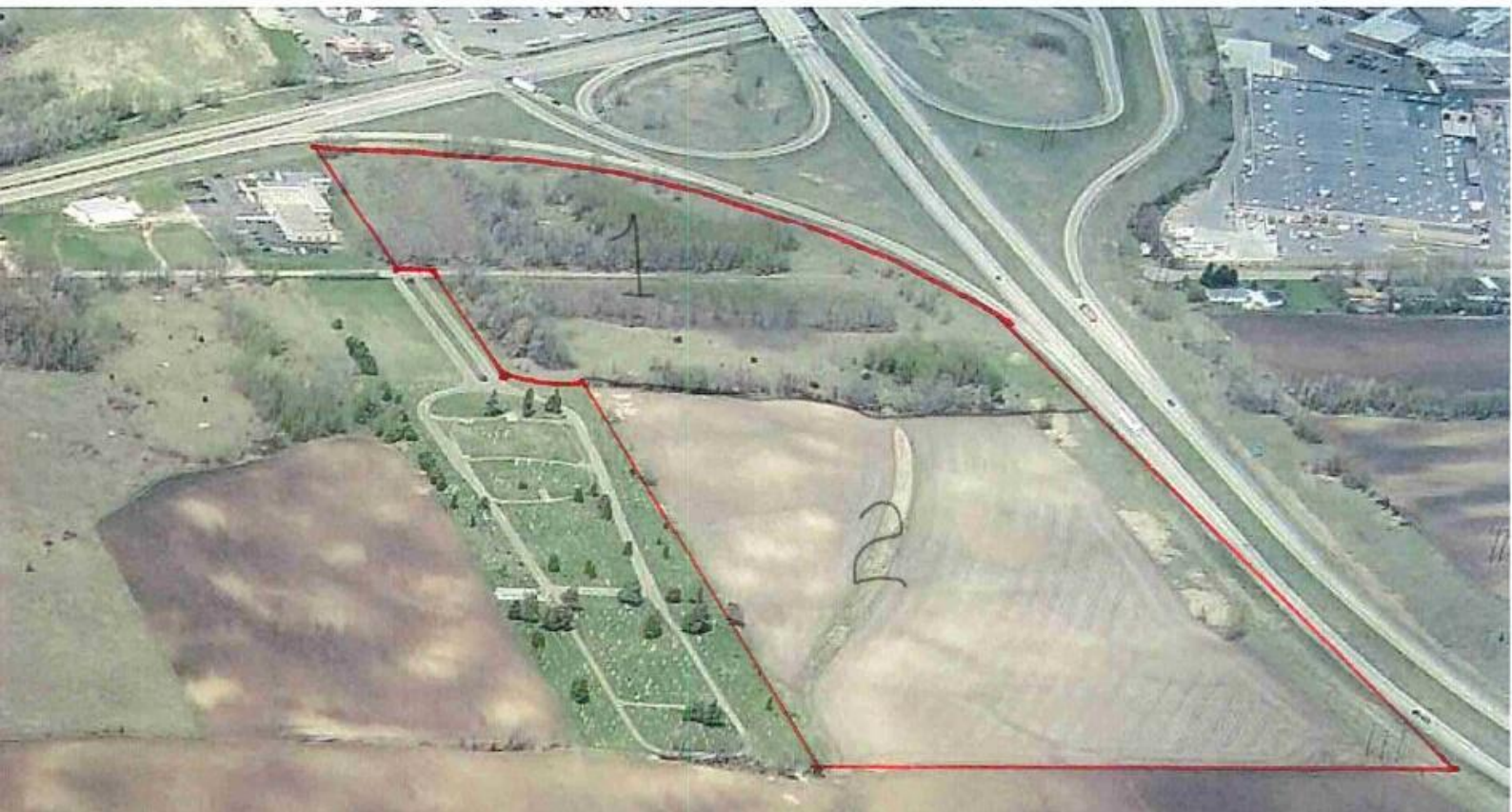


**HIGH VISIBILITY US I-35
COMMERCIAL
DEVELOPMENT LAND -
PARCEL 1
19.3 +/- Acres
Rice County, MN
\$482,500**

**NATIONAL
LAND
REALTY®**



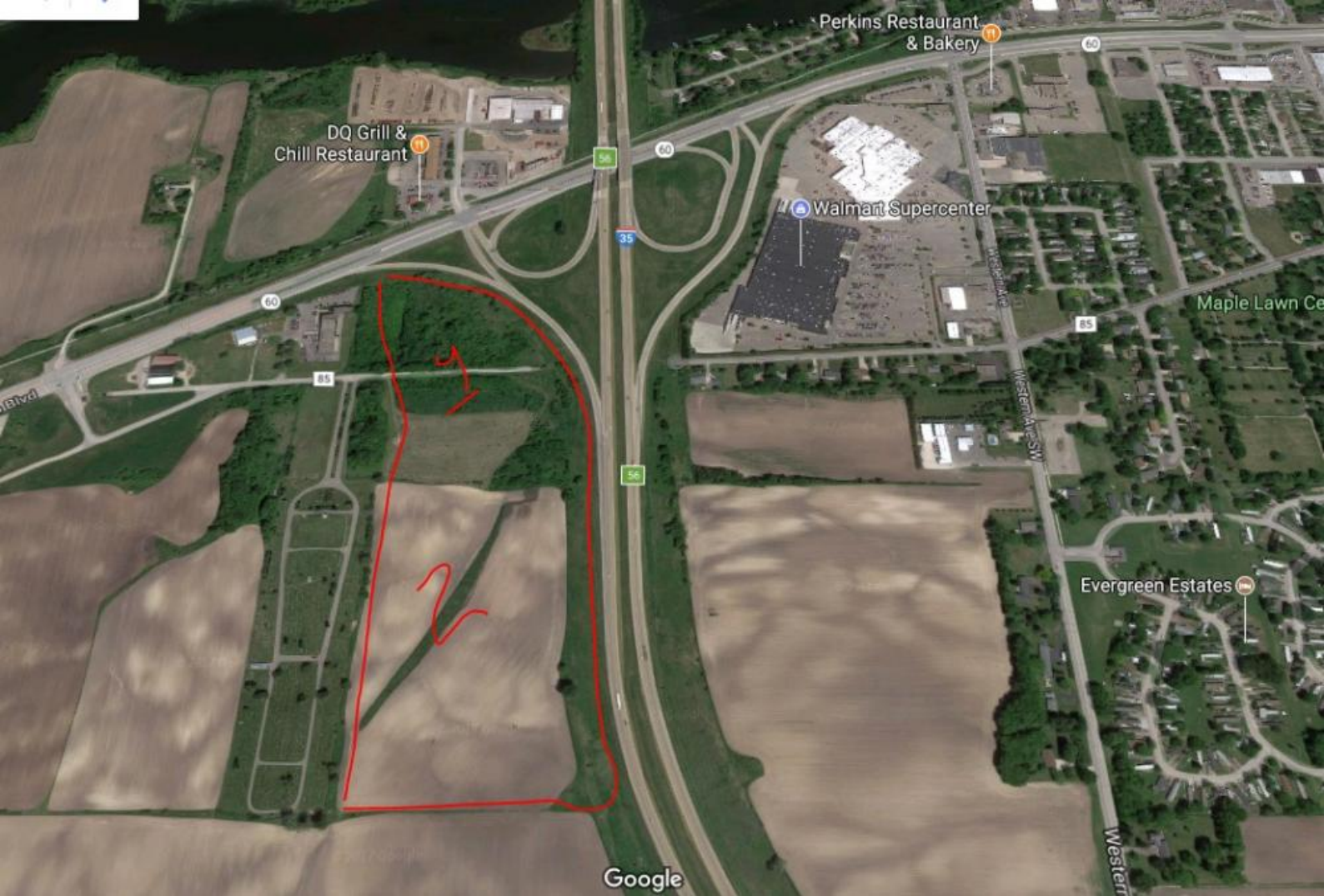
**NATIONAL
LAND
REALTY®**

National Land Realty
1005 Superior Drive
Northfield, MN 55057
www.NationalLand.com



Terri Jensen, ALC
Office: 855.384.5263
Cell: 507.382.0908
Fax: 864.331.1610
Tjensen@nationalland.com

The information herein is from sources deemed reliable, however the accuracy is not guaranteed.
National Land Realty assumes no liability for error, omissions or investment results.



OVERVIEW:

High Visibility US I-35 Commercial Development Land Available! Located within the city limits of Faribault, MN Many permitted and conditional uses allowed