

## DEVELOPMENT SITES FOR SALE

18th Street NE/153rd Street, Little Falls, MN 56345

**C|C** CLOSE CONVERSE  
Commercial Real Estate | Business Brokerage

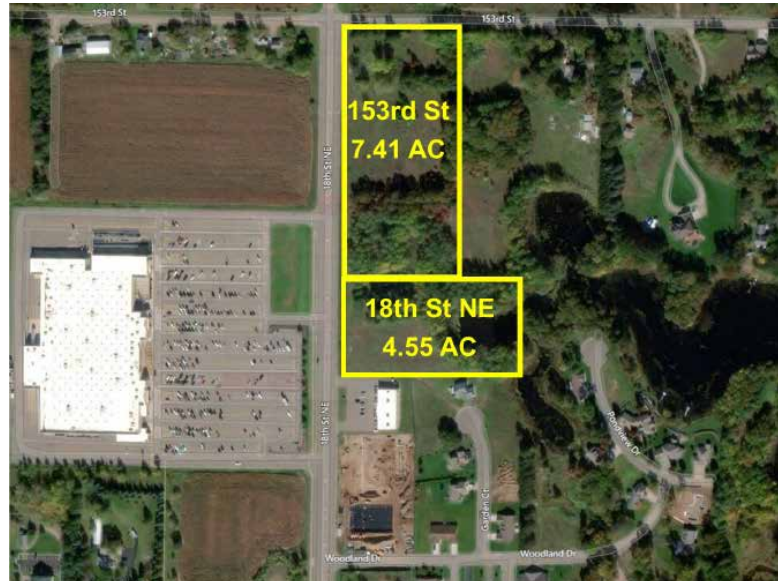
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## Development Sites.

Excellent opportunity to purchase one or two large development sites near Wal-Mart in Little Falls. Sites are currently zoned residential and would lend themselves to the growing residential neighborhood. There is also potential for re-zoning to commercial, which would provide a highly visible easily accessible site for retail, office, restaurant and more. Now is a great time to capitalize on the flourishing Little Falls market, which is the passage way between Brainerd and St. Cloud, and many other locations frequently traveled.



**Address:** 18th Street NE/153rd Street, Little Falls, MN 56345

**Directions:** From Hwy 371/Hwy10 and Hwy 27 intersection in Little Falls - East on Hwy 27 - North on 18th Street NE - Property is located on the right (East) directly after Dollar Tree, and spans all the way to 153rd Street

**Site Sizes:**  
**18th Street:** 4.55 Acres (198,400 sq. ft.)  
**153rd Street:** 7.41 Acres (323,000 sq. ft.)

**PRICE REDUCED:** ~~\$1,298,000~~ \$1,148,000 Total (Both Sites)  
**18th Street:** ~~\$399,000~~ \$349,000  
**153rd Street:** ~~\$899,000~~ \$799,000

**2024 Real Estate Taxes:**  
**18th Street:** \$104  
**153rd Street:** \$694

*Continued on next page.*

**Site Dimensions:**

**18th Street:** Approx. 320' x 620'  
**153rd Street:** Approx. 850' x 380'

**Site Frontage:**

**18th Street:** Approx. 320' along 18th Street NE  
**153rd Street:** Approx. 850' along 18th Street NE and 380' along 153rd Street

**Water:** City (There is an abandoned well on the 18th Street Lot)

**Sewer:** City

**Available Utilities:**

**Power:** Minnesota Power  
**Natural Gas:** Center Point Energy  
**Water/Sewer:** City of Little falls

**Zoning:** Located outside of Little Falls City Zoning Limits, current Morrison County Zoning is Residential - See Agent for potential to convert to Business/Commercial Zoning or be annexed to City of Little Falls

**PID#:**

**18th Street:** 160110000  
**153rd Street:** 160105000

**Legal Description:**

**18th Street:** N 15 AC of W 1/2 of SW 1/4 of NE 1/4 less 10 AC & less W 60 ft annexed to City of LF - Full Legal to Govern. Subject to 18th Street NE and any other easements, restrictions or reservations of record.

**153rd Street:** That pt of N 1/2 of NE 1/4 which was formerly known as Lots 1 thru 4 & Lots 49 thru 52 Blk 2, & Lots 1 thru 4 Blk 3 in East Addn & incl platted Rd lying bet Blks 2 & 3 (West St) & W of Lots 1 & 52 Blk 2 (North St) less W 60 ft annexed to City of LF - Full Legal to Govern. Subject to 153rd Street, 18th Street NE and any other easements, restrictions or reservations of record.

