

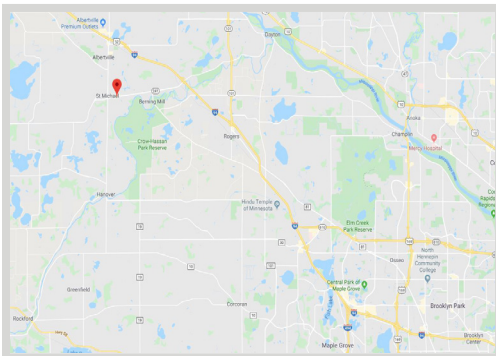
FOR SALE
5.82 ACRES



FEATURES:

- 5.82 Acre lot "For Sale" in St. Michael, MN.
- Prime location for residential development!
- Great site near many businesses and retail.
- Property to allow for future medium & high density developments.
- Convenient access to I-94 and downtown St. Michael.

Sales Price
SEE BELOW



FACTS:

- ▲ **Special assessments paid in full**
- ▲ **Outlot B**
- **SALE PRICE - \$1,200,000**
- 5.82 Acres
- Parcel to be re-platted in March 2021.

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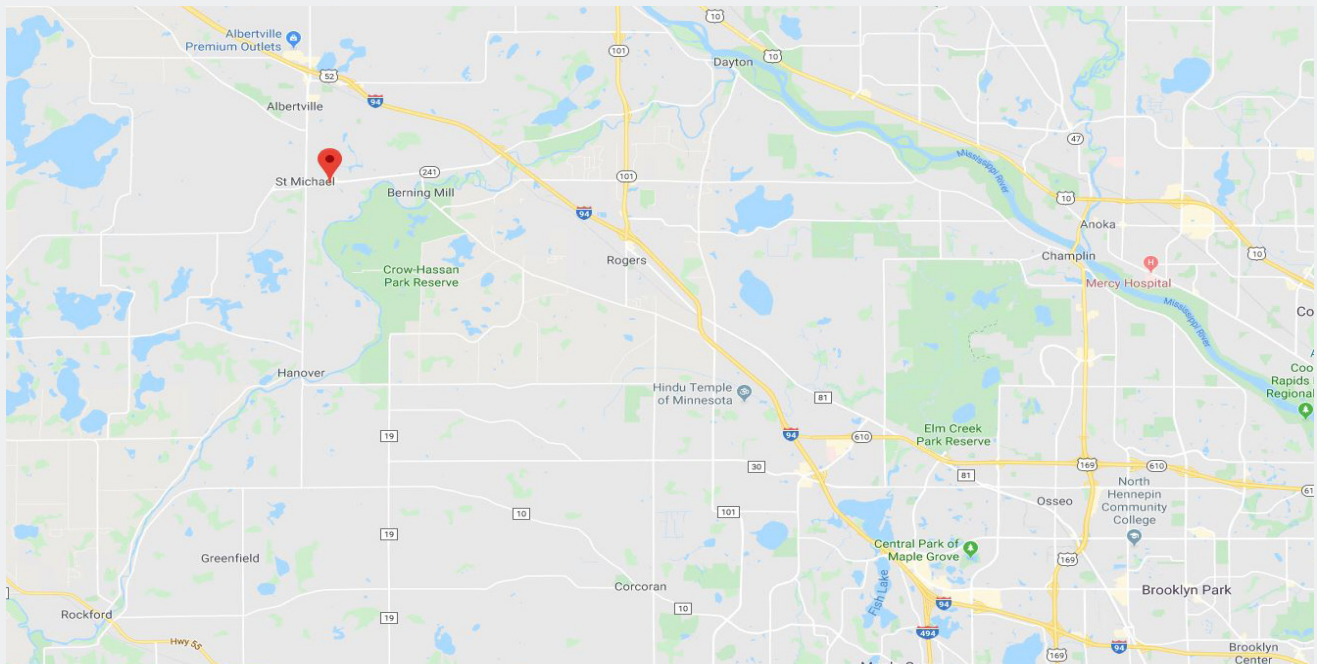
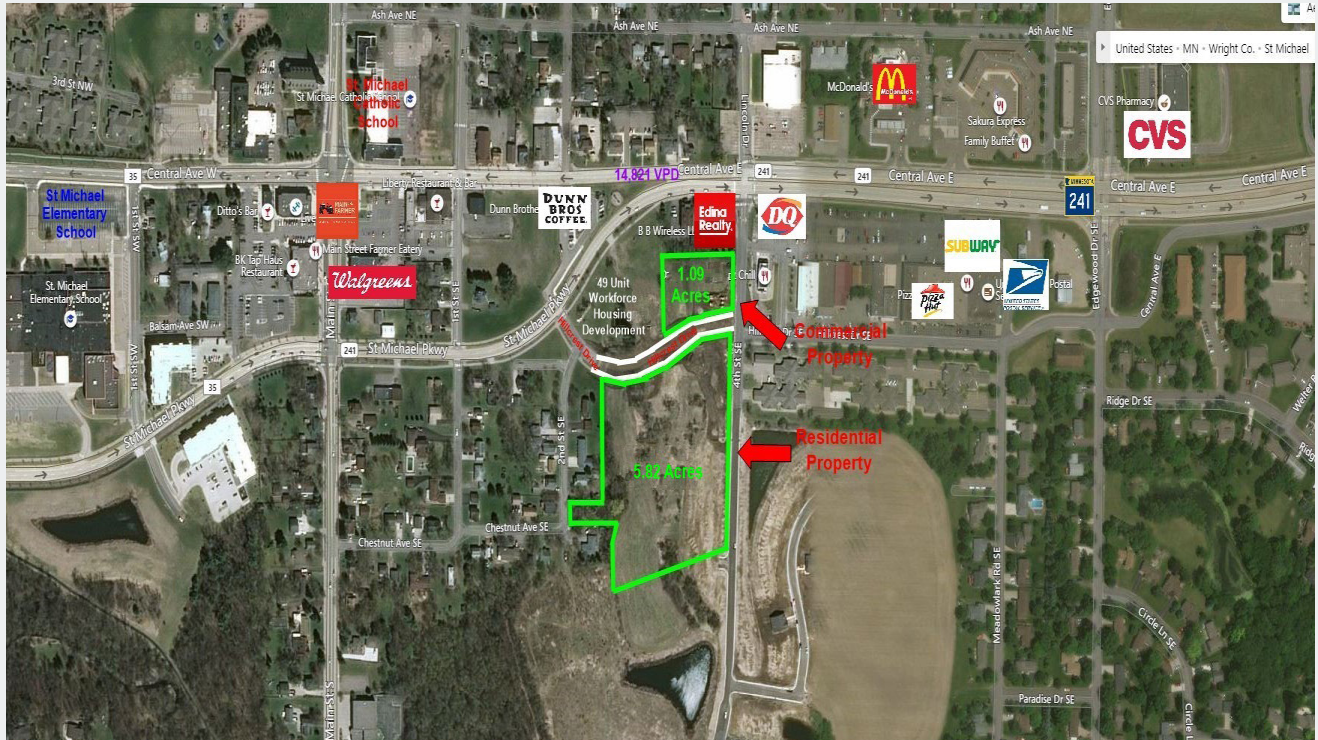
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AERIAL & MAP

