

## 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.)		92	
3-MILE (POP.		15,720	
MED. INCOME		130,442	

LAND SIZE	UP TO 19+ ACRES
TRAFFIC COUNT	<b>S</b> 35,426 (HWY 10) 17,382 (HWY 61)
Characteristic	cs
- Rural Comm and septic ne	ercial Zoning: electrical available, well ecessary
- Minimum 2.5	acre lot size

- 2040 Comprehensive Plan

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### 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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