

PRIME DEVELOPMENT SITE—SOUTH OF MINNEAPOLIS METRO @ I-35

NWQ I-35 & CR-2, ELKO NEW MARKET, MN 55020

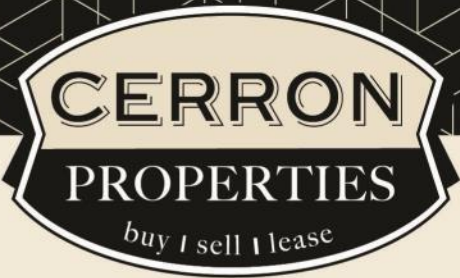


FOR SALE | MIXED USE DEVELOPMENT—COMMERCIAL, INDUSTRIAL, MULTI-FAMILY
198 ACRES / 144 ACRES NET OF ROW/WETLAND



CERRON Commercial Properties, LLC | 21476 Grenada Avenue | Lakeville, MN 55044
WWW.CERRON.COM





PRIME DEVELOPMENT SITE SOUTH MPLS METRO

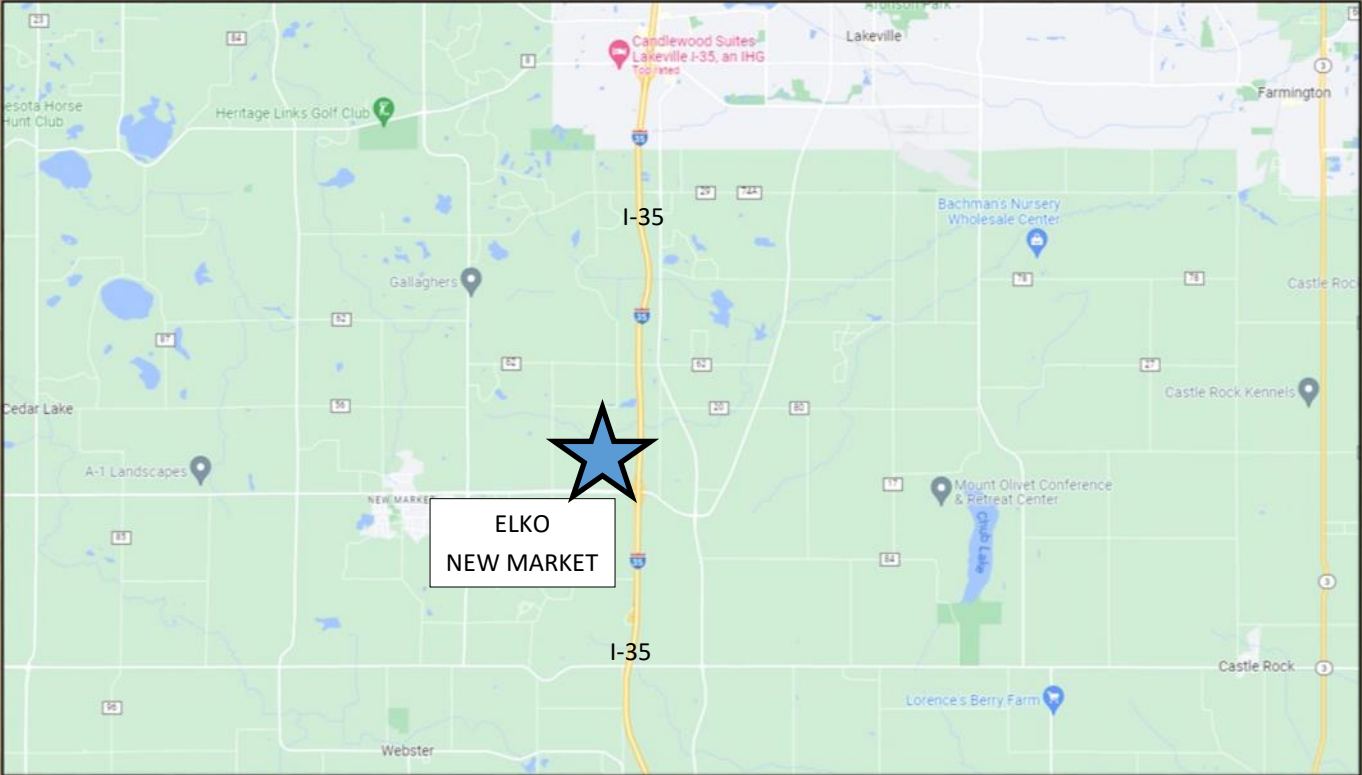
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■ PROPERTY HIGHLIGHTS

