

# LAND Opportunity

from THE LAND SPECIALISTS

AVAILABLE ACREAGE IN MONTICELLO  
REPRESENTED BY PFEFFER COMPANY, INC.

**Owner:** Monticello Industrial Park, Inc.  
**Project:** Monticello Commerce Center

<u>Legal Description</u>	<u>Area</u> <u>Square Feet/Acres</u>	<u>Zoned / Guided</u>
Lot 2, Block 1, Sixth Addition (PID #155143001020)	315,810 / 7.250	I-BC / I-BC
Metes & Bounds	1,629,448.92 / 37.407	I-BC / B-4
Outlot A, Seventh Addition (PID #155196000010)	552,994 / 12.695	B-4 / B-4
Outlot B, Seventh Addition (PID #155196000020)	<u>62,509 / 1.435</u>	RPUD / RPUD
TOTAL:	2,560,761.92 / 58.787	

**Owner:** Ocello, LLC  
**Project:** Monticello Business Center/Monticello Marketplace

<u>Legal Description</u>	<u>Area</u> <u>Square Feet/Acres</u>	<u>Zoned / Guided</u>
Outlot "B" (PID #155098000020)	505,296 / 11.60	B-4 / B-4
Outlot "C" (PID #155098000030)	<u>1,358,201 / 31.18</u>	B-4 / B-4
TOTAL:	1,863,497 / 42.78	

**Owner:** Ocello, LLC  
**Project:** Groveland Addition

<u>Legal Description</u>	<u>Area</u> <u>Square Feet/Acres</u>	<u>Zoned / Guided</u>
Outlot "D"	500,067 / 11.49	B-3 / B-3
Outlot "G"	<u>564,185 / 12.95</u>	B-3 / B-3
TOTAL:	1,064,252 / 24.44	

**Owner:** Ocello, LLC  
**Project:** Residential Development

<u>Location</u>	<u>Area</u> <u>Square Feet/Acres</u>	<u>Zoned/Guided</u>
West of Highway 25, South of School Boulevard	3,049,200+/- / 70.0+/-	Residential

CCP-12/4/2007  
CCP-1/5/2010  
CCP-6/3/2011



7200 Hemlock Lane, Suite 101  
Maple Grove, MN 55369-5587

For more information,  
call 763.425.2930 FAX 763.425.2823  
pfefferco@aol.com www.pfefferco.com  
www.TheLandSpecialists.com

All information provided to buyers by Pfeffer Company is from sources believed to be reliable. However, Pfeffer Company makes no representation or warranty that such information is free from error or the need for supplementary information.

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## MONTICELLO COMMERCE CENTER

MONTICELLO, WRIGHT COUNTY, MINNESOTA

### A RETAIL / OFFICE / LIGHT INDUSTRIAL OPPORTUNITY

Located on the expansive Interstate 94 Corridor between Minneapolis/St. Paul and St. Cloud, Monticello Commerce Center offers almost a mile of freeway frontage with excellent visibility and high traffic volumes.

**LOCATION:** Monticello Commerce Center is located on the south side of I-94 at the C.S.A.H. 18 Interchange. Access available from both East I-94 and West I-94 at the C.S.A.H. 18 exit ~ (Exit #194).

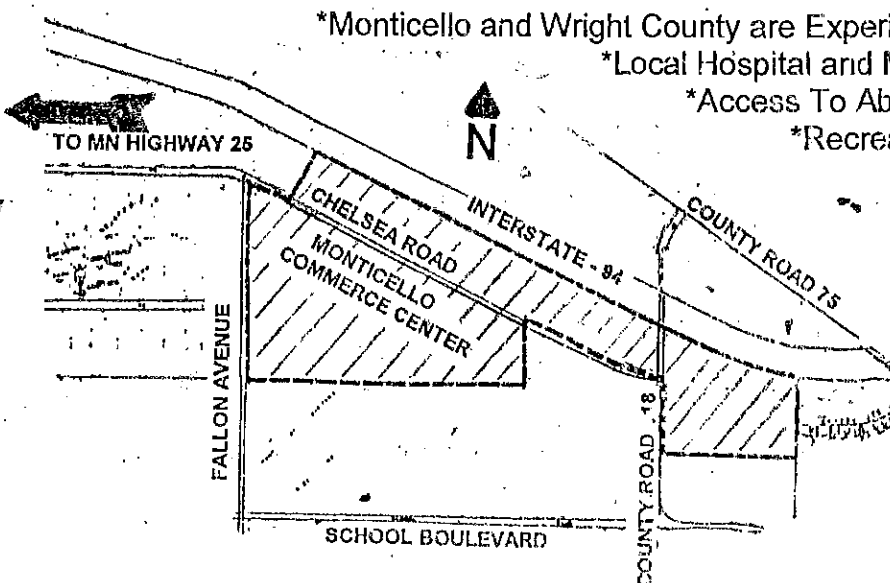
**SITES AVAILABLE:** Lots available with frontage on I-94, Chelsea Road and Meadow Oak Ave.

