

MARSHALL, MINNESOTA

EDA ANNUAL REPORT

2021



EDA PRESIDENT LETTER

Following a year of economic hardship brought on by the pandemic, 2021 was full of growth and rediscovery for Marshall. Like many communities, we faced challenges including low unemployment rates and workforce shortages across all sectors. We acknowledge that people are the lifeblood of our community so we asked ourselves how we can be part of the solution. With that, we saw the development of programming for students and partnerships strengthened that will help build and maintain a stronger, more adaptable workforce.

2021 also provided a landscape for development and redevelopment momentum as we saw the completion of our renovated City Hall and the newly constructed Southview Elementary. We also saw local expansion and construction from local businesses including Border State Electric which will open its new 13,200 sq. ft. facility in 2022.

This year also brought the beginning of new life into downtown Marshall with the acquisition of the former Atlantic Hotel by the Knochenmus Group which started a major renovation project expected to be completed in the Fall of 2022. This space will include not only the new home of Ralco Nutrition but an event space and additional retail/office space downtown.

Marshall is a community of strong, action-oriented individuals, and we are committed to creating a future full of opportunities for all to grow and thrive. We look forward to all that 2022 will bring as we move towards our goals of building and maintaining a strong local economy.

-Stacy Frost
EDA Board President

BOARD OF DIRECTORS

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ECONOMIC TRENDS



BUSINESS DEVELOPMENT



BORDER STATES ELECTRIC

Border States began construction on a new 13,200 sq. ft facility on approximately 2.5 acres of land. The construction of the new facility provides an increased market value of \$620,000 and retains 12 employees with potential for future growth. The EDA provided project assistance through a future tax abatement.



ADM EXPANSION

ADM is working to increase the production of native dry starch. The \$4 million building expansion includes new storage silos and loadout capabilities for rail loading.

EVERSPRING INN & SUITES | TAVERN 507



Sioux Falls-based Bird Dog Equity Partners bought the former Ramada location in Marshall in 2020. Starting in January 2021, EverSpring began renovating the hotel in stages including a remodel of the former Shay's Restaurant, now known as Tavern 507.

Did you know the City of Marshall has a commercial tax abatement program to assist with development costs? Find information at ci.marshall.mn.us/development

NEXUS

Unique Opportunities began construction on the third phase of the Nexus apartment complex located on Legion Field Road, a project that began in 2018. This final phase will include 36 apartment units as well as a community room available to all Nexus tenants. The project is scheduled to conclude in June 2022 with leasing starting in Spring of 2022. The three-phase, \$8 million project added a total of 107 rental units to the community. A housing TIF was provided as assistance on the project.



LANDMARK MERCANTILE

In June of 2021, Knochenmus Enterprises, owners of Ralco Nutrition, announced the purchase of the Landmark Mercantile and New Atlantic Hotel buildings. Besides converting the second floor of the building into Ralco' Nutrition's office suite, there are also plans to complete space for retail businesses in the future and to convert the third floor of the Mercantile into a community event center.



SHOPKO

the Marshall Shopko closed in the summer of 2019 due to corporate bankruptcy. In June of 2021, Woodcrest Capital, LLC purchased the former Shopko building with plans to lease the space to retail tenants as a shopping center. Construction to redevelop the space is anticipated to begin in 2022.



ABRA AUTO BODY

Complete remodel with state of the art paint booths and equipment including ADAS vehicle calibration. Over \$1.3M invested in remodel and equipment.



The City of Marshall can help support development through financing options including Tax Increment Financing for housing and redevelopment projects.

COMMUNITY DEVELOPMENT

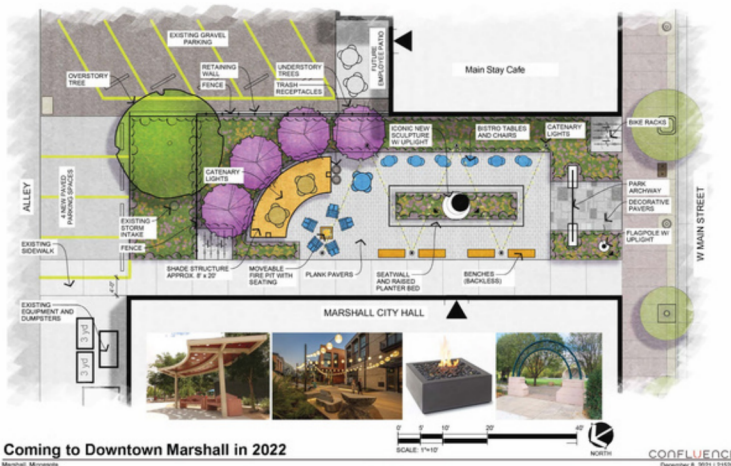
CITY HALL

Reconstruction on the 28,000 square-foot structure began in February 2020. The total construction amount, including site preparation and renovation challenges, amounted to \$5.7 million. The renovation included gutting the 55-year-old existing 24,000 square-foot Marshall municipal building, adding 15 feet to the front of the building, and lowering the main floor about two feet to bring it to street level. The renovation project replaced City Hall's boiler, HVAC systems, and elevator. The new elevator is ADA-compliant. The renovated City Hall opened in July of 2021.



