

600 10th Street East

DEVELOPMENT OPPORTUNITY

Hastings, MN



Sale Offering

Transwestern is pleased to present the property located at 600 10th Street East in Hastings, Minnesota for sale. This strategically positioned development site presents a compelling opportunity for a variety of residential development programs, offering the scale, configuration, and flexibility to accommodate a range of site plans and density scenarios.

The property's proximity to Downtown Hastings, combined with convenient access to the broader Twin Cities metro enhances its appeal for future residents seeking a balance of connectivity and community. Surrounded by established residential neighborhoods and a wide range of community amenities, the site is well-positioned to support a thoughtfully planned residential development. Its proximity to the Mississippi River further enhances the property's appeal, providing access to the natural amenities, recreational opportunities, and walkable environment that continue to drive demand in river-oriented communities. These attributes make the site well-suited for a variety of housing types, including single-family, multifamily, senior living, and affordable housing developments.

Overall, 600 10th Street East represents a highly flexible land opportunity with strong underlying fundamentals, offering developers the ability to deliver high-quality product in a growing market.

PROPERTY HIGHLIGHTS

- Multifamily, single-family, senior living development land opportunity
- Flexible site supporting multiple layouts and densities
- Proximity to Downtown Hastings and local amenities
- Convenient access to the greater Twin Cities metro
- Surrounded by established residential neighborhoods

SALE PRICE	NEGOTIABLE
TOTAL SITE AREA	7.45 ACRES
COUNTY	DAKOTA COUNTY
ZONING	I-1 INDUSTRIAL PARK
PIDS	19-31900-03-101 19-31900-02-150 19-31900-02-050 19-31900-01-170

