

For Sale

County Road 75 & 88th Avenue
St. Joseph, MN 56374

Exclusive Investment Offering



A 35.74 Acre Development Site



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Edina, Minnesota 55435

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For information, contact:

Mike Zirbes

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Investment Overview

This prime St Joseph high traffic location provides a unique real estate opportunity for a buyer to maximize the site's potential. Located on County Road 75 next to the StoneHouse Eatery and Del Win Ballroom, it is directly between St. Cloud and Collegeville providing an excellent opportunity to market to both residents as well as thousands of college students.



This Opportunity is a ± 35.74 acre site immediately adjacent to complimentary retail uses as well as residential neighborhoods. The property is currently zoned Agricultural, however it is guided for mixed use and retail. Numerous colleges, above average incomes for the region and aggressive financial incentives make this site an excellent opportunity.



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Investment Overview

Seller:	River Bats Stadium LLC
Location:	County Road 75 & 88 th Avenue St. Joseph, MN 56374
PIDs (Stearns County):	31.20790.0005
Legal Description (Stearns County):	Sect-11 Twp-124 Range-029 Pt of W2SE4 Lying S of Co Rd 75 W 49.50' & less E 50' of W 99.5' to Twp for Rd & Less St Joseph Business Park & Less S 587' of N 2322' of E
Gross Land:	± 35.74 acres
Building Area:	Raw land
Year Built:	N/A
Zoning:	Agricultural Land Non-Homestead
Assessments:	Seller is not aware of any special assessments.



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2008 Taxes:	\$2,576.00
Price and Terms:	Negotiable, owner will also consider lease and build-to-suit options
Access:	The site is accessible from County Road 75 via 88 th Avenue with approximately 762 feet of frontage on County Road 75.
Utilities:	All utilities to the property
Traffic Counts:	County Road 75 – 23,700 VPD 88 th Ave – 2,800 VPD
Highlights:	<p>± 35.74 acre site for redevelopment into traffic oriented development (i.e. big box retail)</p> <p>Many public incentives offered through the City of St. Joseph including Tax Increment Financing (TIF) and Tax Abatement</p> <p>Unparalleled access and visibility</p> <p>Planned North/South 4 Lane Hwy</p>



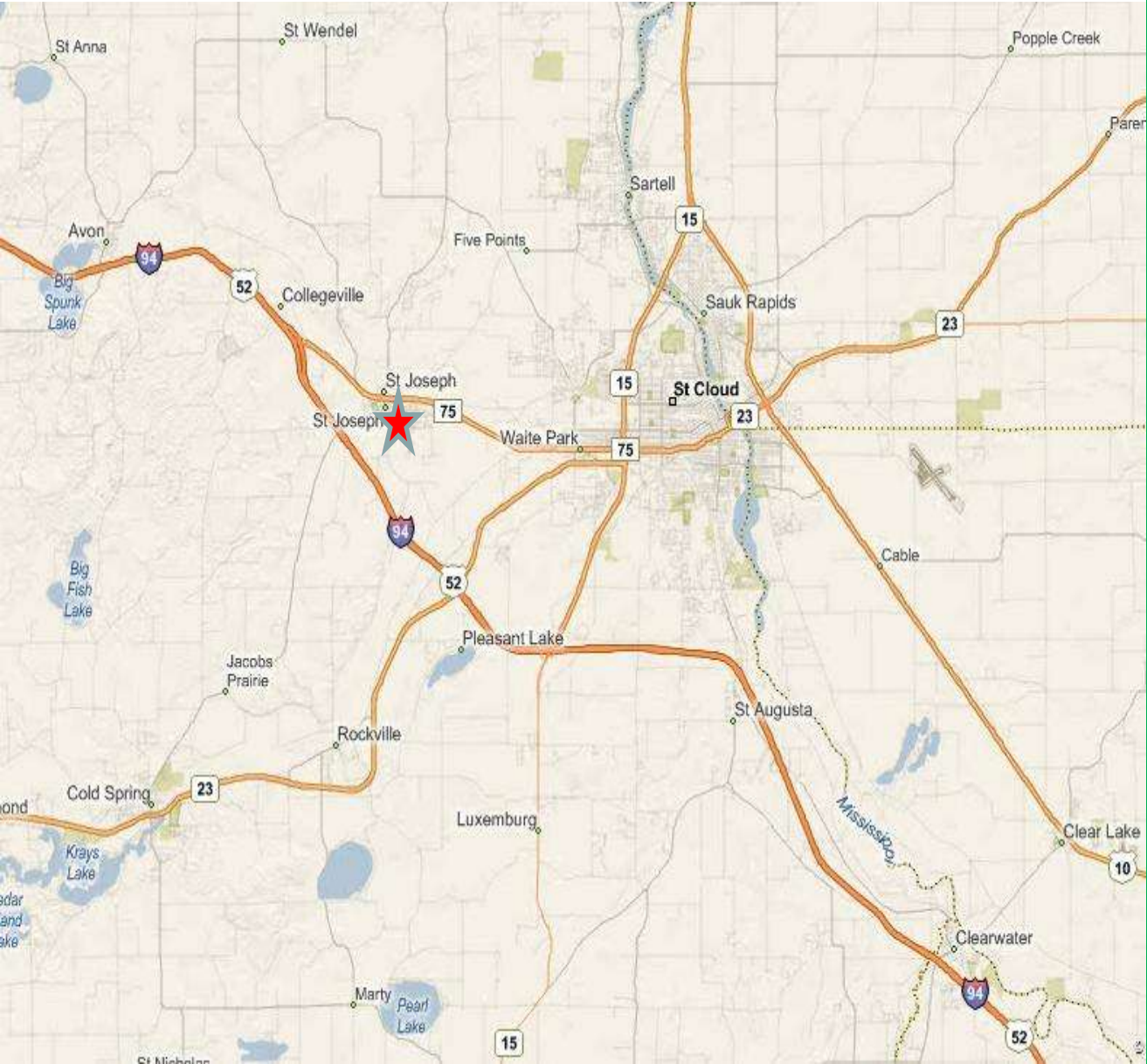
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Aerials and Maps