- 198 Acres (144 acres net of ROW/wetland)
- I-35 Access
- 30 miles south of Minneapolis
- Property has Orderly Annexation Agreement with Elko New Market
- AUAR Study Completed and Available Upon Request
- Scott County PIDs: 89230092 & 239230010
- Call for price



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SUMMARY



■ TRAFFIC COUNTS:

- Co Hwy 2 (West of I-35) - 11,200 vpd
- Co Hwy 2 (East of I-35) - 5,700 vpd
- I-35 (North of Co Hwy 2) - 47,500 vpd
- I-35 (South of Co Hwy 2) - 41,000 vpd

■ DEMOGRAPHICS:

By Radius	1 Mile	3 Mile	5 Mile
Population	519	4,400	8,872
Median HH Income	\$94,930.00	\$104,169.33	\$91,300.20
Avg HH Income	\$89,958.00	\$108,285.00	\$100,516.20

By Drive Time	3-Minute	5-Minute	10-Minute
Population	1,714	4,666	16,510
Median HH Income	\$94,897.75	\$94,930.00	\$100,764.83
Avg HH Income	\$89,958.00	\$102,633.25	\$107,847.28

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LAND USE/ZONING

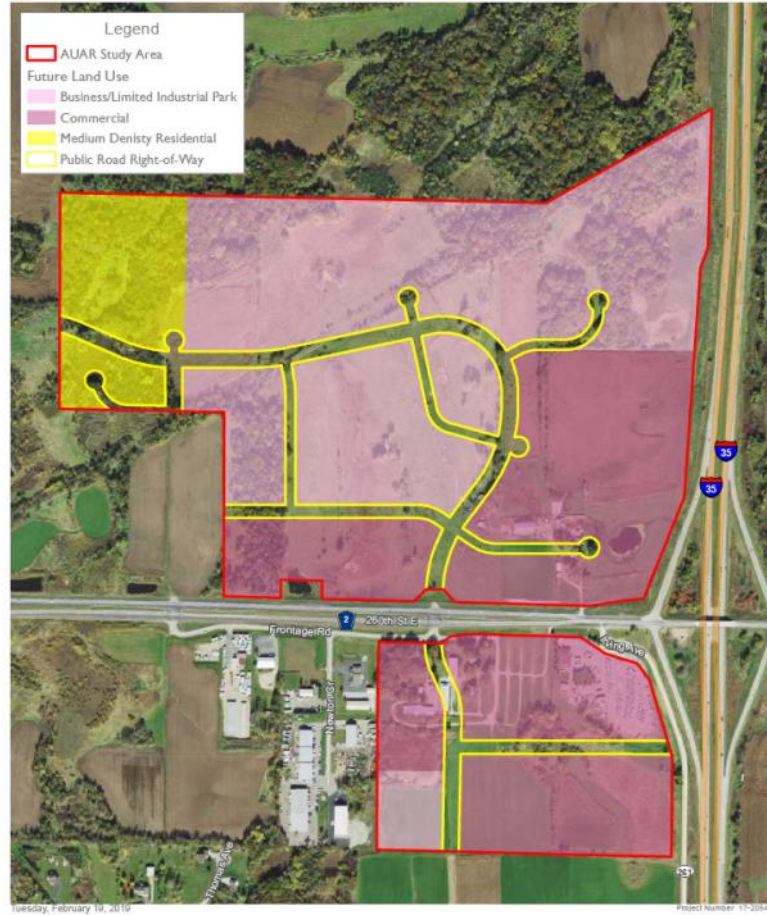


Figure 5
 Future Land Use Map
 Adelmann Family Property
 New Market Twp. Scott County, Minnesota

Source(s):
 Orthophoto (McGeo WMS, 2017)