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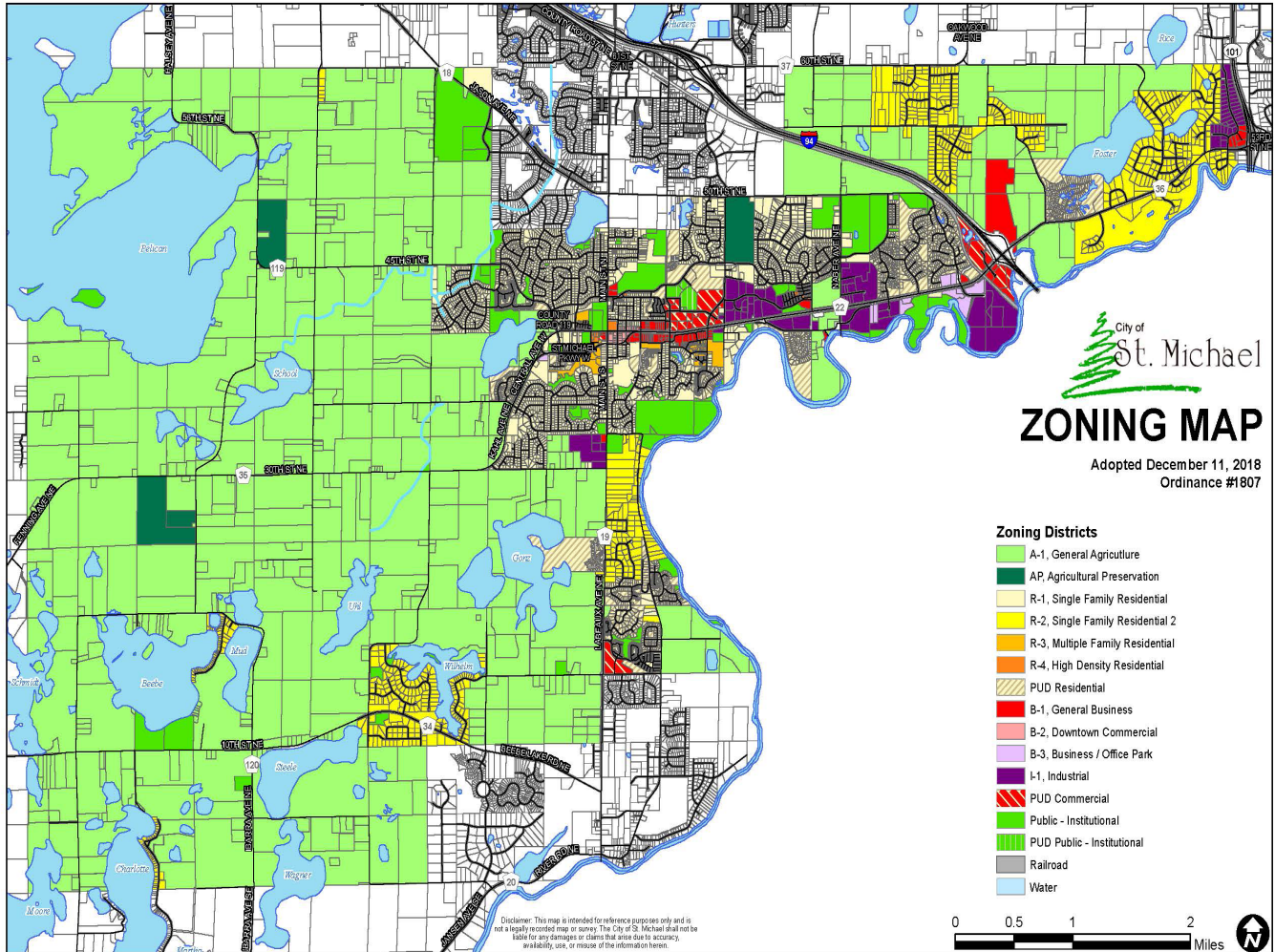
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ZONING MAP

