

Engwall Estates Concept Plan

\$395,000

4749 Hermantown Road
Hermantown, Minnesota

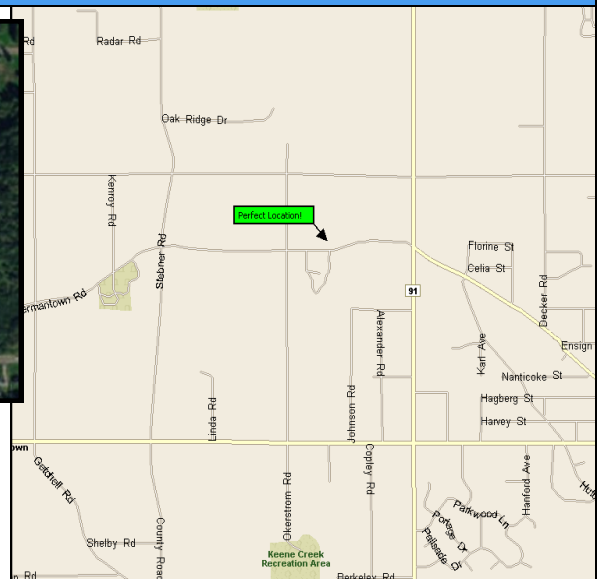
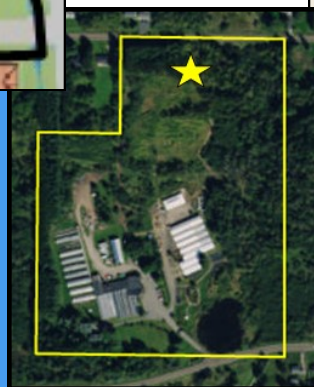
PROPERTY HIGHLIGHTS

7.1± Acres (± 6.9 units/acres) in the heart of Hermantown. Mixed use residential opportunities. Multiple site development options. Planned bike/ski trail through the neighborhood. Supportive City Planning Department,



THE NEIGHBORHOOD

Population: 9,414 2010 Census. Median household income of 66,582. Hermantown is in a growth stage of development, including a new Holiday Inn Express, Fleet Farm store and a new clinic being built nearby. Hermantown is closely associated with Duluth for commercial and residential support services.



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