**Neighboring Businesses:**

Businesses nearby include Dollar Tree, Aldi, Wal-Mart, Country Inn & Suites, Anytime Fitness, Perkins, Arby's, KFC, McDonalds, Taco Bell, Taco Johns, Holiday Gas, AmericInn, O'Reily Auto Parts, Pizza Ranch, True Value-Fleet Supply, Tractor Supply, Maurices, Shoe Sensation, Cricket, plus numerous others.

18th St NE/153rd St, Little Falls, MN

# Aerial Photo



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# Section Aerial

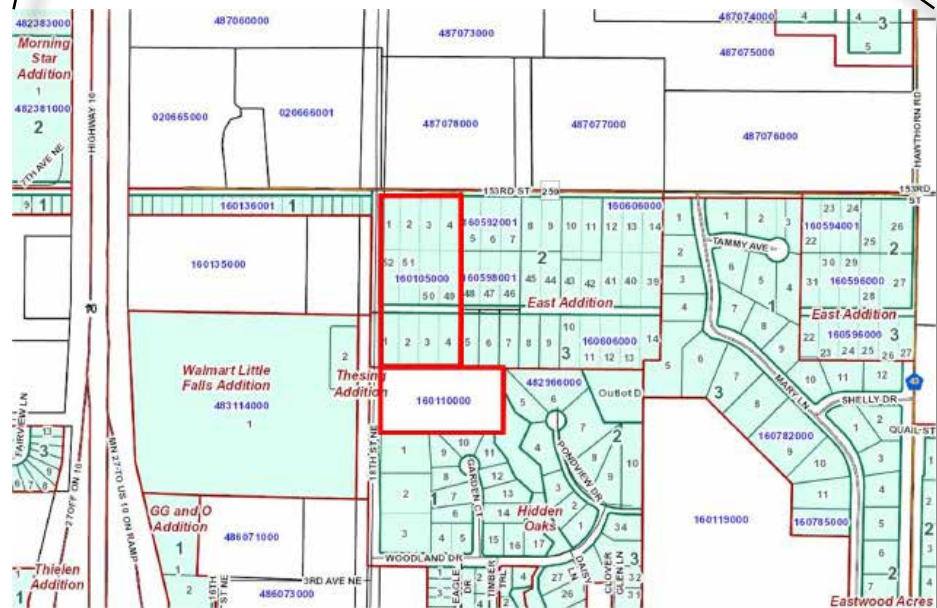
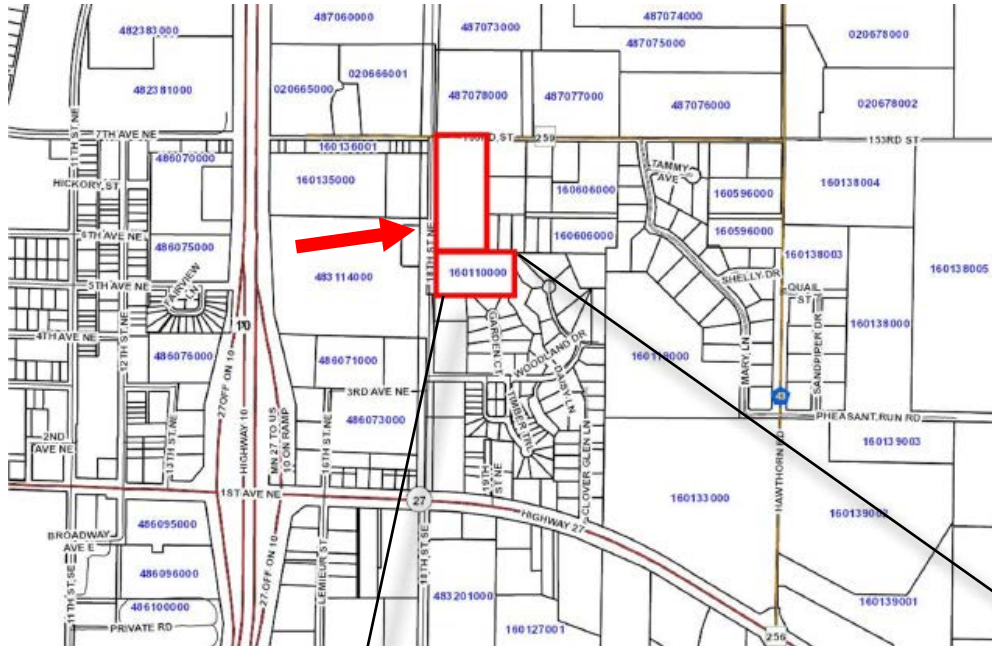