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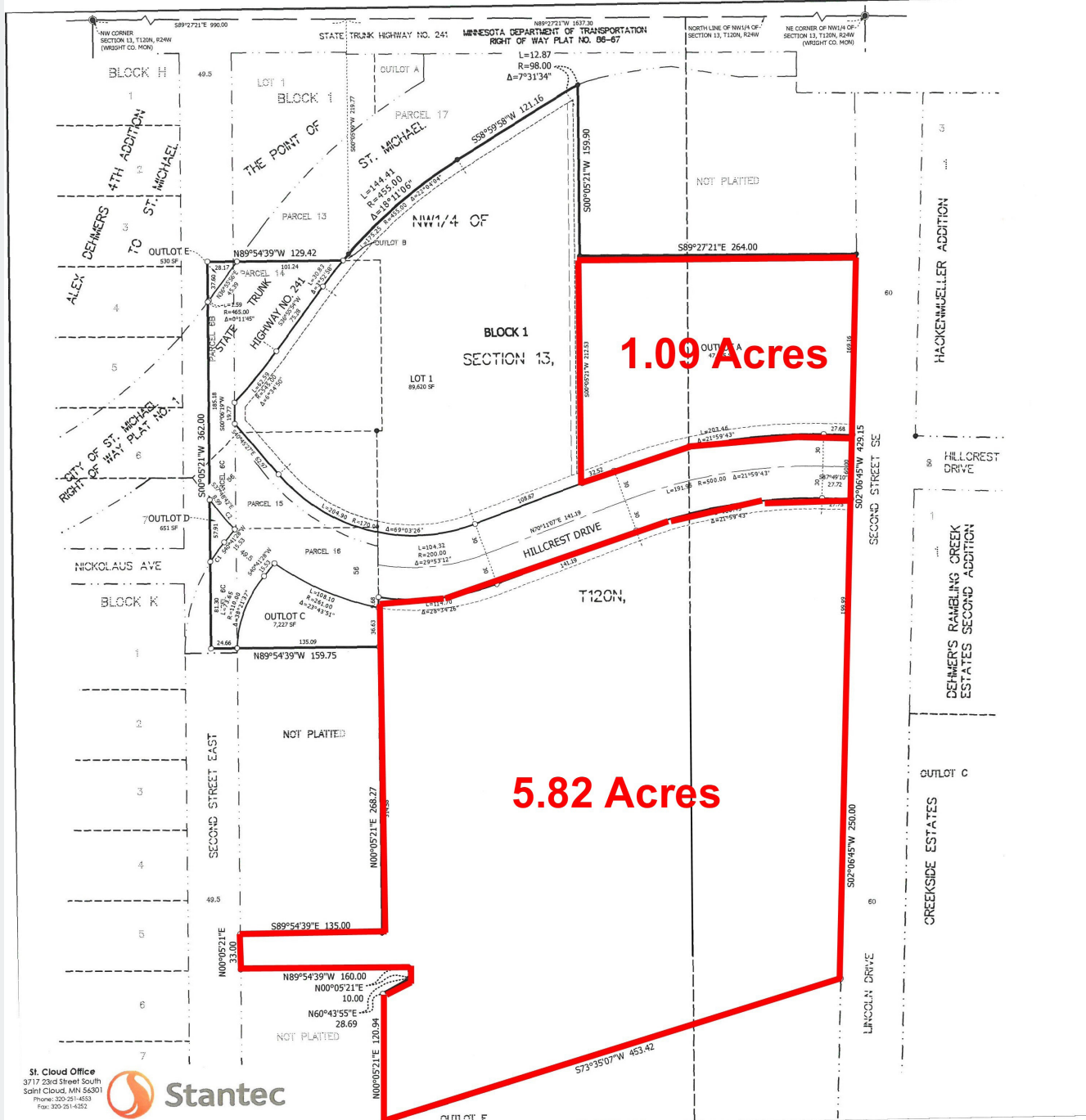
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SURVEY

