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LAND FOR SALE

950 MAIN STREET  
ELKO-NEW MARKET, MN 55054



CERRON COMMERCIAL PROPERTIES

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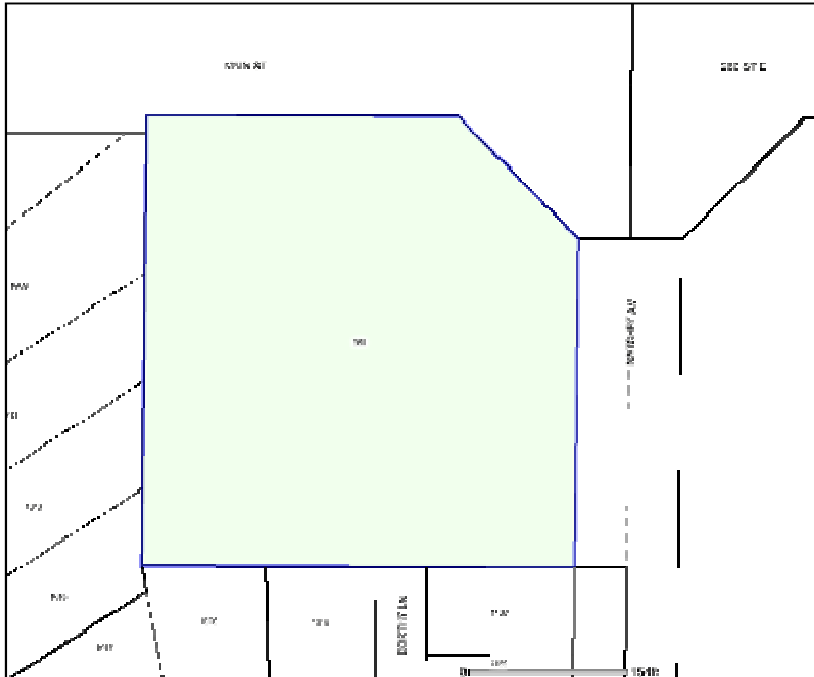
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# FOR SALE

## Acreage Land for Sale



- ◆ 3.99 Acres
- ◆ SWC of CR-2 and CR-91
- ◆ Zoned B1—Neighborhood Business / Town Center
- ◆ Unplatted
- ◆ Located on High Traffic County Road 2



For more information, contact:

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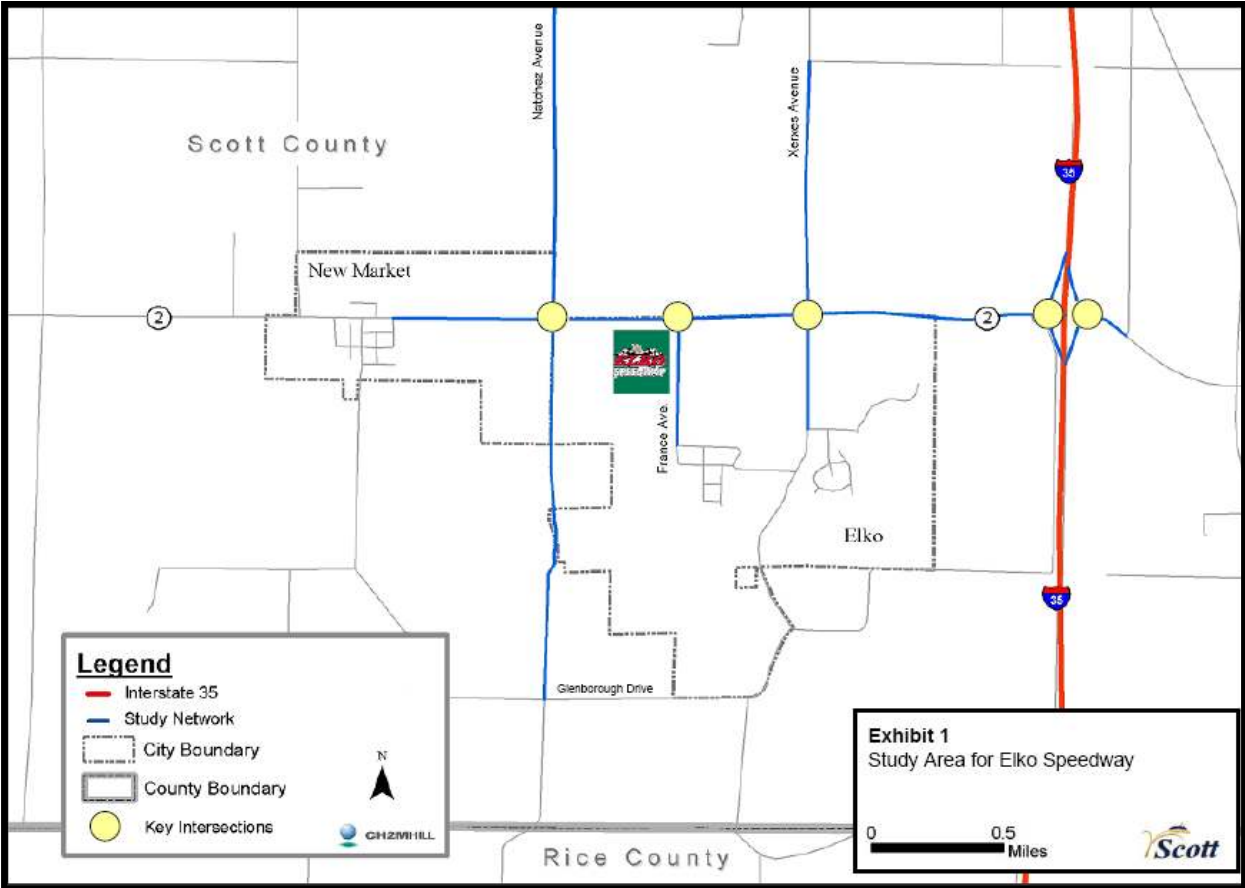
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Visit our website to view this property in more detail or other properties Cerron has available at: [www.cerron.com](http://www.cerron.com)

