

**6.70 Acre Lot For SALE \$157,777**



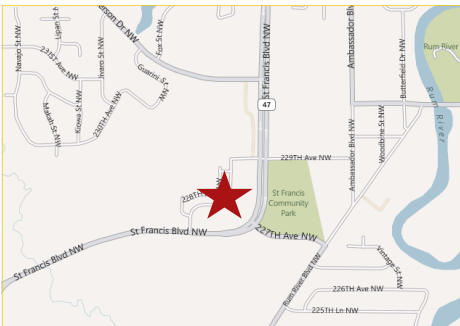
**Cree Street NW  
St. Francis, MN**

## **Multi Family Site on 6.70 Vacant Acres**

The Meadows of St. Francis is a multi-use community that offers a 6.70 acre site zoned for multi-family development and is surrounded by 38 platted townhomes on 7.80 acres of land and 12.50 acres of vacant general commercial land.

Located less than 45 minutes from the Twin Cities along the Rum River and bordering the northern suburbs, this quaint community of St. Francis has a great deal to offer.

The site is a great investment and neighborhood development opportunity with potential for neighboring retail and office space.



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Contact:

**Ron Touchette** Broker

**612.435.7777**

[ron@rocksolidcommercial.com](mailto:ron@rocksolidcommercial.com)

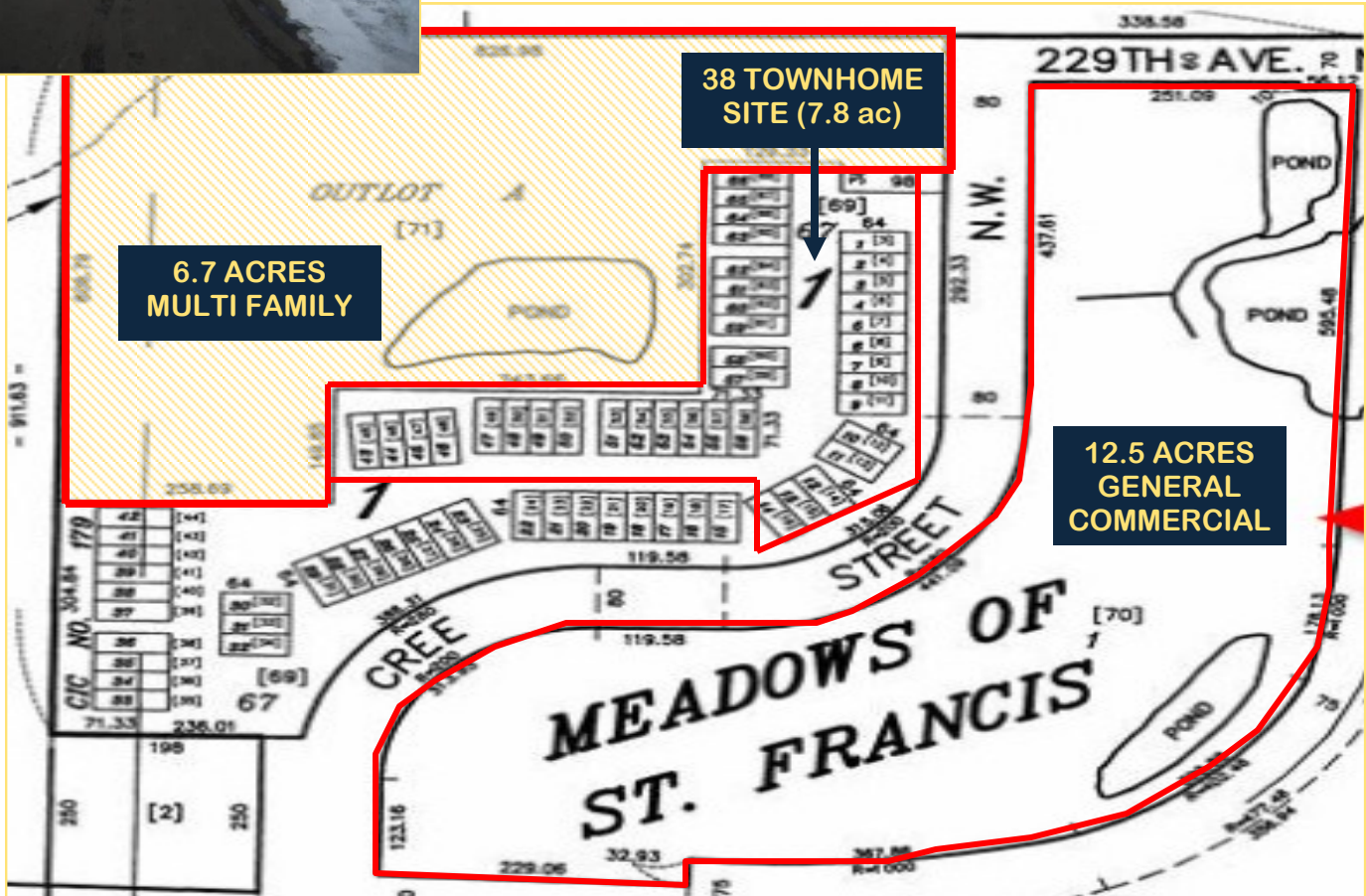
7078 E. Fish Lake Rd., Maple Grove, MN 55311 Main: 612.435.7770 Fax: 612.435.7771