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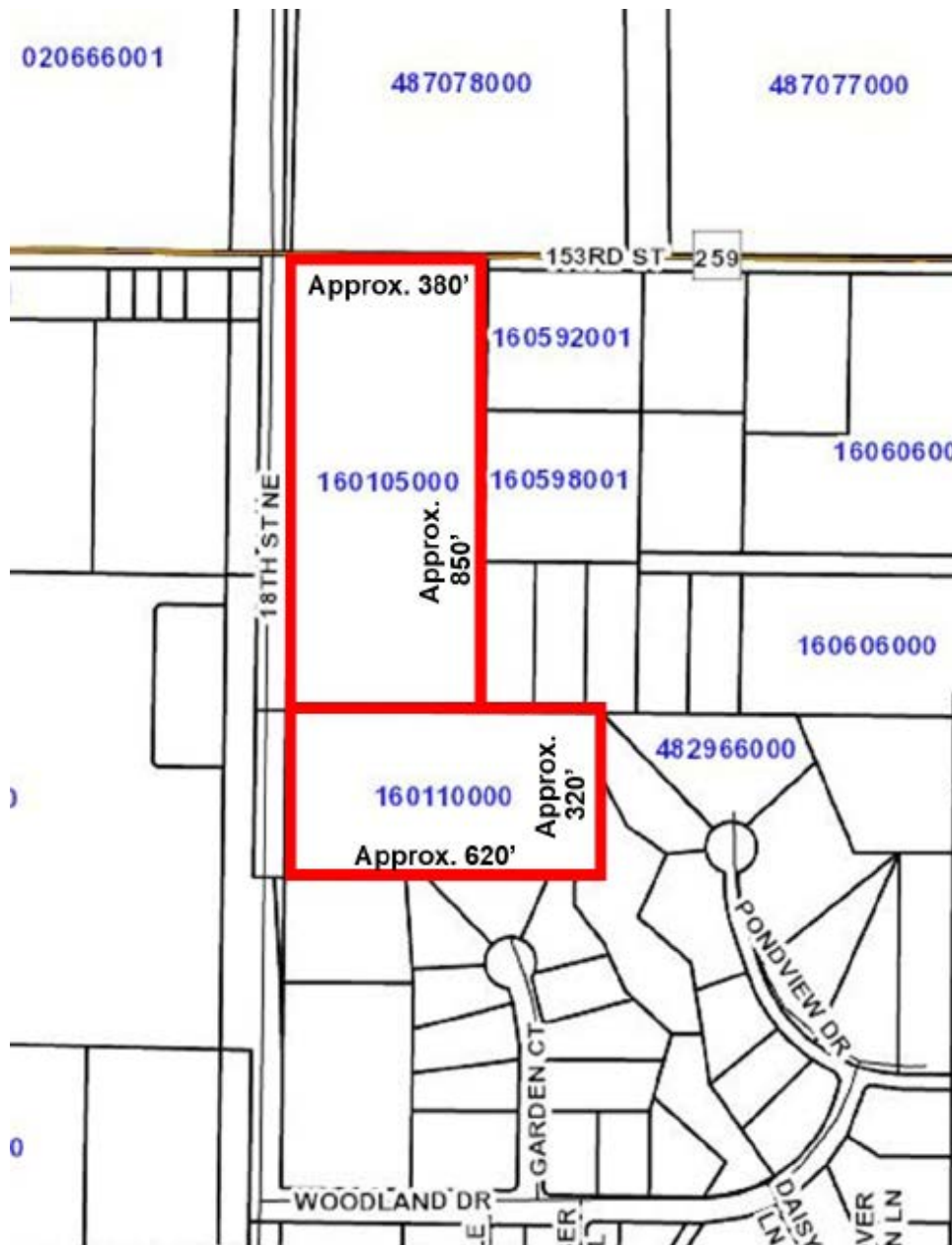
# Section Map