ISG

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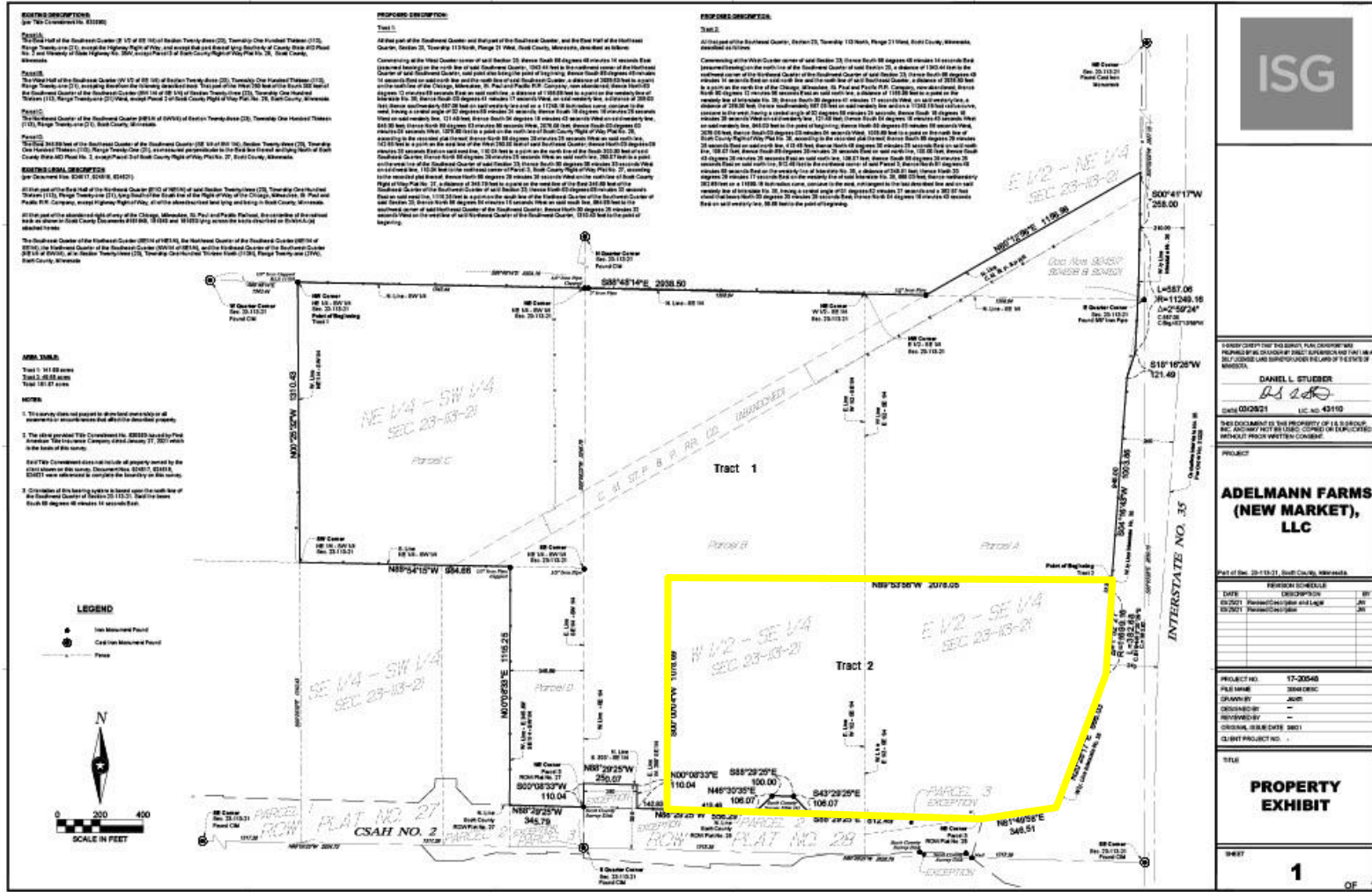
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ANNEXED AREA

PRIME DEVELOPMENT SITE SOUTH MPLS METRO NWQ I-35 & CR-2, ELKO NEW MARKET, MN 55020



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CURRENT INFRASTRUCTURE



Figure 12
 Current Infrastructure
 Facilities
 Adelman Family Property
 New Market Twp. Scott County, Minnesota

Source(s):
 Orthophoto (MapGeo WMS, 2017)
 Wells (MN Geological Survey, 2018)