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The information contained herein is deemed reliable but is not guaranteed. We have not verified its accuracy nor do we make any warranty or representation about it. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**Total daily trips 12,270 with 1,310 trips during peak afternoon hours to proposed development**  
**Scott County traffic study (2004).**



**Demographics**

	1 mile	3 mile	5 mile
<b>Population</b>	1,115	4,933	9,761
<b>Median Household Income \$</b>	\$93,985	\$91,992	\$89,862
<b>Ave. Household Income</b>	\$117,465	\$114,824	\$111,587

**Traffic Counts**

<b>Highway 2</b>	9,000 vehicles per day
<b>France Ave</b>	1,050 vehicles per day



### Scott County Property Information Search Results

#### General Property Information

Property ID: 23-928002-0  
 Roll Type: Real Estate  
 Payable Year: 2010  
 Property Address: 950 MAIN ST  
 City/State/Zip: ELKO MN 55020  
 Taxpayer Name: SHEA,LYLE L & DIANE M  
 Taxpayer Name:  
 Taxpayer Mailing Address:  
 Address: 22951 VALLEY FORGE RD  
 City/State/Zip: ELKO MN 55020  
 Other Name: ON-SITE MARKETING CO INC

#### Legal Description Information

Lot/Block/Plat# :  
 Section/Township/Range: 28 113 021  
 Deeded Acres: 3.96  
 Legal Description: Sect-28 Twp-113 Range-021 3.96 AC N 466.7' OF E 466.7' OF NE1/4 NE1/4 EX 1.04A HWY

#### Miscellaneous Information

School District: 721  
 Taxing District Code: 1801  
 Taxing District Name: ELKO NEW MARKET

#### Valuation & Tax Information

(The tax figure shown may or may not be calculated on the total estimated market value as shown. Programs such as This Old House, plat deferral, limited market value and green acres may reduce the indicated market value to a taxable market value upon which taxes would be calculated.)

Estimated Market Value of Land: \$202,000  
 Estimated Market Value of Building: \$0  
 Estimated Market Value Total: \$202,000  
 Total Net Taxes for Current Year: \$0.00  
 Total Special Assessments Due for Current Tax Year: \$0.00  
 Total Net Tax plus Special Assessments: \$0.00  
 Outstanding Special Assessments: \$0.00  
 Payments: \$0.00  
 Green Acres:  
 Ag Preserve:

#### Tax Classifications

Property Type: RES 1-3 UNITS

Homestead Status: N  
Exempt Status:

**Sales Information**

Last Sale: 12/29/1999  
Amount: \$190,000.00

**Building Characteristics** N/A

[Main Menu](#) | [Property ID Search](#) | [Property Address Search](#)  
[Legal Description Search](#) | [CRV Search](#) | [Property Tax Estimator](#)  
[Property Tax Statement](#)

## CHAPTER 61

### B-1, NEIGHBORHOOD BUSINESS DISTRICT

#### SECTION

- 8-61-1: Purpose
- 8-61-2: Permitted Uses
- 8-61-3: Permitted Accessory Uses
- 8-61-4: Conditional Uses
- 8-61-5: Interim Uses
- 8-61-6: Uses by Administrative Permit
- 8-61-7: Lot Area and Setback Requirements
- 8-61-8: Building Height

**8-61-1: PURPOSE.** The purpose of the B-1, Neighborhood Business District is to provide for the establishment of local centers for convenient, limited office, retail or service outlets which deal directly with the customer for whom the goods or services are furnished.