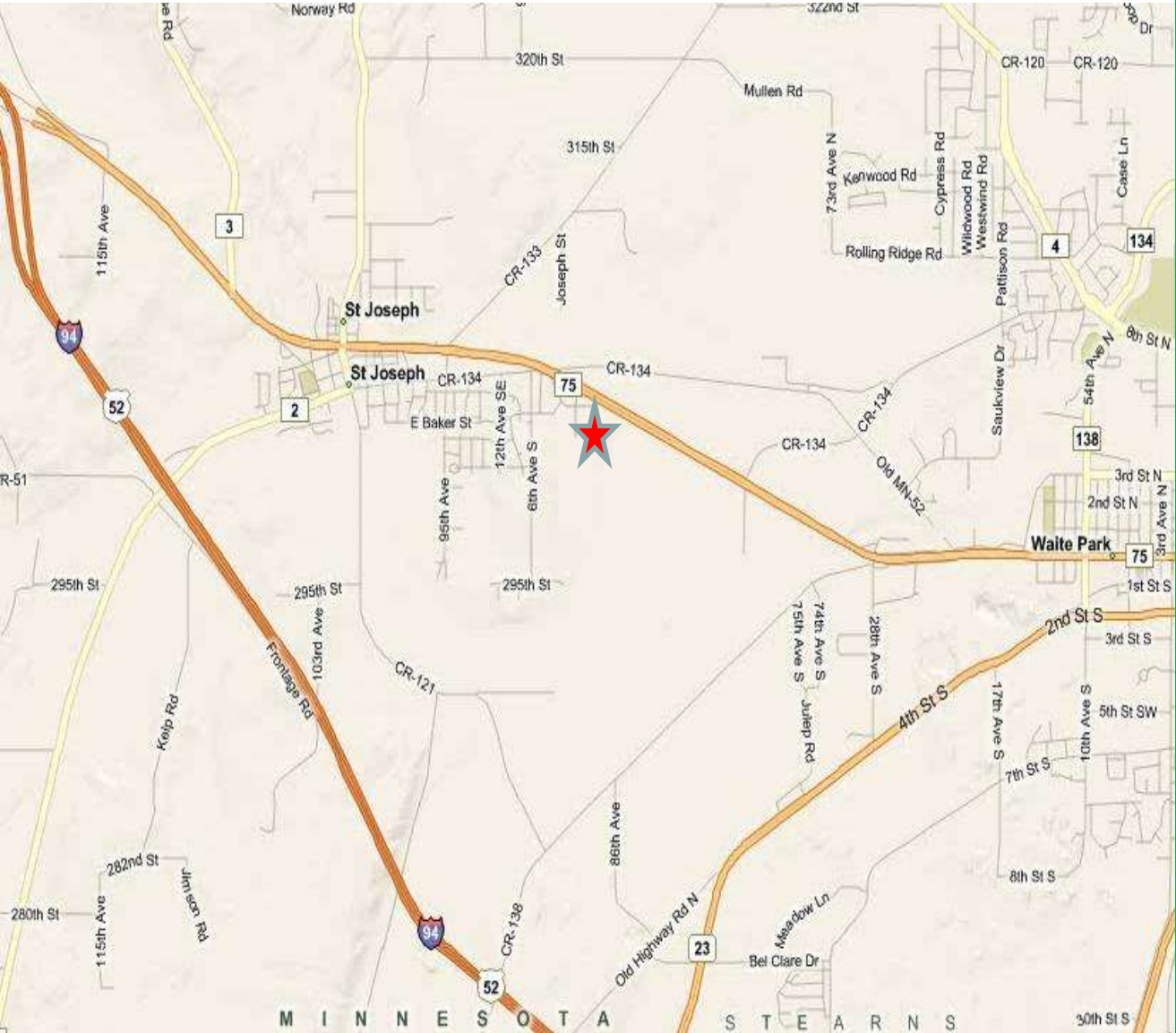
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