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PROPOSED INFRASTRUCTURE

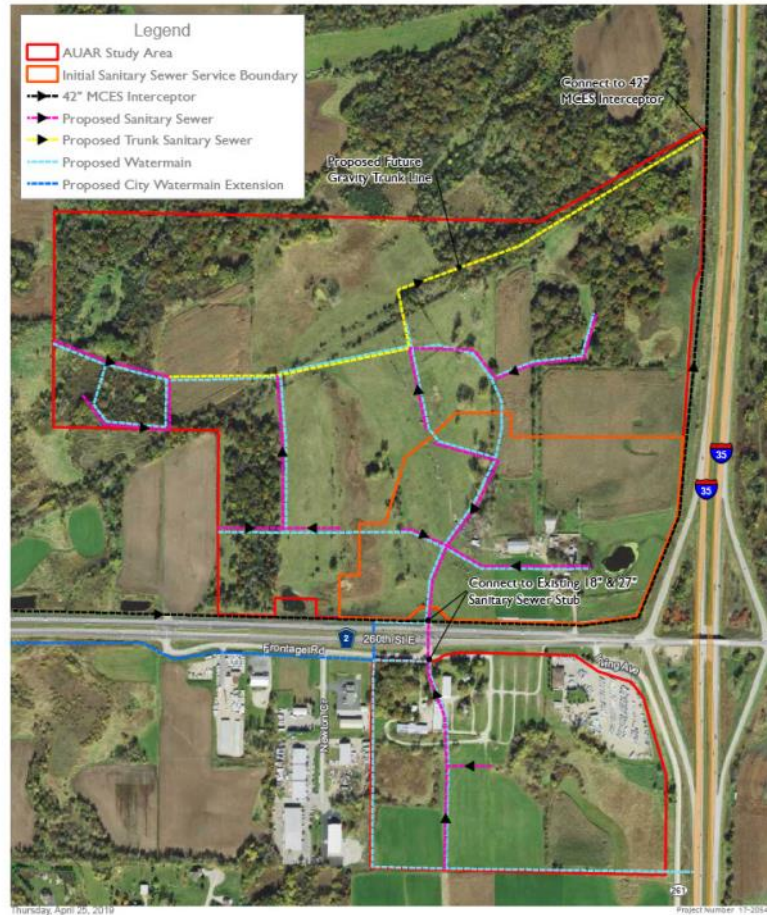


Figure 13
Proposed Infrastructure Improvements
 Adelmann Family Property
 New Market Twp. Scott County, Minnesota

Source(s):
 Orthophoto (MetGeo WMS, 2017)

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Thursday, April 25, 2019
 Project Number: 17-20844



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USGS TOPOGRAPHIC MAP

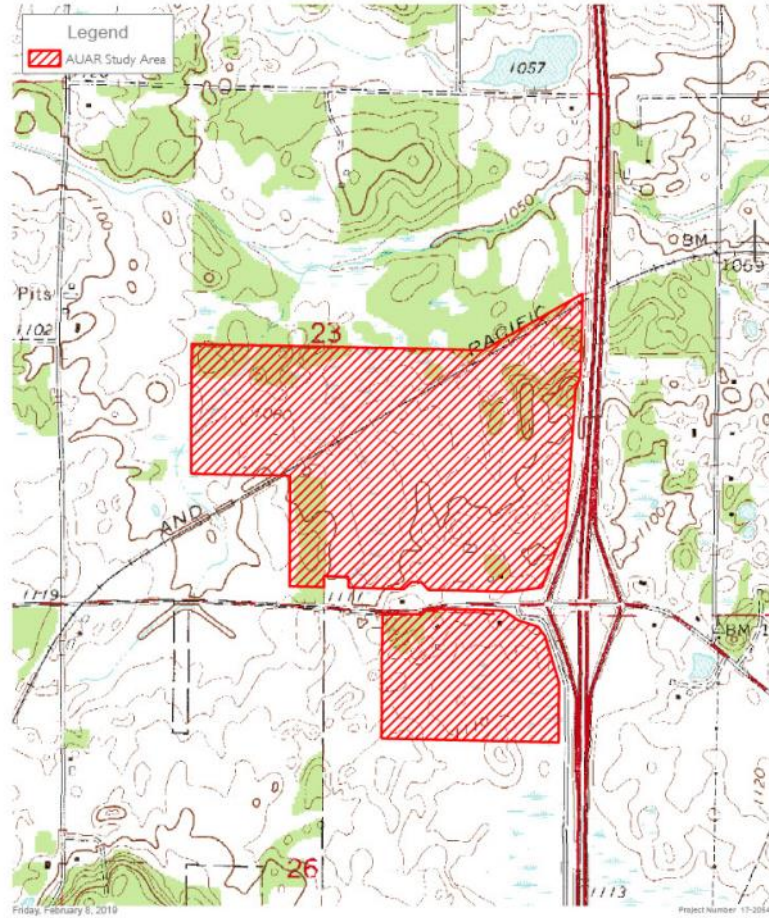


Figure 2
USGS Topographic Map
Adelmann Family Property
New Market Twp, Scott County, Minnesota