in C2 Hwy-Commercial Zoning District. Tax increment financing and tax abatement programs available - dependent on the development.

PARCEL #/ID: 18.35.4.25.001

TAXES: \$1,594/year (2021)

ADDRESS:

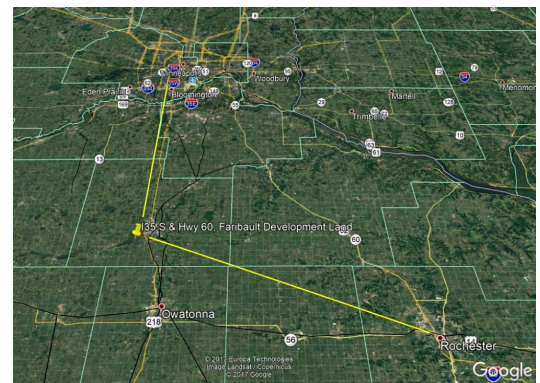
0 Hwy I35 S/Hwy 60 West, 19.30 Ac., Parcel 1
Faribault, MN 55021

LOCATION:

Location at the junction of I35 South and Hwy 60 West, Faribault, MN. At Junction I35 and Hwy 60, head west on Hwy 60 1/4 mile; turn left or south on Calvary Drive; at "T", turn left and follow road to property (at end of existing street).

ACREAGE BREAKDOWN:

+/- 19.30 acres tillable with CER 69 List price reflects \$0.57/SF for this Hwy-Commercial Development Land



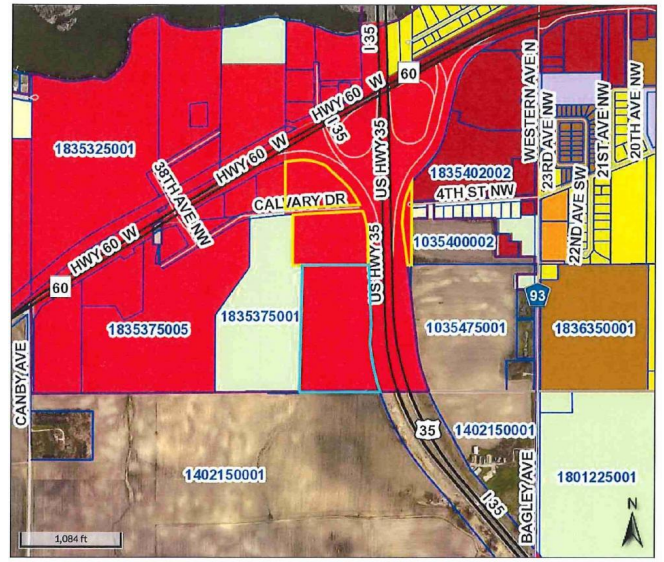
Faribault Commercial - Sketch Plan 3

PROPERTY HIGHLIGHTS:

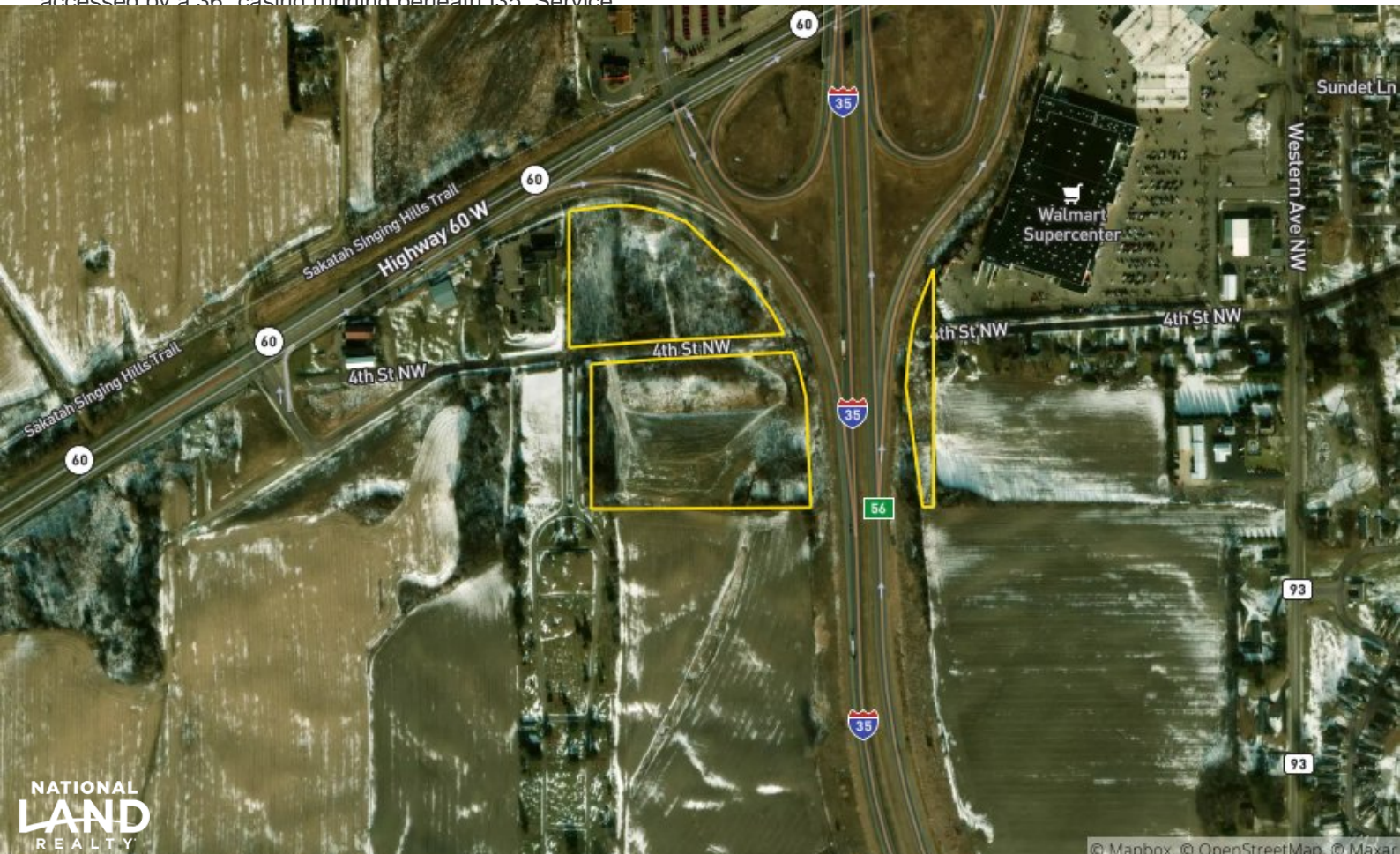
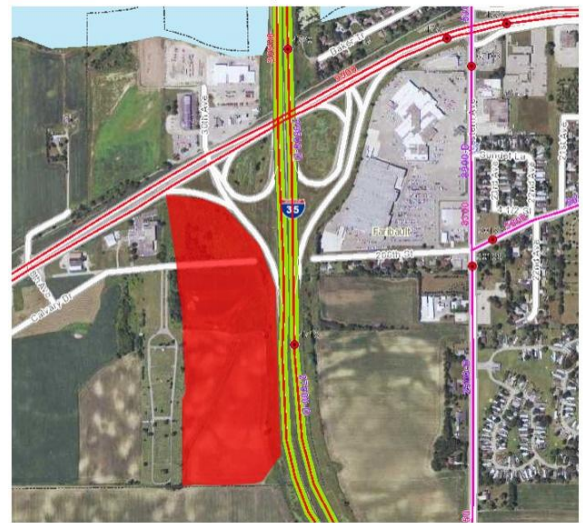
- **High Visibility US I35 Commercial Development Land!**
- If your commercial project needs US I35 visibility, this is the land for you! MnDOT traffic counts indicate more than 30,000 vehicles per day on US I35; more than 9,000 vehicles per day on Hwy 60 West.
- If you need more acreage, there is an adjacent 23.10 acre parcel that can be purchased.
- Parcels 1 and 2 are strategically located along US I35; 40 miles south of the Twin Cities and international airport; +/-50 miles NW of Rochester, MN. For local airports, the Faribault Municipal Airport is located just 3.5 miles away!
- The I-35 corridor stretches from Duluth, MN to Laredo, TX (north to south) through the states of MN, IA, MO, KS, OK, and TX.
- The C2 Hwy Commercial zoning has many permitted and conditional uses -- see the chart under the "Property Documents" tab.

Additional maps and surveys can be found in the Photo Gallery.

- Parcels 1 and 2 offer +/-1300' of frontage along I35 which, again, offers great visibility for uses ranging from commercial, industrial, warehousing/distributing, corporate and professional offices, restaurants/cafes, truck terminals/cartage, and more.
- Parcels offer gently rolling topography and have access to city utilities. Natural gas runs along the northern and eastern side of the property, provided and serviced by Excel Energy Co.
- Electric: there is a distribution line running east to west through the northern part of the property; a transmission line running along the NE'ly corner of the property. Electric is provided and serviced by Excel Energy Co.
- Water: two different water lines are located near the property with one, 8" line located to the north across Hwy 60; and one 12" line located to the east across I35 which is accessed by a 36" casing running beneath I35. Service