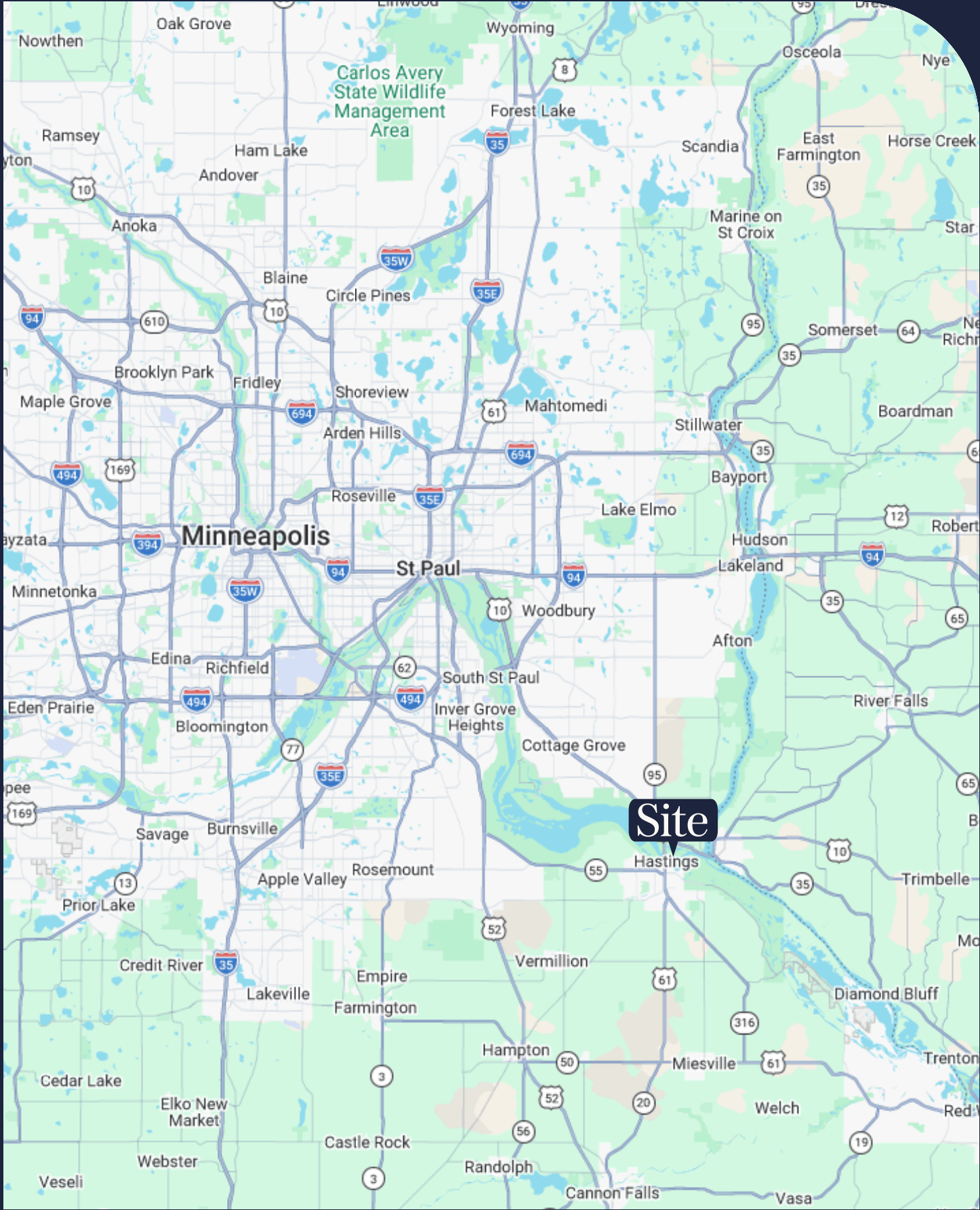
19-02700-52-010



Property Aerial



South Metro Location



Location & Proximity

Strategically positioned in the growing community of Hastings, 600 10th Street East offers exceptional access to the greater Twin Cities region via U.S. Highway 61, State Highway 316 and nearby interstate systems. Its central location provides seamless connectivity to Saint Paul, Minneapolis, and surrounding suburban employment hubs, making it an attractive setting for future residents seeking both accessibility and convenience.

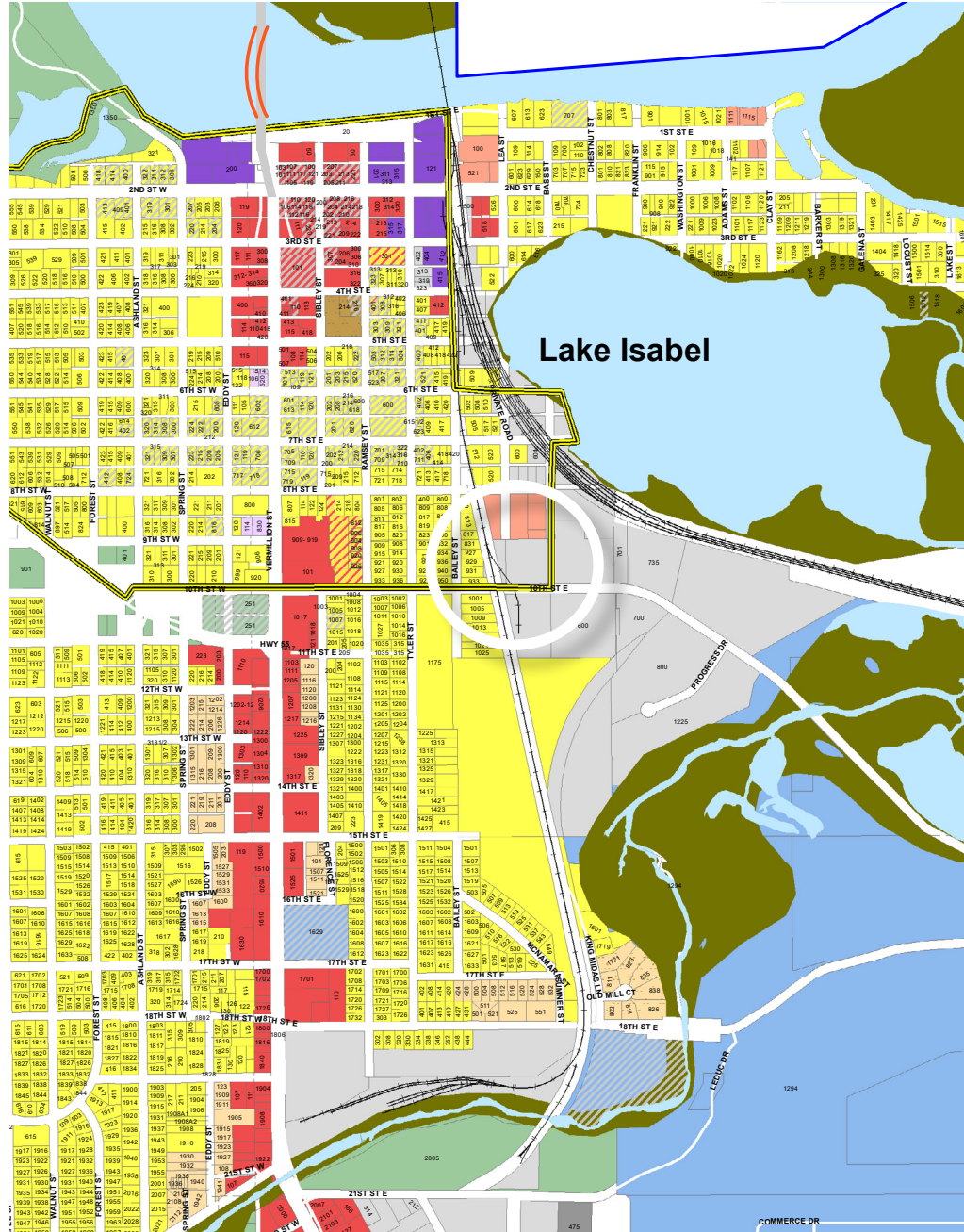
As Hastings continues to experience residential expansion and population growth, the property is well-positioned to capitalize on housing demand and ongoing investment throughout the submarket. Located just minutes from Downtown Hastings, the site offers residents convenient access to a full complement of retail, dining, lodging, and everyday amenities. With its combination of strategic location, proximity to lifestyle drivers, and alignment with population growth trends, 600 10th Street East represents a compelling opportunity for developers pursuing single-family, multifamily, affordable housing, and senior housing projects within an evolving market.