**MUNICIPAL SERVICES:** All municipal services are in place. Chelsea Road reconstruction is completed.

**UTILITIES:**

- \*Xcel Energy
- \*T.D.S. Telecom Telephone - Metro Dial
- \*CenterPoint Energy
- \*City of Monticello Fiber Optic Network

- \*Monticello and Wright County are Experiencing Residential Growth
- \*Local Hospital and Medical Facilities Available
- \*Access To Abundant and Expansive Labor Market
- \*Recreational Opportunities Abound
- \*Excellent School System



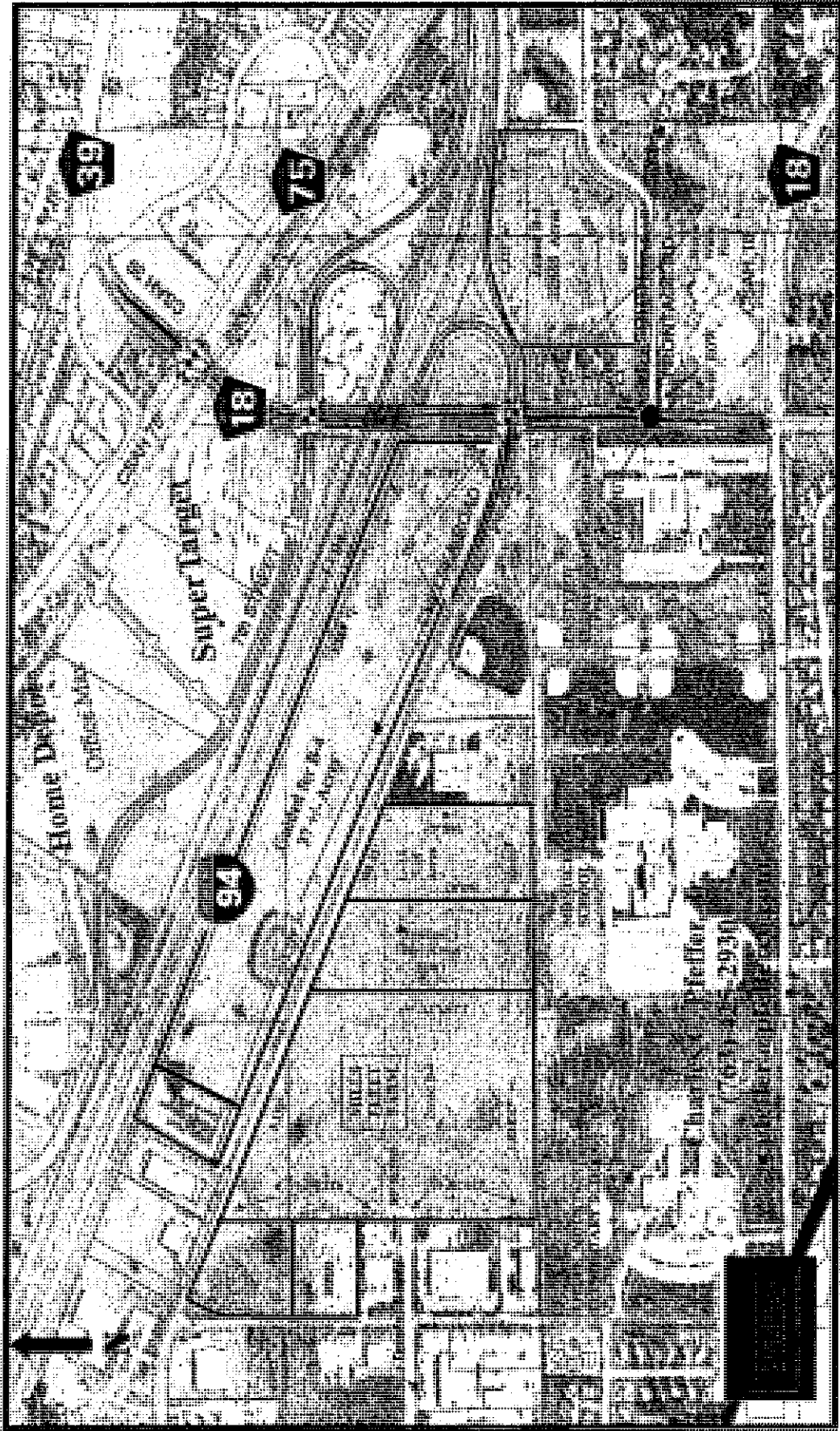
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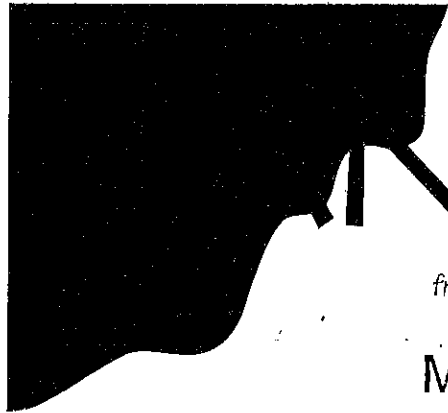
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Monticello Commerce Center—Monticello, Minnesota