SOUTHVIEW ELEMENTARY

Southview Elementary, a grades 2-4 elementary school replaced West Side Elementary. The project was part of a \$29.8 million building referendum passed by voters in 2019. Construction was completed in July of 2021 and the school opened in the Fall of 2021.



FUTURE PROJECT | TERRACE 1872

Terrace 1872 will include a paved gathering area with seating and a shade structure, plant beds and a central sculpture. A few new parking spaces will also be built at the very back of the space, off of the alley.



FUTURE PROJECTS

Block 11 - Mixed-Use Redevelopment starting in Spring of 2022

Wayne's Tractor Repair - Shop Expansion Project

Northwest Farm Management - Office Expansion Project

Today's Fireplace - New Construction

State Bank of Taunton - New Business

Avera Remodel



NEW BUSINESSES

Baldwin Supply Company

Full Circle Realty

Channel Partners Capital

Graceful Marilyn Quilt Shoppe

Bird Scooters



PUBLIC WORKS CONSTRUCTION PROJECTS

Z50-2021: 2021 Chip Seal Project

Z51-2021: 2021 Mill & Overlay and ADA Improvements Project

Z78: Storm Structure Outfall Improvements Project

Z80: Independence Park/TH 23 Sewer Realignment Project

Z81: MERIT Outfall Improvements Project

Z82: N. 1st St./W. Redwood St./W. Marshall St. Reconstruction Project

Z83: James Ave./Camden Dr. Reconstruction Project

Z84: Legion Field Park River Stabilization Project

Z87: Diversion Channel Maintenance Project (Awarded in 2021, will be constructed in 2022)