MnDOT TRAFFIC COUNT



Faribault – City: C-2 Hwy Commercial District

Permitted Uses	Conditional Uses
General retail sales & services	Auction establishments
Antiques & collectibles	Ambulance facilities
Bank/financial institution	Digital billboard
Boat/marine sales	Auto repair
Bookstore	Truck & trailer sales/service
Bldg material sales	Brewery
Child care center	Restaurant – drive through
Firearms dealer	Outdoor recreation area
Funeral home	Parking facilities, ramps
Greenhouse, lawn & garden supplies	Stadiums, arenas
Grocery/convenience store	Religious institution place of assembly
Laundry, self-service	Hospital
Pawn shop	Multi-family dwelling
Visual, performing, or martial arts school	Dwelling in conjunction w/business
Pet store	Congregate living: six or less; 7-16; 17-32; or nursing home, senior housing facility
Photocopying	Communication facilities, towers
Recreational vehicle sales & service	Essential services
Rental of household goods/equipment	Non-nuclear elec. generation plant
Shopping center	
Small engine repair	
Tattoo parlor	
Veterinary clinic	
Video store	
Offices	
Automobile convenience facility	
Auto sales or rentals	
Car Wash	
Bar, nightclub, liquor establishment	
Coffee shop w/limited entertainment	
Liquor store	
Restaurant or with general entertainment	
Bowling alley	
Hotel, motel	
Indoor recreation facility	
Sports and health facility	
Indoor theatre	
Early childhood education center	
Schools, vocational or business	
Clubs and lodges	
Community center	
Library	
Museum	
Park	
Clinic: medical or dental	

Massage parlor	
Farm & equipment sales	
Contractor office and showroom	
Furniture moving and storage	
Industrial machinery & equipment sales, service...	
Printing/publishing	
Self-service storage facility	
Wholesaling, warehousing, & distribution	
Governmental buildings and structures	
Public utility bldgs and structures	

Lot dimension and building regulations:

Minimum Lot Area:	20,000 SF
Minimum lot width:	100'
Setback Requirements:	See Pg 11 of Zoning Ordinance
Maximum Floor Area – commercial uses:	Limited to 1/2 of the SF of the gross floor area
Maximum Floor Area – Wholesale sales	Limited to 4000 SF of gross floor area or 45% of gross floor area, whichever is less
See Page 13 for other regs	
Maximum height:	3 stories or 42', whichever is less
Maximum ground coverage:	Total of ground area covered by structures shall not exceed 50% of total lot area. Total of ground area covered by structures, exterior storage areas, off-street parking and loading areas shall not exceed 80% of the total lot area.
Outdoor parking:	For trucks and other commercial vehicles shall be limited to single rear axle vehicles of not more than 15,000 pounds, when located within 300' of a residential district boundary. There is no limit on the size of trucks & other commercial vehicles when located more than 300' from a residential district.

RETAIL GAP EXPANDED REPORT

2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen

Lat/Lon: 44.2876/-93.3111



GAPEZ

High Visibility US I-35 Commercial Development Land - Parcel 1

Listing: #1176312

	15 mi radius		30 mi radius		60 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Clothing, Clothing Accessories Stores	\$46.03 M / \$25.31 M	45	\$184.17 M / \$36.9 M	80	\$2.26 B / \$1.4 B	38
Men's Clothing Stores	\$1.63 M / \$1.53 M	6	\$6.51 M / \$1.53 M	76	\$80.15 M / \$60.91 M	24
Women's Clothing Stores	\$7.06 M / \$5.76 M	18	\$28.18 M / \$9.08 M	68	\$346.2 M / \$256.4 M	26
Children's, Infants' Clothing Stores	\$3.04 M / \$1.28 M	58	\$12.18 M / \$1.9 M	84	\$148.69 M / \$95.89 M	36
Family Clothing Stores	\$18.86 M / \$10.74 M	43	\$75.3 M / \$11.87 M	84	\$923.67 M / \$423.93 M	54
Clothing Accessory Stores	\$1.51 M / \$459.88 K	70	\$6.07 M / \$643.83 K	89	\$74.83 M / \$35.56 M	52
Other Apparel Stores	\$2.3 M / \$327.98 K	86	\$9.18 M / \$3.27 M	64	\$112.77 M / \$60.36 M	46
Shoe Stores	\$7.72 M / \$4.57 M	41	\$30.68 M / \$7.97 M	74	\$375.43 M / \$311.29 M	17
Jewelry Stores	\$3.62 M / \$639.17 K	82	\$14.93 M / \$639.17 K	96	\$185.79 M / \$142.79 M	23
Luggage Stores	\$289.27 K / -	100	\$1.15 M / -	100	\$14.17 M / \$11.17 M	21
Furniture, Home Furnishings Stores	\$22.61 M / \$35 M	-35	\$91.01 M / \$78.34 M	14	\$1.11 B / \$998.63 M	10
Furniture Stores	\$13.91 M / \$31.57 M	-56	\$56.29 M / \$64.4 M	-13	\$689.67 M / \$561.05 M	19
Floor Covering Stores	\$2.38 M / \$2.98 M	-20	\$9.59 M / \$10.21 M	-6	\$116.53 M / \$129.35 M	-10
Other Home Furnishing Stores	\$6.32 M / \$454.33 K	93	\$25.13 M / \$3.72 M	85	\$307 M / \$308.24 M	0
Electronics, Appliance Stores	\$17.15 M / \$10.1 M	41	\$68.01 M / \$30.13 M	56	\$830.17 M / \$974.46 M	-15
Building Material, Garden Equipment, Supplies Dealers	\$55.66 M / \$50.81 M	9	\$221.47 M / \$155.78 M	30	\$2.68 B / \$2.62 B	2
Home Centers	\$26.19 M / \$33.8 M	-23	\$104.21 M / \$56.03 M	46	\$1.26 B / \$1.31 B	-3
Paint, Wallpaper Stores	\$1.92 M / \$613.06 K	68	\$7.67 M / \$3.61 M	53	\$92.57 M / \$103.01 M	-10
Hardware Stores	\$2.41 M / \$5.63 M	-57	\$9.58 M / \$10.07 M	-5	\$116.43 M / \$123.02 M	-5
Other Building Materials Stores	\$18.52 M / \$8.34 M	55	\$73.55 M / \$43.58 M	41	\$890.25 M / \$676.47 M	24
Outdoor Power Equipment Stores	\$883.28 K / \$899.07 K	-2	\$3.54 M / \$1.31 M	63	\$43 M / \$35.69 M	17
Nursery, Garden Stores	\$5.74 M / \$1.53 M	73	\$22.92 M / \$41.18 M	-44	\$278.35 M / \$375.9 M	-26
Food, Beverage Stores	\$148.82 M / \$460.92 M	-68	\$577.34 M / \$770.11 M	-25	\$7.06 B / \$7.51 B	-6
Grocery Stores	\$132.9 M / \$432.55 M	-69	\$515.01 M / \$706.54 M	-27	\$6.29 B / \$6.9 B	-9
Convenience Stores	\$5.15 M / \$6.58 M	-22	\$19.86 M / \$14.32 M	28	\$243.13 M / \$145.5 M	40
Meat Markets	\$1.52 M / \$714.18 K	53	\$5.87 M / \$9.09 M	-35	\$71.66 M / \$59.06 M	18
Fish, Seafood Markets	\$552.71 K / \$909.3 K	-39	\$2.13 M / \$1.62 M	24	\$26.04 M / \$9.22 M	65
Fruit, Vegetable Markets	\$925.87 K / -	100	\$3.57 M / -	100	\$43.63 M / -	100
Other Specialty Food Markets	\$1.59 M / \$11.46 M	-86	\$6.15 M / \$12.86 M	-52	\$75.14 M / \$68.75 M	9
Liquor Stores	\$6.19 M / \$8.71 M	-29	\$24.75 M / \$25.68 M	-4	\$304.04 M / \$331.31 M	-8