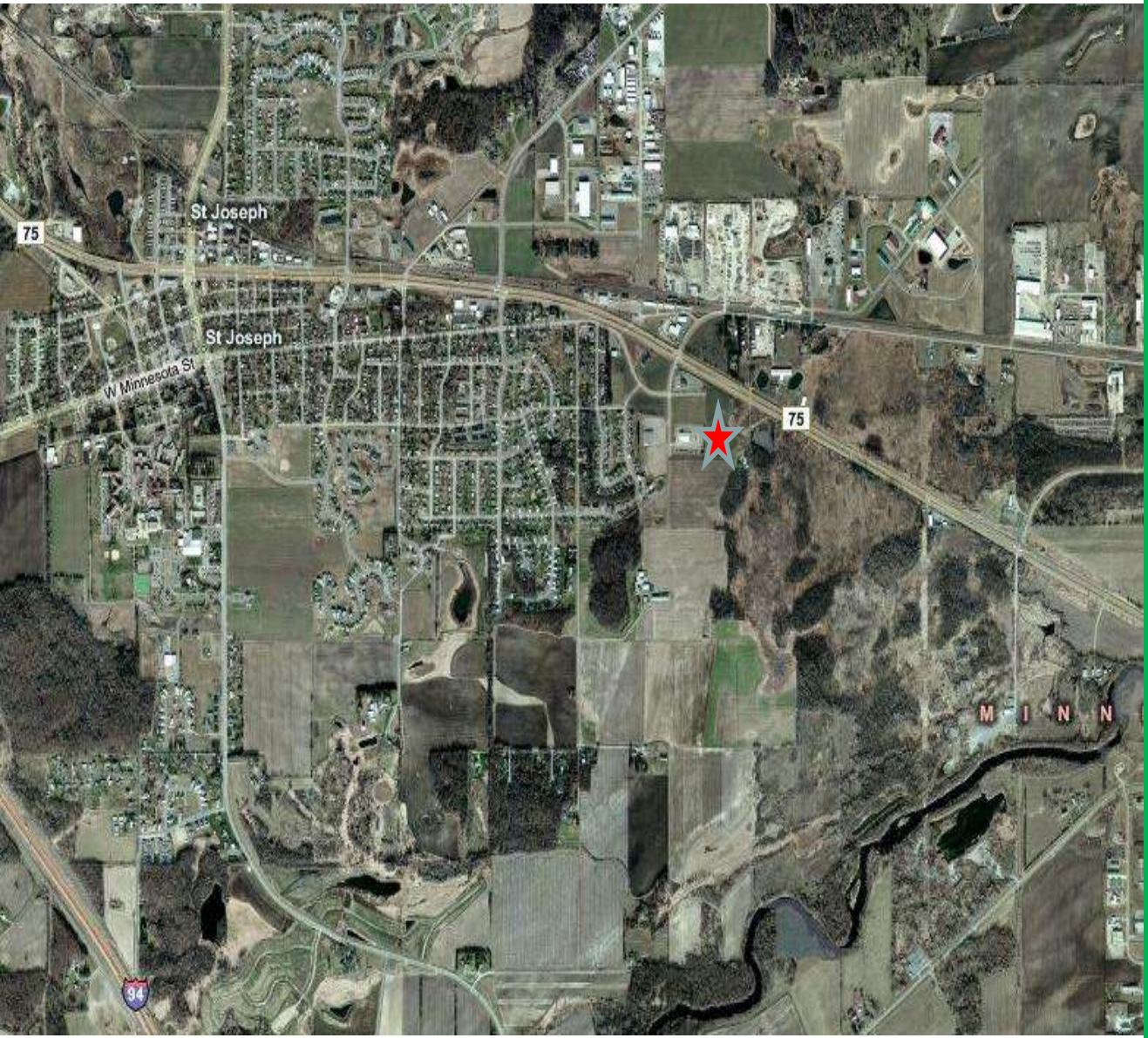
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