

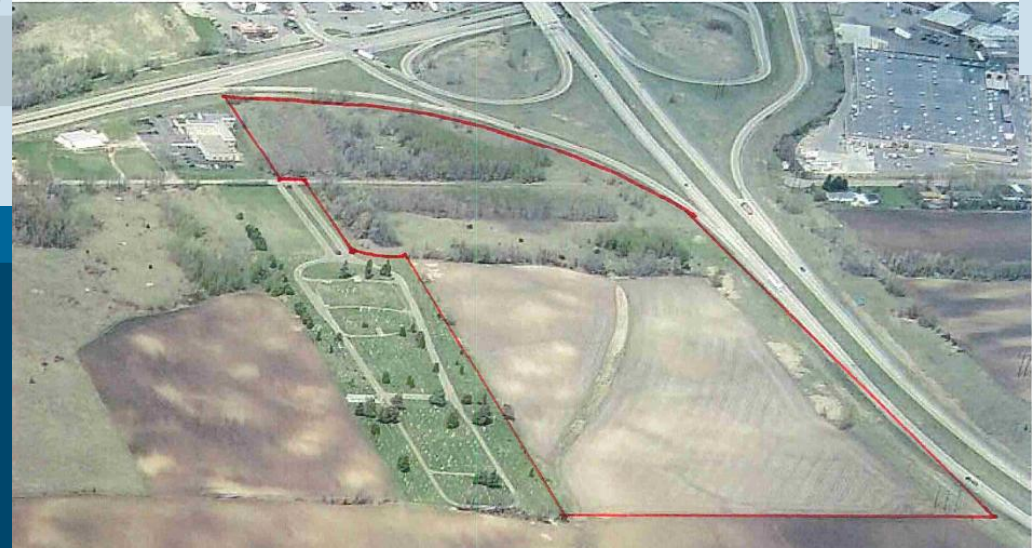
DEVELOPMENT LAND!

Hwy I35 South & Hwy 60 Frontage

Faribault, MN

**Parcel 1: 19.30 acres
\$482,500 (\$0.57/SF)**

**Parcel 2: 23.10 acres
\$704,550 (\$0.70/SF)**



- Many permitted & conditional uses allowed in Hwy-Commercial Zoning District
- Tax increment financing & tax abatement programs available-dependent on the development

*Call: Greg Thomas, Broker
Toll-free: 507-233-5772*



**Upper Midwest
Management**

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Highway Commercial Zoned Land for Sale! Parcel 1: \$482,500

30,000 vehicles/day I35
9,000 vehicles/day Hwy 60

Parcel 1:

Rice County, MN PID #18.35.4.25.001, 19.30 Acres +/-
2017 Taxes: \$1764 (no special assessments or Green Acres)
Section-Twp-Range: 35-110-21, City of Faribault, MN

- Gently rolling topography
- Great visibility at the junction I35 South & Hwy 60!
- 5 minutes from Faribault Municipal Airport
- 40 minutes from Mpls-St Paul International Airport
- Within city limits and access to city utilities
- Tax increment financing and/or tax abatement programs available – dependent on project



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Highway Commercial Zoned Land for Sale! Parcel 2: \$704,550

+/-1300' Frontage along I35 South!

Parcel 2:

Rice County, MN PID #: 18.35.4.50.002

2017 Taxes: \$2306 (no special assessments or Green Acres)

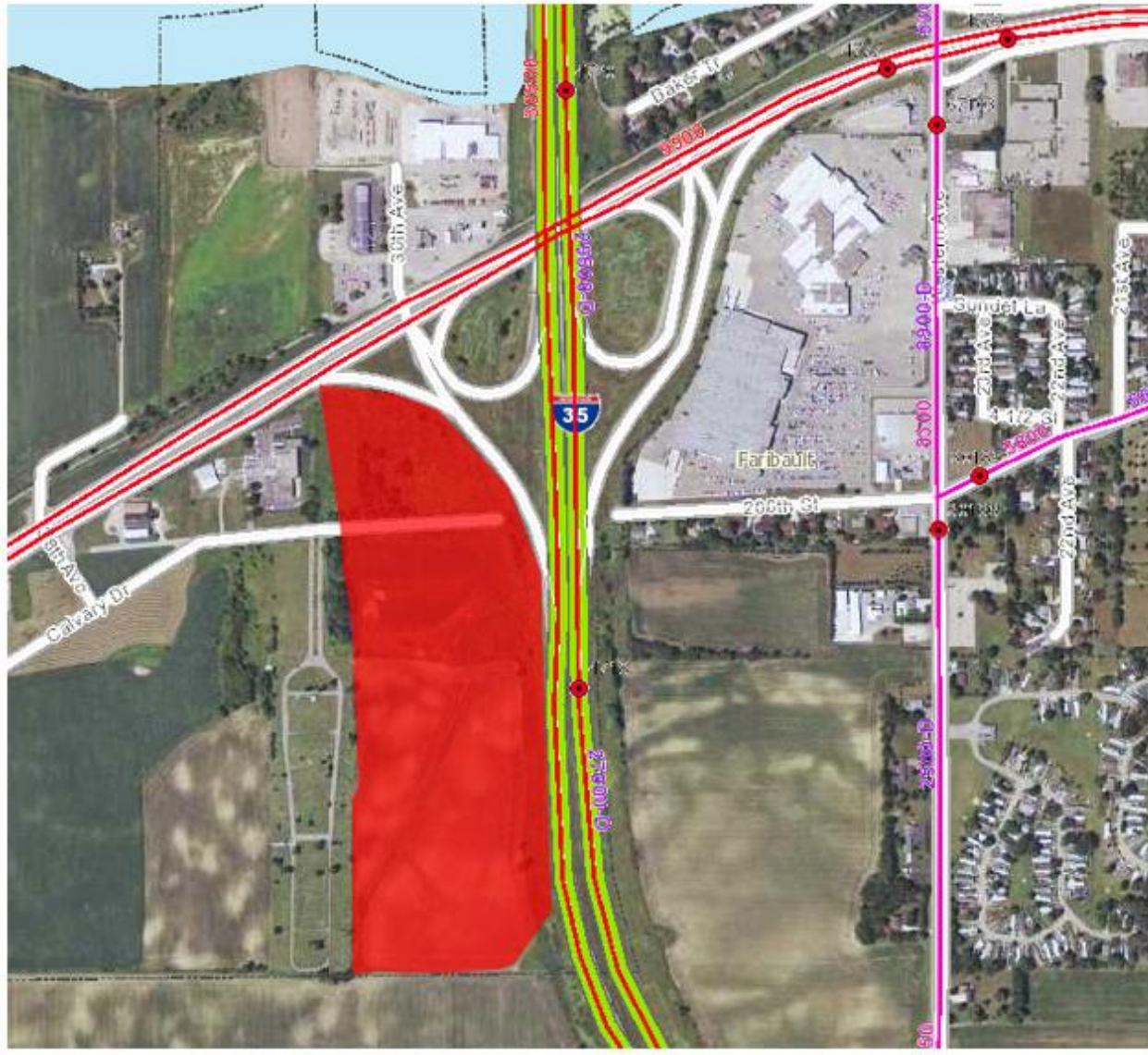
Section-Twp-Range: 35-110-21, City of Faribault, MN

- **Approx. 1300' of frontage along I35 South!**
- **Gently rolling topography**
- **Mostly rectangular shape**
- **5 minutes from Faribault Municipal Airport**
- **40 minutes from Mpls/St Paul Int'l Airport**
- **Within city limits and access to city utilities**
- **Tax-increment financing and/or tax abatement programs available – dependent on project**



