

LAND > FOR SALE

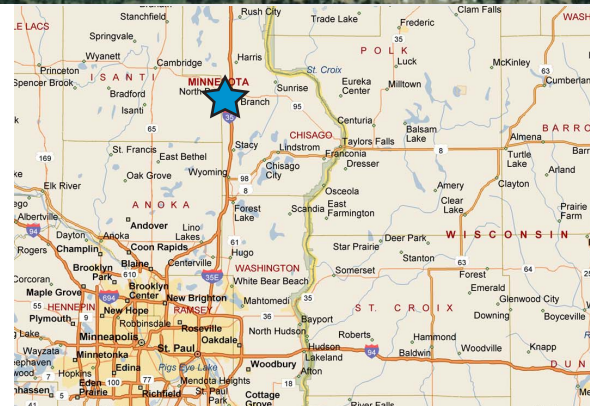
38700 Falcon Avenue

NORTH BRANCH, MINNESOTA 55044



PROPERTY DETAILS

- > Approximately 38.45 acres available
- > Zoned B2; Limited Business
- > Easy access to I-35 via MN Highway 95
- > Guided CL - Commercial Limited
- > Utilities available to site
- > Area tenants include: Old Navy, Nike, GAP, Furniture Mart, Shopko, County Market and much more!
- > Located approximately 45 miles from downtown Minneapolis
- > Adjacent to North Branch Marketplace and Tanger Outlet Center



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Site Information

- > **Location** SW Corner of Hwy 95 and Falcon Ave, North Branch
- > **Description** Approximately 38.45 Acres
- > **Zoning** B2; Limited Business
- > **Property IDs** 110039900

SALE PRICE:

\$2,100,000 (\$1.25 psf)

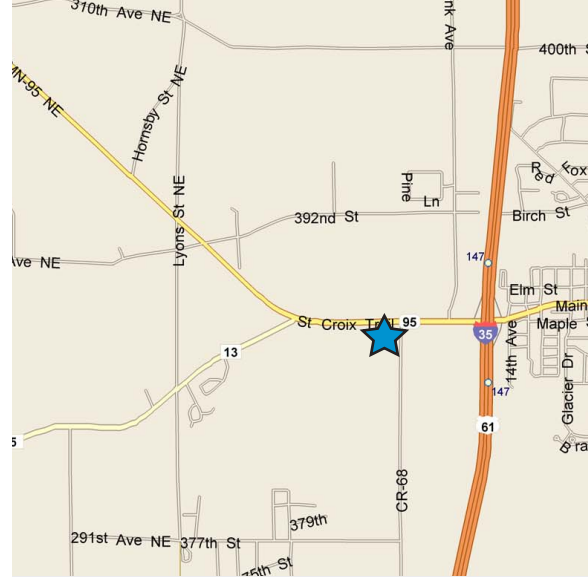
TAXES:

\$17,576 (2017)

TRAFFIC COUNTS:

- > I-35: 35,000 vpd
- > Highway 95: 20,300 vpd
- > Falcon Avenue: 2,900 vpd

** Source: Minnesota Department of Transportation 2010 Study Averages are per day total cars*



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DEMOGRAPHICS:	1 Mile	3 Miles	5 Miles
Population	2,694	10,608	13,415
Median HH Income	\$61,116	\$64,723	\$65,544
Average HH Income	\$69,719	\$74,126	\$74,363