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## from THE LAND SPECIALISTS MONTICELLO MARKETPLACE

### MONTICELLO, MINNESOTA

#### CHOICE RETAIL OPPORTUNITIES AVAILABLE NOW

Located midway between Minneapolis/St. Paul and St. Cloud on the rapidly expanding Interstate 94 Corridor, Monticello Marketplace provides convenient access and excellent freeway visibility. The Marketplace offers close proximity to an expanding major education complex and major fast growing residential areas. Draws from the Greater Monticello Market - Monticello, Big Lake and Buffalo.

**Location:** Monticello Marketplace is located on the east side of Minnesota State Highway 25 at its intersection with School Boulevard, approximately 1/4 mile south of the I-94 and Highway 25 interchange (Exit # 193), just 10 minutes north of Buffalo and Highway 55.

**Zoning:** Community Shopping Center - Supplementary Retail - Light Industrial  
Restaurant - Office - Multiple Dwelling - Medical

**Services:** All municipal services are in place.

**Utilities:** ~Xcel Energy  
~T.D.S. Telecom Telephone - Metro Dial  
~CenterPoint Energy  
~City of Monticello Fiber Optic Network

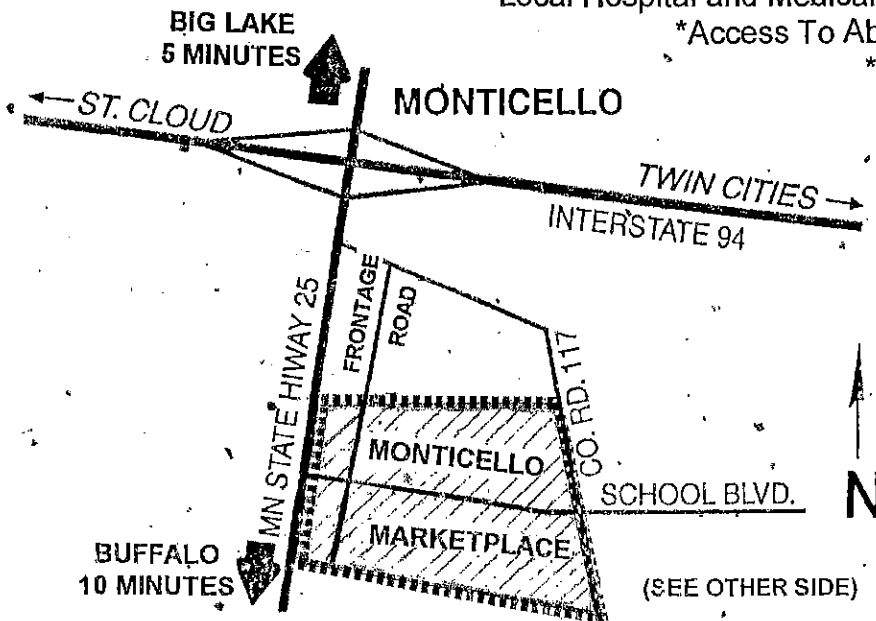
\*Monticello and Wright County are Experiencing Residential Growth

