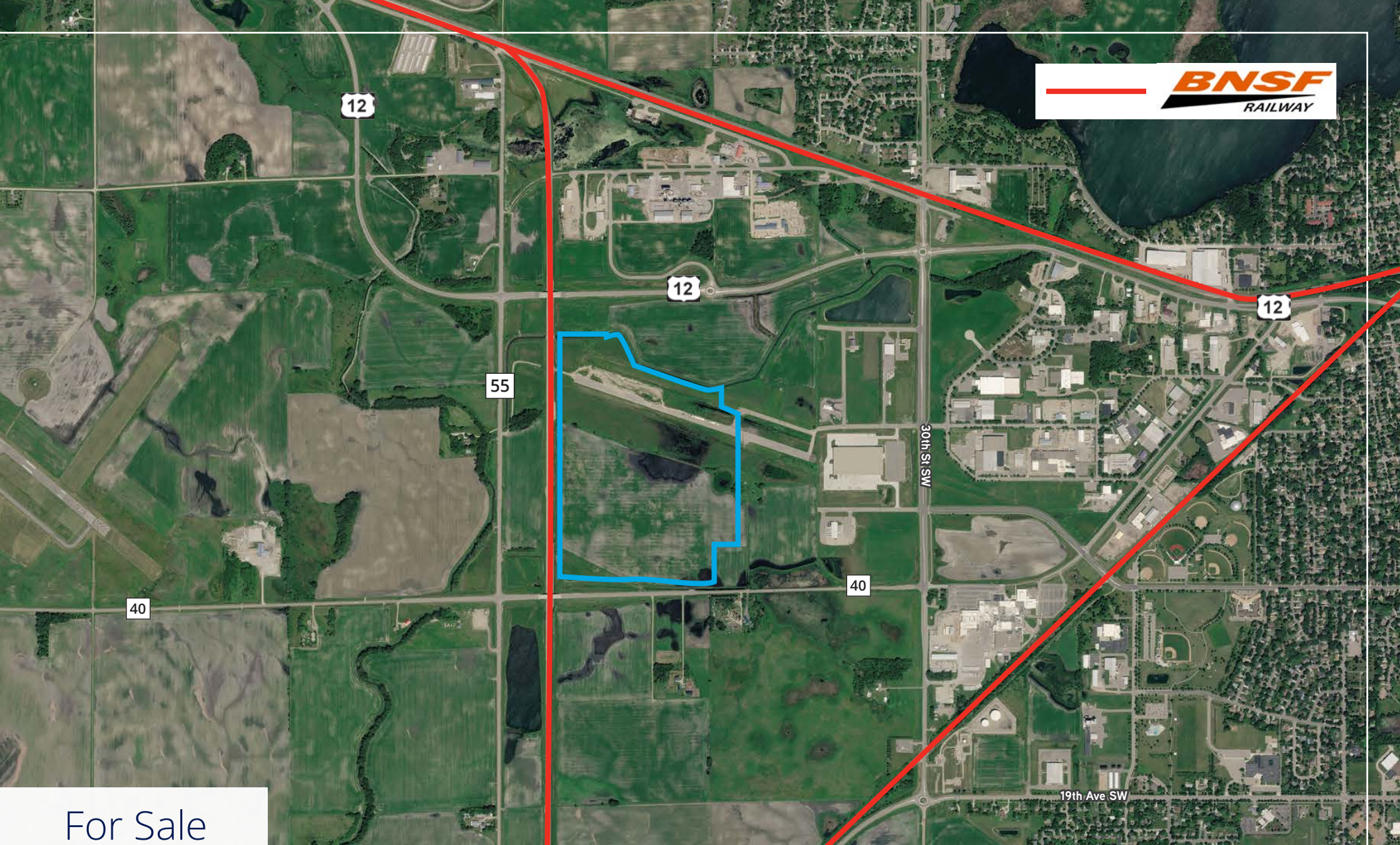




For Sale

144.39 Acres
Willmar, MN



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 Site

Property Details

