

1240 GEMINI DRIVE | FAIRMONT MN
FAIRMONT LAND
FOR SALE OR LEASE

PRAIRIE COURT SUMMARY

LOCATION: 1240 Gemini Drive | Fairmont MN

AVAILABLE

1.16 AC LOT

COMMENTS

Positioned at the intersection of Highway 15 and Goemann Road with immediate proximity to Interstate 90, the site offers excellent regional connectivity and visibility. The property is shadow anchored by Walmart and surrounded by national retailers, quick-service restaurants, and hotels, supporting consistent consumer traffic and strong commercial synergy. Ideal for retail, service, or build-to-suit development.

DEMOGRAPHICS

DRIVE TIM RADIUS	10 MIN	20 MIN	30 MIN
POPULATION	9,792	14,291	33,562
MEDIAN HH INCOME	\$59,157	\$62,640	\$66,491
AVERAGE HH INCOME	\$79,779	\$84,139	\$86,897

** Sources: ESRI 2026 est & MN Dept of Transportation 2026 Study avgs are per day total cars*

CONTACT

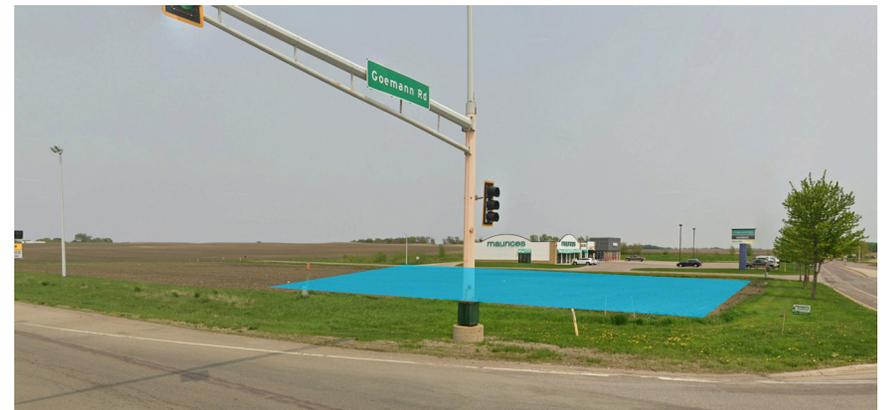
MOLLY TOWNSEND | 612 359 1693 | molly.townsend@transwestern.com

TRAFFIC COUNTS

11,474 VPD on State HWY 15

12,689 VPD on HWY 90

AREA RETAILERS



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FAIRMONT LAND TITLE SURVEY



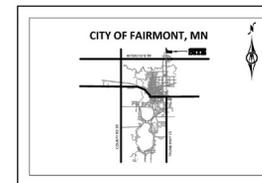
ALTA/NSPS LAND TITLE SURVEY
PRAIRIE HOLDINGS DEVELOPMENT, LLC
1240 GEMINI DRIVE
FAIRMONT, MINNESOTA
COMMITMENT NUMBER
NCS-1162210-INDY



LEGEND

- 1/4" IRON PINE MEASUREMENT SET
- MARKED BY I.C. NO. 40009
- MONUMENT FOUND
- 1/4" IRON "W" CORNER
- AIR CONDITIONER
- ANCHOR
- CATCH BASIN
- CONTROL POINT
- CLEAN OUT
- CURB STOP VALVE
- CURVE
- ELECTRIC PEDIESTAL
- ELECTRIC TRANSFORMER
- HANDICAPPED PARKING
- MANHOLE
- HYDRANT
- IRRIGATION VALVE BOX
- LIGHT POLE
- MAILBOX
- MANHOLE ELECTRIC
- MANHOLE SANITARY
- MANHOLE STORM
- MANHOLE UTILITY
- MANHOLE WATER
- METER
- POST INDICATOR VALVE
- SIGNAL BOXING
- TRAFFIC SIGNAL POLE
- SIGN - HIGH TRAFFIC
- TRAFFIC SIGN
- SPRINKLER HEAD
- COMMUNICATION PEDestal
- UTILITY POLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- BUSH
- VAULT
- COMMUNICATION UNDERGROUND
- ELECTRIC UNDERGROUND
- FIBER UNDERGROUND
- GAS UNDERGROUND
- OVERHEAD UTILITY
- OVERHEAD COMMUNICATION
- OVERHEAD ELECTRIC
- WATER SYSTEM
- STORM SEWER
- SANITARY SEWER
- INTERMEDIATE CONTOURS
- ROCK CONTOURS
- CONTROLLED ACCESS