Demographics

	2 MILE	5 MILE	10 MILE
2025 POPULATION	18,939	31,274	84,618
2030 POPULATION PROJECTION	19,480	32,238	88,126
MEDIAN AGE	41.6	42	40.6
AVERAGE HOUSEHOLD INCOME	\$104,075	\$113,865	\$127,96



Zoning Map



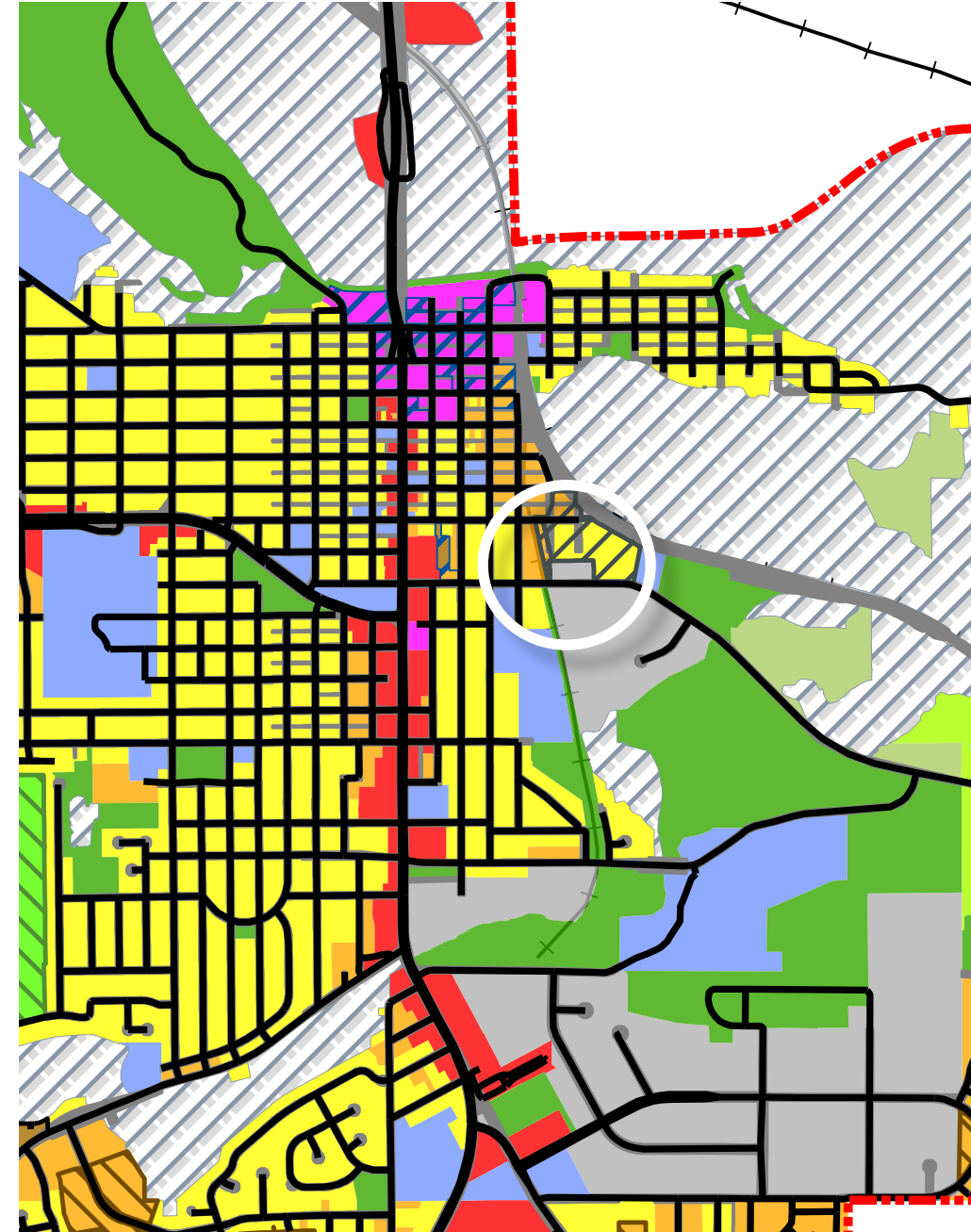
I-1 Industrial Park &
R-2 Medium Density
Residence

LEGEND

Zoning Districts	
□	parcela
■ (Green)	A Agriculture
■ (Pink)	C-1 General Commerce
■ (Light Green)	C-2 Highway Auto-Specialized Commerce
■ (Red)	C-3 Community Regional Commerce
■ (Dark Red)	C-4 Regional Shopping Center
■ (Purple)	DC Downtown Core
■ (Grey)	I-1 Industrial Park
■ (Dark Grey)	I-2 Industrial Park Storage/Service
■ (Light Blue)	O-1 General Office
■ (Blue)	PI Public Institution
■ (Light Yellow)	R-1L Large Lot
■ (Yellow)	R-1 Low Density Residence
■ (Orange)	R-2 Medium Density Residence
■ (Light Orange)	R-3 Medium-High Density Residence
■ (Light Brown)	R-3 PRD
■ (Dark Brown)	R-4 High Density Residence
■ (Dark Brown)	R-4 PRD
■ (Dark Brown)	R-6 Manufactured Home Park Residence
■ (Hatched)	RMU Residential Mixed Use

[Click here to view the permitted uses.](#)

