

# 7.80 Acre Lot For SALE \$47,777



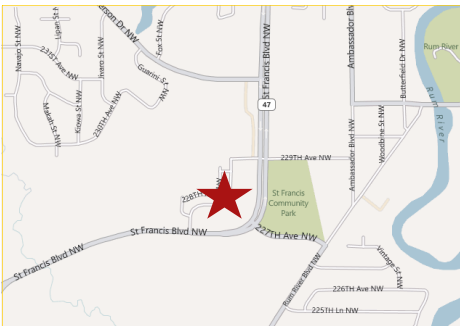
**22861 Dakotah St NW  
St. Francis, MN**

## Multi Family Townhome Site on 7.80 Vacant Acres

The Meadows of St. Francis is a multi-use community that offers 38 platted townhomes on 7.80 acres of land and is surrounded by 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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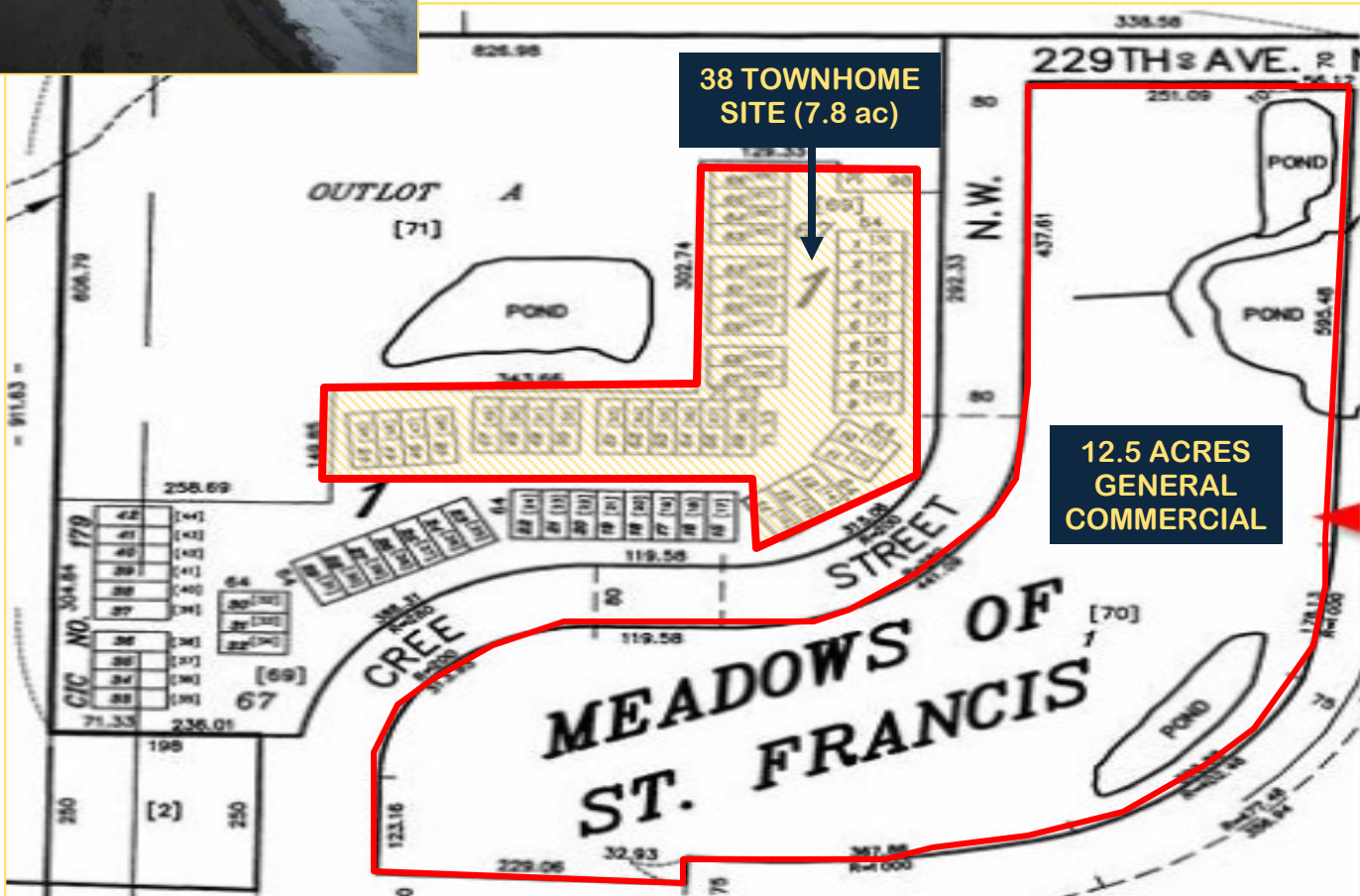
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**22861 Dakotah St NW  
St. Francis, MN**

## Site Data



<b>Listing Price:</b>	\$47,777	
<b>Includes:</b>	Land Only — No Existing Townhomes	
<b>Location:</b>	22861 Dakotah Street NW, St. Francis	
<b>PID Number:</b>	063324110003 thru 063324110016; 063324110045 thru 063324110069	
<b>Legal Description:</b>	Lots 1 thru 14 and Lots 43 thru 66 Block 1 The Meadows of St. Francis	
<b>Zoning:</b>	Multi Family	
<b>Utilities:</b>	Water Sewer Fuel	City water City Sewer Natural Gas
<b>Acres</b>	7.80 of a 20 Acre Site	



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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**

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

\*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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