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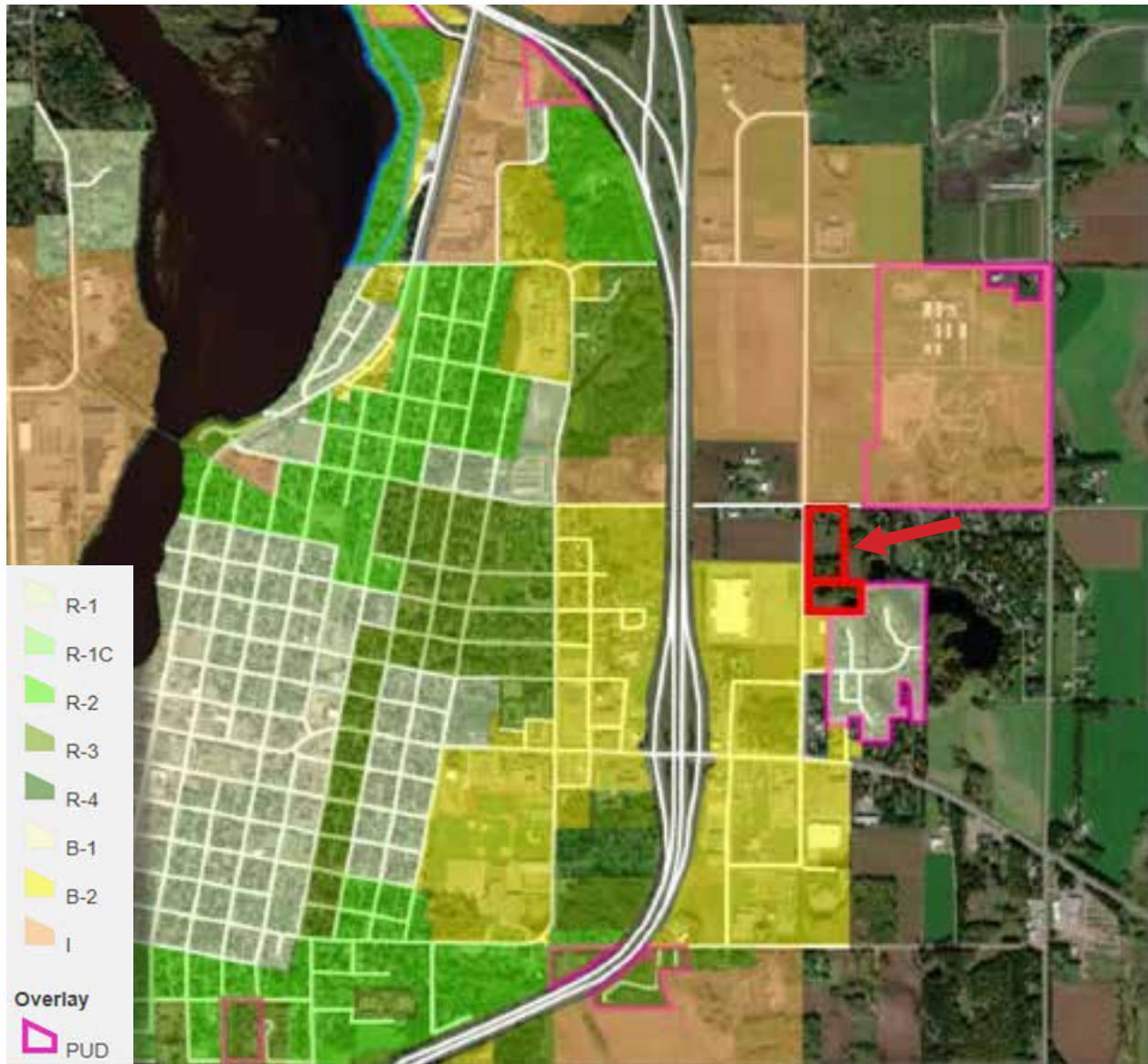


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# Zoning Map

Located Outside of Little Falls City Zoning Limits,  
Current Morrison County Zoning is Residential