**8-61-2: PERMITTED USES.** Subject to applicable provisions of this Ordinance, the following are permitted uses in the B-1 District:

- A. Antique or gift shops.
- B. Appliance stores.
- C. Art and school supply stores.
- D. Bakery goods sales and baking of goods for the retail sales on premises.
- E. Banks.
- F. Barber shops.
- G. Beauty shops.
- H. Bicycle sales and repair.
- I. Book stores.
- J. Camera and photographic supply and processing stores.
- K. Candy, ice cream, popcorn, nuts, frozen dessert and soft drink shops.
- L. Clothing.
- M. Convenience grocery stores (not supermarket type and without motor fuel facilities).
- N. Delicatessens.
- O. Drug stores.
- P. Dry cleaning and laundry pickup stations including incidental pressing and repair.
- Q. Fitness centers.
- R. Florists.
- S. Furniture.
- T. Hardware stores.

- U. Hobby stores.
- V. Jewelry sales and jewelry repair.
- W. Laundromats, self-service.
- X. Locksmiths.
- Y. Meat markets but not including processing for a locker.
- Z. Medical and dental clinics or offices.
- AA. Music stores.
- BB. Office supply and stationary stores.
- CC. Paint, wallpaper sales.
- DD. Photographic studios.
- EE. Private educational services.
- FF. Record shops.
- GG. Laundromats, self-service washing and drying.
- HH. Personal services subject to any applicable City, County or State licensing requirements.
- II. Personal wireless service antennas located on a public structure or existing tower as regulated by Chapter 43 of this Ordinance.
- JJ. Restaurants within a building having a principal use other than a restaurant and without an accessory drive-through facility.
- KK. Sexually oriented uses – principal and accessory, subject to the provisions of Chapter 27 of this Ordinance.

**8-61-3: PERMITTED ACCESSORY USES.** The following are permitted accessory uses in a B-1 District:

- A. Accessory and secondary use antennas as regulated by Chapter 43 of this Ordinance.
- B. Off-street parking as regulated by Chapter 38 of this Ordinance, with the exception of semi-trailer trucks.
- C. Structures for a use accessory to the principal use but such use shall not exceed thirty (30) percent of the gross floor space of the principal use.

**8-61-4: CONDITIONAL USES.** Subject to applicable provisions of this Ordinance, the following are conditional uses in the B-1 District and require a conditional use permit based upon procedures set forth in Section 8-3-2 of this Ordinance:

- A. Accessory drive-through facilities provided that:
  - 1. Not less than one hundred twenty (120) feet of segregated automobile stacking shall be provided for the single service lane. Where multiple service lanes are provided, the minimum automobile stacking may be reduced to sixty (60) feet per lane.

2. The stacking lane and its access shall be designed to control traffic in a manner to protect the buildings and will not interfere with on-site traffic circulation or access to the required parking space.
3. No part of the public street or boulevard may be used for stacking of automobiles.
4. The stacking lane, order board telecom, and window placement shall be designed and located in such a manner as to minimize glare to adjacent premises, particularly residential premises, and to maximize maneuverability of vehicles on the site.
5. The drive-through window and its stacking lanes shall be screened from view of adjoining residential zoning districts and public street rights-of-way.
6. A lighting and photometric plan will be required that illustrates the drive-through service lane lighting and shall comply with Section 8-5-7 of this Ordinance.

**B. Commercial car washes (drive-through and self-service) provided that:**

1. The architectural appearance and functional plan of the building and site shall not be so dissimilar to the existing buildings or areas as to cause impairment in property values or constitute a blighting influence.
2. Magazing or stacking space is constructed to accommodate that number of vehicles which can be washed during a maximum thirty (30) minute period and shall be subject to the approval of the City Engineer.
3. At the boundaries of a residential district, a strip of not less than five (5) feet shall be landscaped and screened in compliance with Chapters 14 and 39 of this Ordinance.
4. Parking or car magazine storage space shall be screened from view of abutting residential districts in compliance with Chapter 14 of this Ordinance.
5. The entire area other than occupied by the building or plantings shall be surfaced with material which will control dust and drainage which is subject to the approval of the City Engineer.
6. The entire area shall have a drainage system which is subject to the approval of the City.