# 6.70 Acre Lot For SALE \$157,777

**Cree Street NW  
St. Francis, MN**

<b>Listing Price:</b>	\$157,777	
<b>Includes:</b>	Land Only	
<b>Location:</b>	Dakotah Street and 228th Ave, St. Francis	
<b>PID Number:</b>	063324110071	
<b>Legal Description:</b>	Outlot A, Meadows of St. Francis	
<b>Zoning:</b>	Multi Family	
<b>Utilities:</b>	Water	City water
	Sewer	City Sewer
	Fuel	Natural Gas
<b>Acres</b>	6.70 of a 27.00 Acre Site	

## Site Data



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# 6.70 Acre Lot For SALE \$157,777

**Cree Street NW  
St. Francis, MN**

## Radius Demographics

### Community-at-a-Glance

County Seat: **Anoka**

#### 5 Mile Radius

Population:

**16,280**

Median Age:

**35.6**

Average Family Size:

**3.22**

Median Home Value:

**\$194,312**

Median Household Income:

**\$76,923**

Commute Time (minutes):

**37.3**

*\*2010 US Census Data & Esri Forecasts*

The information herein was obtained from sources deemed to be reliable. The information includes projections, assumptions and estimates as examples only and of a forecast nature yet may not represent actual, current or future performance. We make no guarantees or warranties. It is submitted subject to the possibility of withdrawal without notice, errors, change of price, omissions, financing, rental or other conditions. You and your tax and legal advisors should conduct your own investigation of the property and contemplated or proposed transactions.

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Last Updated: Monday, August 06, 2012

General Characteristics	3 Mile	5 Mile	7 Mile
Total population	10,146	16,280	28,832
<i>Male</i>	5,133	8,324	14,875
<i>Female</i>	5,013	7,956	13,957
Median age (years)	34.2	35.6	37.3
<i>18 years and over</i>	7,117	11,568	20,863
<i>65 years and over</i>	702	1,188	2,154
Average family size	3.22	3.22	3.18
Total housing units	3,716	5,866	10,402
Economic characteristics	3 Mile	5 Mile	7 Mile
Average travel time to work (minutes)	37.8	37.3	36.0
Median household income (dollars)	73,517	76,923	79,254
Average household Income (dollars)	82,254	85,865	88,739
Per capita income (dollars)	28,337	29,299	29,896
Housing Characteristics	3 Mile	5 Mile	7 Mile
Owner-occupied homes	3,121	5,059	9,214
<i>Median value (dollars)</i>	177,827	194,312	196,970



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