

## DEVELOPMENT LAND FOR SALE

# 10 ACRES - 360TH AVE WASECA

10834 360th Avenue, Waseca, MN 56093



### OFFERING SUMMARY

|                    |              |
|--------------------|--------------|
| <b>SALE PRICE:</b> | \$250,000    |
| <b>LOT SIZE:</b>   | 9.89 Acres   |
| <b>ZONING:</b>     | PUD          |
| <b>PID:</b>        | 09.014.0400  |
| <b>COUNTY:</b>     | Waseca       |
| <b>TAXES:</b>      | \$586 (2018) |

### PROPERTY OVERVIEW

Located on the CR-2 exit from the Highway 14 bypass, this parcel has 9.89 acres of highly visible land to offer. It is located just west of Quad Graphics and near the Waseca Municipal Airport. The utilities are in the road right of way. Great location for a repair shop or small business shop.

Waseca is located in the heart of the southern lakes region in south central Minnesota. It is located 75 miles from Minneapolis, between the cities of Mankato and Owatonna. The city's major employers include printing, food manufacturing, machining, electronics and electrical components. Due to strong industry clusters infrastructure, natural resources, and excellent transportation systems, Waseca and Waseca County continue to thrive.

### PROPERTY HIGHLIGHTS

- Property lends itself to a multitude of development options: repair shop, small business shop, auto dealership, retail, etc.
- Highly visible location on main route into Waseca
- Easy access to US-14 and I-35
- Close to Waseca Airport which includes a 3,400 foot runway
- More than 10 institutions of higher education within a 50-mile radius fills a need for a strong workforce

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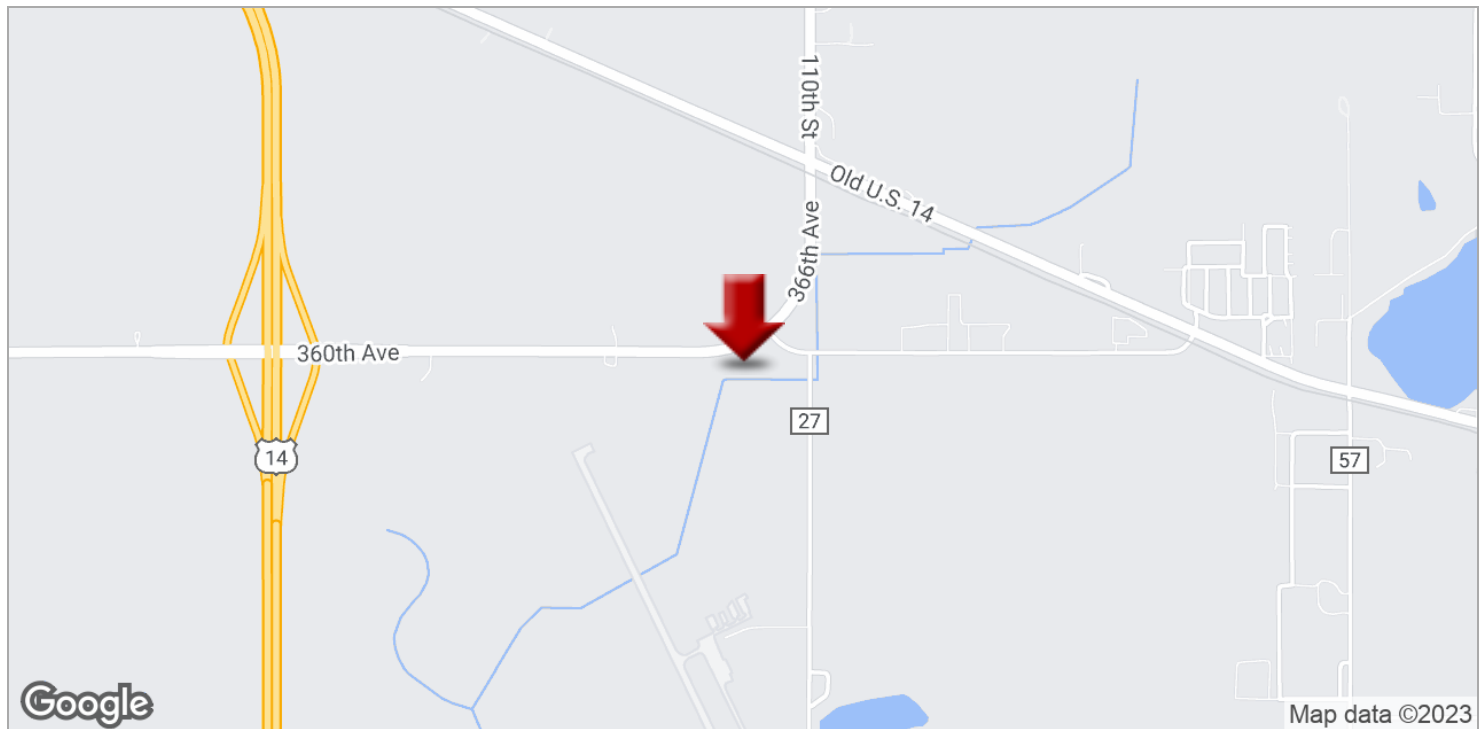


