

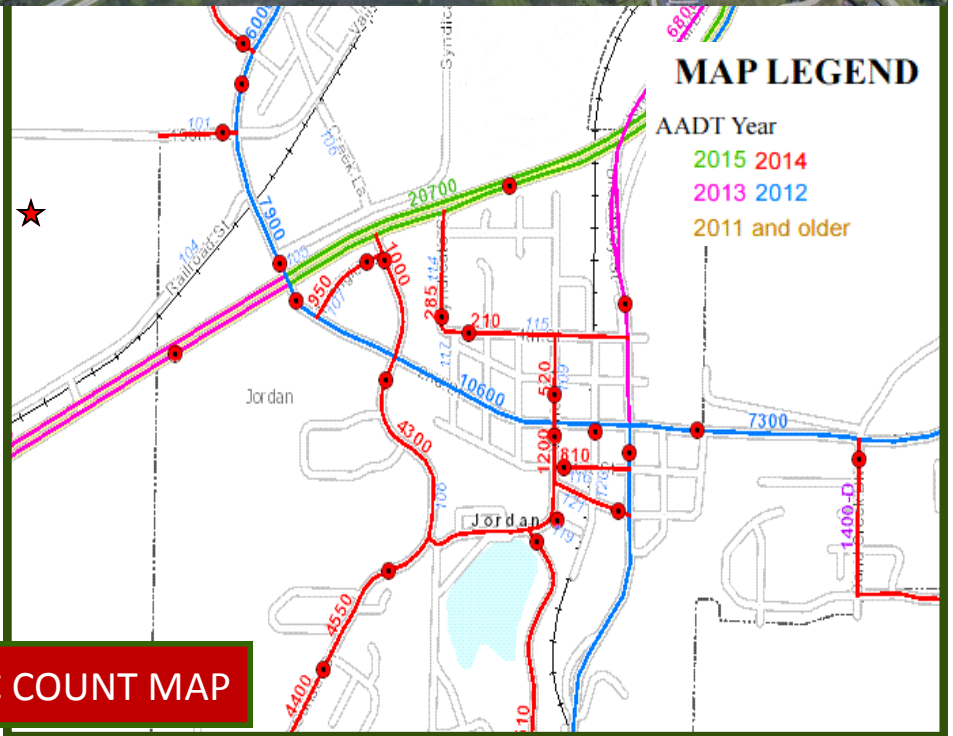
FOR SALE: 46.67 Acre Light Industrial Site

6305 190th Street, Jordan, MN 55352



SITE INFORMATION

- ◆ **PID #:** 109-240-170
- ◆ **Current Use:** Agricultural
- ◆ **Guided Use:** Light Industrial and Highway Commercial
- ◆ **Legal Description (partial):** Section 24, Township 114, Range 024. N 1/2 NE 1/4 Ex. E 20A & S 3 RDS & Ex 2A.
- ◆ **Traffic Counts:** 20,700 along TH



TRAFFIC COUNT MAP



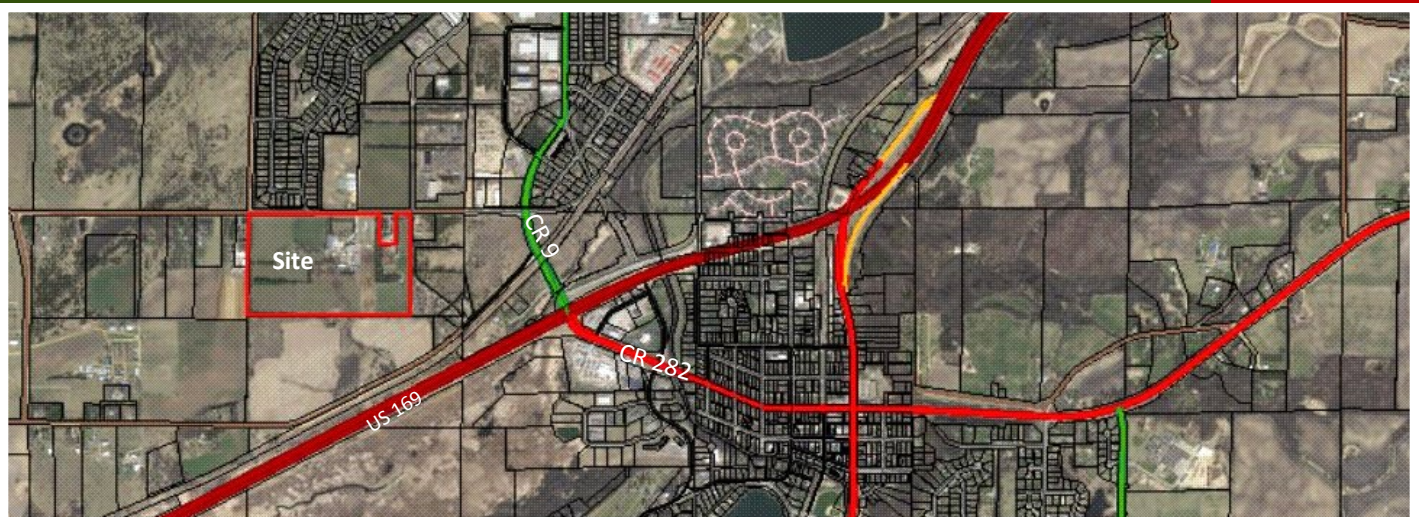
FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Property Owner:
Les Quatmann
6305 190th St. W.
Jordan MN 55352
(952) 292-0511 cell

City of Jordan
Tom Nikunen
952-492-2535
TNikunen@jordanmn.gov

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Location

This 46.67 acre site is located immediately adjacent to the corporate limits of the City of Jordan. The site is highly visible from U.S. Highway 169 and accessible from 190th St. West, a county collector street.

Site Size

The parcel is 56.86 acres. The owner would retain 10.24 acres of the existing parcel and sell the remaining 46.67 acres. Annexation to the City of Jordan is required prior to development.

Financial Assistance

City Programs are available to assist with qualified industrial projects. Local programs include:

- Jobs for Fees Program
- Façade Improvement Program
- Tax Increment Financing
- Tax Abatement

In addition, the City will work with businesses to explore applicable state financial programs. For more information contact the City of Jordan, Tom Nikunen at: 952-492-2535.



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Demographic Information:



Population: 5,981

(2016 Est. U.S. Census ACS)

Housing Units: 2,210

(2016 est. U.S. Census ACS)

Median Age: 34.2 years

(2016 est. U.S. Census ACS)

Median Household Income: \$66,818

(2016 est. U.S. Census ACS)

Median Family Income: \$80,893 (2016 est. U.S. Census ACS)

Percent of population with high school education or higher: 95.0%

(2016 est. U.S. Census ACS)

Percent of population with a Bachelor's degree or higher: 29.8%

(2016 est. U.S. Census ACS)

General Overview-Jordan:

Living along the wooded bluffs and rolling hills of Scott County, the community of Jordan enjoys that warm country feeling of a small town while being only minutes from the Twin Cities metropolitan area.

Some of the Twin Cities' leading attractions, including the Renaissance Festival, Mystic Lake Casino and Valleyfair, are all within 15 minutes of Jordan. Jordan is closer yet to the Scott County Fair, championship golf, campgrounds and numerous recreational parks.



Distance To:

- ◆ US-169: Adjacent to
- ◆ I-494: 21 miles
- ◆ Minneapolis-St. Paul International Airport: 32 miles
- ◆ Downtown Minneapolis: 35 miles



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