Source(s):
24k USGS Topo (MN State)

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PROPOSED LAND COVER

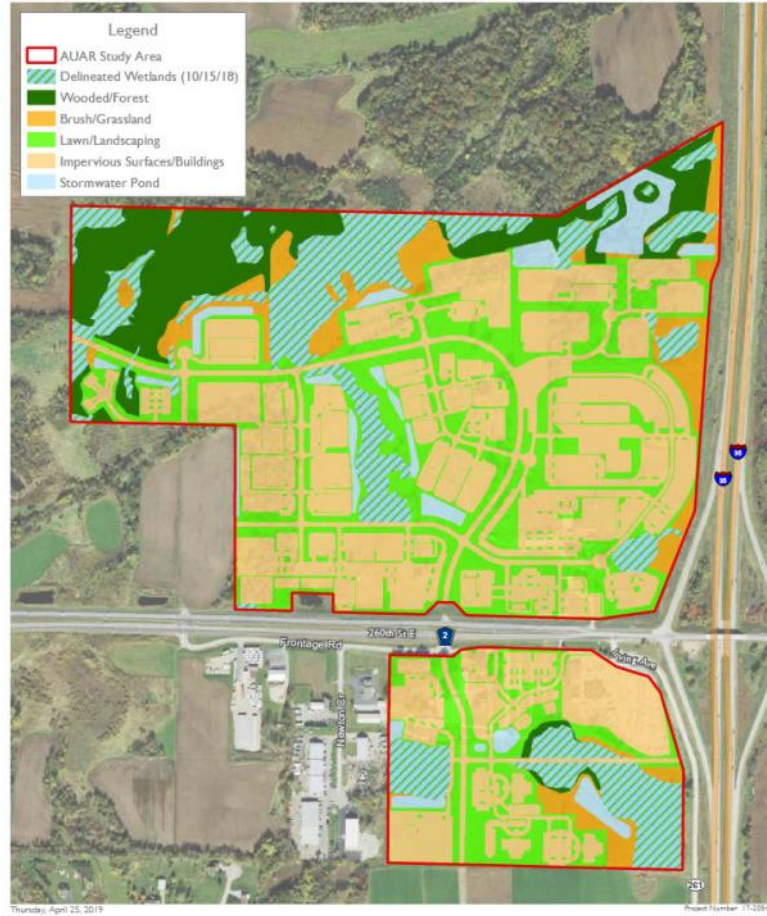


Figure 8
 Proposed Land Cover Type
 Adelmann Family Property
 New Market Twp, Scott County, Minnesota

Source(s):
 Orthophoto (Geo WHS, 2017)
 Wetland Delineation (SD, 2018)

