



Industries West Commercial/Industrial Lot

**Industries West, Block Two, Lot 22
Waite Park, MN 56387**

**Bill Molitor
bill@meyercommercial.com**

- ◆ Located West of Mills Fleet Farm, South of the new alignment of County Road 138 on 75th Avenue & adjacent to Shingobee Builders Inc.
- ◆ Easy access to I-94, Hwy 23 & County Road 75
- ◆ PID # 31-21307-058
- ◆ Dimensions: Depth 290' (East/ West) X Road Frontage 200' (North/ South)
- ◆ Size: 58,000 square feet

SALE PRICE: \$1.90 PER SQUARE FOOT OR \$110,200

Information provided by the owner. Neither Meyer Commercial, Nor its agents can guarantee or represent the condition of any structural or mechanical components of the building or equipment nor the accuracy of any such information.

Pop-Facts: Census Demographic Quick Facts Report

Shingobee Lot

Radius: COUNTY ROAD 138 AT 75TH AVE S, WAITE PARK, MN 56301, aggregate

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Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
Population						
2000 Census	175		17,810		52,303	
1990 Census	138		14,668		46,863	
Growth 1990-2000	26.81%		21.42%		11.61%	
Households						
2000 Census	76		6,496		20,175	
1990 Census	53		4,907		17,004	
Growth 1990-2000	43.40%		32.38%		18.65%	
2000 Population by Single Race Classification						
	175		17,810		52,303	
White Alone	165	94.29	16,782	94.23	49,328	94.31
Black or African American Alone	1	0.57	162	0.91	615	1.18
American Indian and Alaska Native Alone	1	0.57	67	0.38	216	0.41
Asian Alone	5	2.86	489	2.75	1,238	2.37
Native Hawaiian and Other Pacific Islander Alone	0	0.00	5	0.03	27	0.05
Some Other Race Alone	1	0.57	126	0.71	292	0.56
Two or More Races	2	1.14	179	1.01	587	1.12
2000 Population Hispanic or Latino						
	175		17,810		52,303	
Hispanic or Latino	5	2.86	320	1.80	719	1.37
Not Hispanic or Latino	170	97.14	17,490	98.20	51,584	98.63
2000 Tenure of Occupied Housing Units						
	76		6,496		20,175	
Owner Occupied	33	43.42	3,902	60.07	13,405	66.44
Renter Occupied	43	56.58	2,595	39.95	6,770	33.56
2000 Households by Household Income						
	76		6,478		20,167	
Income Less than \$15,000	10	13.16	760	11.73	2,453	12.16
Income \$15,000 - \$24,999	10	13.16	919	14.19	2,792	13.84
Income \$25,000 - \$34,999	18	23.68	1,040	16.05	3,132	15.53
Income \$35,000 - \$49,999	20	26.32	1,352	20.87	4,197	20.81
Income \$50,000 - \$74,999	12	15.79	1,427	22.03	4,088	20.27
Income \$75,000 - \$99,999	3	3.95	516	7.97	1,748	8.67
Income \$100,000 - \$149,999	2	2.63	334	5.16	1,172	5.81
Income \$150,000 - \$249,999	1	1.32	112	1.73	414	2.05
Income \$250,000 - \$499,999	0	0.00	16	0.25	122	0.60
Income \$500,000 or more	0	0.00	2	0.03	48	0.24



Pop-Facts: Census Demographic Quick Facts Report

Shingobee Lot

Radius:COUNTY ROAD 138 AT 75TH AVE S, WAITE PARK, MN 56301, aggregate

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Radius:COUNTY ROAD 138 AT 75TH AVE S, WAITE PARK, MN 56301, aggregate

Description	0.00 - 1.00 miles		0.00 - 3.00 miles		0.00 - 5.00 miles	
	Radius	%	Radius	%	Radius	%
2000 Average Household Size	2.27		2.47		2.47	
2000 Average Household Income	\$40,986		\$47,980		\$51,271	
2000 Median Household Income	\$35,094		\$40,771		\$41,098	
2000 Per Capita Income	\$17,723		\$17,868		\$20,066	



Pop-Facts: Census Demographic Quick Facts Report

Shingobee Lot

Appendix: Area Listing

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

COUNTY ROAD 138 AT 75TH AVE S	Latitude/Longitude	45.549808	-94.263275
WAITE PARK, MN 56301	Radius	0.00	- 1.00

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

COUNTY ROAD 138 AT 75TH AVE S	Latitude/Longitude	45.549808	-94.263275
WAITE PARK, MN 56301	Radius	0.00	- 3.00

Area Name:

Type: Radius Reporting Detail: Aggregate Reporting Level: Block Group

Radius Definition:

COUNTY ROAD 138 AT 75TH AVE S	Latitude/Longitude	45.549808	-94.263275
WAITE PARK, MN 56301	Radius	0.00	- 5.00

Project Information:

Site: 1

Order Number: 965329918





Community Profile for Waite Park, Minnesota



[Show Map](#)

Overview

Location

County:	Stearns
Region:	East Central
Distance from Minneapolis:	N/A
Distance from nearest MSA*:	
US Congressional District:	6
MN Legislative District(s):	15A
Web site:	N/A
Last Updated:	9/6/2002

Population

Area	2005 Estimate	2004 Estimate	2000 Census	1990 Census
Community:	6,775	6,757	6,568	5,020
County:	142,684	140,841	133,166	119,324
Nearest MSA:	181,216	178,859	163,166	149,509
Minnesota:	5,205,091	5,145,106	4,919,479	4,375,099

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

Major Employers

Employer	NAICS	Products/Services	Employee Count
View All Employers Listed			

Workforce

	Stearns County	<u>Central (7W)</u> <u>Econ Dev Region</u>
Total Employment	79,379	207,782
Available Workforce	82,670	216,906
Unemployment Rate	4.0%	4.2%

