

# I-35 EXPOSURE DEVELOPMENT PROPERTY FOR SALE



0 Hornsby Street NE, Columbus, MN 55025



<b>SALE PRICE:</b>	Call Agent
<b>LOT SIZE:</b>	20.0 Acres
<b>APN #:</b>	24-32-22-43-0002
<b>ZONING:</b>	CR & CS

## PROPERTY OVERVIEW

20 acres land with high exposure to I-35. Less than 1 mile from interchange between I-35 and Lake Drive/Scandia Trail (exit 129). Lake Drive and Scandia Trail are gateways to the affluent households living in Columbus, southern Forest Lake, and Scandia. Municipal sewer and water available to the parcel.

## PROPERTY FEATURES

- Prime location with excellent visibility from I-35
- Estimated population growth 6%
- I-35 is a favorite route to Northern Minnesota for outdoor enthusiasts and tourists
- The Freeway District contains over 16 retail stores and service establishments including a very successful Gander Mountain
- Population and household growth in the area has exceeded the growth rates in the Minneapolis-St Paul MSA

**KW COMMERCIAL**  
3464 Washington Drive, #100  
Eagan, MN 55122

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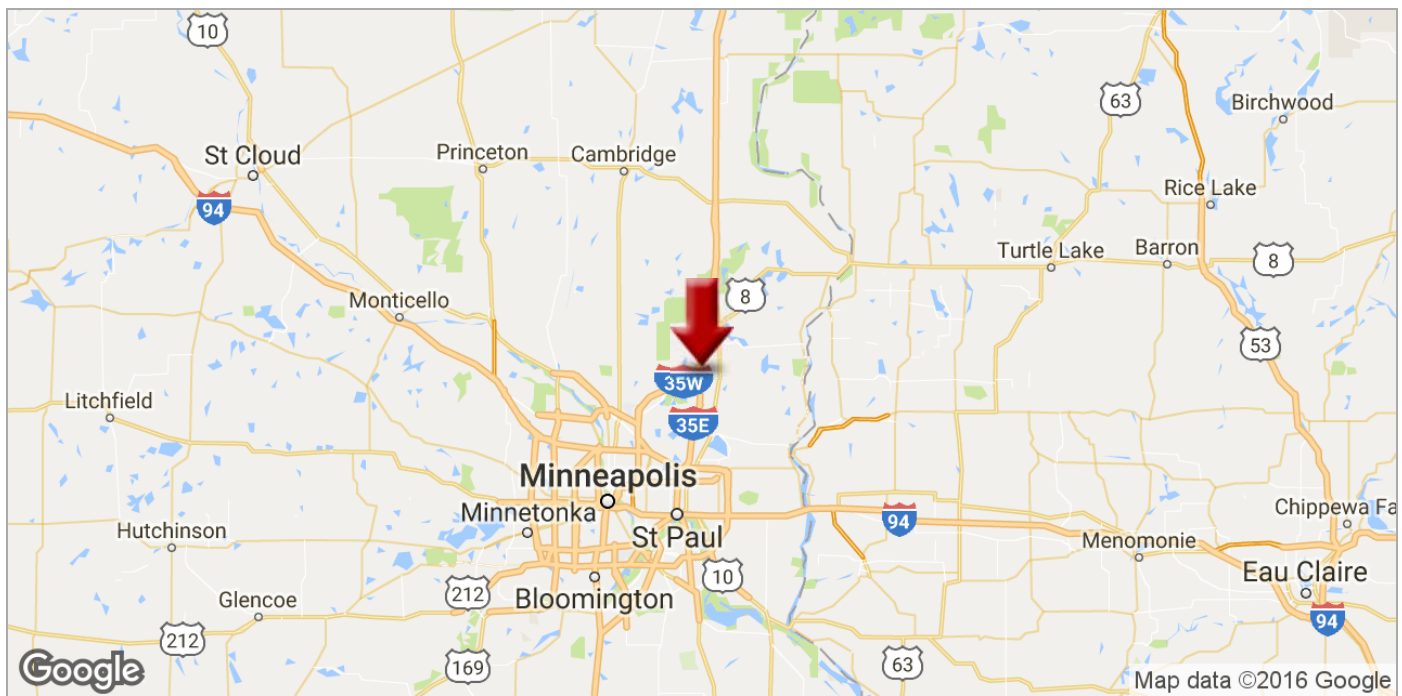
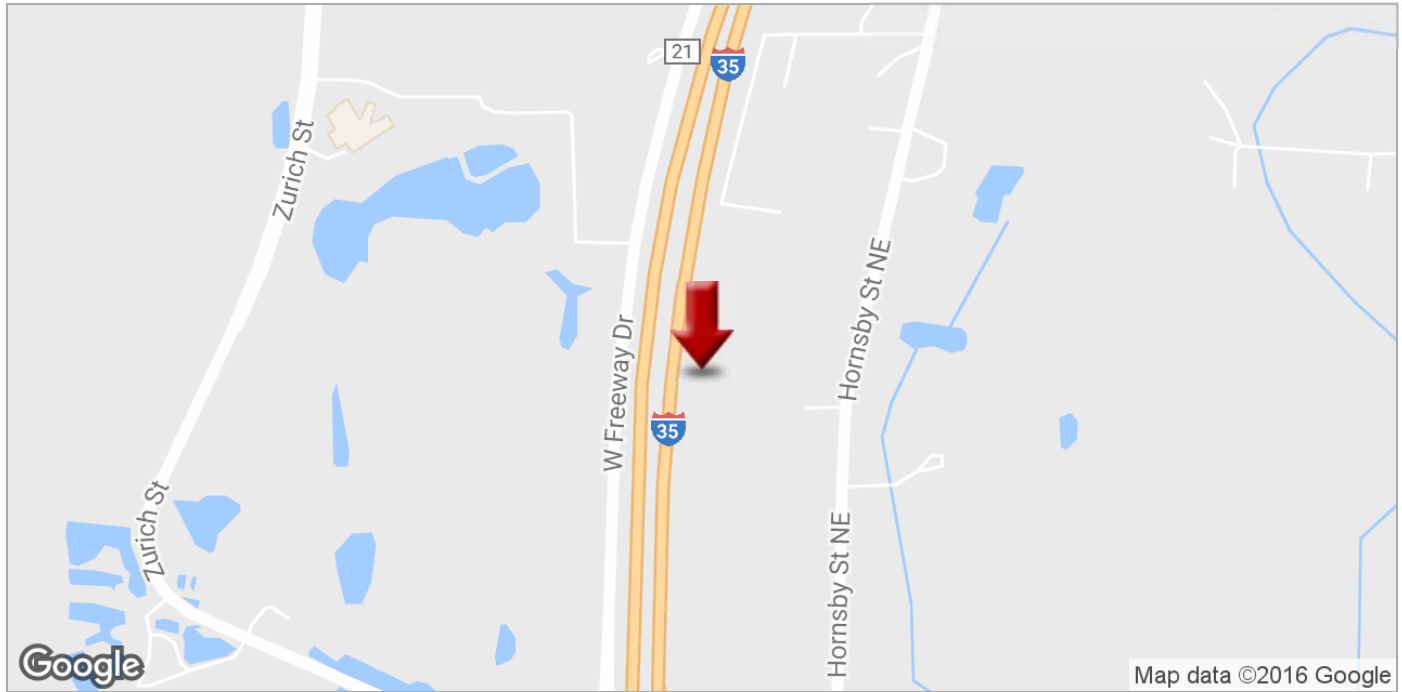
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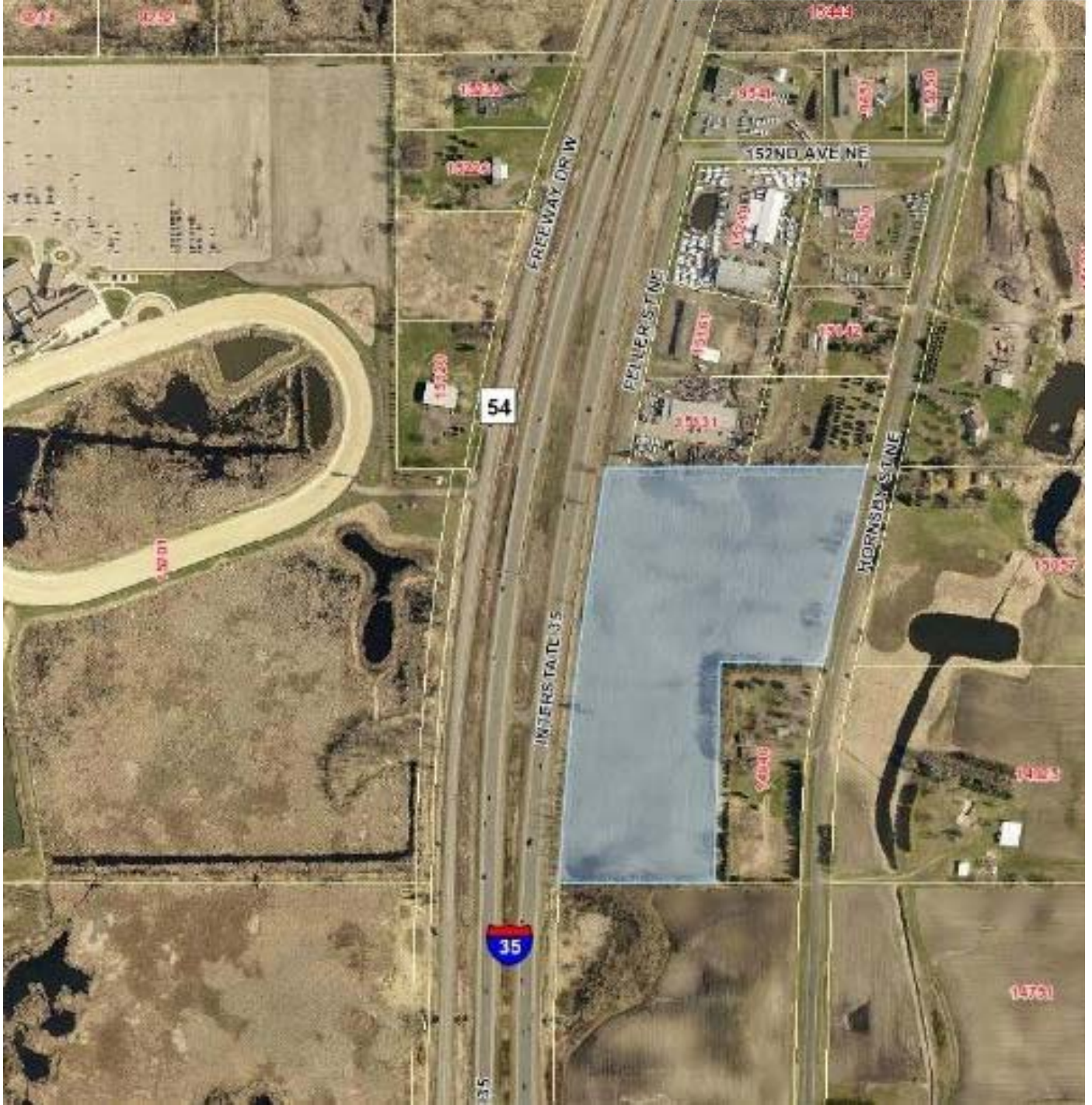
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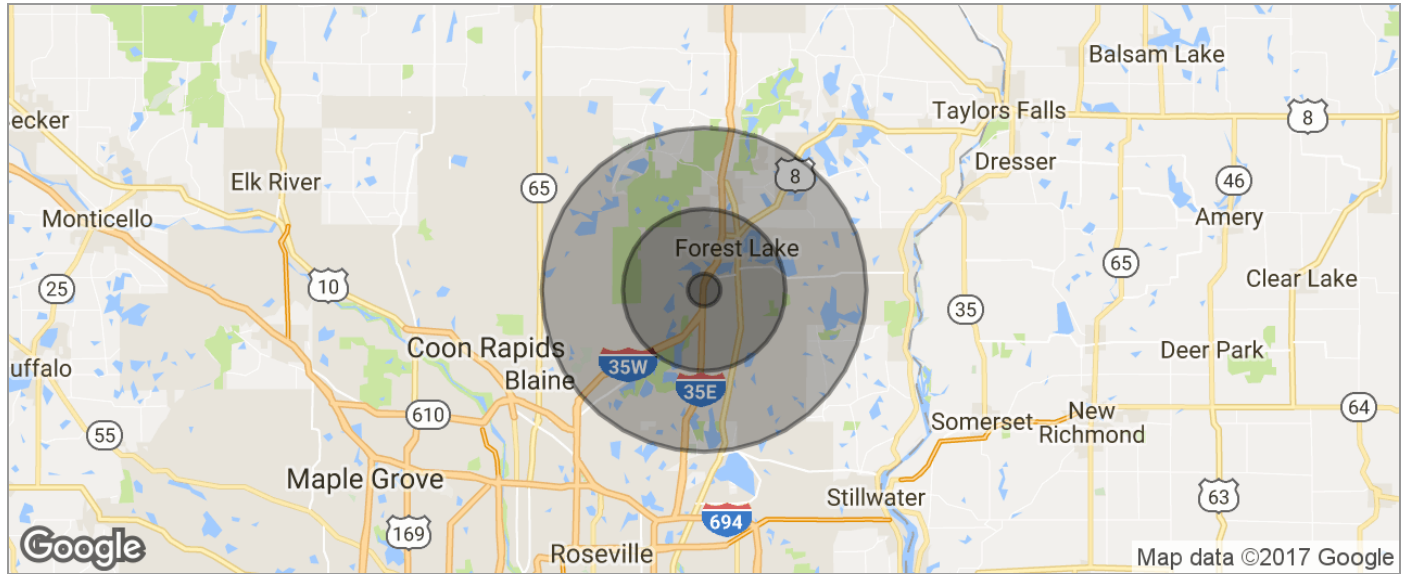
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[kwcmidwest.com/](http://kwcmidwest.com/)

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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	376	24,508	112,208
MEDIAN AGE	41.7	36.7	37.4
MEDIAN AGE (MALE)	40.8	36.2	37.1
MEDIAN AGE (FEMALE)	42.8	37.4	37.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	139	9,469	39,767
# OF PERSONS PER HH	2.7	2.6	2.8
AVERAGE HH INCOME	\$89,481	\$76,420	\$92,865
AVERAGE HOUSE VALUE	\$322,178	\$316,735	\$337,502
RACE	1 MILE	5 MILES	10 MILES
% WHITE	96.5%	94.0%	94.1%
% BLACK	0.3%	0.5%	1.2%
% ASIAN	1.9%	2.1%	2.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.8%	0.5%
% OTHER	0.3%	0.6%	0.4%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	3.5%	3.0%	2.1%

\* Demographic data derived from 2010 US Census

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