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FUTURE ROAD IMPROVEMENTS

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Info about this project:

I-94 between Maple Grove and Clearwater will undergo three years of improvements and upgrades along a 39-mile stretch of road. We will add travel lanes, rebuild bridges, construct access lanes, improve drainage, add an interchange, and resurface deteriorating pavement. When complete, motorists will experience improved safety, a smoother road surface, better commercial access for freight and business, and less vehicle congestion.

Summary of work:

Reconstruct roads

9 miles between Maple Grove and Rogers (2020-2021)

6 miles between St. Michael and Albertville (2019-2021)

14 miles between Monticello and Clearwater (2019-2021)

Add lanes:

Add a lane on I-94 in both directions between Hwy 610 in Maple Grove and Hwy 101 in Rogers (total of four each way).

Add a lane on I-94 in both directions between Hwy 241 in St. Michael and Wright Co. Rd. 37 in Albertville (total of three each way).

Add a lane on I-94 in both directions between Hwy 25 in Monticello and Hwy 24 in Clearwater (total of three each way).

Build interchanges and construct bridges:

Build interchange, trails and sidewalks southeast of Brockton Ln.

Replace Hwy 241 bridge over I-94 in St. Michael and improve access.

Replace I-94 bridges over Co. Rd. 19 in Albertville and improve access.