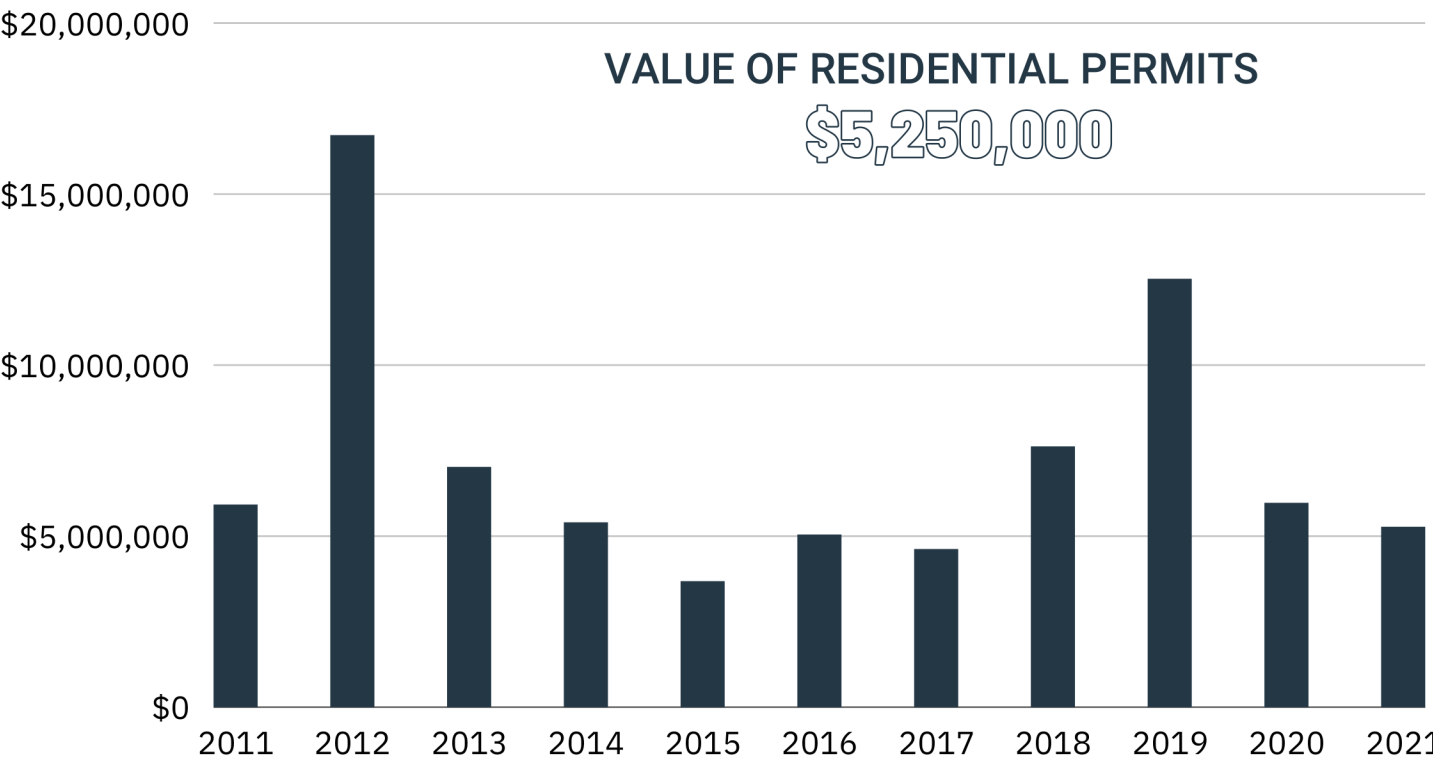
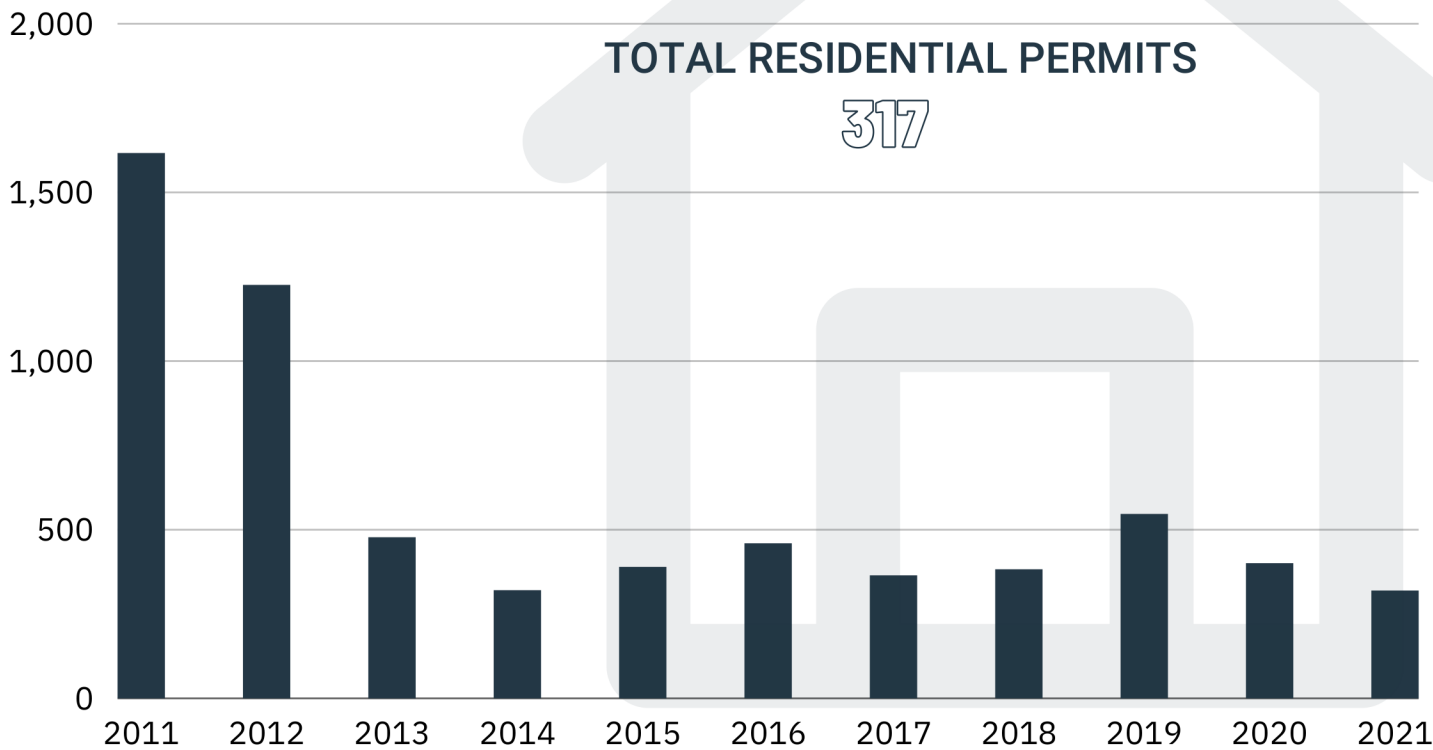
Z88: State Aid Overlay Project