7. All lighting shall be hooded and so directed that the light source is not visible from the public right-of-way or from an abutting residence and shall be in compliance with Section 8-5-7 of this Ordinance.
  8. Vehicular access points shall be limited, shall create a minimum of conflict with through traffic movement and shall be subject to the approval of the City Engineer.
  9. Provisions are made to control and reduce noise.
- C. Commercial day care facilities as regulated by Chapter 26 of this Ordinance.
- D. Commercial, private, and public satellite dish transmitting or receiving antennas greater than two (2) meters in diameter as regulated by Chapter 43 of this Ordinance.
- E. Essential service involving transmission pipelines and transmission or substation lines in excess of 35 kv and up to 100 kv, provided that the applicable provisions of Chapter 8-5-5 of this Ordinance are determined to be satisfied.
- F. Governmental and public utility buildings and structures necessary for the health, safety and general welfare of the community provided that:
1. Conformity with the surrounding neighborhood is maintained and required setbacks and side yard requirements are met.
  2. Equipment is completely enclosed in a permanent structure with no outside storage.
  3. Adequate screening and landscaping from neighboring residential districts is provided in accordance with Chapters 14 and 39 of this Ordinance.
- G. Motor fuel stations provided that:
1. **Motor Fuel Facilities.** Motor fuel facilities shall be installed in accordance with State and City standards. Additionally, adequate space shall be provided to access fuel pumps and allow maneuverability around the pumps. Underground fuel storage tanks are to be positioned to allow adequate access by motor fuel transports and unloading operations which do not conflict with circulation, access and other activities on the site. Fuel pumps shall be installed on pump islands.
  2. **Architectural Standards.**
    - a. As a part of the conditional use permit application, a color illustration of all building elevations shall be submitted.

- b. The architectural appearance, scale, and functional plan of the building(s) and canopy shall be complementary and compatible with each other and the existing buildings in the neighborhood setting.
  - c. Exterior wall treatments such as brick, stone (natural or artificial), decorative concrete block and stucco shall be used.
3. Canopy. A protective canopy structure may be located over the pump island(s), as an accessory structure. The canopy shall meet the following performance standards:
- a. The edge of the canopy shall be thirty (30) feet or more from the front and/or side lot line, provided that adequate visibility both on-site and off-site is maintained.
  - b. The canopy shall not exceed eighteen (18) feet in height and shall provide fourteen (14) feet of clearance to accommodate a semi-trailer truck passing underneath.
  - c. The canopy fascia shall not exceed three (3) feet in vertical height.
  - d. The architectural design, colors, and character of the canopy shall be consistent with the principal building on the site.
  - e. Signage may be allowed on a detached canopy in lieu of wall signage on the principal structure, provided that the individual canopy sign does not exceed more than twenty (20) percent of the canopy façade facing a public right-of-way.
  - f. Canopy posts/sign posts shall not obstruct traffic or the safe operation of the gas pumps.
4. Pump Islands. Pump islands shall comply with the following performance standards:
- a. Pump islands shall be elevated six (6) inches above the traveled surface of the site.
  - b. All pump islands shall be set at least thirty (30) feet back from any property line. Additionally, the setback between the pump islands curb face shall be at least twenty-four (24) feet.
5. Dust Control and Drainage. The entire site other than taken up by a building, structure, or plantings shall be surfaced with asphalt, concrete, cobblestone, or paving brick. Plans for surfacing and drainage shall be

subject to approval of the City Engineer. Drainage from all fueling areas shall be directed to an oil/grit separator. Minimum design standards for the oil/grit separator shall include the following:

- a. A minimum of four hundred (400) cubic feet of permanent pool storage capacity per acre of drainage area.
- b. A minimum pool depth of four (4) feet.
- c. A minimum oil containment capacity of eight hundred (800) gallons.
- d. Minimum maintenance/inspection of two (2) times per year and/or after measurable spill events. A measurable spill shall be defined by the Minnesota Pollution Control Agency (MPCA). Any measurable spill event shall be reported to the MPCA.