VICINITY MAP



SHEET 3 OF 3

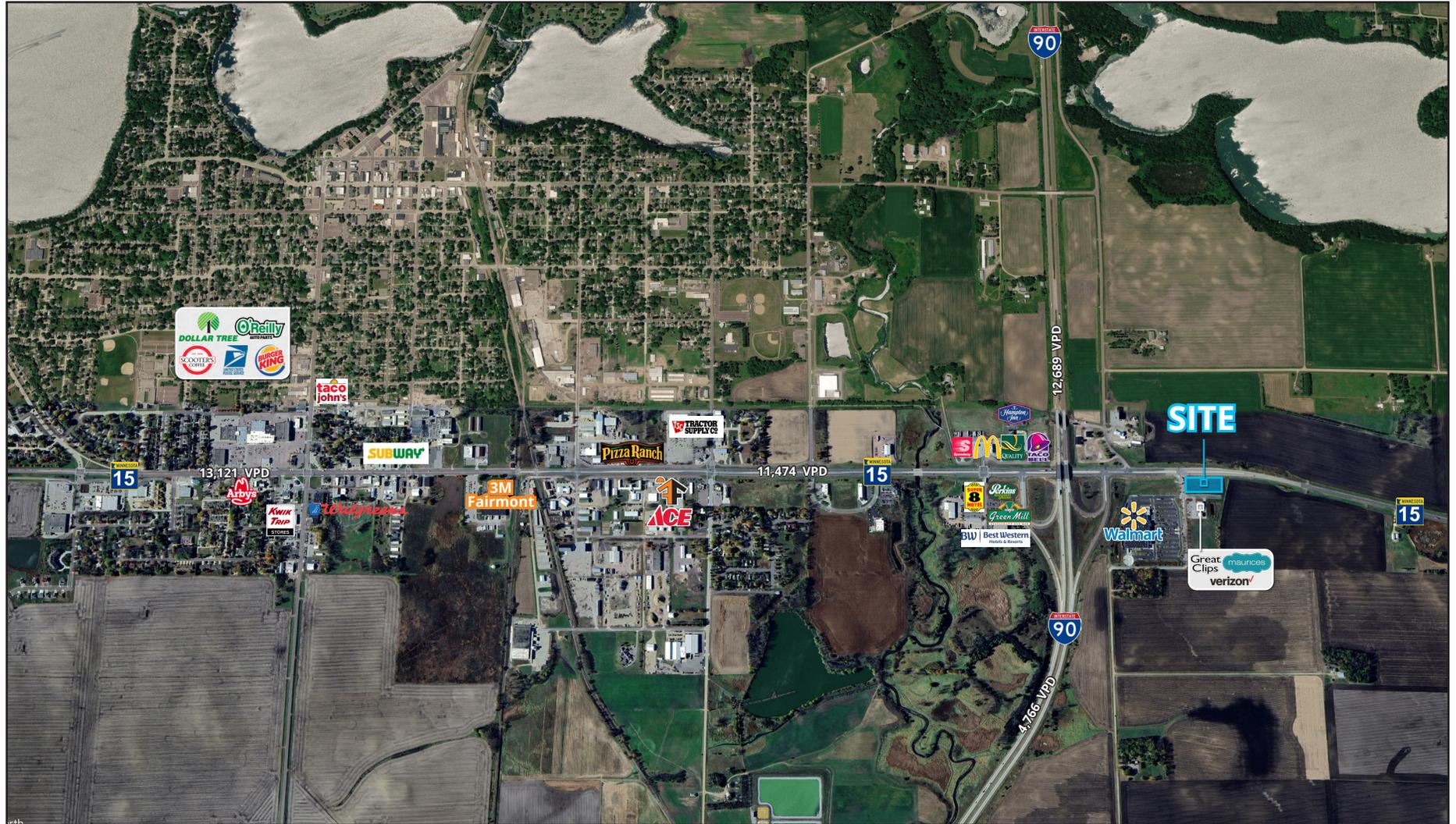
<p>ALTA/NSPS LAND TITLE SURVEY CITY OF FAIRMONT, MINNESOTA</p> <p>BOLTON & MENK</p> <p>1000 W. 10TH STREET FAIRMONT, MN 56503 (507) 238-4738</p>	<p>LOT 1, BLOCK 1, GOEMANN SECOND ADDITION FAIRMONT, MINNESOTA</p> <p>FOR: PRAIRIE HOLDINGS DEVELOPMENT LLC</p>
JOB NUMBER: 01.121762 FIELD BOOK: FMT PRVX PG03 DRAWN BY: JTB	DATE: 10/21/2023 TIME: 10:00 AM SCALE: AS SHOWN

CONTACT

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FAIRMONT AERIAL



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