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WATER & SEWER

SCOTT COUNTY @ I-35 LAND SITES

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Infrastructure

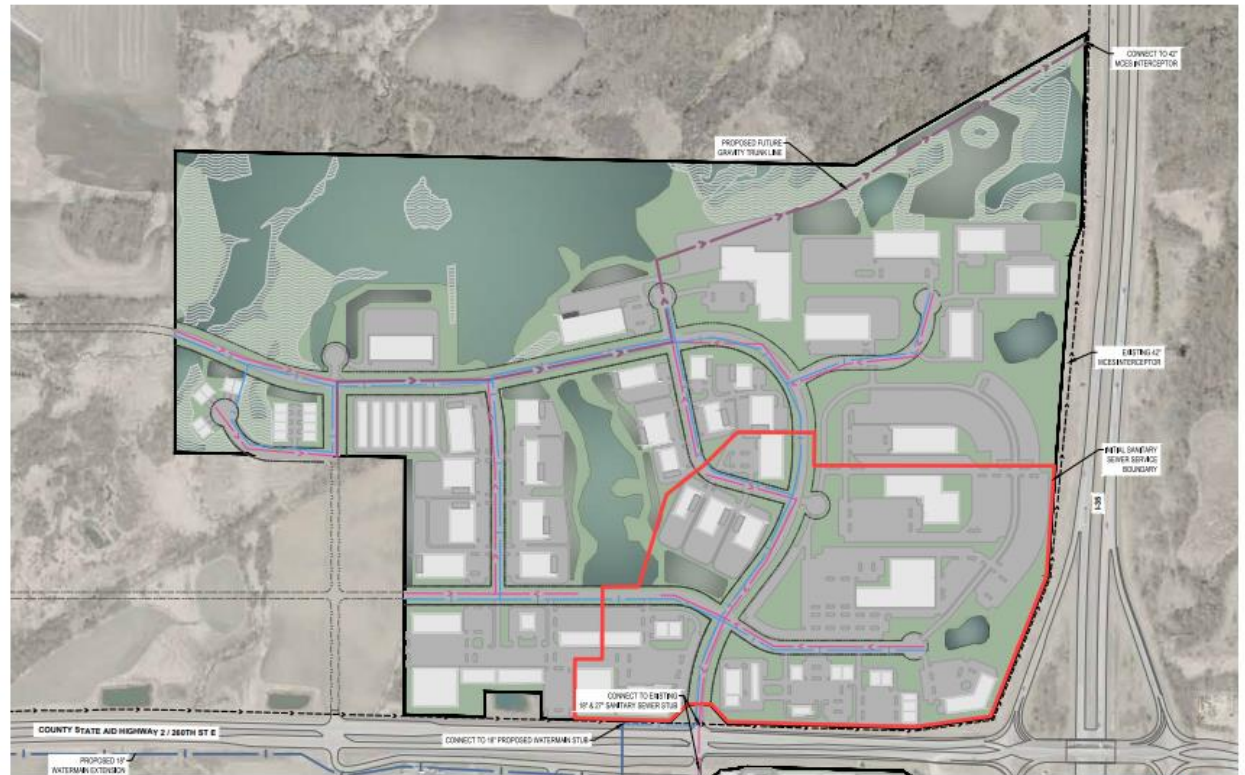
SANITARY SEWER + WATER DISTRIBUTION

The existing watermain is to the west of the site, along France Avenue. To serve the site, it is intended to connect to the existing 16-inch watermain and stub 12-inch services at the two accesses along CSAH 2.

The existing sanitary MCEs interceptor runs parallel along CSAH 2 and to the north at the intersection with CSAH 2. An 18-inch and 27-inch stub is located at the eastern access of the site and will provide service throughout. The shown boundary indicates the approximate area that could be served immediately with the city watermain extension, sanitary connection to the MCEs interceptor, and site graving.

The city infrastructure development plans can be referenced within Appendix A, page 16.

- PROPOSED SANITARY SEWER
- PROPOSED TRUNK SEWER
- PROPOSED WATERMAIN
- PROPOSED WATERMAIN EXTENSION



NORTH CONCEPT

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SCOTT COUNTY @ I-35 LAND SITES

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OVERALL CONCEPT PLAN

82 PROPOSED DEVELOPMENT

North Concept Plan

SUMMARY

The area located to the north and south of CSAH 2 should be seen as the first development priority. The land is guided to Highway (Gateway) Business, and a commercial use. The land has high viability to those entering or exiting Elko New Market and is the first impression to the city. Careful detail to appearance with high quality development is anticipated within this area.

Retail stores and services, grocery, quick-service restaurants, etc. can keep family in mind and provide additional attraction for future residents of the city while providing opportunities for services that are not locally available.

Future development along Interstate 35 provides high viability for larger commercial uses – such as vehicle or implemented dealerships. In the northeast corner there is an opportunity for a business campus that would have high visibility and be surrounded by natural buffers from neighboring businesses. The locational strengths of the site, including the high visibility/accessibility, will continue to hold their value over time.

Tucked away, in the central portion of the site is a business / limited industrial park district. The limited manufacturing and general contractor operations facilities can serve the region, providing jobs to local and surrounding cities. A centralized pathway is provided to promote a healthy community and break from the standard daily routine. The pathways provide direct access to the county trail corridor system and to the retail services.

To the northwest of the site, a medium density residential area can begin to flourish. With 1-percent of the city land developed for multi-family residential and 28-percent for single-family detached (MET Council and NAC), the area provides alternative housing options including four-plexes and townhomes. The shared access will have direct transportation to CSAH 2 and to the Interstate. On days where a vehicle is not required, the communities within this area have the most direct access to the county trail system and to the local amenities the site has to offer.

Flexibility will be needed as the northern section of the site develops because it would be ideal to develop over time.