6. Landscaping.

- a. Minimum required green area shall be in accordance with the provisions of Chapter 39 of this Ordinance.
- b. At the boundaries of the lot, the following landscape area shall be required:
  - 1) From side and rear property lines, an area of not less than ten (10) feet wide shall be landscaped in compliance with Chapter 39 of this Ordinance.
  - 2) From all road rights-of-way, an area of not less than fifteen (15) feet wide shall be landscaped in compliance with Chapter 39 of this Ordinance.
  - 3) Where lots abut residentially zoned property, a buffer yard of not less than twenty (20) feet wide shall be landscaped and screened in accordance with Chapters 14 and 39 of this Ordinance.
  - 4) The property owner shall be responsible for maintenance of all landscaping, including within the boulevard.

7. Exterior Lighting. The lighting shall be accomplished in such a way as to have no direct source of light visible from adjacent land in residential use or from the public right-of-way and shall be in compliance with Section 8-5-7 of this Ordinance. A comprehensive lighting plan shall be submitted as part of the conditional use permit application, and shall be subject to the following performance standards:

- a. **Canopy Lighting.** Canopy lighting under the canopy structure shall consist of canister spotlights recessed into the canopy. No portion of the light source or fixture may extend below the ceiling of the canopy. Total canopy illumination below the canopy shall not exceed one hundred fifteen (115) foot candles at ground level.
  - b. **Illumination.** Maximum site illumination shall not exceed limits set forth in Section 8-5-7 of this Ordinance.
  - c. **Access.** Vehicular access points shall create a minimum of conflict with through traffic movement and shall comply with Chapter 38 of this Ordinance.
8. **Circulation and Loading.** The site design shall accommodate adequate turning radius and vertical clearance for a semi-trailer truck. Designated loading areas shall be exclusive of off-street parking stalls and drive aisles. A site plan shall be provided to illustrate adequate turning radius, using appropriate engineering templates.
9. **Parking.**
  - a. Parking spaces shall be calculated solely based upon the use(s) and the square footage of the principal building(s).
  - b. Parking spaces shall be screened from abutting residential properties in accordance with Section 14 of this Ordinance.
10. **Noise.** Public address system shall not be audible at any property line. Play of music or advertisement from the public address system is prohibited. Noise control shall be required as regulated by Section 8-5-8 of this Ordinance.
11. **Outside Storage, Sales and Service.** No outside storage or sales shall be allowed, except as follows:
  - a. Public phones may be located on site as long as they do not interrupt on-site traffic circulation, and are not located in a yard abutting residentially zoned property.
  - b. Propane sales of twenty (20) pound capacity tanks may be located outside provided the propane tanks are secured in a locker and meets all State Uniform Building and Fire Codes.
  - c. A compressed air service area may be located on site as long as it does not interrupt on-site traffic circulation.

12. Litter Control. The operation shall be responsible for litter control on the subject property, which is to occur on a daily basis. Trash receptacles shall be provided at a convenient location on site to facilitate litter control.
  13. Additional Stipulations. All conditions pertaining to a specific site are subject to change when the City Council, upon investigation in relation to a formal request, finds that the general welfare and public betterment can be served as well or better by modifying or expanding the conditions set forth herein.
- H. Personal wireless service antennas not located upon a public structure or existing tower as regulated by Chapter 43 of this Ordinance.
- I. Professional and commercial (leased) offices provided that:
1. The gross floor area of the office building shall not exceed ten thousand (10,000) square feet.
  2. The services which are provided are for the local area rather than the community or region.
  3. The traffic generated will not raise traffic volumes beyond the capacity of the surrounding streets.
  4. The architectural appearance of the building housing the office use shall reflect the building character of the area and shall not be so dissimilar as to cause impairment of property values or constitute a blighting influence within the neighborhood.
- J. Satellite antennas greater than two (2) meters in diameter as regulated by Chapter 43 of this Ordinance.

**8-61-5: INTERIM USES.** Subject to applicable provisions of this Ordinance, the following are interim uses in the B-1 District and require an interim use permit based upon procedures set forth in and regulated by Section 8-3-3 of this Ordinance:

- A. Farms, farmsteads and farming.
- B. Mining, sand and gravel extraction, land reclamation and alteration, provided that the uses will be in compliance with the provisions hereof or other applicable provisions of the City Code.

**8-61-6: USES BY ADMINISTRATIVE PERMIT.** Subject to applicable provisions of this Ordinance, the following uses are allowed by administrative permit in a B-1 District based upon procedures set forth in and regulated by Section 8-3-3 of this Ordinance:

- A. Essential services, except transmission pipelines and transmission or substation lines in excess of 35 kv and up to 100 kv, as regulated by Section 8-5-5 of this Ordinance.
- B. Model homes as regulated by Section 8-35-5 of this Ordinance.
- C. Personal wireless service antennas located upon a public or quasi-public structure or existing tower, as regulated by Chapter 43 of this Ordinance.
- D. Temporary/seasonal outdoor sales as regulated by Chapter 23 of this Ordinance.

