

# LAND

# FOR SALE

Mower County, MN

**9.17**  
+/- ACRES



Broker- Jacob Hart: Lic# MN-40438432 IA-B635461000 WI- 58203-90 MO-2022039556 CO-ER100093474 Phone# 507-259-1065

SCAN FOR MORE INFO



Real Estate License:  
40667435

520 S Main St,  
Stewartville, MN 55976

## TROY STAFFORD

## 507-259-3047

Troy@HighPointLandCompany.com



## HIGH POINT LAND COMPANY

HIGHPOINTLANDCOMPANY.COM







# Summary of Property

## 9.17+/- Acres • Mower County, MN

**Listing Price: \$79,000**

### **DESCRIPTION**

Don't miss this tremendous opportunity to purchase 9.17 of prime development acres located within the city limits of Austin MN. This prime location, adjacent to Walmart, combined with a R-2 zoning designation leave almost endless opportunities for residential (multifamily also), Public, Group Living, Restaurant/Bars, Commercial or Business opportunities.

This property is surrounded by numerous townhomes affording any business a captive audience. In addition, it is situated within walking distance of several complimentary businesses that draw a significant daily traffic flow. The property also offers great access by virtue of paved roads.

### **Property Address:**

TBD 10th Street, Austin, MN 55912

### **Property Features:**

- Great Access
- Virtually Endless Development Opportunities
- Captive Customer Base
- Heavy Traffic Corridor