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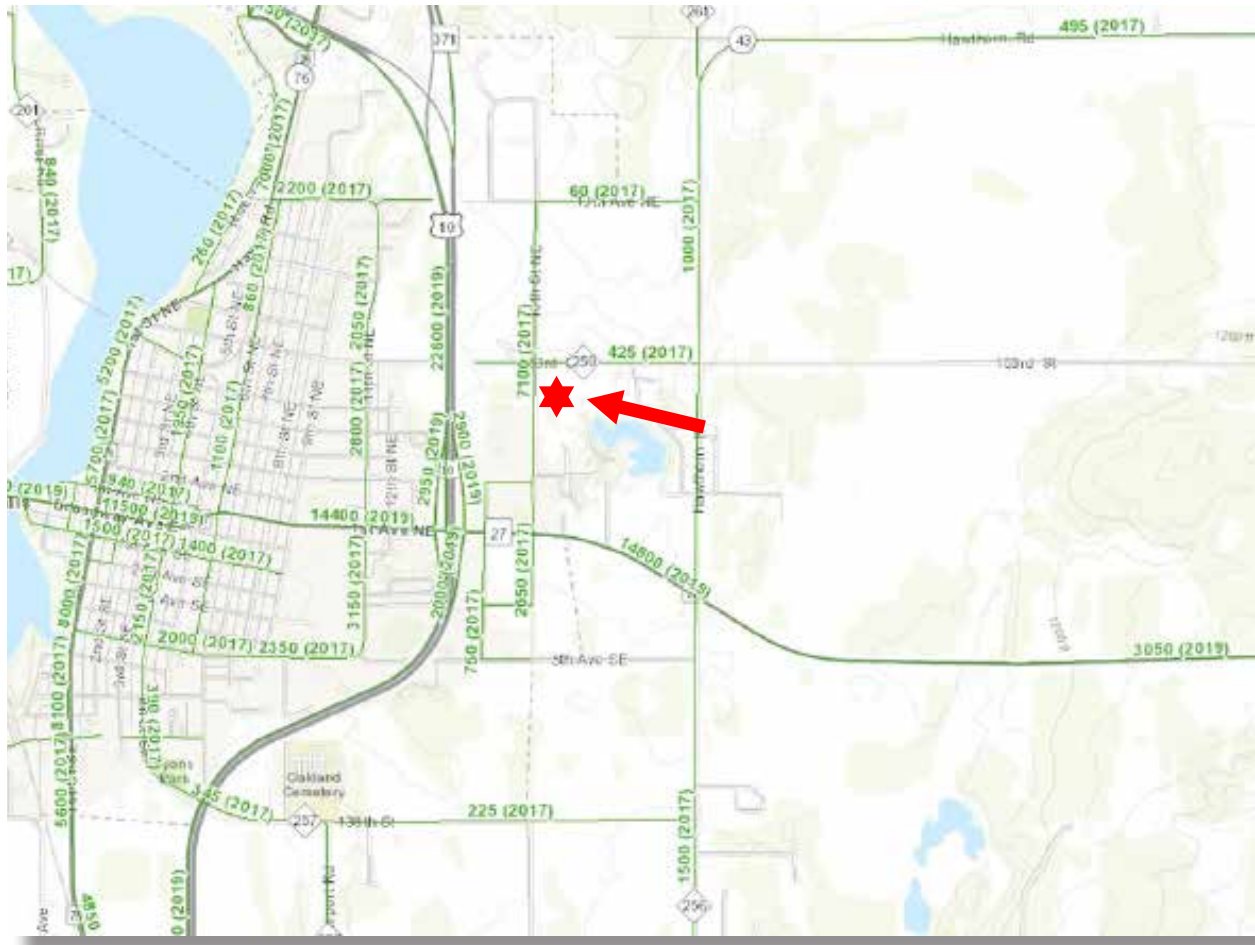


# 18th St NE/153rd St, Little Falls, MN

2017 & 2019 Counts from MNDOT

# Traffic Counts

**Traffic Counts:** 20,900 - 22,600 on Hwy 10, 14,800 on Hwy 27, 2,650 - 7,100 on 18th Street NE, and 425 on 153rd Street



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# Location Map



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# Demographics

Established in 1848 on the banks of the mighty Mississippi river, Little Falls is one of the oldest cities in the State of Minnesota.

Located in central Minnesota at the junctions of Highways 10, 27, and 371, it was the “little falls” in the Mississippi that attracted the attention of entrepreneurs, as it had the traders and explorers.

Today, Little Falls is still attracting businesses and travelers with its many historical sites as well as scenic and recreational opportunities for nature and sport buffs.

From Charles A. Lindbergh’s boyhood home to the downtown National historic District, to golfing, biking, camping, fishing, boating, hunting, snowmobiling and special events, Little Falls has something for every-one. Take time to view the outdoor murals, visit a museum and enjoy a cappuccino in a delightful cafe or a sidewalk bakery/deli. Find “where the Mississippi pauses” in Little Falls - for an hour, a day, a weekend, or a lifetime.