**8-61-7: LOT AREA AND SETBACK REQUIREMENTS.** The following minimum requirements shall be observed in a B-1 District, subject to additional requirements, exceptions and modifications set forth in this Ordinance:

- A. Lot Area: Twenty thousand (20,000) square feet.
- B. Lot Width: One hundred (100) feet.
- C. Setbacks:
  - 1. From Streets:
    - a. Principal/Minor Arterial Streets: Sixty-five (65) feet.
    - b. Collector Streets: Sixty-five (65) feet.
    - c. Local Streets: Thirty-five (35) feet.
  - 2. Side Yards: Twenty (20) feet.
  - 3. Rear Yards: Thirty (30) feet.

**8-61-8: BUILDING HEIGHT.** Structures shall not exceed thirty-five (35) feet in height except as provided in Chapter 19 of this Ordinance.



## Community Profile for

# Elko New Market , Minnesota

[Show Map](#)



### Overview

#### Location

County:	<a href="#">Scott</a>
Region:	West Twin Cities Metro
Distance from Minneapolis:	N/A
Distance from nearest MSA*:	
US Congressional District:	2
MN Legislative District(s):	35B
Web site:	N/A
Last Updated:	9/5/2002

#### Population

Area	2007 Estimate	2006 Estimate	2000 Census	1990 Census
Community:	3,788	3,305	472	259
County:	123,735	119,646	89,498	57,846
Nearest MSA:	3,261,588	3,229,615	2,968,806	2,538,776
Minnesota:	5,263,610	5,231,106	4,919,479	4,375,099

Source: U.S. Census, State Demographer \* Metropolitan Statistical Area

### Major Employers

<i>Employer</i>	<i>NAICS</i>	<i>Products/Services</i>	<i>Employee Count</i>
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[View All Employers Listed](#)

### Workforce

	<i>Scott County</i>	<i>Metro Council (11) Econ Dev Region</i>
Total Employment	70,003	1,527,510
Available Workforce	73,697	1,608,923
Unemployment Rate	5.0%	5.1%

Source: DEED - Labor Market Information: LAUS Annual Average 2008

### Employment By Industry

<i>Scott County</i>	<i>Metro Council (11) Econ Dev Region</i>
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Natural Resources and Mining	178	3,504
Construction	3,202	61,184
Manufacturing	5,180	178,073
Trade, Transportation and Utilities	8,011	304,100
Information	318	40,654
Financial Activities	936	133,533
Professional and Business Services	3,990	257,011
Education and Health Services	4,153	233,064
Leisure and Hospitality	6,025	149,013
Other Services	1,392	55,281
Government	9,590	195,988

*N/A - No Data Available*

*Source: DEED - Labor Market Information: CEW Annual Data 2008*

**Occupations and Wages in Seven County Mpls-St Paul, MN**

<i>Job Title</i>	<i>Wage/Hr</i>	<i>Job Title</i>	<i>Wage/Hr</i>
Architecture and Engineering Occupations	\$32.02	Healthcare Support Occupations	\$14.38
Arts, Design, Entertainment, Sports, and Media Occupations	\$23.34	Installation, Maintenance, and Repair Occupations	\$21.99
Building and Grounds Cleaning and Maintenance Occupations	\$12.39	Legal Occupations	\$38.72
Business and Financial Operations Occupations	\$28.17	Life, Physical, and Social Science Occupations	\$30.53
Community and Social Services Occupations	\$19.08	Management Occupations	\$48.74
Computer and Mathematical Occupations	\$35.91	Office and Administrative Support Occupations	\$16.63
Construction and Extraction Occupations	\$27.83	Personal Care and Service Occupations	\$11.75
Education, Training, and Library Occupations	\$20.92	Production Occupations	\$16.57
Farming, Fishing, and Forestry Occupations	\$11.36	Protective Service Occupations	\$16.96
Food Preparation and Serving Related Occupations	\$9.79	Sales and Related Occupations	\$14.04
Healthcare Practitioners and Technical Occupations	\$31.62	Transportation and Material Moving Occupations	\$15.03

[View All Occupations and Wages](#)

