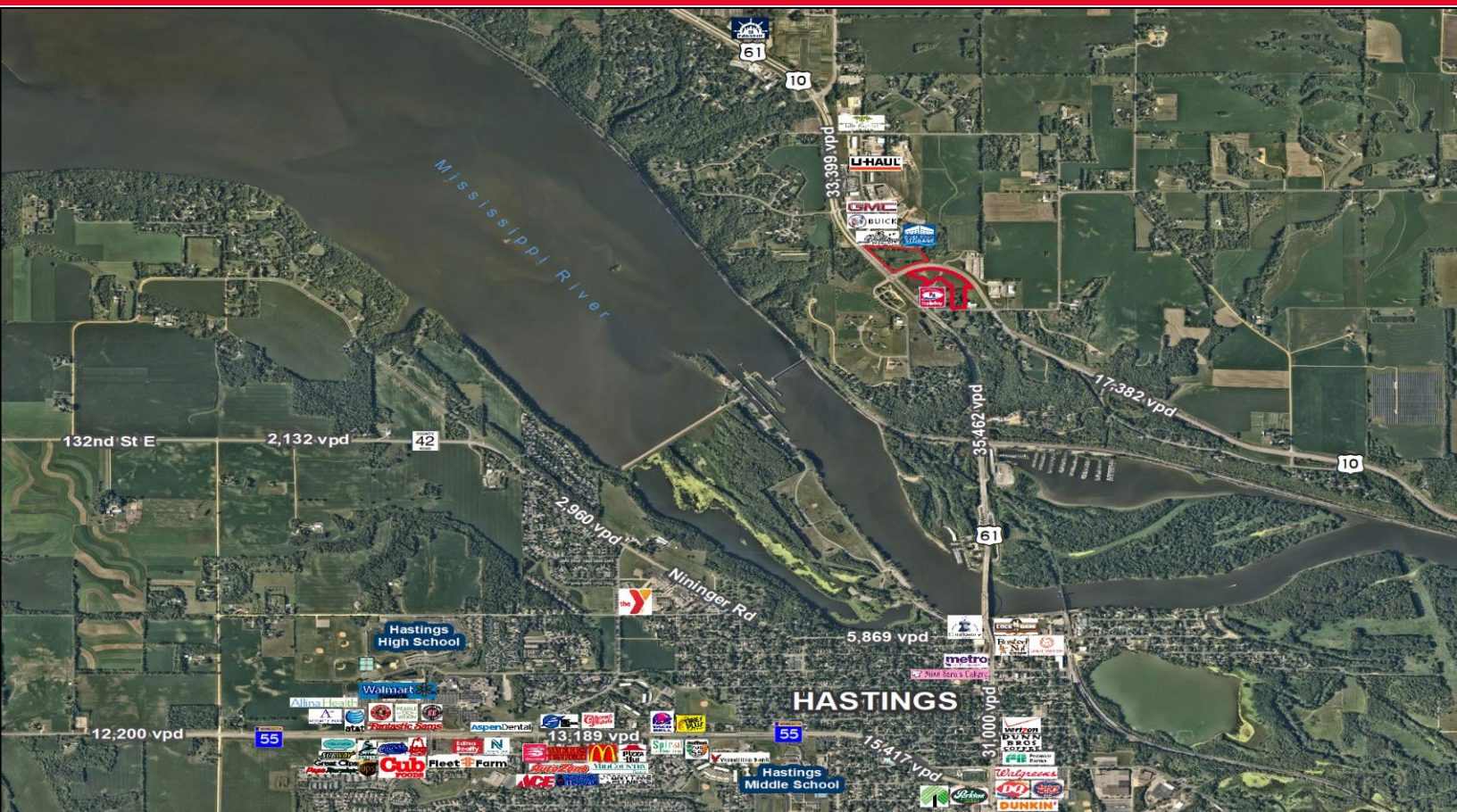


FOR SALE



19.25 ACRES

NE/SE CORNERS OF POINT DOUGLAS DR. AND HWY 10/61
DENMARK TOWNSHIP (HASTINGS), MN



LEGAL INFORMATION

TAX PARCEL ID	Various – 9 separate parcels
2024 RE TAXES	Various
ZONING	Rural Commercial
1-MILE (POP.)	292
3-MILE (POP.)	15,720
MED. INCOME	\$130,442

LAND SIZE UP TO 19+ ACRES

TRAFFIC COUNTS 35,426 (HWY 10)
17,382 (HWY 61)