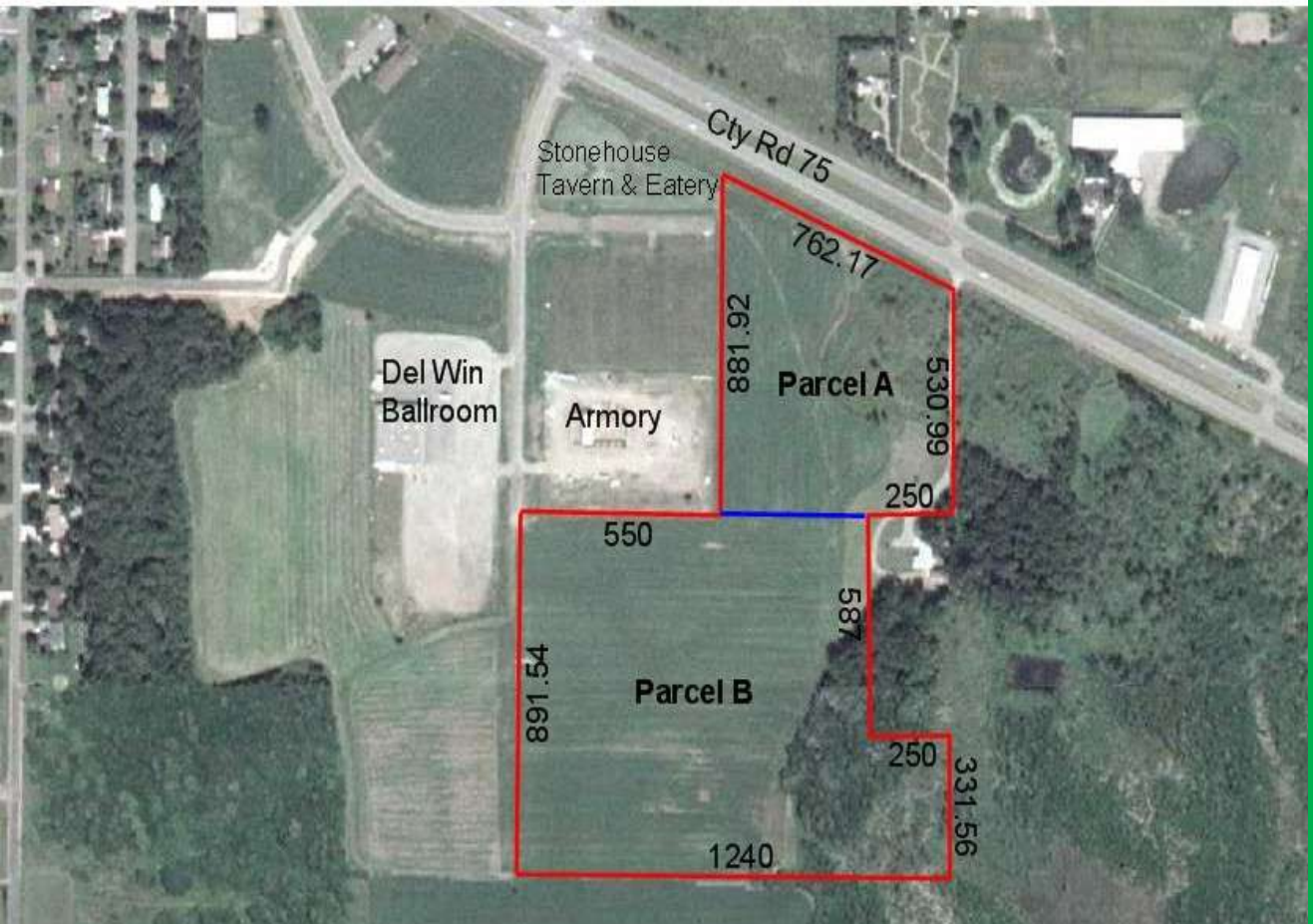
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Tim Haugen 952-607-7886