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DEMOGRAPHICS

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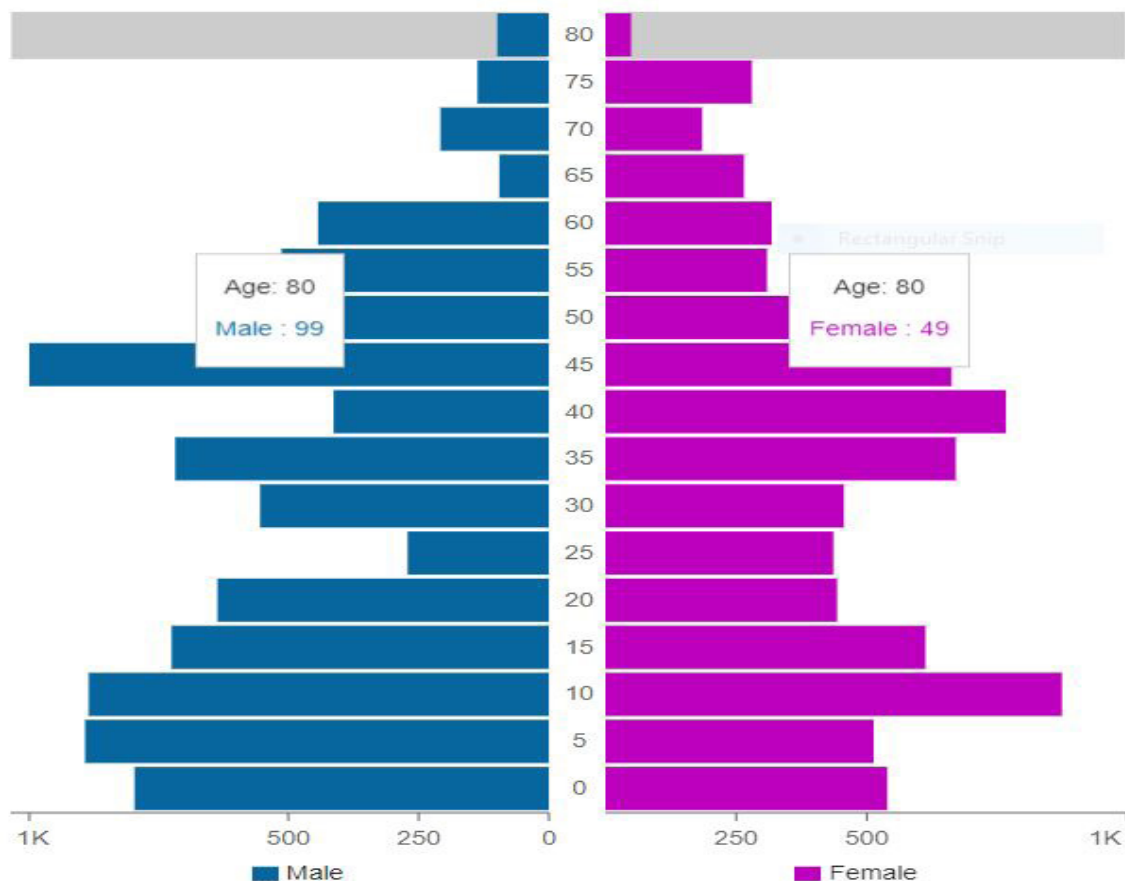
GROWTH RATE BY YEAR

Year	Population	Growth
2018	17,892 341	1.94%
2017	17,551 375	2.18%
2016	17,176 104	0.61%
2015	17,072 72	0.42%
2014	17,000 202	1.20%
2013	16,798 91	0.54%
2012	16,707 152	0.92%
2011	16,555 127	0.77%
2010	16,428 7,329	6.09%
2000	9,099 6,593	13.76%

HOUSEHOLDS BY TYPE

Type	Count	Average Size	Owned
All	5,308	3.23	88.4
Married	3,817	3.58	96.4
Non Family	738	1.07	71.3
Male	434	3.7	56.7
Female	319	3.39	74.9