~ www.LittleFallsMN.com ~

<b>2023 Population:</b>	Morrison County	34,296
	Little Falls	14,953
	Crow Wing County	67,515
	Baxter	8,932
	Brainerd	31,623

<b>Projected Population Growth Change 2023-2028:</b>	Morrison County	0.05%
	Little Falls	(0.30)%

<b>Households in 2023:</b>	Morrison County	13,871
	Little Falls	6,296

<b>2023 Median Household Income:</b>	Morrison County	\$69,062
	Little Falls	\$61,510

<b>Major Little Falls Employers (with 150 or more employees):</b>	Larson Boats	623
	Camp Ripley	600
	IWCO	600
	Unity Family Health Care	575
	Little Falls School District	350
	Morrison County	260
	Crestliner Inc.	250
	Coborn’s	245
	Wal-Mart	225
	Tri-City Paving	169
	Falls Fabricating Inc.	160
	Northern Pines	120
	Meyer Teleservices	114
	Lutheran Care Center	113
McDonald’s	65	

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# Demographics

## Little Falls Facts & figures:

1 Weekly Newspaper - Morrison County Record  
3 Radio Stations: KLTF-960AM, WYRQ-92.1FM, KFML-94.1FM  
Television Station - Central MN Access TV: Channels 6 & 12  
15 City & County Parks  
20+ Golf Courses within 45 miles  
475+ Lakes within 45 miles  
Cross-Country Skiing - 20 locations within 45 miles  
Downhill Skiing - 2 locations within 60 miles  
400+ miles Snowmobile Trails  
Skating - 1 indoor & 3 outdoor rinks  
Healthcare - 1 community hospital, 25+ primary and specialty care physicians, 8 long term, developmentally disabled and senior housing centers, 12 dentists  
2 Elementary, 1 Middle, 1 High School, 3 Parochial Schools  
1 Art Center, 2 Art Galleries  
147 Days between killing frosts  
11 Days a year reach above 90  
Average Annual Snowfall is 43"  
Average Annual Precipitation is 27"

## Historical Sites:

Holy Family Catholic Church  
Our Lady of Lourdes Church  
Sacred Heart Chapel

## Museums:

Minnesota Military Museum  
Charles A. Lindbergh Historical Site  
Charles A. Weyerhaeuser Memorial Museum  
Minnesota Fishing Museum & Education Center

## Sites of Interest:

Linden Hill Historical Event Center  
Little Falls Street Murals  
Carnegie Library  
Little Falls Frescoes  
Mississippi River & Dam  
Pine Grove Zoo  
Camp Ripley/Environmental Education Center  
Crestliner & Larson Classic & Antique Boats  
Minnesota State Veterans Cemetery  
Maple Island Park  
Veteran's Remembrance Memorial  
Charles A. Lindbergh State Park  
Cross Rocks - Fairy Stones  
Great River Arts Association  
Crane Meadows National Wildlife Refuge  
The Burton Rosenmeier House

## Recreation & Camping:

Soo Line Recreational Trail  
Morrison County Birding  
Bike the Mississippi

## Resorts & Campgrounds:

Campfire Bay Resort  
Charles A. Lindbergh State Park  
Innsbrook Motel & RV Park  
Linden Hill Historical Event Center  
Sweet Water Resort  
Two Rivers Campground

## Recreational Facilities:

Boat Landings (3)  
Ice Rinks (3)  
Playgrounds/Ball Fields (7)  
Disc Golf (2)  
Swimming Pools/Beaches (3)  
Tennis Courts (3)

## Lodging:

AmericInn Lodge & Suites  
Clifwood Inn  
Country Inn & Suites  
Innsbrook Motel & RV Park  
Nipenneh Lodge Bed & Breakfast  
Super 8 Motel  
Waller House Bed & Breakfast  
Riverside Inn  
Linden Hill

## Health Care:

St. Gabriels Hospital  
Counseling (2)  
Chiropractors (2)  
Dental (4)  
Health & Recreation Centers  
Home Health Care Providers (4)  
Medical Centers (1)  
Residential Care Facilities (1)  
Physical Therapy (3)  
Senior Housing - Independent Living (2)  
Senior Housing w/ Care (7)  
Specialty Health Care Services (4)  
Vision (4)

18th St NE/153rd St, Little Falls, MN

Thank You

### **Thank you for considering this Close - Converse opportunity**

Close - Converse is pleased to present this real estate opportunity for your review. It is our intention to provide you with the breadth of information and data that will allow you to make an informed decision.