The North Concept includes developable areas of

HIGHWAY (GATEWAY) BUSINESS/COMMERCIAL DISTRICT	52.45 AC
BUSINESS / LIMITED INDUSTRIAL PARK	53.76 AC
BUSINESS CAMPUS DISTRICT	10.81 AC
MEDIUM DENSITY RESIDENTIAL DISTRICT	7.20 AC



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COMMUNITY OF ELKO NEW MARKET

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Community Context

► Settled in the spring of 1856, the community of Jackson was organized in May of 1858. On October 12, 1858 the community was renamed, likely after a famous horse race town near Cambridge in England, New Market. New Market was incorporated as a village on August 28, 1895.

The Chicago-St. Paul Railroad platted a neighboring community in 1902, which would later become the City of Elko. The railroad spurred growth within the community, and in 1949, the village of Elko was incorporated.

Construction of Interstate 35 began to the east of the neighboring communities in the 1960's and the railroad left town in 1977. The communities continued to grow with the addition of The Elko Speedway, Boulder Pointe Golf Course, and a variety of local stores and eating/drinking establishments.

After a series of public meetings throughout 2005, a referendum was held in 2006 to consider the merger of the two cities. Residents supported the merger in an overwhelming 84-percent. Taking effect on January 1, 2007, the two cities merged into the now prosperous city of Elko New Market.

A community with a rich history, encompassing approximately 3.4 square miles and surrounded by parks, trails, and the Vermillion River, Elko New Market provides "Small-town culture. Emerging possibilities".



30 miles from Minneapolis, MN
60 miles from Mankato, MN
70 miles from Rochester, MN
100 miles from St. Cloud, MN
140 miles from La Crosse, WI



Nestled along the Interstate 35 corridor and County State Aid Highway 2. Key Vehicular connections to Wisconsin and Iowa.



4,716 Residents
1,437 Households



Host to 2 public school districts, and one private school.



Surrounded by 88 Acres of Parks, Recreation, and Preserves

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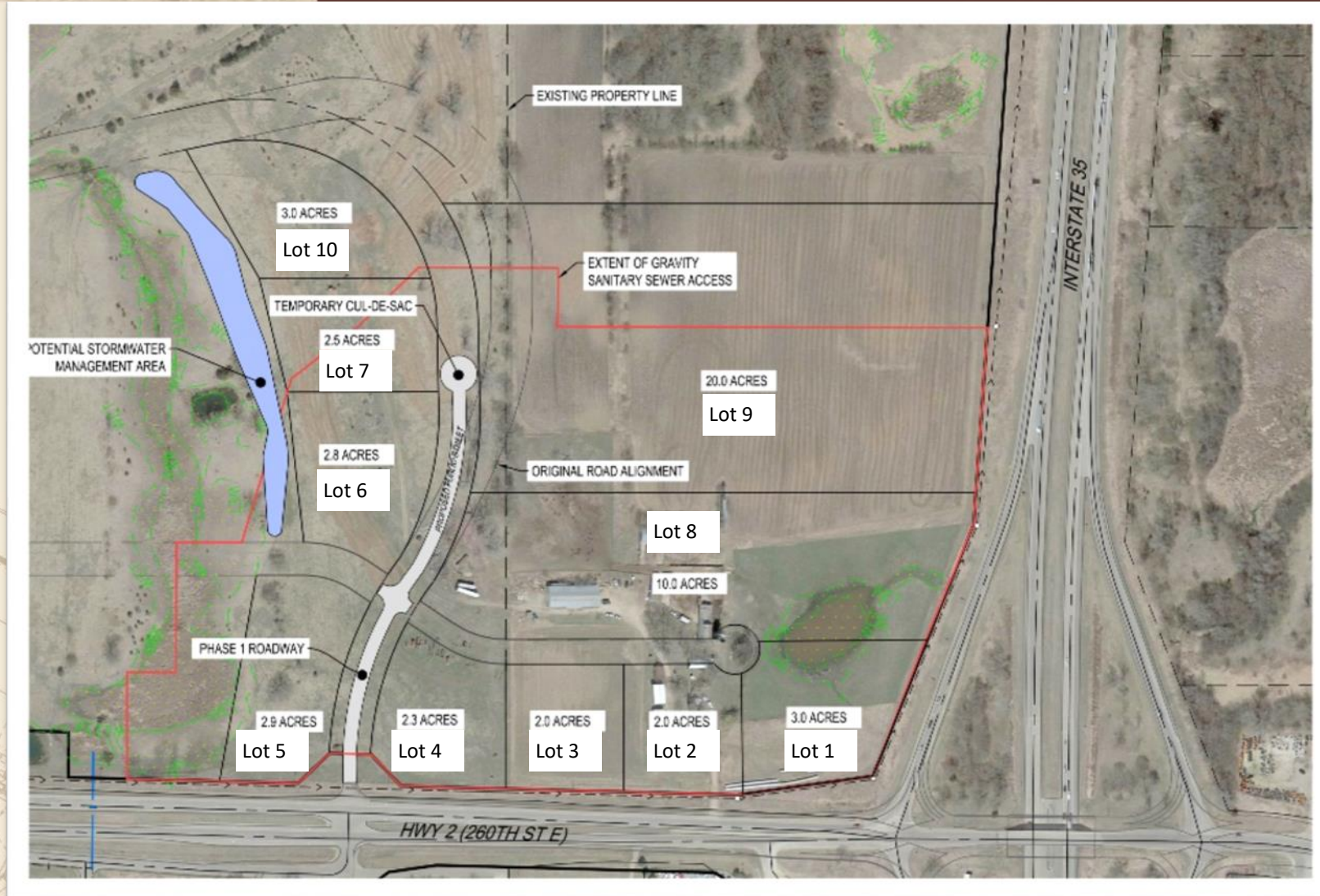