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RETAIL GAP EXPANDED REPORT

2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen

Lat/Lon: 44.2876/-93.3111



GAPE2

High Visibility US I-35 Commercial Development Land - Parcel 1 Listing: #1176312

	15 mi radius		30 mi radius		60 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Health, Personal Care Stores	\$36.66 M / \$26.16 M	29	\$142.93 M / \$57.46 M	60	\$1.75 B / \$1.28 B	27
Pharmacy, Drug Stores	\$30.7 M / \$22.19 M	28	\$119.64 M / \$48.74 M	59	\$1.47 B / \$987.46 M	33
Cosmetics, Beauty Stores	\$1.8 M / \$547.57 K	70	\$7.03 M / \$547.62 K	92	\$86.1 M / \$16.58 M	81
Optical Goods Stores	\$2.06 M / \$2.49 M	-17	\$8.04 M / \$6.17 M	23	\$98.37 M / \$108.61 M	-9
Other Health, Personal Care Stores	\$2.1 M / \$931.14 K	56	\$8.21 M / \$2 M	76	\$100.58 M / \$164 M	-39
Sporting Goods, Hobby, Book, Music Stores	\$17.39 M / \$8.55 M	51	\$70.54 M / \$24.67 M	65	\$862.61 M / \$796.91 M	8
Sporting Goods Stores	\$9.57 M / \$5.47 M	43	\$39.12 M / \$16.81 M	57	\$476.11 M / \$465.52 M	2
Hobby, Toy, Game Stores	\$2.76 M / \$795.68 K	71	\$10.99 M / \$872.83 K	92	\$134.15 M / \$104.93 M	22
Sewing, Needlecraft Stores	\$857.79 K / \$1.5 M	-43	\$3.5 M / \$2.03 M	42	\$43.51 M / \$34.55 M	21
Musical Instrument Stores	\$774.01 K / \$165.3 K	79	\$3.02 M / \$578.54 K	81	\$37.1 M / \$39.69 M	-7
Book Stores	\$3.42 M / \$617.44 K	82	\$13.91 M / \$4.38 M	69	\$171.74 M / \$152.22 M	11
General Merchandise Stores	\$146.34 M / \$59.11 M	60	\$574.16 M / \$143.94 M	75	\$7.02 B / \$8.15 B	-14
Department Stores	\$37.89 M / \$56.33 M	-33	\$150.37 M / \$111.14 M	26	\$1.84 B / \$1.96 B	-6
Warehouse Superstores	\$94.13 M / -	100	\$367.48 M / \$4.83 M	99	\$4.49 B / \$5.85 B	-23
Other General Merchandise Stores	\$14.32 M / \$2.77 M	81	\$56.3 M / \$27.97 M	50	\$688.16 M / \$348.89 M	49
Miscellaneous Store Retailers	\$19.99 M / \$12.05 M	40	\$78.83 M / \$27.88 M	65	\$962.58 M / \$577.36 M	40
Florists	\$709.91 K / \$319.78 K	55	\$2.85 M / \$2.44 M	14	\$34.59 M / \$24.84 M	28
Office, Stationary Stores	\$1.98 M / -	100	\$7.92 M / \$207.11 K	97	\$97.07 M / \$82.73 M	15
Gift, Souvenir Stores	\$2.4 M / \$774.23 K	68	\$9.52 M / \$2.13 M	78	\$116.7 M / \$63.63 M	45
Used Merchandise Stores	\$1.38 M / \$518.08 K	62	\$5.48 M / \$1.33 M	76	\$67.35 M / \$35.09 M	48
Pet, Pet Supply Stores	\$8.14 M / \$7.85 M	4	\$32.15 M / \$12.83 M	60	\$390.8 M / \$211.96 M	46
Art Dealers	\$649.44 K / \$216.95 K	67	\$2.58 M / \$2.34 M	9	\$31.77 M / \$15.12 M	52
Mobile Home Dealers	\$1.2 M / \$463.8 K	61	\$4.76 M / \$1.62 M	66	\$57.53 M / \$11.78 M	80
Other Miscellaneous Retail Stores	\$3.54 M / \$1.91 M	46	\$13.58 M / \$4.97 M	63	\$166.78 M / \$132.22 M	21
Non-Store Retailers	\$67.45 M / \$50.07 M	26	\$267.18 M / \$85.86 M	68	\$3.27 B / \$959.99 M	71
Mail Order, Catalog Stores	\$56.08 M / \$12.83 M	77	\$222.73 M / \$20.81 M	91	\$2.73 B / \$716 M	74
Vending Machines	\$1.53 M / \$19.3 M	-92	\$5.95 M / \$21.44 M	-72	\$72.77 M / \$91.3 M	-20
Fuel Dealers	\$5.54 M / \$17.52 M	-68	\$21.61 M / \$41.28 M	-48	\$261.72 M / \$114.7 M	56
Other Direct Selling Establishments	\$4.29 M / \$426.41 K	90	\$16.89 M / \$2.33 M	86	\$206.51 M / \$37.98 M	82

