

INNOVATION FROM THE GROUND UP

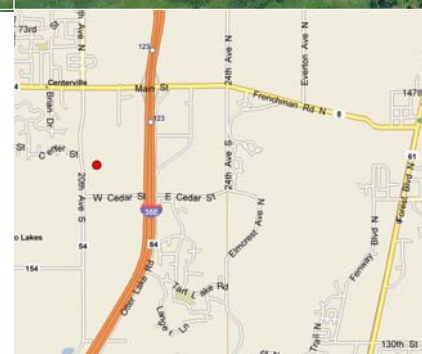
# For Sale

Centerville Land  
 Royal Oaks Lot 1 & Lot 3  
 20th Ave S & Fairview St  
 Centerville, Minnesota

- Located in the SE quadrant of Fairview St & 20th Ave S
- Lot 1, 1.57 acres/68,317 square feet
- Lot 3, 1.42 acres/51,938 square feet
  - 1.01 usable acres/44,033 square feet
- I1, Industrial Zoning
- Hook into water, sewer and storm sewer at street
- Street curbing and ponding complete
- Survey complete
- Easy access to I-35E via 20th Ave S/Hwy 54 to Main St/Hwy 14

## Demographics

	1 mile	3 miles	5 miles
2009 Population	3,290	19,739	54,385
Average Household Income	\$79,360	\$91,822	\$100,710
Median Household Income	\$84,262	\$87,265	\$88,959



For more information contact:

Mike Brass  
 Vice President  
 612.750.4312  
 mike@mikebrass.com

Caleb Krienke  
 Associate  
 952.837.3018  
 ck@welshco.com



# Centerville Land For Sale

**Location:**

Located in the SE quadrant of Fairview St and 20th Ave S in Centerville

**Mike Brass**  
**Vice President**

- 612.750.4312
- mike@mikebrass.com

**Total Acres Available:**

2.58 total acres available

**Lot 1:**

1.57 acres (68,317 square feet)

- PID#: 24.31.22.33.0006
- 2009 Taxes: \$8,352

**Caleb Krienke**  
**Associate**

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- ck@welshco.com

**Lot 3:**

1.42 acres (51,938 square feet)

- 1.01 usable acres (44,033 square feet)
- PID#: 24.31.22.33.0008
- 2009 Taxes: \$8,035

[www.welshco.com](http://www.welshco.com)

**Sale Price:**

\$4.00 per square foot

**Utilities:**

Water, sewer & storm sewer \*  
*\*Hook into at street*

5910 Rice Creek Pkwy  
Suite #500  
Shoreview, MN 55126

**Zoning:**

I1, Industrial

**Traffic Counts:**

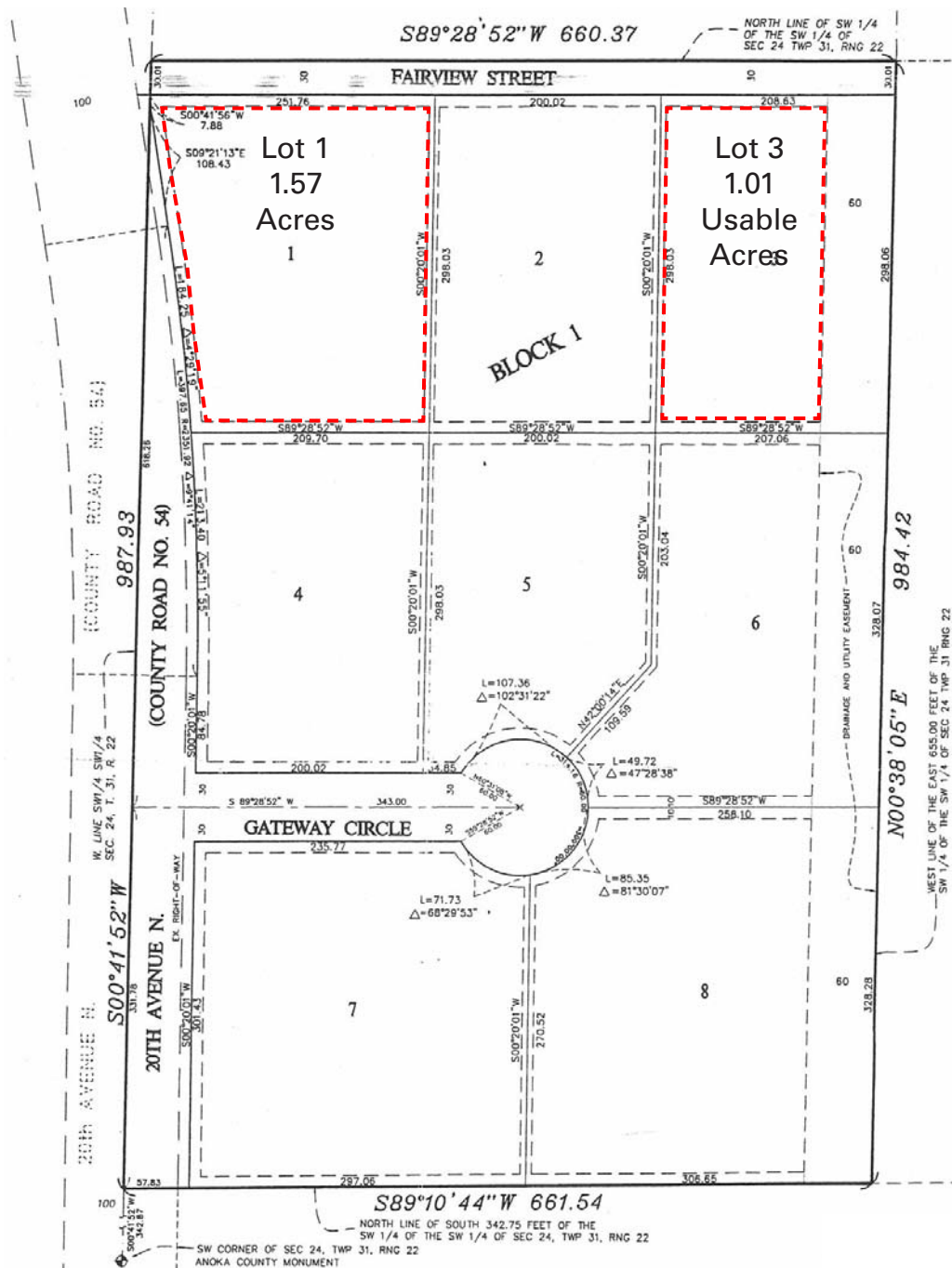
*\*Source: MN DOT 2008 Study  
Averages are per day total cars*

I-35E.....48,500 Cars  
Main St.....11,100 Cars

**Amenities:**

- Easy access to I-35E via 20th Ave S/ Hwy 54 to Main St / Hwy 14
- Survey complete
- Street curbing and ponding complete

# Centerville Land Survey



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