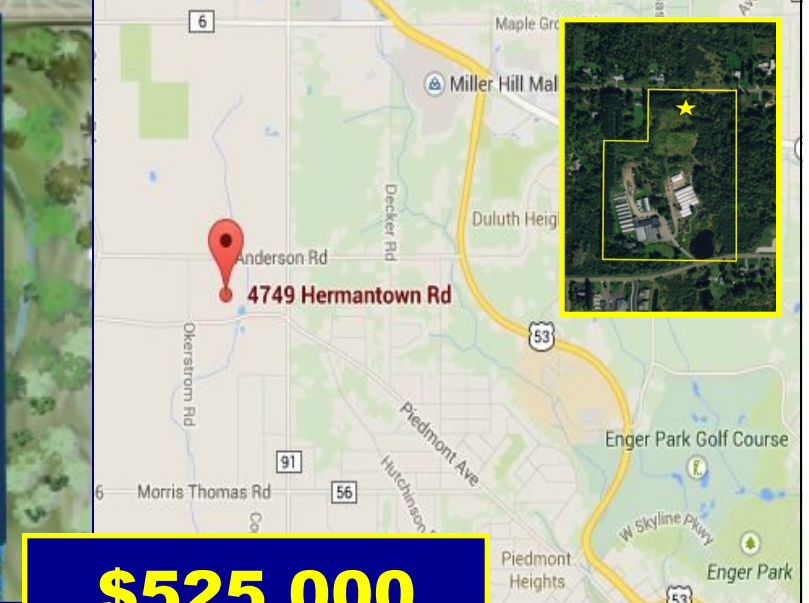




# Multi-Family Residential Development Site For Sale



**\$525,000**

## PROPERTY HIGHLIGHTS

- **9.1 Acres; ± 3.6 Units/Acres**
- **Multiple site development options**
- **Keene Creek Nature Trail**
- **Zoned for Mixed Use Residential Opportunity**
- **Close to Miller Hill Shopping District**
- **Utilities on Road Frontage**
- **Phase I, Wetlands and Soil Testing Completed**
- **Concept Plan—Buyer may modify to specific needs**

## 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.

**The Ultimate “Lifestyle” Development Opportunity in the heart of Hermantown.**  
 This is a mixed use residential opportunity with picturesque grounds. Property is close to the Miller Hill Shopping District. Utilities accessible from Road Frontage.  
**Possibilities are limited to the imagination of the developer.**

**Contact Sanford Hoff at 218.722.5556**

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