\*Local Hospital and Medical Facilities Available

\*Access To Abundant and Expansive Labor Market

\*Recreational Opportunities Abound

\*Excellent School System



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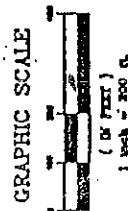
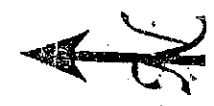
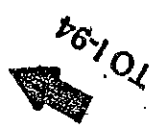
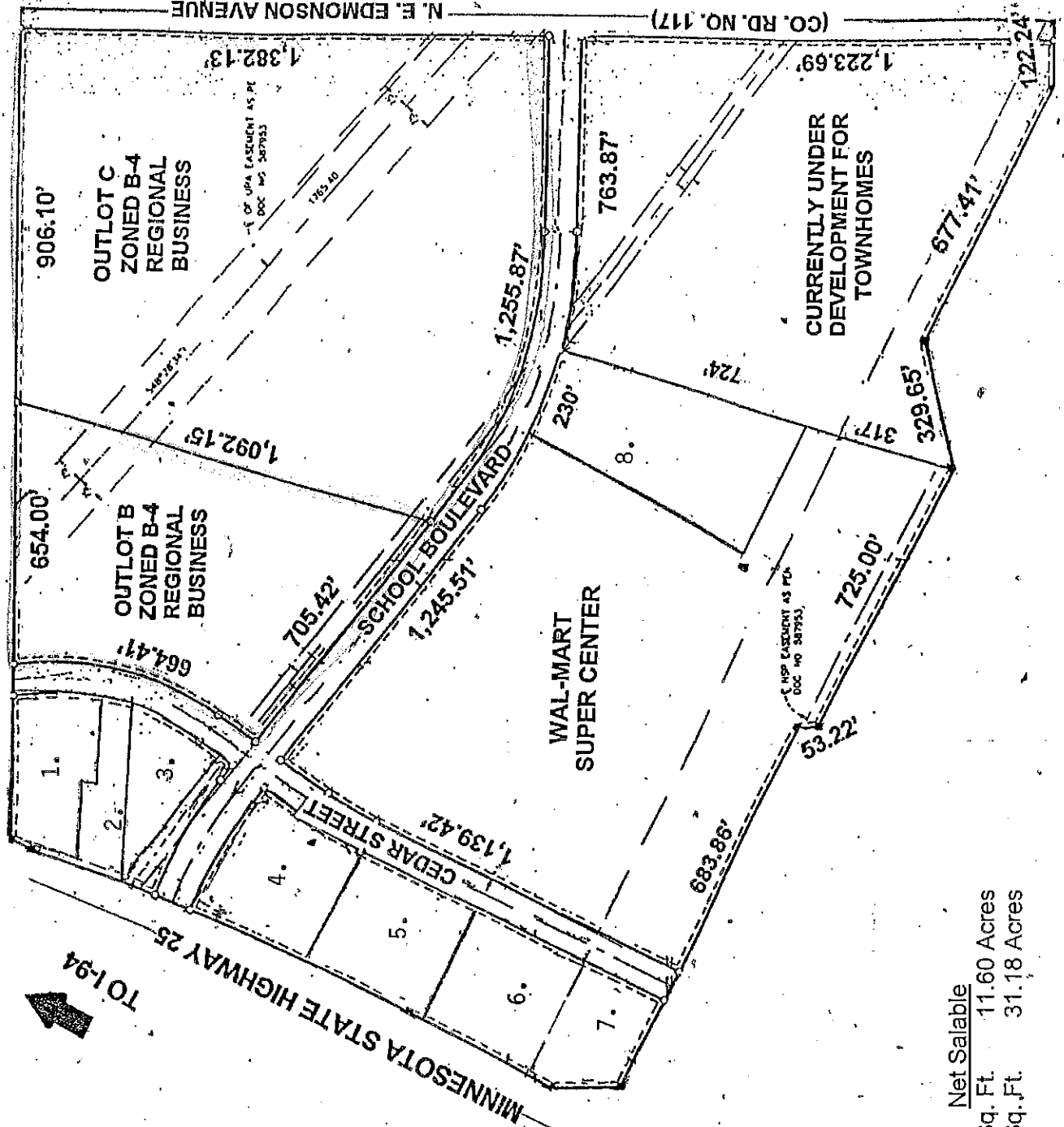
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# MONTICELLO MARKETPLACE

Monticello, Minnesota

1. Strip Center - 17,000 Sq. Ft.
  - Goodyear Tire + Others
2. Chatters Restaurant
3. Shell Super Express C-Store & Car Wash
4. Multi-Tenant Retail Building:
  - AE Michaels
  - Hirschfield's
  - Edina Realty
5. Multi-Tenant Retail Building
6. Buffalo Wild Wings & Others
7. Multi-Tenant Parking
8. Office Condos



## AVAILABLE SITES

	Net Salable
Outlot B	505,296 Sq. Ft. 11.60 Acres
Outlot C	1,358,201 Sq. Ft. 31.18 Acres