*Source: DEED - Labor Market Information: OES Fourth Quarter, 2008*

**Utilities**

<b>Utility Type</b>	<b>Utility Name</b>	<b>Utility Phone</b>	<b>Contact</b>	<b>Contact Phone</b>
Natural Gas	<a href="#">Minnesota Energy Resources Corp</a>	1-800-889-9508	Ann Carlon	1-800-889-9508



**Water Information**

Water Source:  
Storage Capacity:  
Pumping Capacity:  
Average Demand:  
Peak Demand:  
Total Water Hardness:  
Industrial Water Rate:

**Wastewater Information**

Treatment Type:  
Capacity of Plant:  
Average Flow:  
Peak Flow:  
Usage Charge:

**Communications**

**Telephone Information**

Local Telephone Company:  
Telephone Number:  
Contact:  
Telephone Number:  
Digital Central Switch:  
Equal Access Market:  
Extended Area Service:  
Custom Calling Features:  
Customized Local Area Services:  
Current Technologies:

No  
No  
No  
No  
No

**Internet Service**

Local Public Internet Access Site:  
Multiple Internet Service Providers:  
Speed of Service:  
DEED Certification as E-Commerce Ready:

No  
No  
  
No

**Cable TV Information**

*Local Company*

*Telephone*

*Website*

**Newspapers Information**

*Newspaper Name*

*Telephone*

*Frequency*

**Additional Telecommunication Providers**

*Telecommunication Type*

*Provider Name*

*Phone*

**Commercial Transportation & Shipping**

**Highway Information**

*Interstate Miles From Community*

*Load Limit in Tons*

*Seasonal Limit In Tons*

*Four Lane Miles From Community*

*Load Limit in Tons*

*Seasonal Limit In Tons*

*Other Miles From Community*

*Load Limit in Tons*

*Seasonal Limit In Tons*

**Truck Information**

Truck Lines:  
Truck Terminals:



**Navigable Water Information**

*Water Name*

*Depth*

**Rail Information**

Inter-Modal Facility: No

Inter-Modal Facility Distance:

<i>Rail Line</i>	<i>Frequency</i>	<i>Reciprocal Switching</i>	<i>Distance to Main Line</i>	<i>Passenger Service</i>
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**Air Service Information**

<i>International</i>	<i>Local Regional</i>
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- Name*
- Location*
- Miles to*
- Longest Runway Length*
- Surface Type*
- Lighted*
- Customs*
- Service Type*
- Navigational Aids*
- Weather Info Systems*
- Major Airlines*

**Daily Flights To MSP-Minneapolis-St. Paul Intl.:**

**Additional Commercial Transportation Providers**

<i>Transportation Type</i>	<i>Provider Name</i>	<i>Phone</i>
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**Housing & Commercial Activity**

**Housing Information**

Single Family Units:	Percentage Owner Occupied:	
Multiple Family Units:	Median Sales Price:	---
Mobile Homes:	Median Assessed Value:	---
Number of Units Built Since Last Census:	Median Rent:	
Number of Residential Building Permits for :	Vacancy Rate:	
Value of Residential Building Permits for :		

*Source:*

**Commercial Activity Information**

Number of Commercial Building Permits for :  
 Value of Commercial Building Permits for :  
 Number of Public Building Permits for :  
 Value of Public Building Permits for :

**Retail Sales Information**



Year	Community Sales	County Sales
2006	\$0	\$1,222,476,784
2005	\$0	\$1,230,461,686
2004	\$0	\$1,108,396,831

Source: MN Dept. of Revenue

## Business & Community Services

### Financial Institutions Information

Name	Phone	Total Assets	Capital as % of Assets
<a href="#">View All Financial Institutions</a>			

### Lodging & Meeting Facilities Information

Facility	Number of Facilities Available	Facility Size	Teleconferencing Available	Teleconferencing Available to Public
Hotel			No	No
Motel			No	No
Conference Center			No	No

### Additional Lodging & Meeting Facilities

Facility Type	Facility Name	Phone
---------------	---------------	-------

### Local Medical Facilities Information

Facility Type	Nbr of Facilities	Total Nbr of Beds	Telemedicine Available
Clinic			No
Dentist			No
Doctor			No
Hospital			No
Nursing Home			No

Name of Nearest Hospital (if none in community):

Miles to Nearest Hospital:

### Additional Local Medical Facilities

Facility Type	Facility Name	Phone	Telemedicine Available
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### Local Transit Information

Service	Available	Service	Available
Inter-Community Bus	No	Taxi/Cab	No
Intra-Community Bus	No	Disabled Transportation	No

