



For Sale

144.39 Acres

Willmar, MN



Accelerating success.

The Property

144.39 Acres

Sale Price:
Negotiable

Highlights

- Willmar is experiencing significant growth driven by New construction projects and expanding businesses including a \$30M expansion project at the Jennie-O plant, \$30M FedEx Ground distribution center, a new Duinick Concrete plant, a new Ziegler CAT plant and more
- Zoning: I-3 Rail Park Industry District provides a wide range of potential permitted uses
- BNSF Certified for rail supported development

Property Details

Parcel ID:	95-878-0010
Acres:	144.39
Zoning:	I-3 - General Industry District
2025 Taxes:	\$17,224



Property Photos

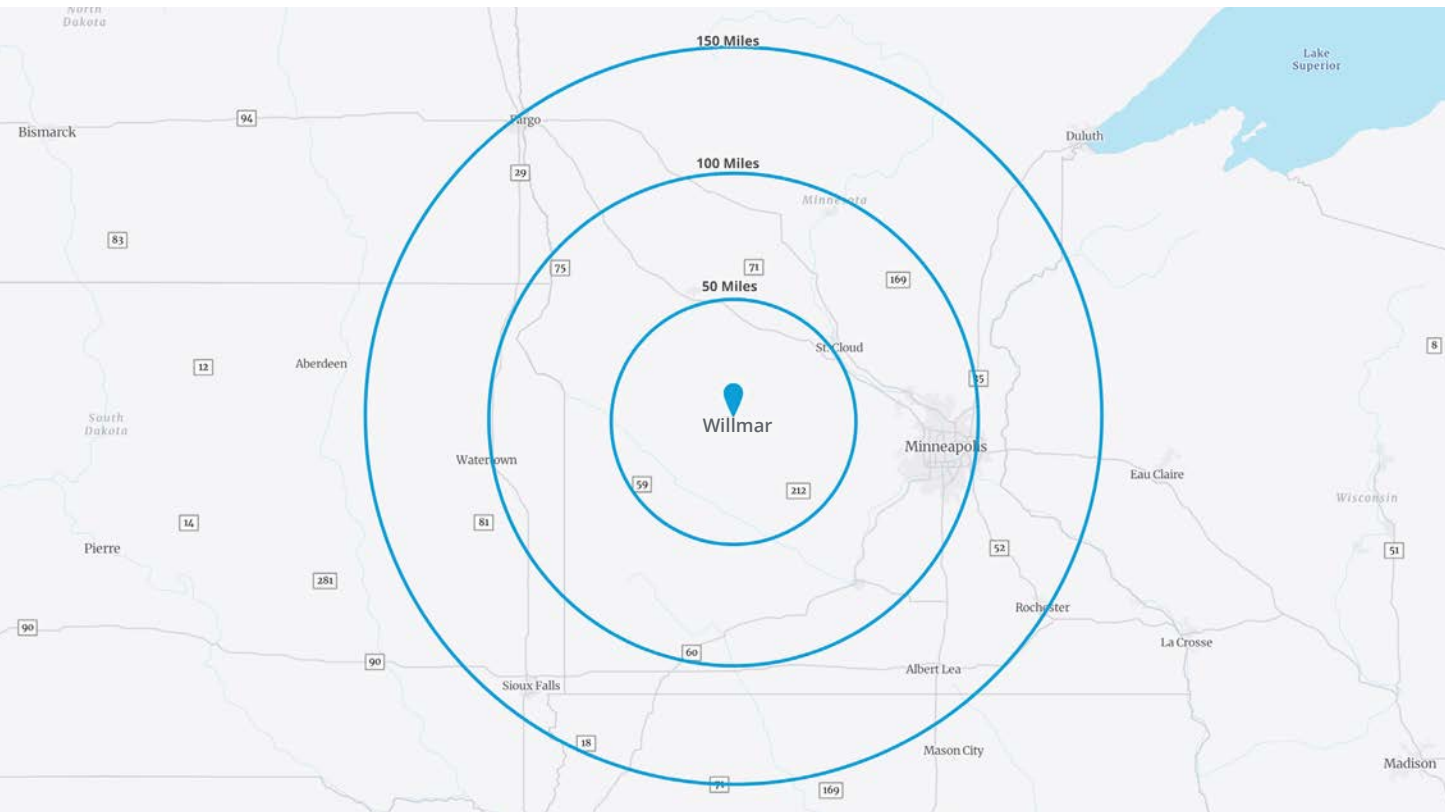


Willmar, MN

Willmar, Minnesota is a regional hub in west-central Minnesota with an economy strongly rooted in agriculture, manufacturing, healthcare, and food processing. The city serves as a commercial center for Kandiyohi County and surrounding rural communities, supporting agribusiness, logistics, and professional services. Agriculture remains a defining force, with crop and dairy production shaping both employment and local culture, while manufacturing and value-added food processing provide stable, year-round jobs. This diverse economic base has helped Willmar remain resilient and continue to grow as a service center for the region.

Several prominent employers anchor Willmar's economy, most notably the Jennie-O Turkey Store, which is one of the area's largest employers and a major driver of the local agricultural supply chain. Other key employers include Rice Memorial Hospital (part of CentraCare), which serves as a regional healthcare provider, as well as companies involved in manufacturing, transportation, education, and retail. Willmar Public Schools and Ridgewater College also play important roles, contributing to workforce development and attracting students from across the region.

Willmar is defined by its strong sense of community, cultural diversity, and access to outdoor recreation. Located among numerous lakes, including nearby Green Lake, the area attracts visitors for boating, fishing, and summer lake activities.