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



Property Photos

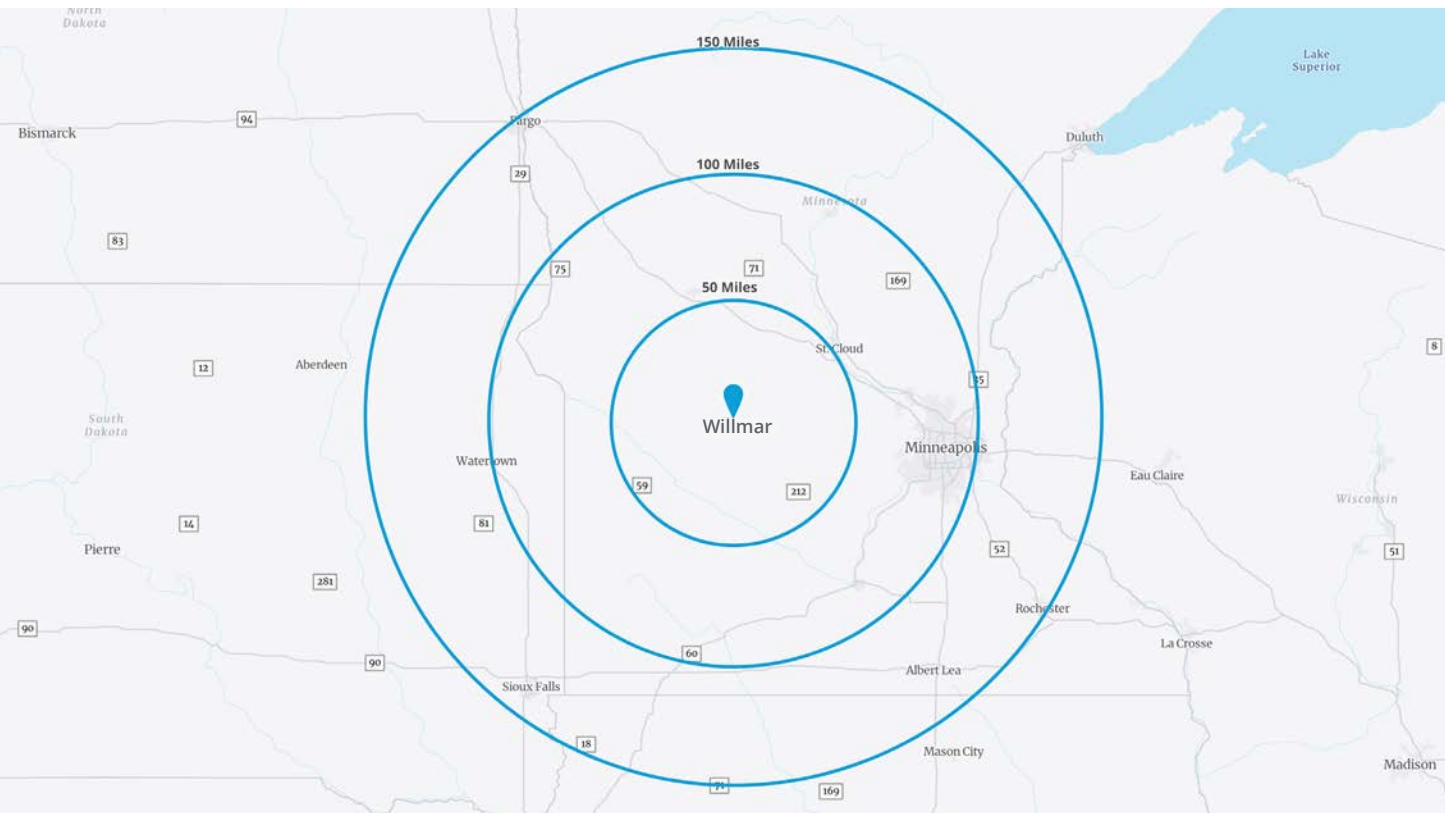


Willmar, MN

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