PK-001: Independence Park Trail Replacement Project (Some constructed in 2021, remaining will be completed in 2022)

SWM-007: Independence Park Pond Forebay Expansion Project (Awarded in 2021, will be constructed in 2022)

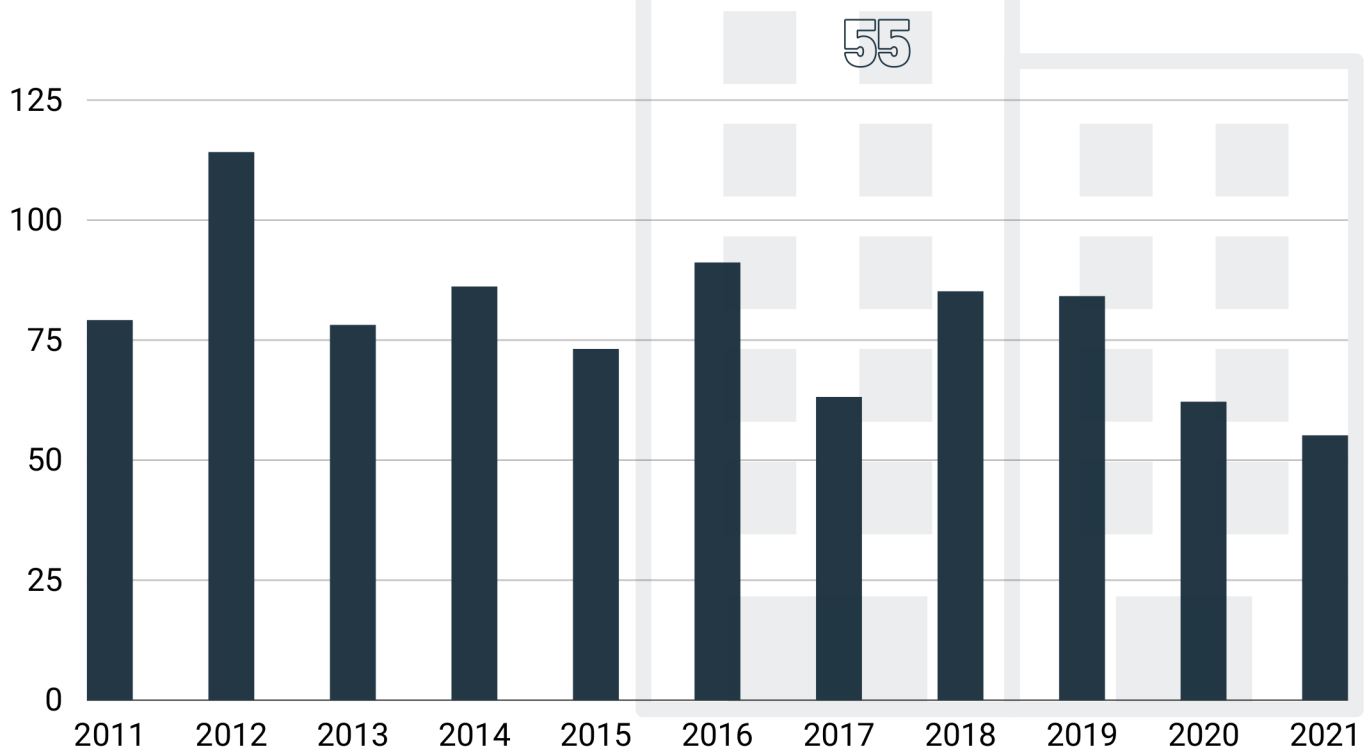


BUILDING PERMIT ACTIVITY