### Local Transit Providers

Transit Type	Name	Phone
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High School Graduates Attending Post-Secondary:  
 State Wide Average:

68%

**Education Institutions**

*Education Type* *Name* *Phone*

**Government**

**Structure Information**

Organization: Unknown  
 Budget:  
 Community Bond Rating:  
 Comprehensive Land Use Plan: No  
 Locally Controlled Loan Program: No  
 Recycling: No  
 Fire Insurance Rating: NA  
 Industrial Plans Approved By: Unknown

**Public Protection Services**

<i>Service Type</i>	<i>Regular</i>	<i>Part-Time</i>	<i>Volunteer</i>	<i>Seasonal</i>
Fire	---	---	---	---
Police	---	---	---	---
Sheriff	---	---	---	---
EMT	---	---	---	---

**Property Taxes**

**Payable 2008**

**Property Tax Information**

State Tax Rate	45.95%
Municipal Tax Rate	37.16%
County Tax Rate	32.64%
School Tax Rate	27.29%
Misc. Tax Rate	3.67%
<b>Total Tax Rate</b>	<b>146.71%</b>

**Assessed Market Value Information**

Commercial	\$296,746,880
Residential	\$8,403,800
Other	\$61,244,067
<b>Total</b>	<b>\$366,394,747</b>

Minnesota commercial real estate taxes are based upon market value of taxable property as set by the local assessor. To calculate the tax for the current year, first compute the tax capacity by multiplying all property value up to \$150,000 times .015, plus any value over \$150,000 times .02. Example: net tax capacity on a \$200,000 business property:  $(\$150,000 \times .015) + (\$50,000 \times .02) = \$2,250 + \$1,000 = \$3,250$ . Tax capacity times the tax rate equals taxes owed. Commercial and industrial property must also pay a state property tax, which is equal to the tax capacity times the State Tax Rate.

In some localities where voters have approved referendums, an additional referendum tax must be added, calculated by multiplying the referendum tax rate times the total market value of the commercial property.

Please note: Specific property tax classifications and computations can be more complex and result in different tax amounts. This simplified explanation applies in the most general situations and will allow a business to roughly estimate its potential property tax burden. The county



assessor or auditor may be able to answer questions about specific properties and uses.

### Commercial Buildings and Land Sites

<b>Building Name</b> Address City, State Zip Code	<b>Type of Building</b> Total Bldg Sqft Total Available	<b>Contact Name</b> Organization Phone Number	 Photo
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<b>Land Site</b> Address City, State Zip Code	<b>Space Available</b> Build To Suit Zoning	<b>Contact Name</b> Organization Phone Number	 Photo
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### Economic Development Services

Economic Development Authority:	No	<b>Incentives</b>
Housing Redevelopment Authority:	No	
County Development Corporation:	No	
Chamber of Commerce:	No	
Port Authority:	No	
<b>Contact Information</b>		

### Economic Development Organizations

Type	Name	Phone	Fax
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### Disaster & Emergency Services

Name	Phone Number(s)
<u>Public Safety emergency resources</u>	1-800-422-0798 or metro 651-649-5451
<u>Federal Emergency Management Agency</u>	Region V FEMA 312-408-5500
<u>Small Business Administration Disaster Resources</u>	Disaster Area Offices 404-347-3771

*Inquiries regarding this community's data go to [mnpro.admin@state.mn.us](mailto:mnpro.admin@state.mn.us)*

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## WHO IS CERRON?:

We are a full service, integrated commercial real estate company serving the needs of individual, corporate, and institutional owners and investors. We offer a broad range of specialized capabilities including:

- Corporate Advisory Services
- Acquisition, Disposition, and Investment Services
- Brokerage, Leasing and Consulting
- Tenant Representation
- Financial Services and Analysis

We are located in the south metro area of the Twin Cities. Although we focus primarily south of the Minnesota River, we have and will continue to work wherever our clients need assistance. We have experience in all major types of commercial real estate, with particular emphasis on office, warehouse, industrial, retail and healthcare.

CERRON clients can always expect ethical, professional services. Our expertise is broad based, which allows us to offer experience and insight above the ordinary and in a cost effective and timely manner. Once we establish your needs, we create a strategic plan to help you achieve your real estate goals.

Our close relationship with APPRO Development allows us to provide our clients with a “single source” for real estate from the beginning to the end of a development project. When you hire CERRON, you get a team of very qualified professionals with experience in solving many types of real estate problems. Our team members work closely together to promote the achievement of our clients objectives and service responsibilities.

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