RETAIL GAP EXPANDED REPORT

2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen



GAPE2

Lat/Lon: 44.2876/-93.3111

High Visibility US I-35 Commercial Development Land - Parcel 1 Listing: #1176312

	15 mi radius		30 mi radius		60 mi radius	
	Potential / Sales	Index	Potential / Sales	Index	Potential / Sales	Index
Accommodation, Food Services	\$129.99 M / \$95.1 M	27	\$517 M / \$269.05 M	48	\$6.32 B / \$5.32 B	16
Hotels, Other Travel Accommodations	\$7.15 M / \$4.57 M	36	\$28.45 M / \$8.09 M	72	\$348.27 M / \$283.19 M	19
RV Parks	\$68.2 K / \$83.63 K	-18	\$268.79 K / \$161.58 K	40	\$3.32 M / \$1.45 M	56
Rooming, Boarding Houses	\$49.19 K / \$182.01 K	-73	\$199.03 K / \$315.27 K	-37	\$2.47 M / \$1.61 M	35
Full Service Restaurants	\$76.08 M / \$45.85 M	40	\$302.6 M / \$143.85 M	52	\$3.7 B / \$2.9 B	22
Limited Service Restaurants	\$35.35 M / \$40.16 M	-12	\$140.59 M / \$94.36 M	33	\$1.72 B / \$1.48 B	14
Special Food Services, Catering	\$11.29 M / \$4.34 M	62	\$44.89 M / \$24.23 M	46	\$548.86 M / \$645.96 M	-15
Drinking Places	\$3.25 M / \$3.17 M	3	\$13.03 M / \$11.07 M	15	\$160.27 M / \$169.23 M	-5
Gasoline Stations	\$109.41 M / \$61.82 M	43	\$420.63 M / \$225.84 M	46	\$5.1 B / \$4.91 B	4
Motor Vehicle, Parts Dealers	\$202.16 M / \$247.14 M	-18	\$801.84 M / \$457.89 M	43	\$9.72 B / \$6.8 B	30
New Car Dealers	\$155.06 M / \$191.23 M	-19	\$614.71 M / \$314.32 M	49	\$7.45 B / \$5.33 B	28
Used Car Dealers	\$16.01 M / \$12.78 M	20	\$63.53 M / \$38.79 M	39	\$768.73 M / \$369.53 M	52
Recreational Vehicle Dealers	\$3.29 M / -	100	\$13.58 M / \$953.71 K	93	\$164.82 M / \$47.18 M	71
Motorcycle, Boat Dealers	\$7.07 M / \$10.84 M	-35	\$28.66 M / \$38.26 M	-25	\$347.89 M / \$301.53 M	13
Auto Parts, Accessories	\$12.43 M / \$27.1 M	-54	\$48.75 M / \$50.58 M	-4	\$594.95 M / \$387.06 M	35
Tire Dealers	\$8.31 M / \$5.19 M	38	\$32.61 M / \$14.97 M	54	\$398.12 M / \$359.31 M	10
2021 Population	91,182		316,937		3.54 M	
2026 Population	93,688		332,012		3.67 M	
% Population Change 2021-2026	2.7%		4.8%		3.6%	
2021 Adult Population Age 18+	71,343		238,290		2.74 M	
2021 Population Male	46,424		159,778		1.75 M	
2021 Population Female	44,759		157,159		1.79 M	
2021 Households	33,475		115,369		1.4 M	
2021 Median Household Income	72,200		89,465		86,405	
2021 Average Household Income	88,242		106,995		109,146	

FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen



Lat/Lon: 44.2876/-93.3111

RF1

High Visibility US I-35 Commercial Development Land -

Parcel 1

15 mi radius 30 mi radius 60 mi radius

Listing: #1176312

	15 mi radius	30 mi radius	60 mi radius	
POPULATION	2021 Estimated Population	91,182	316,937	3,536,581
	2026 Projected Population	93,688	332,012	3,665,605
	2010 Census Population	87,264	289,397	3,217,084
	2000 Census Population	77,692	242,913	2,996,751
	Projected Annual Growth 2021 to 2026	0.5%	1.0%	0.7%
	Historical Annual Growth 2000 to 2021	0.8%	1.5%	0.9%
HOUSEHOLDS	2021 Estimated Households	33,475	115,369	1,397,410
	2026 Projected Households	34,516	121,363	1,462,489
	2010 Census Households	31,180	103,760	1,269,947
	2000 Census Households	26,811	84,307	1,164,852
	Projected Annual Growth 2021 to 2026	0.6%	1.0%	0.9%
	Historical Annual Growth 2000 to 2021	1.2%	1.8%	1.0%
AGE	2021 Est. Population Under 10 Years	12.0%	13.3%	12.5%
	2021 Est. Population 10 to 19 Years	14.5%	14.4%	12.7%
	2021 Est. Population 20 to 29 Years	14.6%	11.8%	13.3%
	2021 Est. Population 30 to 44 Years	17.9%	20.0%	20.9%
	2021 Est. Population 45 to 59 Years	18.1%	19.3%	18.4%
	2021 Est. Population 60 to 74 Years	15.9%	15.4%	15.7%
	2021 Est. Population 75 Years or Over	6.9%	5.8%	6.5%
	2021 Est. Median Age	37.2	37.8	37.9
MARITAL STATUS & GENDER	2021 Est. Male Population	50.9%	50.4%	49.4%
	2021 Est. Female Population	49.1%	49.6%	50.6%
	2021 Est. Never Married	34.3%	29.1%	34.6%
	2021 Est. Now Married	48.2%	54.7%	47.3%
	2021 Est. Separated or Divorced	12.2%	11.5%	13.6%
	2021 Est. Widowed	5.3%	4.7%	4.5%
INCOME	2021 Est. HH Income \$200,000 or More	6.0%	10.2%	11.2%
	2021 Est. HH Income \$150,000 to \$199,999	5.8%	9.2%	8.5%
	2021 Est. HH Income \$100,000 to \$149,999	18.5%	22.0%	18.8%
	2021 Est. HH Income \$75,000 to \$99,999	17.3%	16.2%	15.0%
	2021 Est. HH Income \$50,000 to \$74,999	18.8%	16.3%	17.3%
	2021 Est. HH Income \$35,000 to \$49,999	12.3%	9.9%	10.1%
	2021 Est. HH Income \$25,000 to \$34,999	7.2%	5.8%	6.5%
	2021 Est. HH Income \$15,000 to \$24,999	5.8%	4.5%	5.4%
	2021 Est. HH Income Under \$15,000	8.3%	5.7%	7.2%
	2021 Est. Average Household Income	\$88,242	\$106,995	\$109,146
	2021 Est. Median Household Income	\$72,200	\$89,465	\$86,405
	2021 Est. Per Capita Income	\$33,327	\$39,297	\$43,342
	2021 Est. Total Businesses	3,002	8,974	132,268
2021 Est. Total Employees	38,776	104,100	1,791,267	

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FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen



Lat/Lon: 44.2876/-93.3111

RF1

High Visibility US I-35 Commercial Development Land - Parcel 1

Listing: #1176312

15 mi radius 30 mi radius 60 mi radius

	15 mi radius	30 mi radius	60 mi radius	
RACE	2021 Est. White	85.7%	87.9%	75.8%
	2021 Est. Black	6.1%	4.2%	10.0%
	2021 Est. Asian or Pacific Islander	2.2%	3.1%	7.6%
	2021 Est. American Indian or Alaska Native	0.4%	0.4%	0.6%
	2021 Est. Other Races	5.6%	4.4%	6.1%
HISPANIC	2021 Est. Hispanic Population	8,403	18,936	246,225
	2021 Est. Hispanic Population	9.2%	6.0%	7.0%
	2026 Proj. Hispanic Population	9.6%	6.3%	7.1%
	2010 Hispanic Population	7.9%	4.7%	6.0%
EDUCATION (Adults 25 or Older)	2021 Est. Adult Population (25 Years or Over)	58,838	209,075	2,421,086
	2021 Est. Elementary (Grade Level 0 to 8)	3.0%	1.9%	3.0%
	2021 Est. Some High School (Grade Level 9 to 11)	5.0%	3.5%	3.3%
	2021 Est. High School Graduate	31.6%	27.1%	20.7%
	2021 Est. Some College	19.4%	20.0%	18.8%
	2021 Est. Associate Degree Only	11.9%	12.8%	10.2%
	2021 Est. Bachelor Degree Only	18.8%	24.5%	28.3%
	2021 Est. Graduate Degree	10.4%	10.3%	15.7%
HOUSING	2021 Est. Total Housing Units	35,843	122,222	1,461,451
	2021 Est. Owner-Occupied	70.0%	77.4%	64.7%
	2021 Est. Renter-Occupied	23.4%	17.0%	30.9%
	2021 Est. Vacant Housing	6.6%	5.6%	4.4%
HOMES BUILT BY YEAR	2021 Homes Built 2010 or later	4.3%	6.8%	6.6%
	2021 Homes Built 2000 to 2009	16.1%	18.1%	10.5%
	2021 Homes Built 1990 to 1999	12.2%	16.6%	12.6%
	2021 Homes Built 1980 to 1989	8.7%	10.9%	13.0%
	2021 Homes Built 1970 to 1979	15.0%	13.1%	13.8%
	2021 Homes Built 1960 to 1969	6.9%	6.7%	9.7%
	2021 Homes Built 1950 to 1959	7.1%	5.9%	10.1%
	2021 Homes Built Before 1949	23.1%	16.3%	19.3%
HOME VALUES	2021 Home Value \$1,000,000 or More	1.1%	1.2%	1.6%
	2021 Home Value \$500,000 to \$999,999	4.2%	8.0%	10.5%
	2021 Home Value \$400,000 to \$499,999	5.7%	10.0%	10.5%
	2021 Home Value \$300,000 to \$399,999	16.8%	22.4%	20.4%
	2021 Home Value \$200,000 to \$299,999	32.0%	28.4%	31.7%
	2021 Home Value \$150,000 to \$199,999	18.7%	14.1%	13.2%
	2021 Home Value \$100,000 to \$149,999	13.4%	9.0%	6.2%
	2021 Home Value \$50,000 to \$99,999	4.0%	3.8%	3.1%
	2021 Home Value \$25,000 to \$49,999	0.7%	0.9%	1.1%
	2021 Home Value Under \$25,000	3.3%	2.2%	1.7%
	2021 Median Home Value	\$230,187	\$274,384	\$292,590
	2021 Median Rent	\$753	\$846	\$1,040