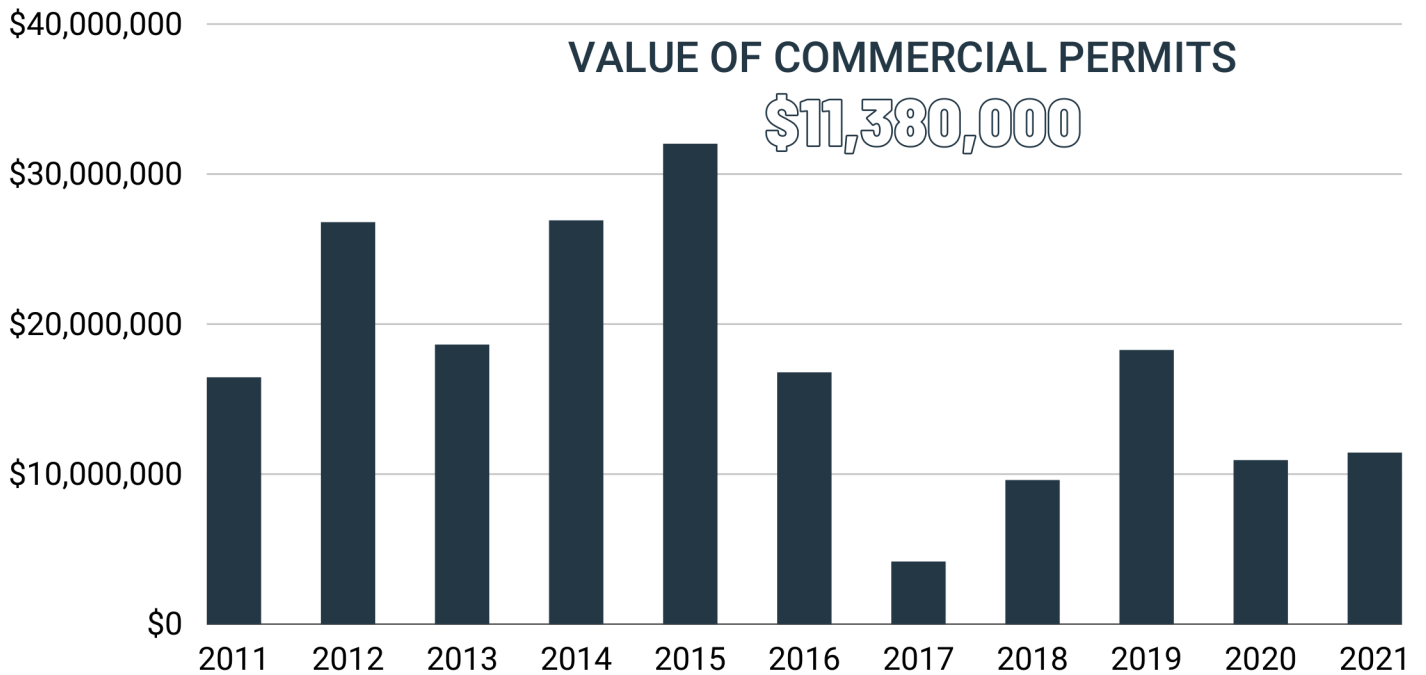


RESIDENTIAL

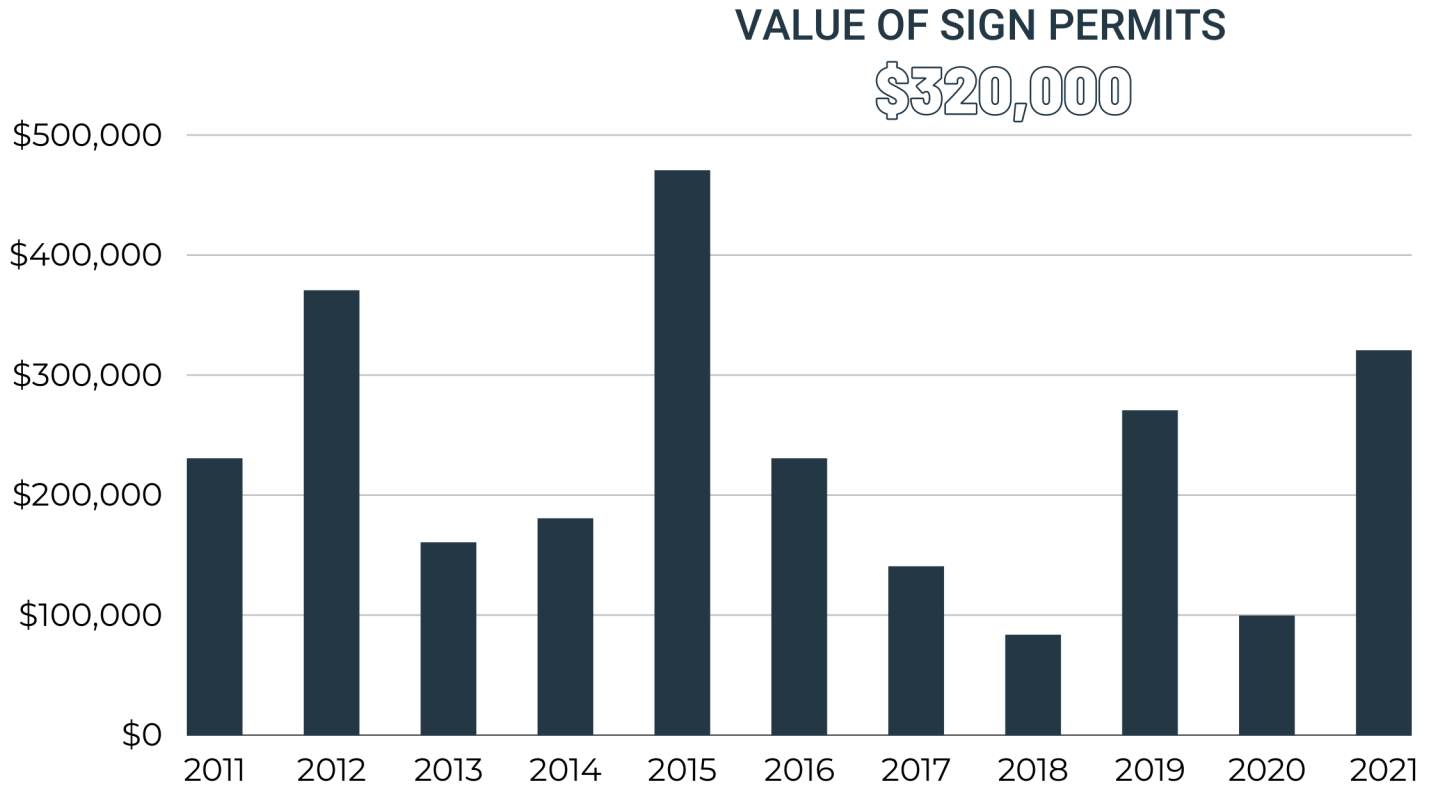
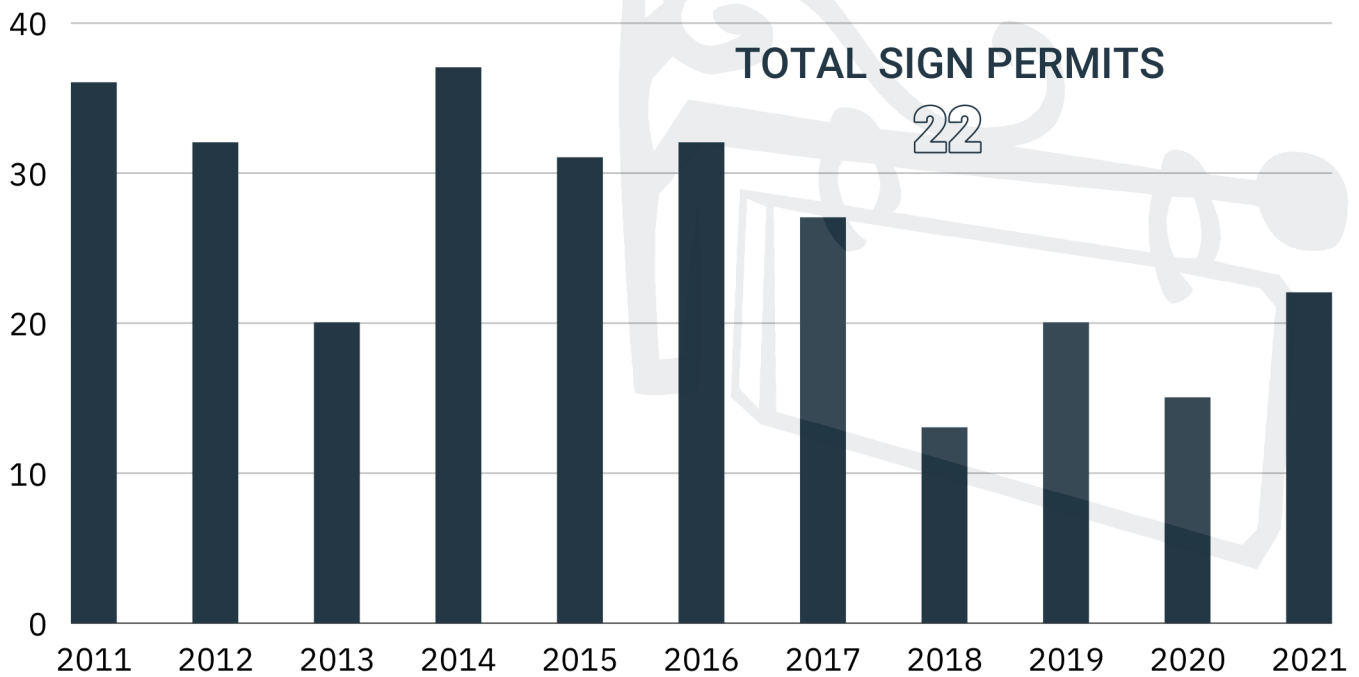
TOTAL COMMERCIAL PERMITS



