



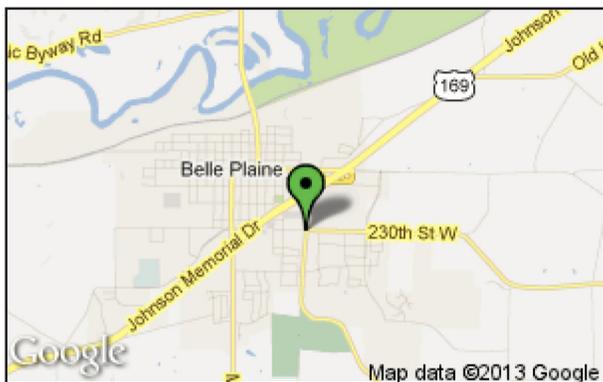
Commercial Industrial Land Available

PID: 200970010



Property Details

Street Address: Laredo St. & South St.
Parcel ID: 200970010
City: Belle Plaine
County: Scott
Zip Code: 56011
Zoning: Industrial/Commercial
Acres: 5.7 Acres



Last Updated: 12/17/2015

Community Development
218 North Meridian Street
Belle Plaine, MN 56011
952-873-5553

List Price

\$744,292

Price Per Square Foot: \$3.00 Sq. Ft.

Broker Contact / Property Owner

Name: Cynthia Strack, CDD
Organization: City of Belle Plaine
Phone: 952-873-5553
Email: cynthias@ci.belleplaine.mn.us

City Economic Development Contact

Organization: City of Belle Plaine
Phone: 952-873-5553
Fax: 952-873-5509
Email: cynthias@ci.belleplaine.mn.us
Website: www.belleplainemn.com
Address: P.O. Box 129, 218 N. Meridian St.
City, State, Zip: Belle Plaine, MN 56011

County Economic Development Contact

Organization: Scott County Community
Development Agency
Name: Stacy Crakes, P. E.
Phone: 952-496-8613
Email: scrakes@scottfss.org
Address: 200 W. Fourth Avenue
City, State, Zip: Shakopee, MN 55379

Additional Links

www.belleplainemn.com/commercial-property/land

Description

Sect-06 Twp-113 Range-024 VALLEY BUSINESS
PARK Lot-004 Block-001 3.25 AC

VACANT LAND FOR SALE: 5 Acres

NE Corner of Laredo Street & East South Street, Belle Plaine, MN



PROPERTY FEATURES

- 5 Total Acres
- Easy access to Highway 169/Johnson Memorial Drive
- Centrally located between the Twin Cities and Mankato
- Zoned I-C; Industrial/Commercial
- Utilities: Water/Sewer— City of Belle Plaine
 - Gas — Center Point Energy
 - Electric—Xcel Energy
- Area tenants include: Cambria, Coborns, Siemon Implement, Emma Krumbes and more
- Financial incentives available to qualified buyers
- PID# 200970010

Price: \$3 Sq. Ft.

FOR ADDITIONAL INFORMATION CONTACT:

City of Belle Plaine

Cynthia Strack

Community Development Director

Office: 952-873-5553

Email: cynthias@ci.belleplaine.mn.us



VACANT LAND FOR SALE: 5 Acres

NE Corner of Laredo Street & East South Street, Belle Plaine, MN

Demographic Information:

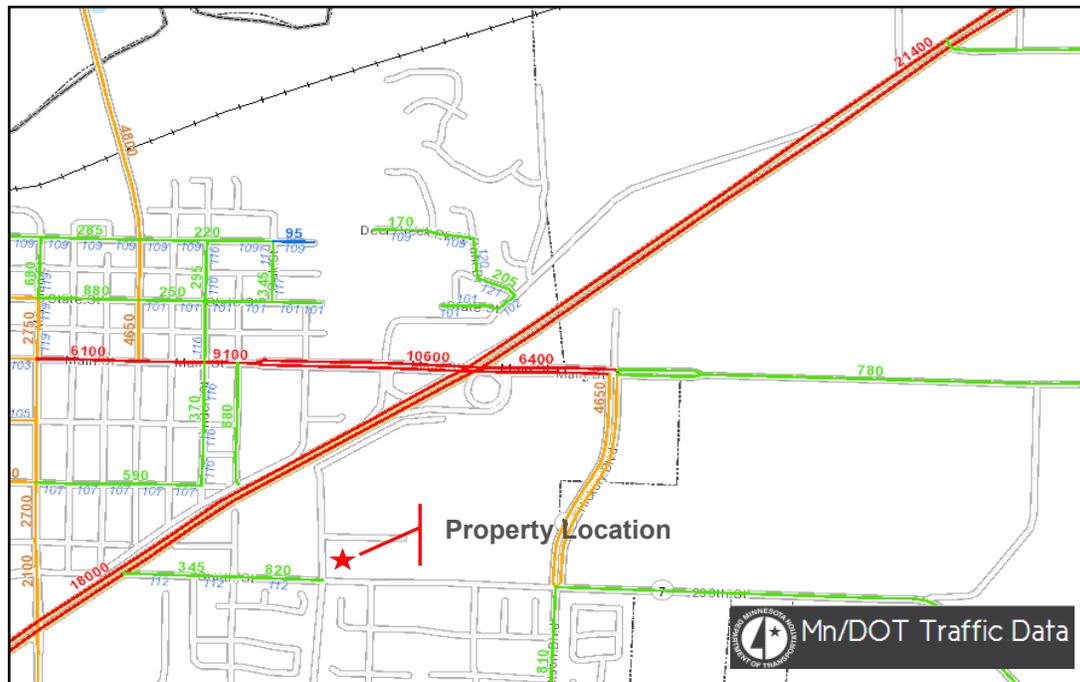
Demographics (2015 Projection)

	< 1 Mile	< 3 Miles	< 5 Miles
Population	1,517	6,280	7,127
Households	564	2,247	2,515
Median HH Income	\$39,661	\$50,647	\$53,534
Average HH Income	\$49,520	\$54,352	\$58,597

Traffic Count Information:

Laredo Street: 3,900 Vehicles/Day

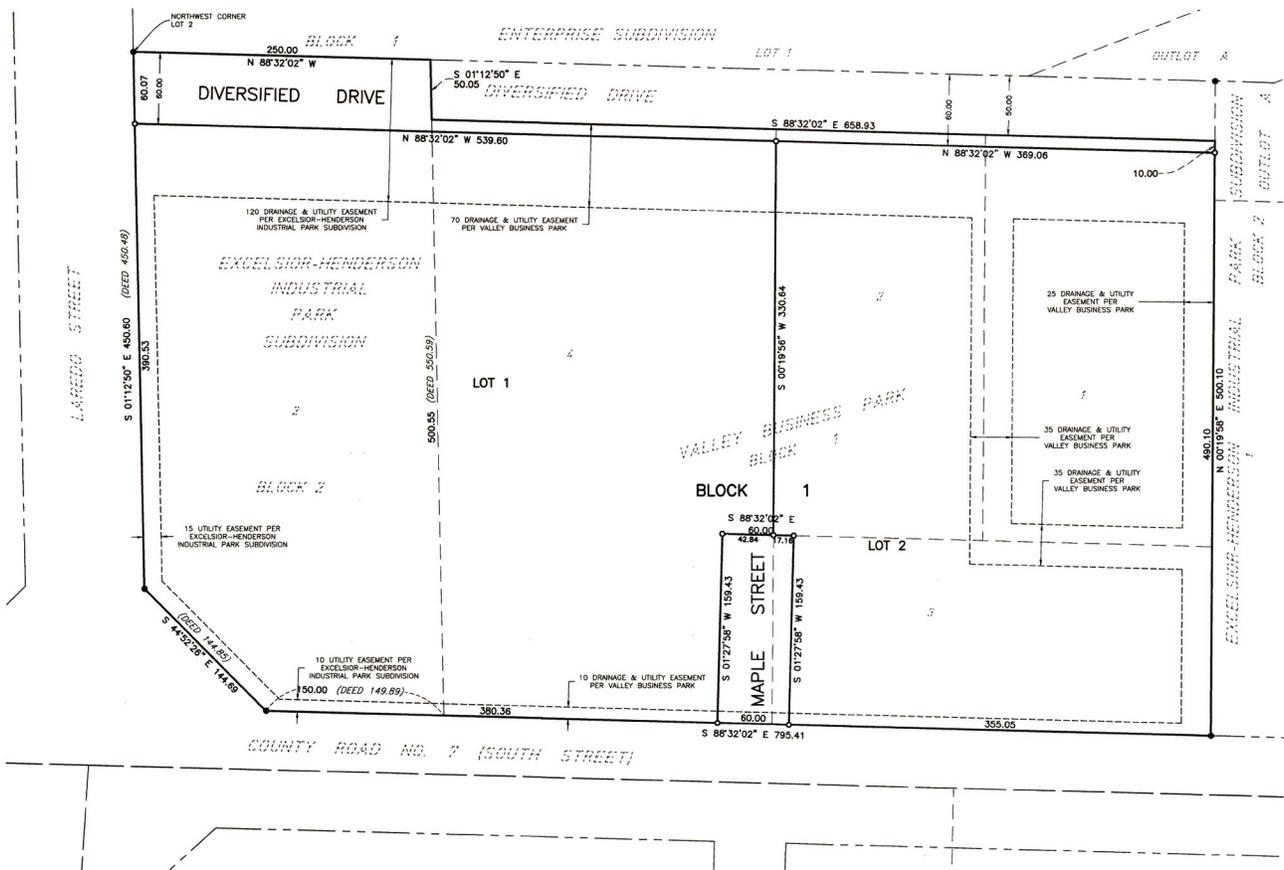
South Street: 2,350 Vehicles/Day



VACANT LAND FOR SALE: 5 Acres

NE Corner of Laredo Street & East South Street, Belle Plaine, MN

Valley Business Park Second Plat Survey



VACANT LAND FOR SALE: 5 Acres

NE Corner of Laredo Street & East South Street, Belle Plaine, MN

City of Belle Plaine Information:

Location

Belle Plaine is conveniently positioned along the U.S. Highway 169 corridor between two major markets, the Twin Cities metropolitan area and Mankato, benefiting from its close proximity to these markets, while retaining its small-town charm. Belle Plaine offers a thriving business community and beautiful residential areas. The TH 169 corridor provides quick, easy access to local businesses, while our vibrant highway commercial district provides residents with an array of services and retail stores.

Distance to:

I-494: 30 miles

Minneapolis—St. Paul International Airport: 40 miles

Downtown Minneapolis: 43 miles

Mankato: 38 miles

Key Belle Plaine Statistics—2012

Population: 6,800
Percent of population 16 and over in the workforce: 78.9%

Percent of population 25 and over with high school education or higher: 93.6%

Percent of population 25 and over with a Bachelor's degree or higher: 24.3%

Median household income: \$70,375

Economic Climate

Recent statistics from the MN Department of Employment and Economic Development (DEED) illustrate a positive trend in the economic climate of Belle Plaine. The City's employment increased 8% from 2008 to the third quarter of 2012 resulting in an additional 141 jobs in the five year period. Between 2008 and 2011, employees within the community saw an overall increase of 15% in wages paid.

Infrastructure

Investment in infrastructure improvements is a high priority for the City of Belle Plaine. Beyond roadways constructed through the development process, the City has constructed three and a half miles of new roads and utility lines to accommodate development, along with the reconstruction of nearly six miles of street surface, over the last decade. Additionally, the City has replaced or otherwise improved several existing water and sewer mains, and constructed 1.5 miles of new sanitary sewer interceptor, a 400,000 gallon elevated water storage tank, a 500,000 gallon ground storage tank, a new booster station, and a new water treatment facility in 2006. This investment has contributed to a strong infrastructure system equipped to handle development well into the future.