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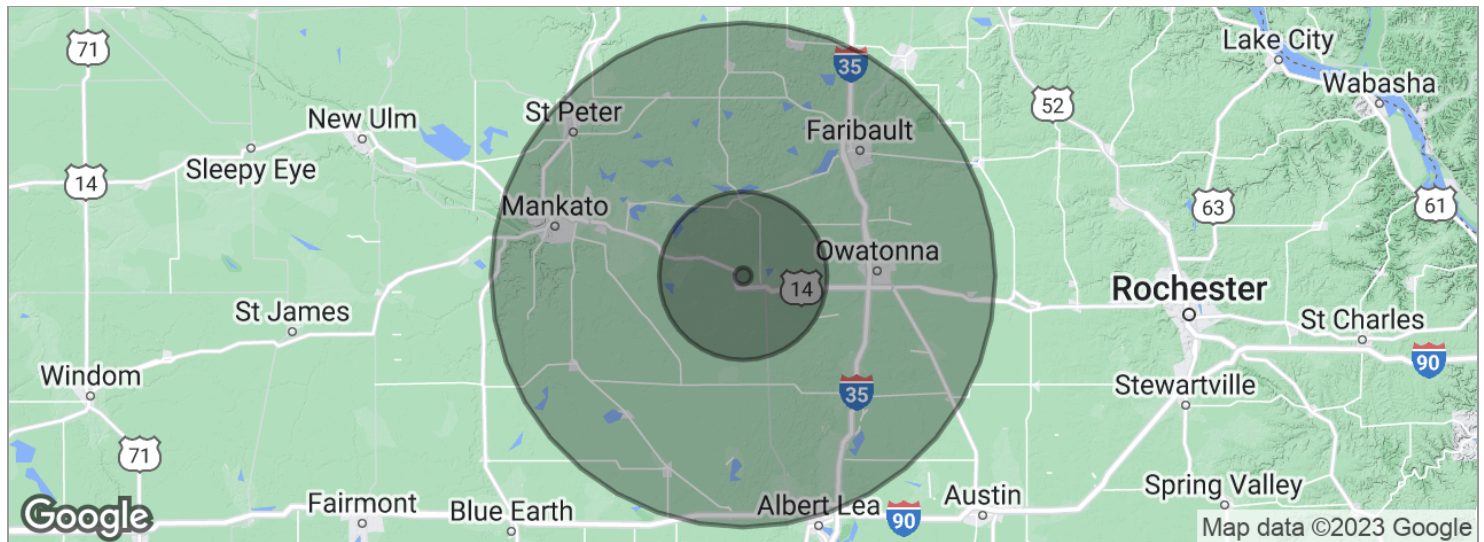
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| POPULATION          | 1 MILE    | 10 MILES  | 30 MILES  |
|---------------------|-----------|-----------|-----------|
| Total population    | 46        | 21,856    | 232,243   |
| Median age          | 42.0      | 39.2      | 35.8      |
| Median age (male)   | 41.1      | 38.8      | 35.1      |
| Median age (Female) | 42.9      | 39.4      | 36.9      |
| HOUSEHOLDS & INCOME | 1 MILE    | 10 MILES  | 30 MILES  |
| Total households    | 16        | 8,345     | 88,281    |
| # of persons per HH | 2.9       | 2.6       | 2.6       |
| Average HH income   | \$75,119  | \$58,109  | \$60,831  |
| Average house value | \$250,742 | \$180,182 | \$197,137 |

\* Demographic data derived from 2020 ACS - US Census

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