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FULL PROFILE

2000-2010 Census, 2021 Estimates with 2026 Projections

Calculated using Weighted Block Centroid from Block Groups

Terri Jensen



Lat/Lon: 44.2876/-93.3111

RF1

High Visibility US I-35 Commercial Development Land -

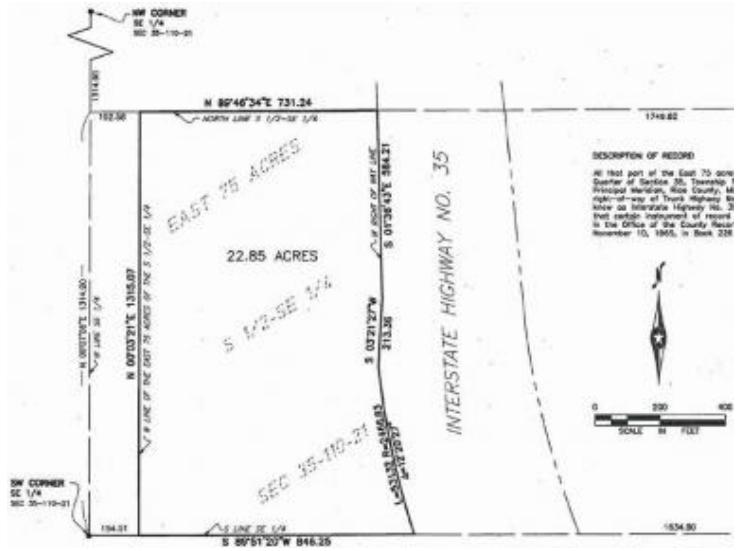
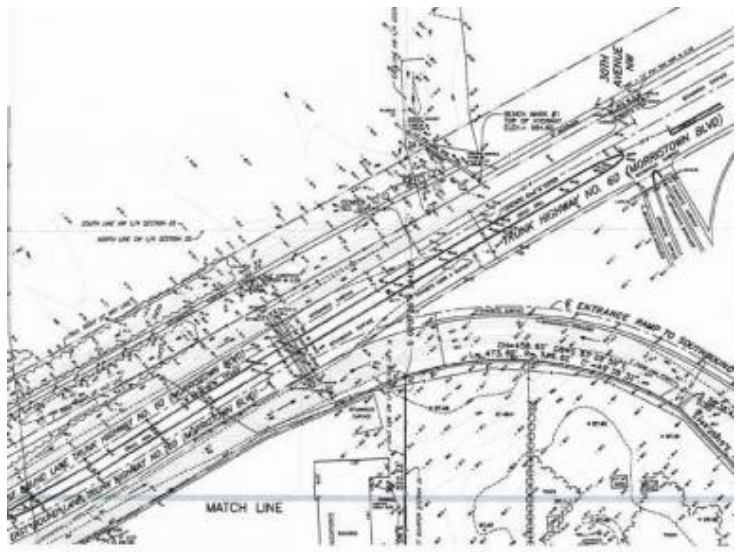
Parcel 1

Listing: #1176312

15 mi radius 30 mi radius 60 mi radius

	15 mi radius	30 mi radius	60 mi radius	
LABOR FORCE	2021 Est. Labor Population Age 16 Years or Over	73,332	247,207	2,826,751
	2021 Est. Civilian Employed	61.3%	65.7%	65.1%
	2021 Est. Civilian Unemployed	3.2%	3.3%	3.2%
	2021 Est. in Armed Forces	-	0.1%	-
	2021 Est. not in Labor Force	35.4%	30.9%	31.6%
	2021 Labor Force Males	50.8%	50.2%	49.0%
	2021 Labor Force Females	49.2%	49.8%	51.0%
OCCUPATION	2021 Occupation: Population Age 16 Years or Over	44,983	162,399	1,841,449
	2021 Mgmt, Business, & Financial Operations	13.4%	18.0%	19.0%
	2021 Professional, Related	23.2%	22.4%	27.6%
	2021 Service	15.1%	14.1%	15.3%
	2021 Sales, Office	20.4%	20.9%	19.5%
	2021 Farming, Fishing, Forestry	1.5%	1.0%	0.4%
	2021 Construction, Extraction, Maintenance	9.0%	8.2%	5.7%
	2021 Production, Transport, Material Moving	17.4%	15.4%	12.4%
	2021 White Collar Workers	57.1%	61.4%	66.2%
	2021 Blue Collar Workers	42.9%	38.6%	33.8%
TRANSPORTATION TO WORK	2021 Drive to Work Alone	75.6%	80.0%	76.1%
	2021 Drive to Work in Carpool	8.0%	7.3%	8.1%
	2021 Travel to Work by Public Transportation	0.7%	1.7%	4.8%
	2021 Drive to Work on Motorcycle	0.2%	-	-
	2021 Walk or Bicycle to Work	2.6%	1.9%	3.5%
	2021 Other Means	0.4%	0.6%	0.8%
	2021 Work at Home	12.5%	8.4%	6.6%
TRAVEL TIME	2021 Travel to Work in 14 Minutes or Less	43.1%	30.0%	25.6%
	2021 Travel to Work in 15 to 29 Minutes	27.6%	32.3%	40.9%
	2021 Travel to Work in 30 to 59 Minutes	19.2%	30.6%	28.6%
	2021 Travel to Work in 60 Minutes or More	9.4%	7.5%	4.8%
	2021 Average Travel Time to Work	17.1	22.7	22.0
CONSUMER EXPENDITURE	2021 Est. Total Household Expenditure	\$2.16 B	\$8.51 B	\$104.26 B
	2021 Est. Apparel	\$75.68 M	\$302.7 M	\$3.71 B
	2021 Est. Contributions, Gifts	\$122.53 M	\$499.48 M	\$6.19 B
	2021 Est. Education, Reading	\$67.38 M	\$284.18 M	\$3.54 B
	2021 Est. Entertainment	\$122.37 M	\$490.33 M	\$5.98 B
	2021 Est. Food, Beverages, Tobacco	\$331.66 M	\$1.29 B	\$15.83 B
	2021 Est. Furnishings, Equipment	\$76.11 M	\$304.14 M	\$3.71 B
	2021 Est. Health Care, Insurance	\$199.83 M	\$775.45 M	\$9.44 B
	2021 Est. Household Operations, Shelter, Utilities	\$697.18 M	\$2.73 B	\$33.53 B
	2021 Est. Miscellaneous Expenses	\$40.82 M	\$161.56 M	\$1.98 B
	2021 Est. Personal Care	\$29 M	\$114.41 M	\$1.4 B
	2021 Est. Transportation	\$396.29 M	\$1.56 B	\$18.94 B

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LAND
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