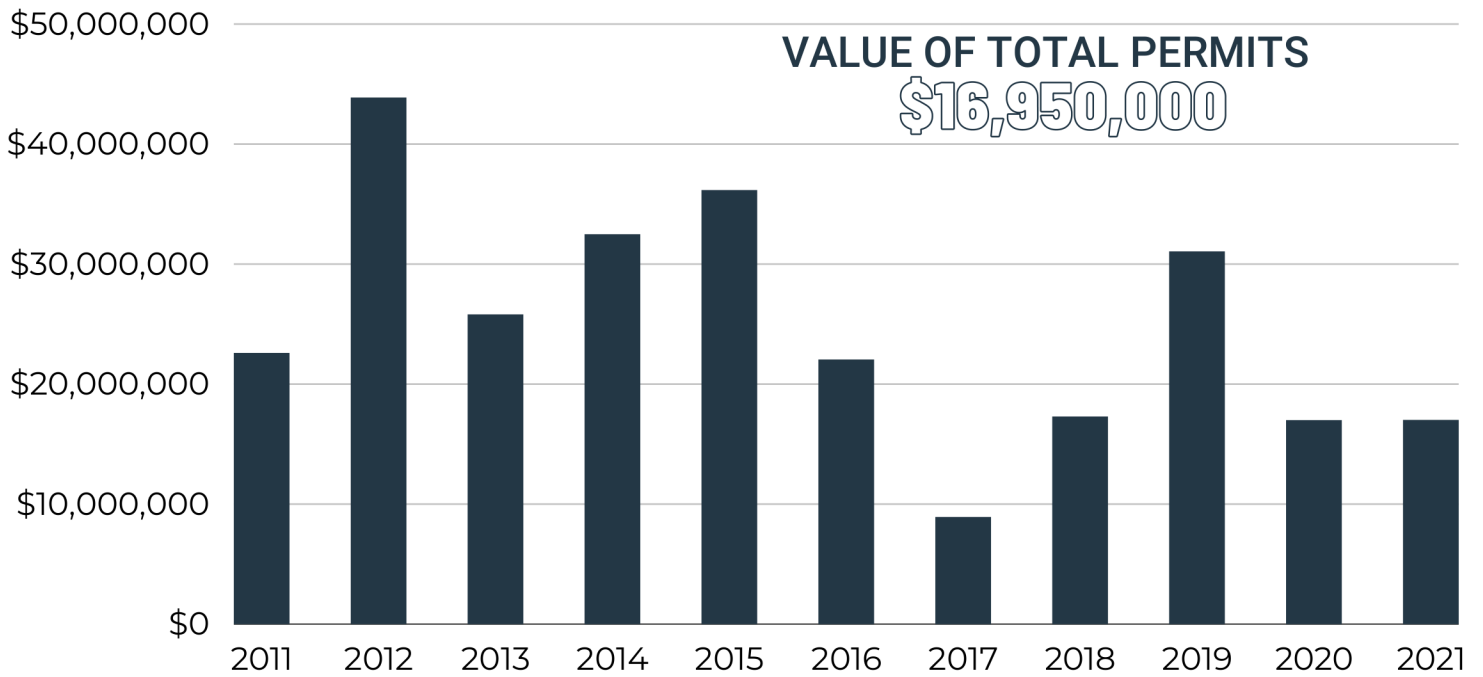
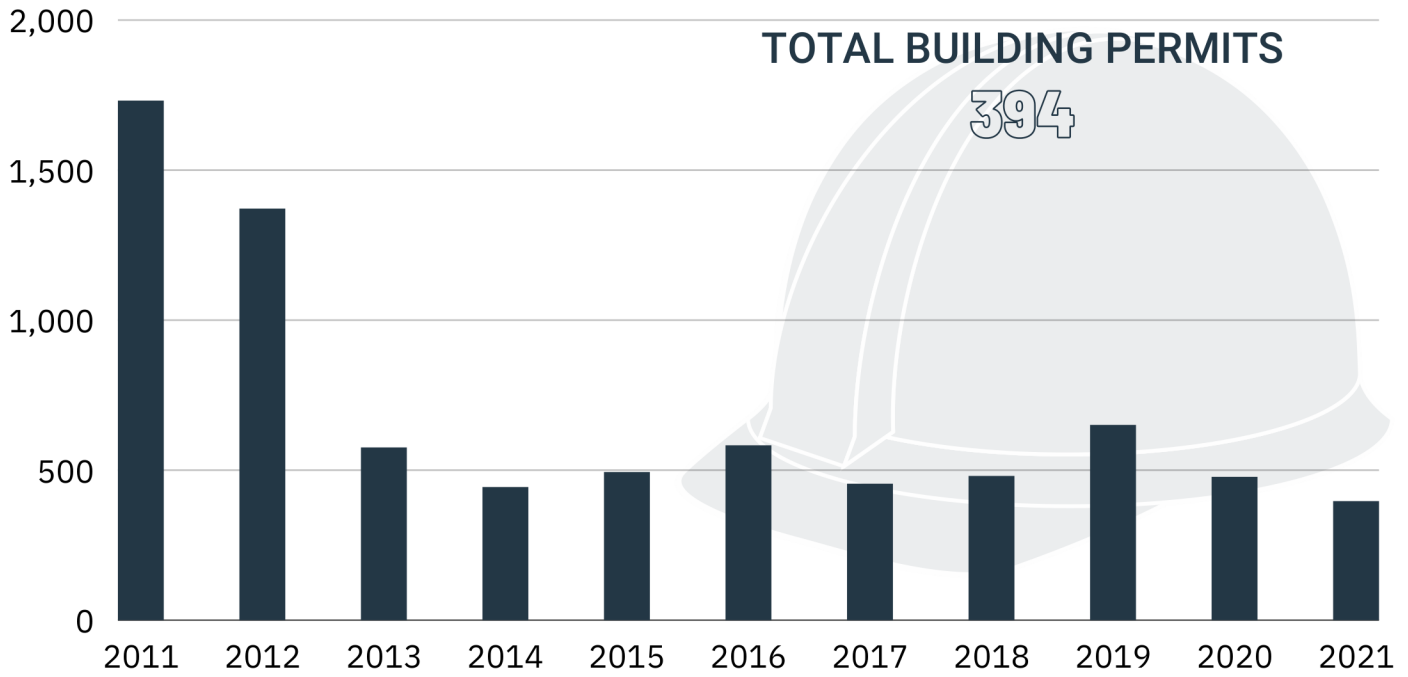
VALUE OF COMMERCIAL PERMITS



