

The Downtown Campus has 1,158 sf of frontage along Highway 23 to the south, and 970 sf along the Sauk River forming the eastern boundary. Main Street forms the north edge of the site and provides the primary link to downtown, 3rd Avenue North is also a secondary gateway to downtown from Highway 23. The Burlington Northern Santa Fe railroad tracks bisect the campus from the northeast to the southwest with crossings at 2nd Avenue and 3rd Avenue. Plans will convert these tracks to a bike trail.



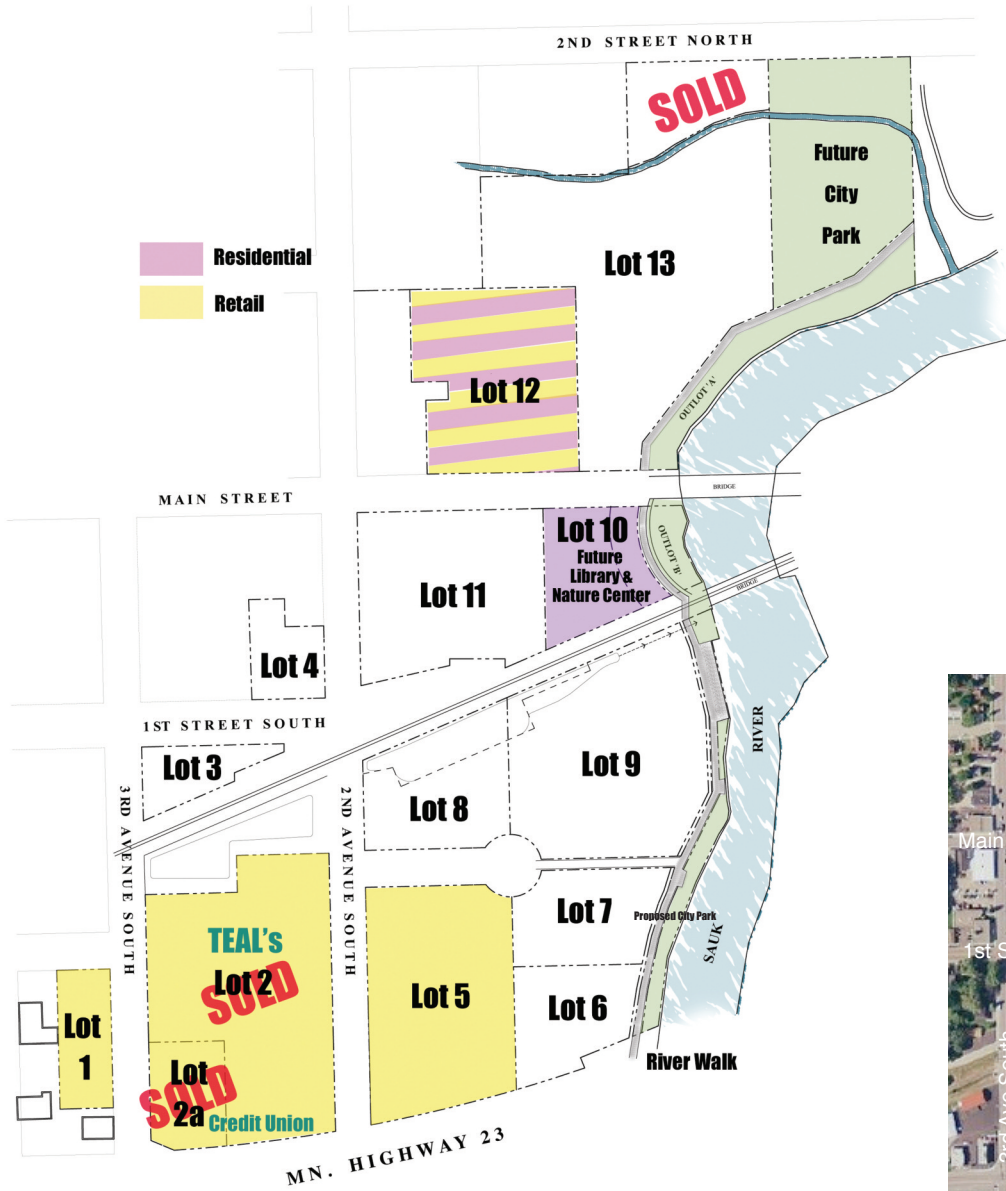
*Downtown Campus*

### Downtown Campus Site Attributes

- **Acreage** — 28 acres
- **Zoning** — *Riverfront and Retail*
- **Potential Uses** — *Retail, Bank, Office, Hotel, Restaurant, Mixed Use, Child Care*
- **Utilities** — *All Utilities will be in Place*



*Hwy. 23 Frontage*



14,900 ADT - 2009 (Average Daily Traffic)

## Retail Property

- Lot 1 — 23,560 sf
- Lot 5 — 103,087 sf

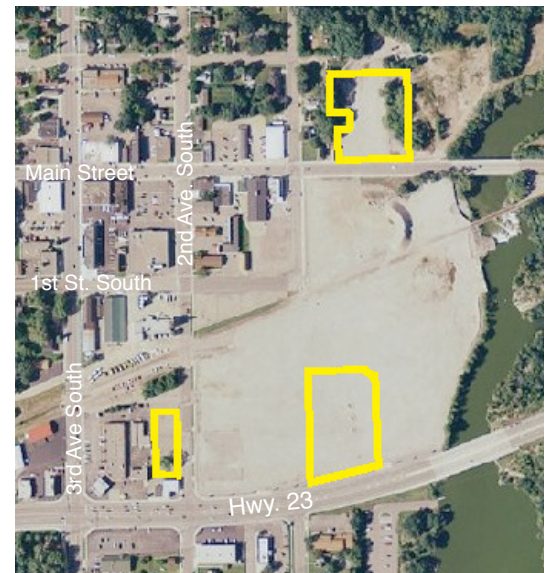
## Retail/Residential

- Lot 12 — 91,231 sf

## Potential Uses

- Retail, Bank, Office, Hotel, Restaurant, Mixed Use

Aerial View of Granite Landing



Main Street looking West



First Avenue looking North



First Avenue looking South at Hwy. 23



Looking West along Property line on Hwy. 23