Source: DEED - Labor Market Information: LAUS Annual Average 2006

Employment By Industry

Stearns County	<u>Central (7W)</u> <u>Econ Dev Region</u>
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Natural Resources and Mining	692	1,745
Construction	3,750	10,664
Manufacturing	12,212	25,684
Trade, Transportation and Utilities	18,024	35,687
Information	1,140	1,820
Financial Activities	3,836	6,376
Professional and Business Services	6,608	11,417
Education and Health Services	11,949	20,932
Leisure and Hospitality	7,861	15,463
Other Services	2,809	5,294
Government	10,472	21,616

N/A - No Data Available

Source: DEED - Labor Market Information: CEW Annual Data 2006

Occupations and Wages in Central Minnesota

<i>Job Title</i>	<i>Wage/Hr</i>	<i>Job Title</i>	<i>Wage/Hr</i>
Architecture and Engineering Occupations	\$24.71	Healthcare Support Occupations	\$11.70
Arts, Design, Entertainment, Sports, and Media Occupations	\$14.97	Installation, Maintenance, and Repair Occupations	\$18.21
Building and Grounds Cleaning and Maintenance Occupations	\$10.77	Legal Occupations	\$31.32
Business and Financial Operations Occupations	\$22.03	Life, Physical, and Social Science Occupations	\$24.91
Community and Social Services Occupations	\$17.77	Management Occupations	\$33.35
Computer and Mathematical Occupations	\$25.20	Office and Administrative Support Occupations	\$13.18
Construction and Extraction Occupations	\$19.03	Personal Care and Service Occupations	\$10.05
Education, Training, and Library Occupations	\$19.61	Production Occupations	\$14.07
Farming, Fishing, and Forestry Occupations	\$11.49	Protective Service Occupations	\$17.18
Food Preparation and Serving Related Occupations	\$8.28	Sales and Related Occupations	\$10.33
Healthcare Practitioners and Technical Occupations	\$26.08	Transportation and Material Moving Occupations	\$12.97

[View All Occupations and Wages](#)

Source: DEED - Labor Market Information: OES First Quarter, 2007

Utilities

Utility Type	Utility Name	Utility Phone	Contact	Contact Phone
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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 Demand:
Peak Demand:
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
No

Newspapers Information

<i>Newspaper Name</i>	<i>Telephone</i>	<i>Frequency</i>
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Additional Telecommunication Providers

<i>Telecommunication Type</i>	<i>Provider Name</i>	<i>Phone</i>
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Commercial Transportation & Shipping

Highway Information

<i>Interstate</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
<i>Four Lane</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>
<i>Other</i>	<i>Miles From Community</i>	<i>Load Limit in Tons</i>	<i>Seasonal Limit In Tons</i>

Truck Information

Truck Lines:
Truck Terminals:

Navigable Water Information

<i>Water Name</i>	<i>Depth</i>
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Year	Community Sales	County Sales
2005	\$432,543,380	\$2,240,282,926
2004	\$445,101,282	\$2,124,493,353
2003	\$487,328,540	\$1,974,471,192

Source: MN Dept. of Revenue

Business & Community Services

Financial Institutions Information

Name	Phone	Total Assets	Capital as % of Assets
View All Financial Institutions			

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
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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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Library Information

Name Phone Internet Access

Worship Information

Worship Type Worship Name Phone Membership

Recreation Information

Facilities

Festival/Arts

Service Organizations

Education

Post-Secondary Information

Nearest Technical College & Specialty Location Miles To

Nearest Community College & Specialty Location Miles To

Nearest Public College/University & Specialty Location Miles To

Nearest Private College/University & Specialty Location Miles To

Telecommunications Use Available at Area Post-Secondary Institutions: No

Local K-12 Information

School Type Nbr of Schools Enrollment Grades Pupil/Teacher Ratio

- Elementary
- Middle School
- Junior High
- Senior High
- Private/Parochial

School District:

Telecommunications Use Available at Local K-12: No



High School Graduates Attending Post-Secondary:
State Wide Average:

64%

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 2006

Property Tax Information

Assessed Market Value Information

State Tax Rate	50.83%	Commercial	\$289,455,600
Municipal Tax Rate	51.10%	Residential	\$197,070,640
County Tax Rate	47.52%	Other	\$111,416,578
School Tax Rate	13.90%		
Misc. Tax Rate	2.12%		
Total Tax Rate	165.47%	Total	\$597,942,818

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 X .015) + (\$50,000 X .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.



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Economic Development Services

Economic Development Authority:	No	Incentives
Housing Redevelopment Authority:	No	
County Development Corporation:	No	
Chamber of Commerce:	No	
Port Authority:	No	

Contact Information

Economic Development Organizations

<i>Type</i>	<i>Name</i>	<i>Phone</i>	<i>Fax</i>
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Inquiries regarding this community's data go to mnpro.admin@state.mn.us

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Area Map

Prepared For:
Project Code: Shingobee Lot

Order #: 965329918
Site: 01

Appendix: Area Listing

Area Name:

Type: Radius

Radius Definition:

COUNTY ROAD 138 AT 75TH AVE S
WAITE PARK, MN 56301

Center Point: 45.549808 -94.263275
Circle/Band: 0.00 - 1.00

Area Name:

Type: Radius

Radius Definition:

COUNTY ROAD 138 AT 75TH AVE S
WAITE PARK, MN 56301

Center Point: 45.549808 -94.263275
Circle/Band: 0.00 - 3.00

Area Name:

Type: Radius

Radius Definition:

COUNTY ROAD 138 AT 75TH AVE S
WAITE PARK, MN 56301

Center Point: 45.549808 -94.263275
Circle/Band: 0.00 - 5.00