Characteristics

- Rural Commercial Zoning: electrical available, well and septic necessary
- Minimum 2.5 acre lot size
- [2040 Comprehensive Plan](#)

JEFF SCHEIDEGGER
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JAMES LEWIS
Transaction Manager
+1 314-391-2757
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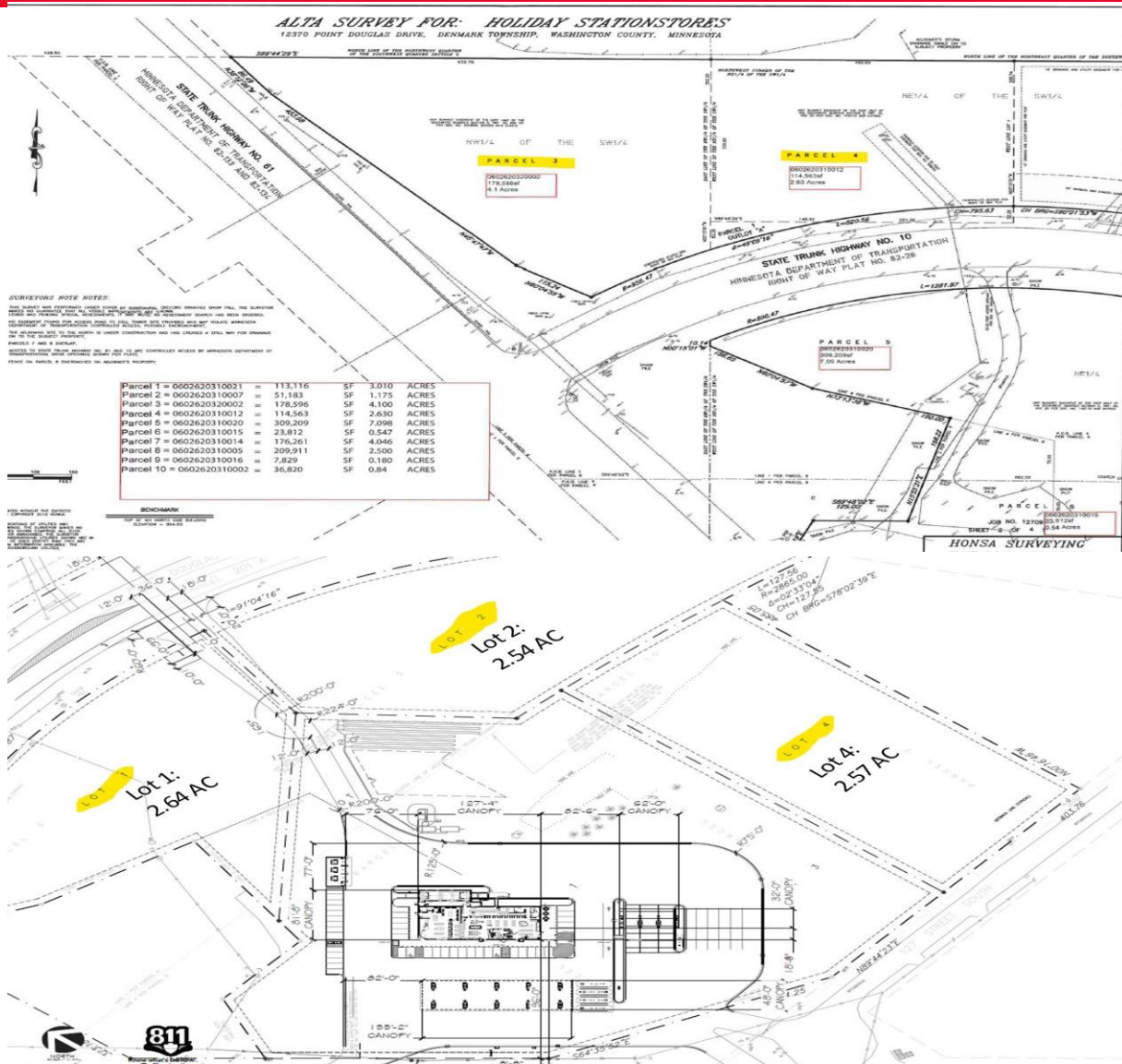
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FOR SALE



19.25 ACRES

NE/SE CORNERS OF POINT DOUGLAS DR. AND HWY 10/61 DENMARK TOWNSHIP (HASTINGS), MN



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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