



COMMERCIAL REALTY SOLUTIONS  
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# Monticello - Residential Development Land FOR SALE

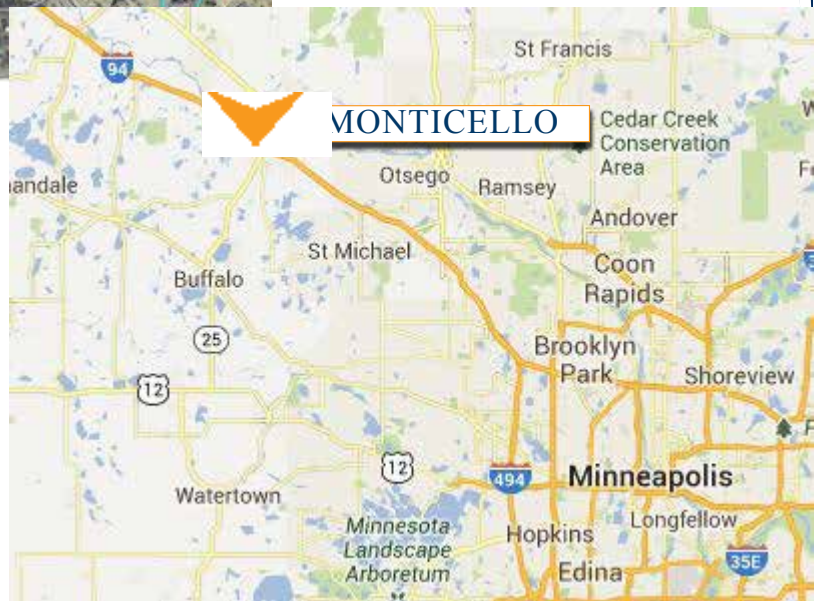
2710 C.R. 39 NE, Monticello, MN 55362



## Residential Development Land!

### PROPERTY INFORMATION

- \* Sales Price **\$15,000.00/per acre**
- \* 131.12 Acres Residential Development Land
- \* Wright County PID's:
  - 213-100-091200 - (35.01 Acres)  
2016 Taxes \$2,610.00
  - 213-100-044200 - (56.92 Acres)  
2016 Taxes \$2,422.00
  - 213-100-092101 - (37.52 Acres)  
2016 Taxes \$1,842.00
  - 213-100-044100 - (1.67 Acres)  
2016 Taxes \$64.00
- \* Zoned: (TA) Transition Area
- \* Easy access to I-94 and Highway 25
- \* Businesses in the area include: Monticello Country Club, Runnings, Cub, Wells Fargo Bank, Caribou, Cornerstone Chev, Subway, DQ, McDonald's and much more!



**Contact:**

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## TRAFFIC COUNTS - 2015

\* I-94 - 53,000 VPD

\* County Road 39 - 8,400 VPD



| Monticello Demographics |           |           |           |
|-------------------------|-----------|-----------|-----------|
| Demographics - 2014     | 1-Mile    | 3-Mile    | 5-Mile    |
| Population              | 4,663     | 10,079    | 29,753    |
| Average Age             | 43        | 39        | 39        |
| Average Household Inc.  | \$ 52,457 | \$ 53,454 | \$ 56,536 |
| Median Household Inc.   | \$ 45,789 | \$ 49,654 | \$ 51,938 |

### PROPERTY INFORMATION

- \* Quick and easy access to I-94 and Highway 25
- \* Major retailers and services in the area!
- \* City fiber optics network providing high-speed internet, telephone and cable.



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