Latitude: 44.9649
Longitude: -93.1138
Radius: 5.0 miles

-93.1138,44.9649

St Joseph, MN 56374

Site Type: Radius

Summary	2000	2008	2013
Population	350,535	350,042	347,059
Households	139,265	140,628	139,718
Families	77,810	73,839	70,985
Average Household Size	2.43	2.40	2.39
Owner Occupied HUs	81,582	80,728	78,317
Renter Occupied HUs	57,683	59,900	61,401
Median Age	32.5	33.6	34.1

Trends: 2008-2013 Annual Rate

	Area	State	National
Population	-0.17%	1.02%	1.23%
Households	-0.13%	1.10%	1.26%
Families	-0.79%	0.71%	1.05%
Owner HHs	-0.60%	0.97%	1.07%
Median Household Income	4.46%	3.09%	3.19%

Households by Income	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
< \$15,000	20,768	14.9%	13,453	9.6%	10,363	7.4%
\$15,000 - \$24,999	18,057	13.0%	13,298	9.5%	10,356	7.4%
\$25,000 - \$34,999	19,940	14.3%	14,089	10.0%	9,503	6.8%
\$35,000 - \$49,999	23,159	16.6%	21,378	15.2%	16,239	11.6%
\$50,000 - \$74,999	28,300	20.3%	29,684	21.1%	27,983	20.0%
\$75,000 - \$99,999	14,033	10.1%	17,449	12.4%	24,012	17.2%
\$100,000 - \$149,999	10,072	7.2%	20,604	14.7%	28,921	20.7%
\$150,000 - \$199,999	2,623	1.9%	5,080	3.6%	5,214	3.7%
\$200,000+	2,321	1.7%	5,594	4.0%	7,126	5.1%
Median Household Income	\$41,465		\$56,575		\$70,353	
Average Household Income	\$53,497		\$74,398		\$90,969	
Per Capita Income	\$21,708		\$30,374		\$37,178	

Population by Age	2000		2008		2013	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	24,987	7.1%	25,267	7.2%	25,515	7.4%
5 - 9	25,774	7.4%	21,765	6.2%	21,368	6.2%
10 - 14	25,414	7.3%	21,862	6.2%	19,954	5.7%
15 - 19	26,220	7.5%	26,974	7.7%	23,926	6.9%
20 - 24	30,301	8.6%	31,618	9.0%	32,697	9.4%
25 - 34	56,263	16.1%	54,558	15.6%	54,602	15.7%
35 - 44	53,673	15.3%	47,196	13.5%	43,566	12.6%
45 - 54	43,327	12.4%	47,536	13.6%	45,756	13.2%
55 - 64	24,059	6.9%	33,537	9.6%	38,498	11.1%
65 - 74	18,693	5.3%	17,489	5.0%	19,657	5.7%
75 - 84	15,379	4.4%	14,027	4.0%	12,808	3.7%
85+	6,443	1.8%	8,215	2.3%	8,711	2.5%



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Confidentiality Agreement

Confidentiality and Registration Agreement

Donnelly Development, LLC

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Donnelly Development, LLC (“Broker”) has been retained as exclusive advisor for the sale of the above described property in St. Joseph, Minnesota (“Property”).

This Investment Offering Memorandum has been prepared by Broker for use by a limited number of parties, and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which prospective investors may need or desire. All projections have been developed by Seller, Broker, and designated sources, and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of Seller, and therefore are subject to variation. No representation is made by Seller or Broker as to the accuracy or completeness of the information contained herein, and nothing contained herein is, or shall be relied on as, a promise or representation as to the future performance of the property. Although the information contained herein is believed to be correct, Seller, Broker and its employees, disclaim any responsibility for inaccuracies, and expect prospective purchasers to exercise independent due diligence in verifying all such information. Further, Broker, Seller, and its employees, disclaim any and all liability for representations and warranties, expressed and implied, contained in, or for omission from, the Investment Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The Investment Offering Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of the Investment Offering Memorandum have remained the same. Analysis and verification of the information contained in the Investment Offering Memorandum is solely the responsibility of the prospective purchaser.



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Seller and Broker each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any entity at any time with or without notice. Seller shall have no legal commitment or obligations to any entity reviewing the Investment Offering Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, a written agreement for the purchase of the Property has been fully executed, delivered and approved by Seller and its legal counsel, and any conditions to Seller's obligations thereunder have been satisfied or waived.

This Investment Offering Memorandum and the contents, except such information, which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Investment Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicated it, that you will not disclose the Investment Offering Memorandum, or any of the contents to any other entity (except to outside advisers retained by you if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Broker, and that you will not use the Investment Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Broker.

Print this page, fill in your information, sign, and fax to 952-548-1439

Register Potential Purchaser:

Hereby agreed and accepted, the undersigned:

Date: _____
First Name: _____
Title: _____
Address: _____
Phone: _____

Last Name: _____
Company: _____
City, State, Zip: _____
Email: _____

Signature: _____



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