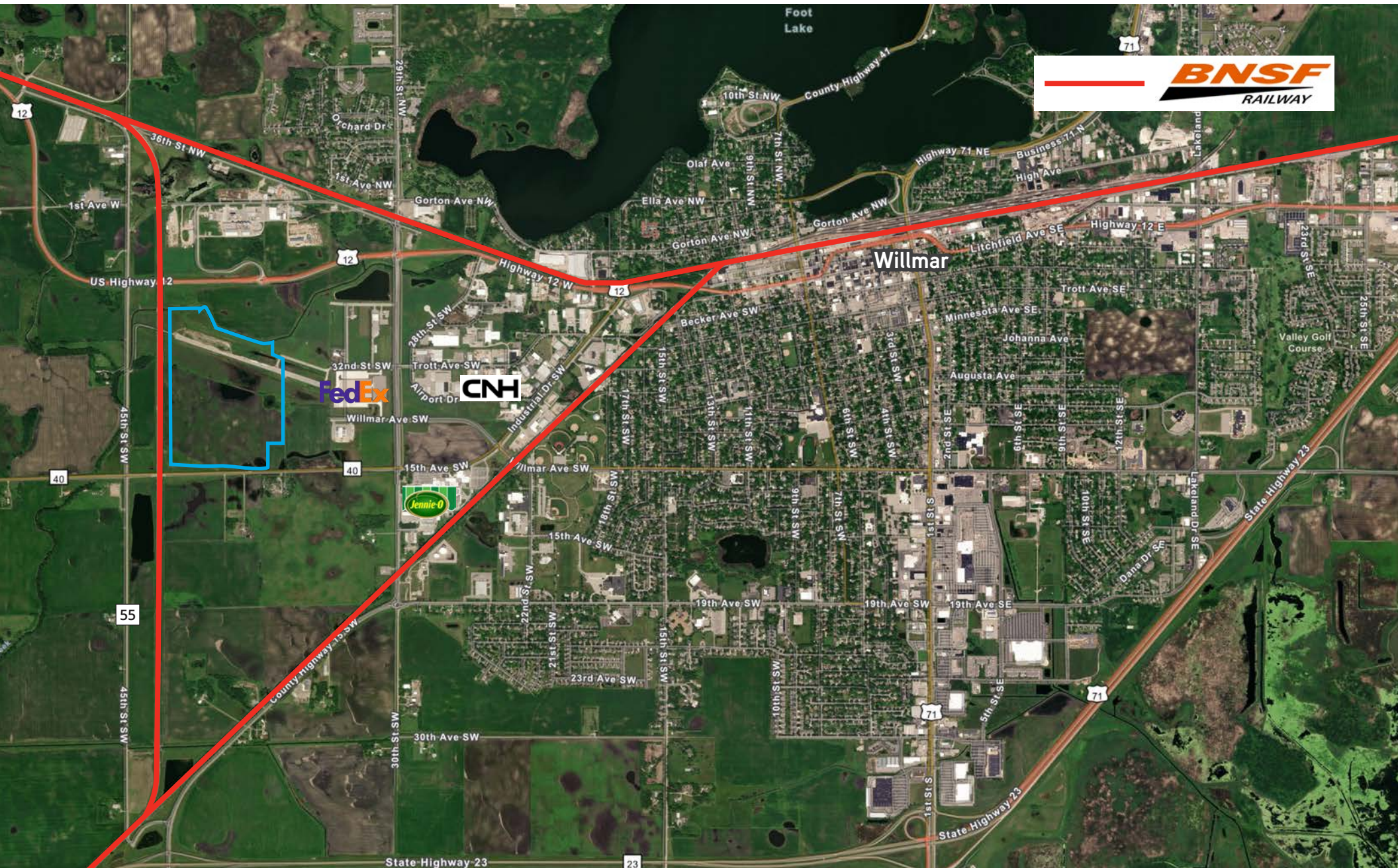
EXISTING BURIED TELEPHONE

EXISTING NATURAL GAS

EXISTING EASEMENTS

[illegible]

Area Map



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