St Michael Mn Population Pyramid 2019



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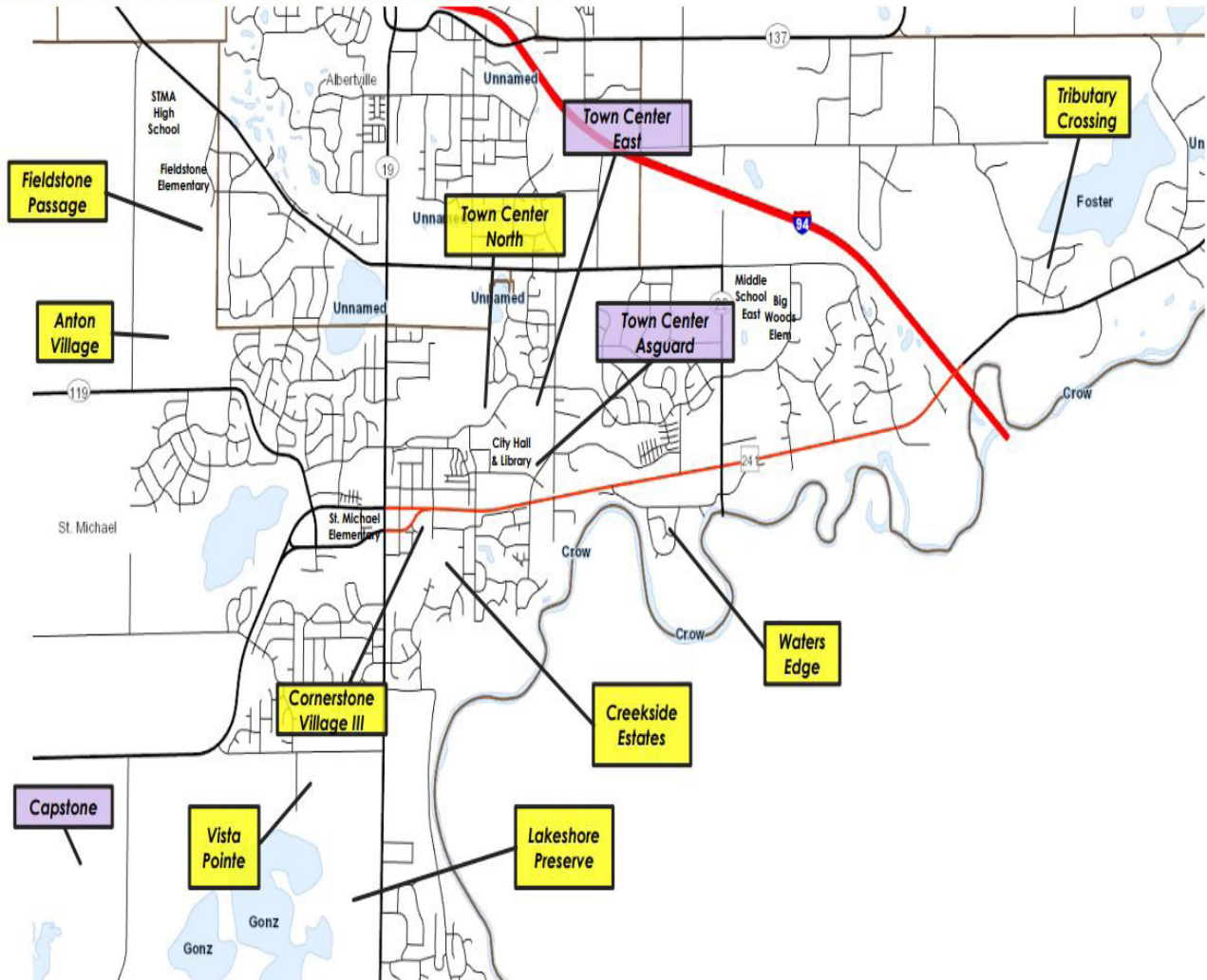
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**FUTURE RESIDENTIAL
DEVELOPMENTS**

**FOR SALE
5.82 ACRES**

St. Michael Residential Projects



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CITY INFO

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St. Michael was incorporated as a city in 1890 and currently has a population of 16,983, according to the 2014 Census. St. Michael is centrally located between St. Cloud and Minneapolis along Interstate 94, which provides easy access to the Twin Cities and a variety of Minnesota's northern recreational areas. St. Michael's rural feel, convenient location, good schools and abundant parks, lakes and natural resources, make it a great place to raise a family.

St. Michael Among Best Towns in Minnesota for Young Families

These Are The 10 Best Places In Minnesota

St. Michael is ranked the #8 best city in MN, according to a report released today from Movoto Real Estate. The report is based on unemployment rate, cost of living, crime rate, high school graduation rate, median household income, median home price, and median rent price (January 13, 2014).

Town Receives High Marks in Education

San Francisco, CA (October 9, 2013) – NerdWallet, a consumer advocacy website, conducted a study on the best towns in Minnesota for young families, and St. Michael is in the top ten.

NerdWallet ranked St. Michael eighth after assessing the town's cost of living, education system, and economic growth. The town's school district received an eight-out-of-ten rating from the education nonprofit GreatSchools. St. Michael also has the fifth-most affordable home prices of the top ten towns.

In order to better inform young families and parents-to-be, NerdWallet analyzed towns across the state according to five criteria:

1. Public school ratings
2. Median home value
3. Cost of homeownership
4. Median income
5. Economic growth

"Students in St. Michael consistently surpass both state and national testing averages on the ACT. Their math scores are nearly four points higher than the national average," said NerdWallet analyst Mike Anderson. "And of all cities in Wright County, St. Michael has the lowest tax rates, making it even more attractive to families."



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