### **Driving Directions:**

Intersection of 10th St NW and 21st Ave NW



75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

# Property Photos





75,000  
ACRES SOLD

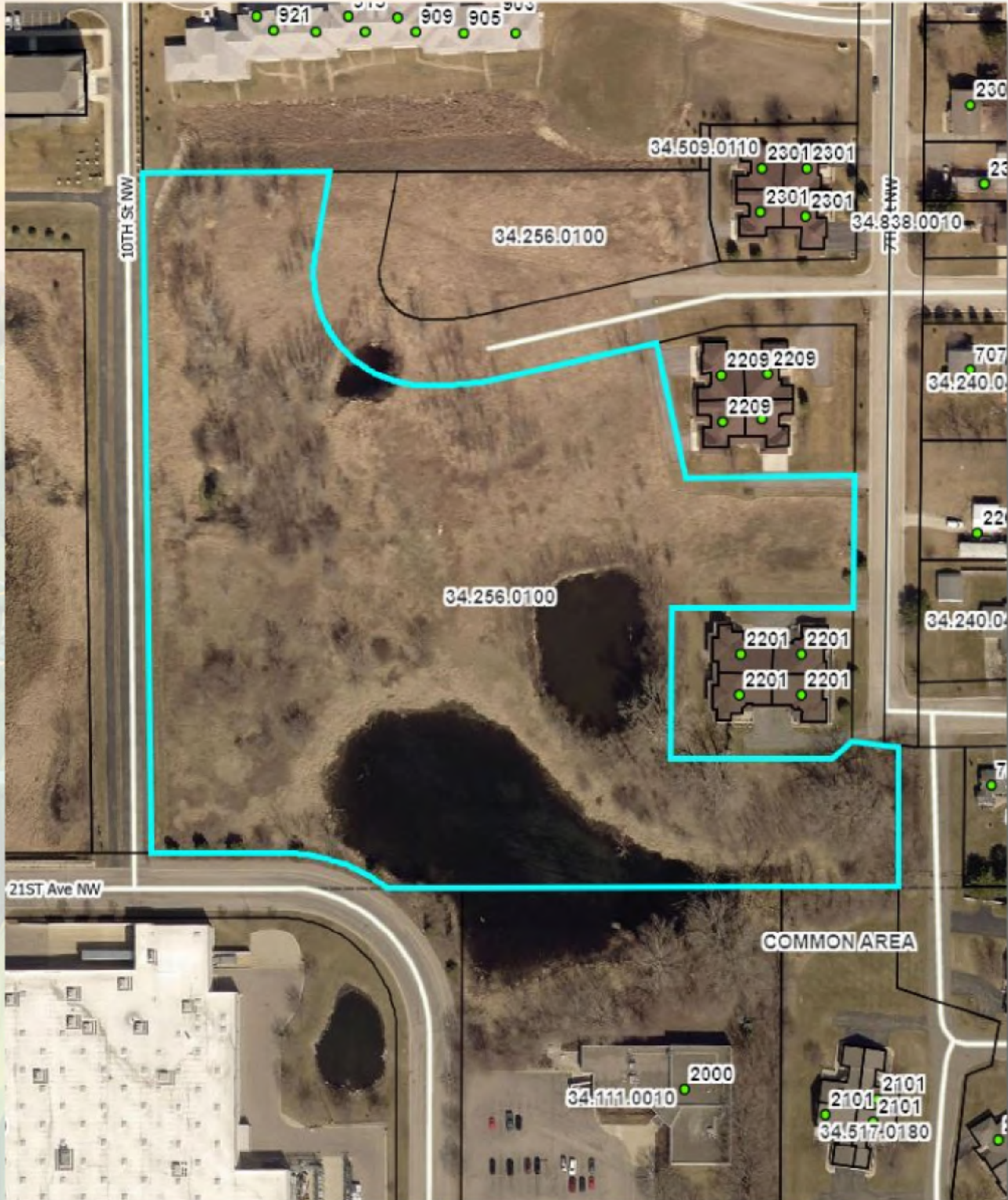
# Property Photos





75,000  
ACRES SOLD

# GIS Map







# Zoning Table

<i>P=Permitted; C=Conditional; Blank Cell = Prohibited absent an Interim Use Permit</i>	<i>Residential</i>				<i>Commercial</i>		<i>Industrial</i>			<i>Ag</i>
	<i>R-1</i>	<i>R-2</i>	<i>R-O</i>	<i>R-M</i>	<i>B-2</i>	<i>B-3*</i>	<i>I-1</i>	<i>I-2</i>	<i>I-3</i>	<i>A-1</i>
<i>P=Permitted; C=Conditional; Blank Cell = Prohibited absent an Interim Use Permit</i>	<i>Residential</i>				<i>Commercial</i>		<i>Industrial</i>			<i>Ag</i>
	<i>R-1</i>	<i>R-2</i>	<i>R-O</i>	<i>R-M</i>	<i>B-2</i>	<i>B-3*</i>	<i>I-1</i>	<i>I-2</i>	<i>I-3</i>	<i>A-1</i>
<b>Residential</b>										
Household Living										
Dwelling, one-family	P	P								
Dwelling, two-family	P	P			P					
Dwelling, townhouse	P	P	P		P	P				
Dwelling, multi-family		P	P		P	P	P			
Manufactured home park				P						
Mixed use with more than 5 dwelling units		P	P		P	P	P			
Mixed use with 5 or fewer dwelling units		P	P			P				
Group Living										
Assisted living facility	C	P	P		P	P	P			
Rooming house		P								
<b>Public and Institutional</b>										
Cemetery										P
Cultural institutions	P	P	P		P	P	P	C		
Hospital	C	C	C		C	C	C	C		
Institutional uses	P	P	P		P	P	P			
Family day care	P	P	P				-	-		-
Group day care	C	P	P		P	P	-	-		-
Supervised living facility small (1 - 6)	P	P	P		P		-	-		-
Supervised living facility large (7 - 16)	C	P	P		P					
<b>Commercial</b>										
<b>Food and Beverage</b>										
Bar/lounge		P	P		P	P	P			
Restaurant		P	P		P	P	P			
Restaurant drive-in/drive-thru		P	P		P		P			
<b>Retail</b>										
Gas station		P	P		P		P			
Outdoor sales, service, rental lot					P		C	C		
Commercial retail (up to 1,500 sq. ft.)	P	P	P		P	P	P	P		
Commercial retail (more than 1,500 sq. ft.)	C	P	P		P	P	P	P		
Commercial retail (more than 70,000 sq. ft.)					C		C	C		
Contractor yard							P	P		
<b>Service</b>										
Animal hospital or veterinarian clinic		P	P		P	P		P		P
Animal shelter or adoption center							P			



# Zoning Table

Repair and maintenance services		P	P		P		P	P		
Funeral home or mortuary		P	P		P	P	P	P		
Personal service and repair (e.g. salon, tailor)		P	P		P	P	P	P		
Self-storage facility							P			
Bank		P	P		P	P				
<b>Business and Technical Services</b>										
Professional use (up to 1,500 sq. ft.)	P	P	P		P	P	P	P		
Professional use (more than 1,500 sq. ft.)		P	P		P	P	P	P		
<b>Lodging</b>										
Hotel or motel		P	P		P	P	P			
Bed and breakfast	C	P	P		P	P	P			
<b>Industrial</b>										
Microbreweries/ microdistillery		P	P		P	P				
Brewery/distillery				-			P	P		
Dry cleaning plant								P	P	
Manufacturing, light or limited					P		P	P	P	
Manufacturing, heavy							P	P	P	
Warehousing distribution/ storage facilities							P	P	P	
Junk yard, storage or wrecking, scrap or salvage								P	P	
Wholesale							P	P	P	
Solid waste processing										C
Mining										C
<b>Agriculture and Recreation</b>										
Agriculture, raising of crops										P
Club		P	P		P	P				
Commercial greenhouse, nursery, tree farm or orchard										P
Community garden	P	P	P	P	P		P	P		P
Fairgrounds										P
Golf course, public or private										P
Parks and open space	P	P	P	P	P	P	P	P		P
Recreational entertainment facility, minor	C	P	P		P	P	P	P		P
Recreational entertainment facility, major					P		P	P		C
<b>Utilities and Transportation</b>										
<b>Utilities</b>										
Essential services	P	P	P	P	P	P	P	P		P
Wind energy conversion system (WECS), large								C	C	C
<b>Transportation</b>										
Commercial parking, garages and lots			P		P	P				
Truck freight or transfer terminal							P	P		
<b>Miscellaneous Uses</b>										
Adult-oriented businesses										C
Major traffic generator	C	C	C		C		C	C		





# Zoning Table

Structures higher than maximum height (site relevant section)		C	C			C				
Accessory										
Accessory buildings	P	P	P	P	P	P	P	P		P
Essential services	P	P	P	P	P	P	P	P		P
Home occupation	P	P	P	P	P	P	P			
Outdoor dining area	P	P	P		P	P	P	P		
Solar energy installations	P	P	P		P	P	P	P		P
Wind energy conversion system (WECS), small					C	C	C	C		C
Minor utilities and accessory wireless antennas attached to existing structures	P	P	P	P	P	P	P	P	C	P

(Ord. 699, passed 1-18-22; Am. Ord. 703, passed 6-6-22)



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