### **We are here to help**

Please review this package and contact us with any questions you may have. We are prepared to discuss how this property meets your needs and desires. Facts, figures, and background information will aid in your decision. Should you need specialized counsel in the areas of taxation, law, finance, or other areas of professional expertise, we will be happy to work with your advisor, or we can recommend competent professionals.

### **How to acquire this opportunity**

When you have made a decision to move forward, we can help structure a proposal that covers all the complexities of a commercial real estate transaction. As seller's representatives, we know the seller's specific needs and can tailor a proposal that expresses your desires, provides appropriate contingencies for due diligence, and results in a win-win transaction for all parties.

### **Agency and you**

Generally, we are retained by sellers or landlords to represent them in the packaging and marketing of their commercial, investment or development real estate. You are encouraged to review the Minnesota disclosure form "Agency Relationships in Real Estate Transactions" which is enclosed at the end of this package. If you have questions about agency and how it relates to your search for the right property, please ask us. We will answer all your questions and review the alternatives.

Should you wish to pursue this opportunity, please acknowledge your review of "Agency Relationships" by signing, dating, and returning it to us.

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521 Charles Street, PO Box 327, Brainerd, MN 56401 | 218-828-3334 | [www.closeconverse.com](http://www.closeconverse.com)

# Agency Disclosure

## AGENCY RELATIONSHIPS IN REAL ESTATE TRANSACTIONS

1. Page 1

2. **MINNESOTA LAW REQUIRES** that early in any relationship, real estate brokers or salespersons discuss with consumers what type of agency representation or relationship they desire.<sup>(1)</sup> The available options are listed below. This is not a contract. This is an agency disclosure form only. If you desire representation you must enter into a written contract, according to state law (a listing contract or a buyer/tenant representation contract). Until such time as you choose to enter into a written contract for representation, you will be treated as a customer and will not receive any representation from the broker or salesperson. The broker or salesperson will be acting as a Facilitator (see paragraph IV on page two (2)), unless the broker or salesperson is representing another party, as described below.

9. **ACKNOWLEDGMENT: I/We acknowledge that I/we have been presented with the below-described options. I/We understand that until I/we have signed a representation contract, I/we am/are not represented by the broker/salesperson. I/We understand that written consent is required for a dual agency relationship.**

12. THIS IS A DISCLOSURE ONLY, NOT A CONTRACT FOR REPRESENTATION.

13. \_\_\_\_\_  
 (Signature) (Date) (Signature) (Date)

14. I. **Seller's/Landlord's Broker:** A broker who lists a property, or a salesperson who is licensed to the listing broker, represents the Seller/Landlord and acts on behalf of the Seller/Landlord. A Seller's/Landlord's broker owes to the Seller/Landlord the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must also disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Buyer/Tenant as a customer is representing the Seller/Landlord, he or she must act in the Seller's/Landlord's best interest and must tell the Seller/Landlord any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Buyer/Tenant will not be represented and will not receive advice and counsel from the broker or salesperson.

24. II. **Buyer's/Tenant's Broker:** A Buyer/Tenant may enter into an agreement for the broker or salesperson to represent and act on behalf of the Buyer/Tenant. The broker may represent the Buyer/Tenant only, and not the Seller/Landlord, even if he or she is being paid in whole or in part by the Seller/Landlord. A Buyer's/Tenant's broker owes to the Buyer/Tenant the fiduciary duties described on page two (2).<sup>(2)</sup> The broker must disclose to the Buyer material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.) If a broker or salesperson working with a Seller/Landlord as a customer is representing the Buyer/Tenant, he or she must act in the Buyer's/Tenant's best interest and must tell the Buyer/Tenant any information disclosed to him or her, except confidential information acquired in a facilitator relationship (see paragraph IV on page two (2)). In that case, the Seller/Landlord will not be represented and will not receive advice and counsel from the broker or salesperson.

35. III. **Dual Agency - Broker Representing both Seller/Landlord and Buyer/Tenant:** Dual agency occurs when one broker or salesperson represents both parties to a transaction, or when two salespersons licensed to the same broker each represent a party to the transaction. Dual agency requires the informed consent of all parties, and means that the broker and salesperson owe the same duties to the Seller/Landlord and the Buyer/Tenant. This role limits the level of representation the broker and salesperson can provide, and prohibits them from acting exclusively for either party. In a dual agency, confidential information about price, terms and motivation for pursuing a transaction will be kept confidential unless one party instructs the broker or salesperson in writing to disclose specific information about him or her. Other information will be shared. Dual agents may not advocate for one party to the detriment of the other.<sup>(3)</sup>

44. Within the limitations described above, dual agents owe to both Seller/Landlord and Buyer/Tenant the fiduciary duties described below.<sup>(4)</sup> Dual agents must disclose to Buyers material facts as defined in MN Statute 82.68, Subd. 3, of which the broker is aware that could adversely and significantly affect the Buyer's use or enjoyment of the property. (MN Statute 82.68, Subd. 3 does not apply to rental/lease transactions.)

