INDUSTRIAL PROPERTY FOR SALE

$1,000,000

40 Acre Industrial Site Near U.S. Highway 169 ~ Jordan, MN

This **EXCEPTONAL 40 acre** industrial property awaits your development! This property could be developed for one business, or further subdivided to accommodate multiple sites. The property is ideally located within blocks of U.S. Highway 169 in Scott County within the City of Jordan. Sanitary sewer and water are available to serve the property in both 190th Street on the south, and in Enterprise Drive on the north.

xx 190th Street West | Jordan | MN | 55352

- Tax ID #: 22-913002-0
- Pay 2013 Taxes: $7,792
- Lot Size: +/- 40 Acres
- Legal Description: SE 1/4 of SE 1/4, Sec 13, Twp 114, Rng 21
- Zoned: I1 – Light Industrial
- Current Use: Agricultural
- Utilities and road access on two side
- Flat site; good soils
- Ready for development!
- **Current owner will finance on Contract for Deed.**

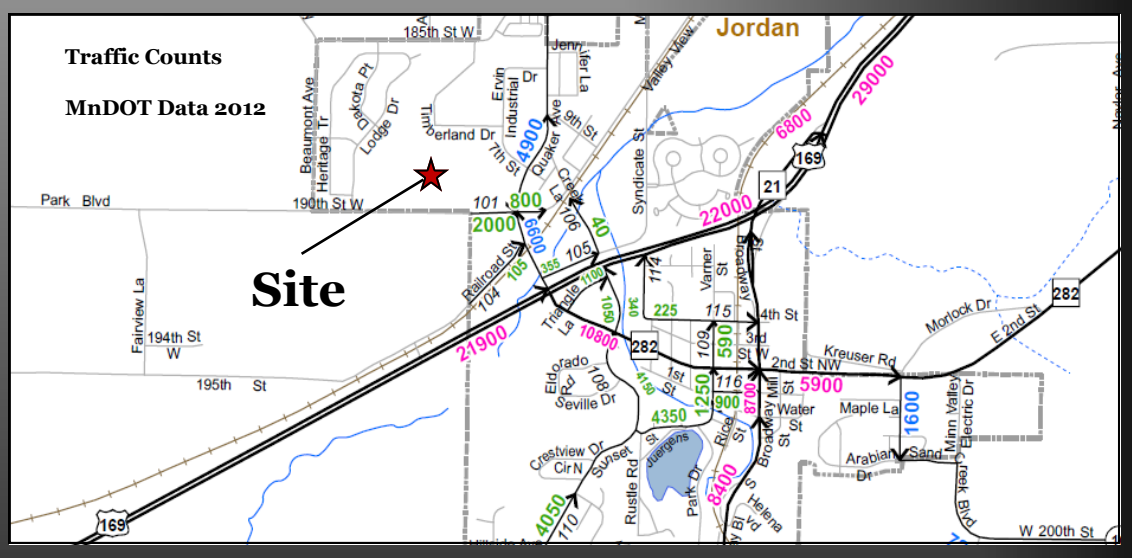
Discover Jordan.
Centrally located between Mankato and the Twin Cities.

Demographics (2013 Projection)

	< 1 Mile	< 3 Miles	< 5 Miles
Population	3,475	11,782	14,244
Households	1,211	3,938	4,764
Average HH Income	$48,146	$56,606	$61,595

The City of Jordan has aggressive programs in place to promote economic development, which include:

- Jobs for Fees Program
- Façade Improvement Program
- Tax Increment Financing
- Tax Abatement
- Member of the Minnesota Community Capital Fund



City Contact Information:

Tom Nikunen
City of Jordan
City Administrator
210 First Street East
Jordan, MN 55352
952-492-2535

County Contact Information:

Renee Christianson
Scott County CDA - First Stop Shop
Business Analyst
1615 Weston Court
Shakopee, MN 55379
952-496-8830

Owner Contact Information:

Steve Heller
612-221-3061

CITY OF JORDAN

CDA FIRST STOP SHOP SCOTT COUNTY