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MnDOT TRAFFIC COUNT



*9000 Vehicles Per Day Hwy 60
30,000 Vehicles Per Day I35!*

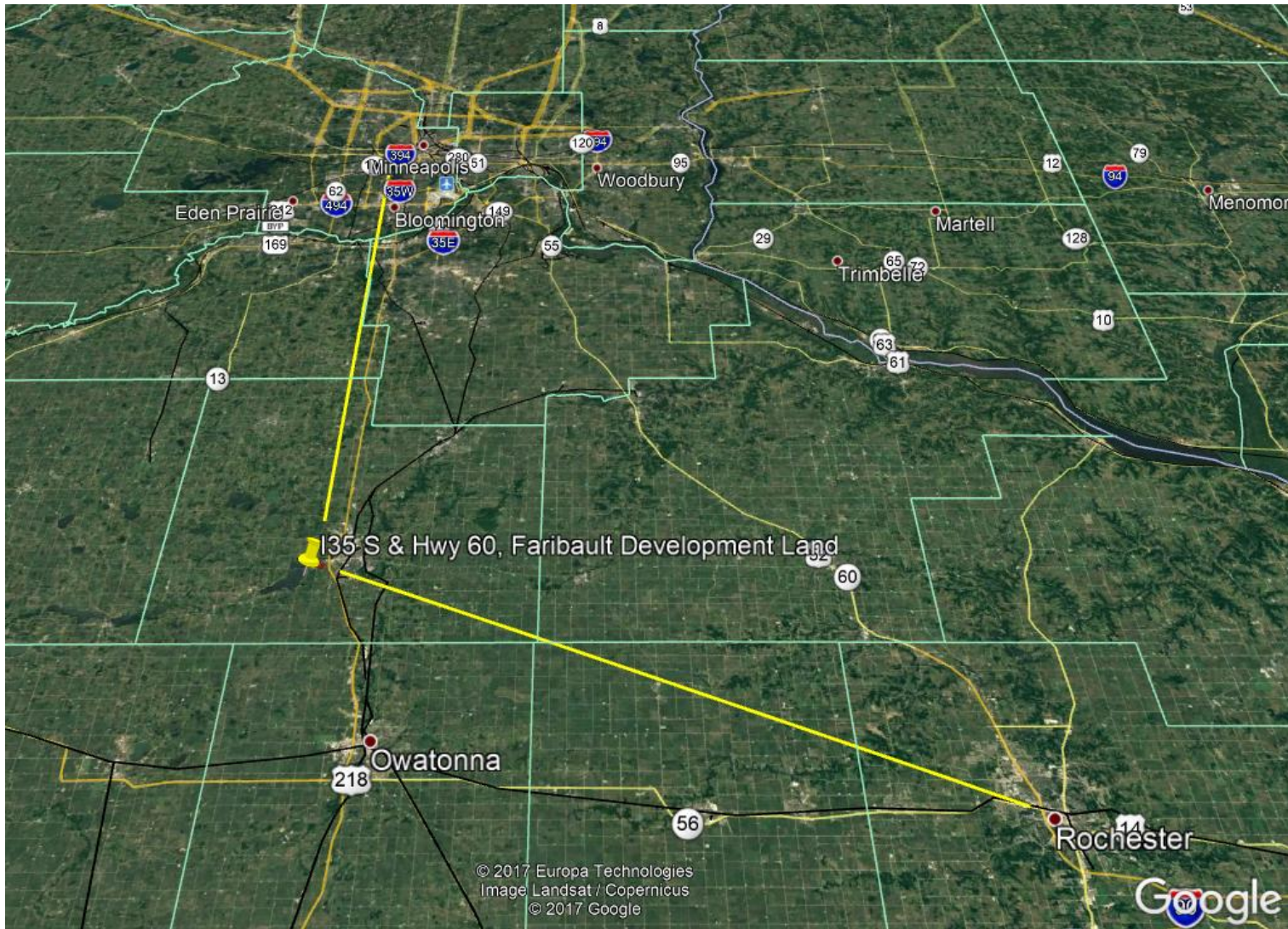
- *Zoned Hwy-Commercial*
- *Great Visibility I35!*
- *3.5 miles to Faribault Municipal Airport*
- *+/-40 miles south of Twin Cities*

DEMOGRAPHICS FOR RICE COUNTY

- ♦ *Population: 65,300 and growing faster than State & National averages*
- ♦ *Two largest cities:*
 - Faribault: 24,000 Development land is on SW edge of Faribault*
 - Northfield: 20,000, located 14 miles north of this site*
- ♦ *County draws workers from nine surrounding counties*
- ♦ *Local, regional, national & international companies*
- ♦ *Rail, bus, motor freight, and overnight package delivery services*
- ♦ *Several telephone, internet and cable services within the county*

Location Map

+/-40 Miles to TwinCities; +/-54 Miles to Rochester



Aerial Map Showing Development in the Area