48. \_\_\_\_\_ I have had the opportunity to review the "Notice Regarding Predatory Offender Information" on  
 (initials) (initials)  
 49. \_\_\_\_\_ page two. (2)

50. Page 2

51. IV. **Facilitator:** A broker or salesperson who performs services for a Buyer/Tenant, a Seller/Landlord or both but does not represent either in a fiduciary capacity as a Buyer's/Tenant's Broker, Seller's/Landlord's Broker or Dual Agent. **THE FACILITATOR BROKER OR SALESPERSON DOES NOT OWE ANY PARTY ANY OF THE FIDUCIARY DUTIES LISTED BELOW, EXCEPT CONFIDENTIALITY, UNLESS THOSE DUTIES ARE INCLUDED IN A WRITTEN FACILITATOR SERVICES AGREEMENT.** The facilitator broker or salesperson owes the duty of confidentiality to the party but owes no other duty to the party except those duties required by law or contained in a written facilitator services agreement, if any. In the event a facilitator broker or salesperson working with a Buyer/Tenant shows a property listed by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Seller's/Landlord's Broker (see paragraph I on page one (1)). In the event a facilitator broker or salesperson, working with a Seller/Landlord, accepts a showing of the property by a Buyer/Tenant being represented by the facilitator broker or salesperson, then the facilitator broker or salesperson must act as a Buyer's/Tenant's Broker (see paragraph III on page one (1)).

63. <sup>(1)</sup> This disclosure is required by law in any transaction involving property occupied or intended to be occupied by one to four families as their residence.

65. <sup>(2)</sup> The fiduciary duties mentioned above are listed below and have the following meanings:  
 66. **Loyalty** - broker/salesperson will act only in client(s)' best interest.  
 67. **Obedience** - broker/salesperson will carry out all client(s)' lawful instructions.  
 68. **Disclosure** - broker/salesperson will disclose to client(s) all material facts of which broker/salesperson has knowledge which might reasonably affect the client(s)' use and enjoyment of the property.  
 69. **Confidentiality** - broker/salesperson will keep client(s)' confidences unless required by law to disclose specific information (such as disclosure of material facts to Buyers).  
 70. **Reasonable Care** - broker/salesperson will use reasonable care in performing duties as an agent.  
 71. **Accounting** - broker/salesperson will account to client(s) for all client(s)' money and property received as agent.

74. <sup>(3)</sup> If Seller(s)/Landlord(s) elect(s) not to agree to a dual agency relationship, Seller(s)/Landlord(s) may give up the opportunity to sell/lease the property to Buyer(s)/Tenant(s) represented by the broker/salesperson. If Buyer(s)/Tenant(s) elect(s) not to agree to a dual agency relationship, Buyer(s)/Tenant(s) may give up the opportunity to purchase/lease properties listed by the broker.

78. **NOTICE REGARDING PREDATORY OFFENDER INFORMATION:** Information regarding the predatory offender registry and persons registered with the predatory offender registry under MN Statute 243.166 may be obtained by contacting the local law enforcement offices in the community where the property is located, or the Minnesota Department of Corrections at (651) 361-7200, or from the Department of Corrections Web site at [www.corr.state.mn.us](http://www.corr.state.mn.us).

MN-AGCYDISC-2 (8/14)

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# Contact

## Office Location

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Suite 201  
Brainerd, MN 56401

## Mailing Address

PO Box 327  
Brainerd, MN 56401

## Phone

218-828-3334

## Fax

218-828-4330

## Website

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

## Agents

Brett A. Anderson	C: 218-232-3668	<a href="mailto:brett@closeconverse.com">brett@closeconverse.com</a>
Nate Grotzke, CCIM	C: 218-838-1000	<a href="mailto:nate@closeconverse.com">nate@closeconverse.com</a>
Tim Miller, CCIM	C: 218-838-8772	<a href="mailto:tim@closeconverse.com">tim@closeconverse.com</a>
Chris Close, CCIM	C: 218-831-7510	<a href="mailto:chris@closeconverse.com">chris@closeconverse.com</a>

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