Demographics

Kandiyohi County



2025
population

44,256



2025 Average
Household Income

\$93,947



2025 Daytime
Work Population

24,226



Households

17,461



Businesses

1,950

Web Links:

[Willmar, MN](#)

[Kandiyohi County](#)

Site Survey



NOTES
 EXISTING UNDERGROUND UTILITIES ARE SHOWN AT APPROXIMATE LOCATIONS. ALL EXISTING UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, FIELD VERIFY LOCATION OF UTILITIES THAT MAY BE IMPACTED BY CONSTRUCTION.

EXISTING SURFACE WAS CREATED BY BONNEMMA RUNKE STERN, INC. IS BASED OFF OF A COMBINED SURVEY PERFORMED IN 2016, 2021, AND 2023. ALL LOCATIONS AND ELEVATIONS SHOULD BE FIELD VERIFIED BEFORE ANY CONSTRUCTION BEGINNING.

SURVEY BASED ON KANDIYOHI COUNTY COORDINATE SYSTEM AND NAVD88 VERTICAL DATUM

IMAGERY WAS OBTAINED FROM KANDIYOHI COUNTY GIS DATED SPRING 2022.

ADDITIONAL OFFSITE CONTROL POINTS AVAILABLE BY REQUEST FROM ENGINEER.

LEGEND

- PROPOSED PARCEL LINES
- EXISTING CONTOUR LINE
- EXISTING BURIED ELECTRIC
- EXISTING BURIED TELEPHONE
- EXISTING NATURAL GAS
- EXISTING EASEMENTS



DATE	REVISIONS	NO.	BY

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DUININCK
 PHONE: (320)978-6011 FAX: (320)978-4978
 P.O. BOX 208 408 SIXTH STREET
 PRINSBURG, MN 56281

I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: _____ DATE: _____
 NAME: JASON VERSTEEG LIC. NO. 26505

SCALE GRAPHIC
DRAWN BY: JVS
CHECKED BY: JVS
SURVEYED BY:

WILLMAR RAIL PARK PHASE 1 REVIEW PLANS EXISTING CONDITIONS	
WILLMAR, MN	
DATE FEBRUARY 17, 2025	SHEET C1.1

Area Map



Contact Us:

Andy Lubinski, SIOR

Vice Chair
+1 952 221 8067
andy.lubinski@colliers.com

Justin Felix

Senior Transaction Manager
+1 612 718 2234
justin.felix@colliers.com

Aaron Whitmore

Vice President
+1 612 963 1377
aaron.whitmore@colliers.com

Ethan Haglund

Associate Vice President
+1 952 200 6199
ethan.haglund@colliers.com

Trevor Brandvold

Associate
+1 612 816 4875
trevor.brandvold@colliers.com



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1600 Utica Avenue S, Suite 300
Minneapolis, MN 55416
P: +1 952 897 7700
colliers.com/msp