Future Land Use Map

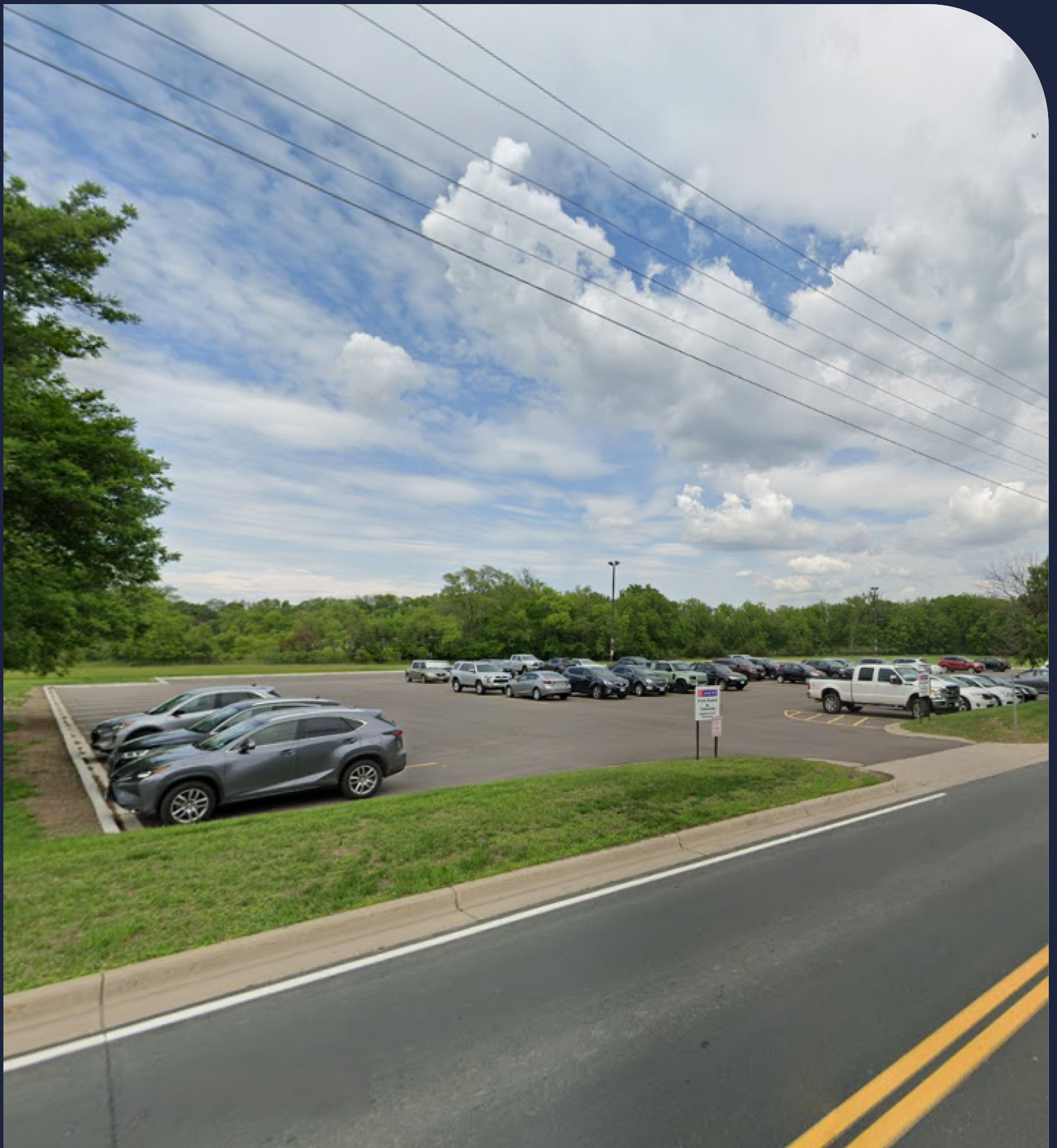


Industrial and Utility

LEGEND

■ (Red Dashed)	Current City Limits
■ (Hatched)	Floodplain & Wetland Protection
■ (Green)	Agriculture
■ (Yellow)	Low Density Residential
■ (Orange)	Medium Density Residential
■ (Brown)	High Density Residential
■ (Pink)	Mixed Use
■ (Red)	Commercial
■ (Grey)	Industrial & Utility
■ (Blue)	Institutional
■ (Green)	Parks
■ (Light Green)	Upland Conservation Area
■ (Hatched)	Golf Course
Forecasted Residential Growth Areas	
■ (Hatched)	New Low Density Residential Growth
■ (Hatched)	New Medium Density Residential Growth
■ (Hatched)	New High Density Residential Growth
■ (Hatched)	Mixed Use Redevelopment
■ (Hatched)	Upper Story Redevelopment

*The City of Hastings has indicated that the property may be suitable for rezoning to medium-density residential, given the surrounding uses.



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