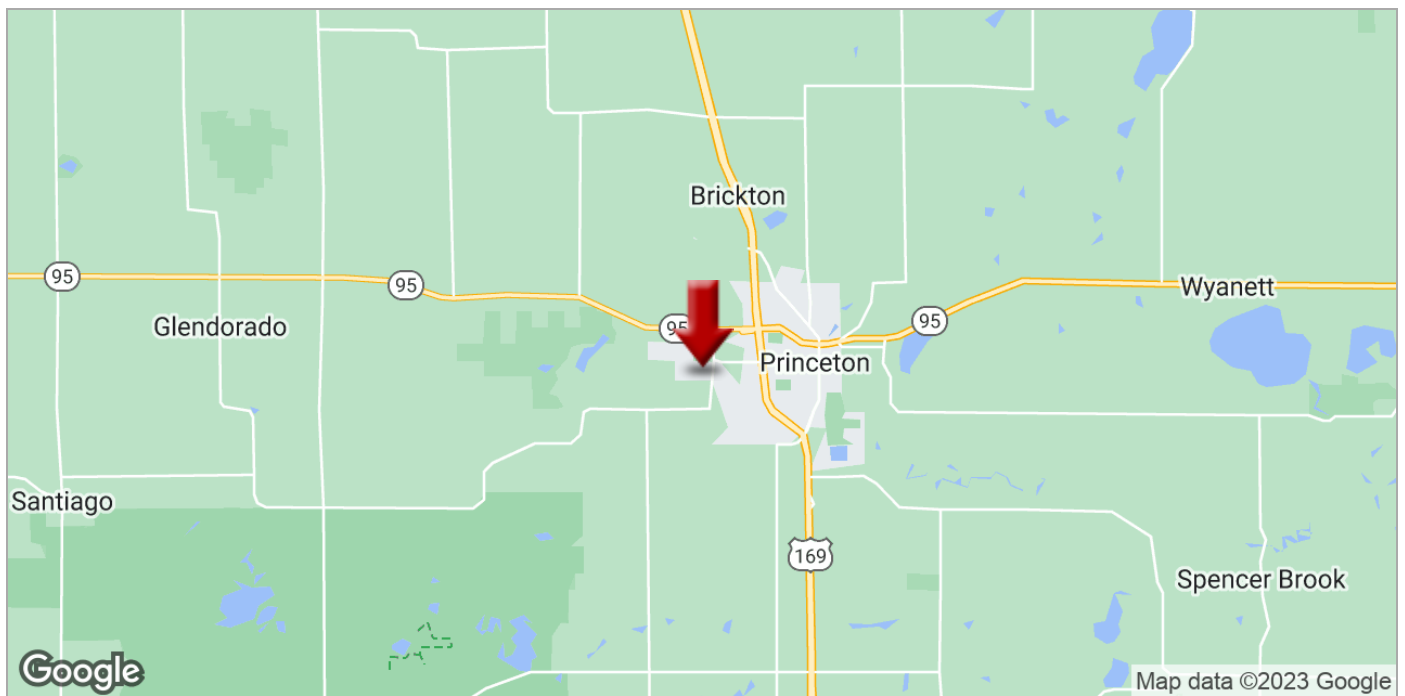
JEFFREY MEEHAN
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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, 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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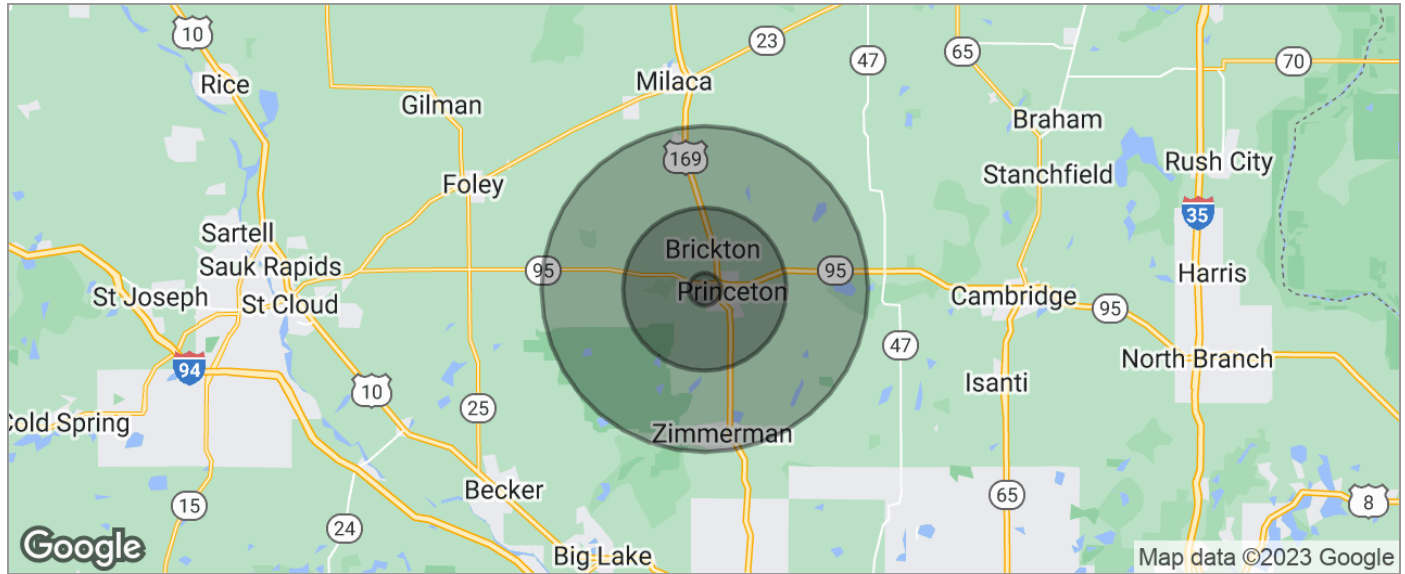
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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	734	13,385	33,203
MEDIAN AGE	36.4	36.2	35.5
MEDIAN AGE (MALE)	35.5	35.7	35.7
MEDIAN AGE (FEMALE)	40.0	38.4	36.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	313	5,357	12,260
# OF PERSONS PER HH	2.3	2.5	2.7
AVERAGE HH INCOME	\$52,648	\$59,468	\$67,522
AVERAGE HOUSE VALUE	\$181,267	\$210,548	\$235,405
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.9%	97.4%	97.6%
% BLACK	0.0%	0.1%	0.3%
% ASIAN	0.3%	0.3%	0.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	0.7%	0.5%	0.3%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	1.0%	1.0%	1.0%

* Demographic data derived from 2020 ACS - US Census

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