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PRIME DEVELOPMENT SITE SOUTH MPLS METRO

PHASE I CONCEPT

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COMMUNITY

Workforce

With its location on the southern edge of the Twin Cities metropolitan area, the employers in Elko New Market are able to draw from a large and talented labor pool from urban, suburban and rural areas.

A large, highly educated labor pool

Over 200,000 workers live within a 25 minute commute to Elko New Market. This labor pool is highly educated, with over 68% of the population having earned a bachelor's degree or higher. Minnesota is known for its highly educated workforce, and the workforce in Elko New Market exceeds even those high standards.

Geographically diverse

Companies in Elko New Market currently draw employees from a wide geographic area that spans from both rural and metropolitan areas. Traffic congestions is not a significant issue for people commuting to Elko New Market—workers from more urbanized areas enjoy a relatively uncongested reverse commute. Making Elko New Market an attractive location for as lack of traffic congestions help to maximize the number of potential workers for Elko New Market Companies.

Workforce Housing

Elko New Market offers a wide variety of housing options, including executive level housing as well as more affordable homes. The median home price in Elko New Market is \$287,000. 42% of homes in Elko New Market are in the \$200,000-\$299,000 price range, and 42% are valued at between \$300,000 and \$499,000 (2010 American Community Survey 5-Year Estimates).

Future Workforce

Over the last decade, the City of Elko New Market has been the fastest growing city in Minnesota. Population trends in the current and future labor pool show a very even age distribution, giving employers in Elko New Market confidence that they will be able to find the talent they need for years to come.

Source: City of Elko New Market

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FOR BUSINESS

Elko New Market values existing businesses and welcomes new enterprises. Our small town teamwork and "can do" attitude is especially well suited to entrepreneurs and small businesses.

It's a prosperous community, with a median household income topping \$90,000, more than 38% higher than the 13-county metro area at \$65,181, according to the US Census Bureau, [American Community Survey](#) (2006-2010 ACS). Elko New Market ranks in the top 5 percent of Minnesota cities for total population increase and first in the rate of 10-year population growth (2010 census).

The City encourages economic development to provide jobs, increase tax base, and offer convenient goods and services for its residents.

Ideally positioned on the south side of the Minneapolis Saint Paul (MSP) metro area, Elko New Market is located on I-35, the best connection between the thriving metro area of 3.2 million and the nation's interstate highway network. It's just 28 minutes from the MSP International Airport, and offers great regional and sub-regional transportation connections.

Elko New Market businesses are well positioned to take advantage of the best of both rural and urban areas. Employers value the stability of the rural workforce as well as the rich pool of managerial, technical and professional workers attracted to the urban amenities of the MSP region. The workforce is well educated, with 97 percent of the population graduating from high school and 36.5 percent attaining a bachelor's degree or higher. That's 14 and 30 percent higher than the national average, and 7 and 18 percent higher than Minnesota's average, respectively, according to ACS data.

Source: City of Elko New Market

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