

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

## Property Details

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



# Property Photos

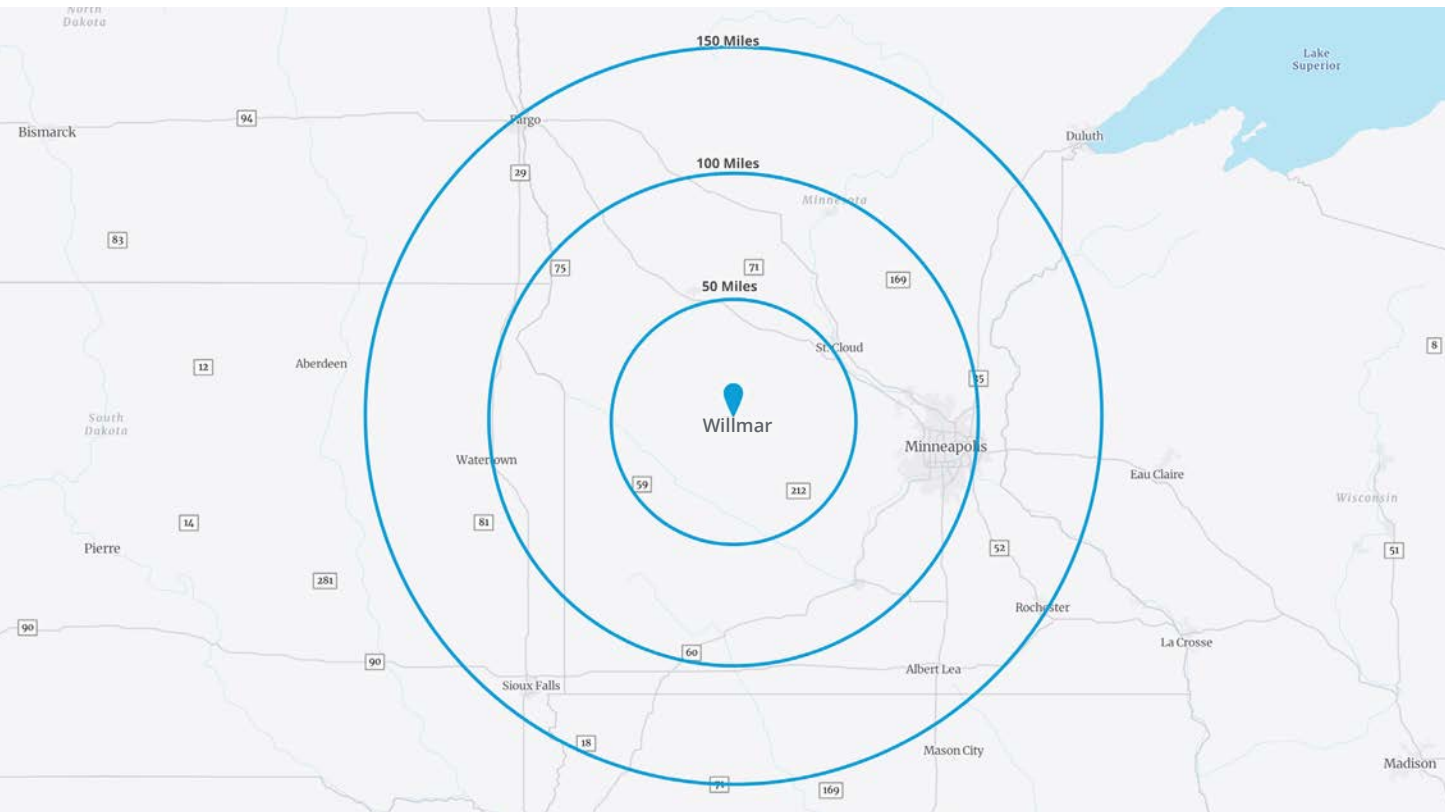


# Willmar, MN

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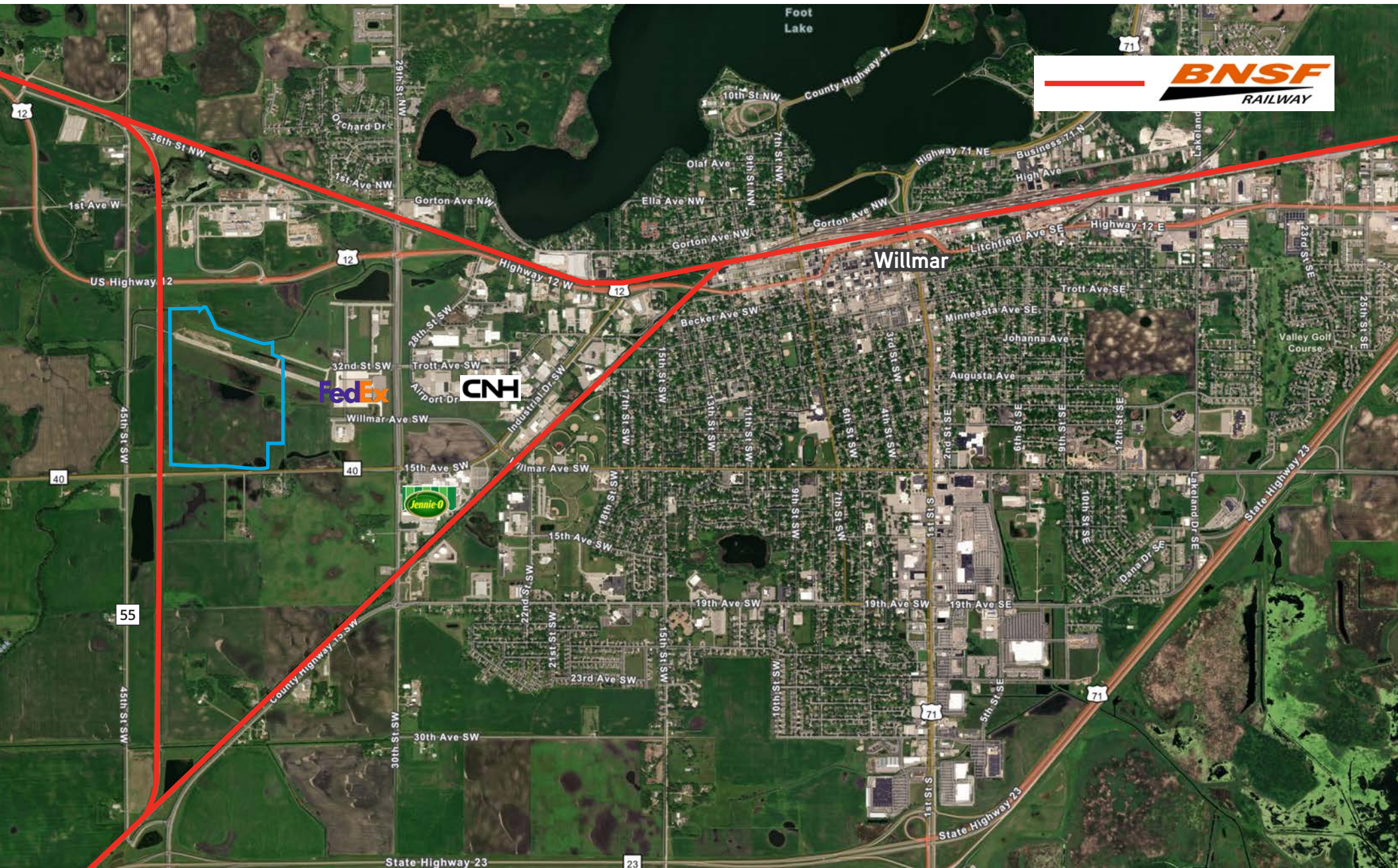
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_  
 NAME: JASON VERSTEEG LIC. NO. 26505

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

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

# Area Map



## Contact Us:

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# Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



## TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

## A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

## A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

## A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<b>M&amp;W Real Estate, LLC</b>	<b>9012712</b>	<b>jake@mwrealestate.com</b>	<b>(325) 721-2353</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<b>Jake Wilkinson</b>	<b>616900</b>	<b>jake@mwrealestate.com</b>	<b>(325) 721-2353</b>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2