COMMERCIAL



SIGN

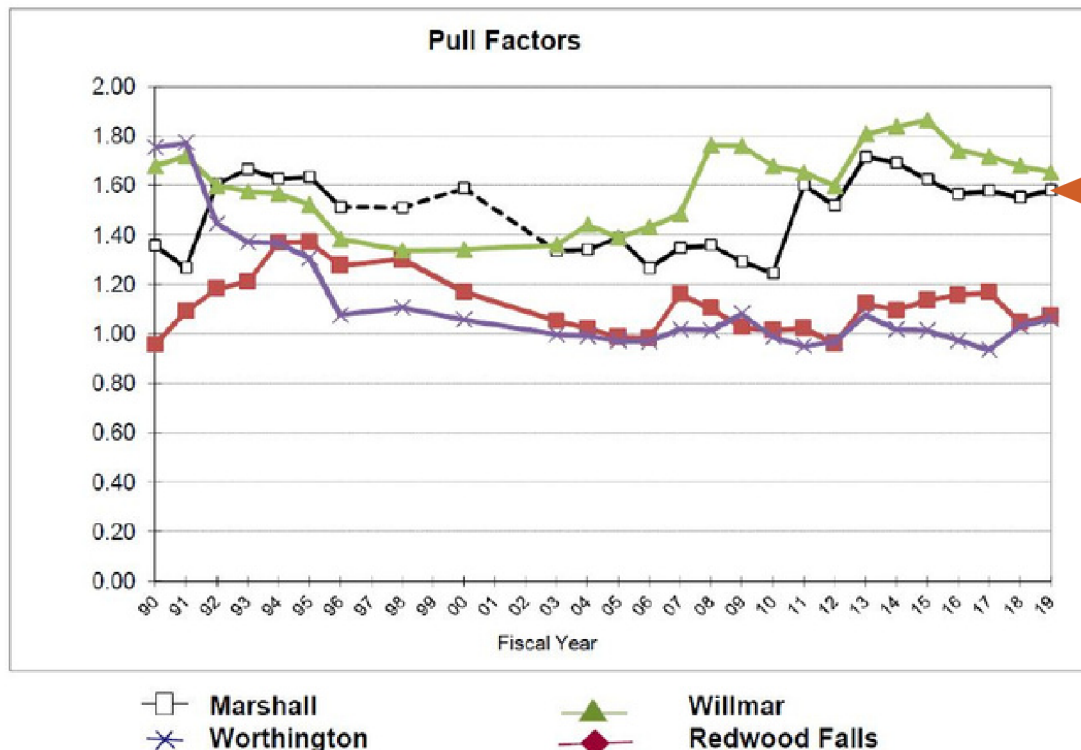


TOTAL

RETAIL TRADE ANALYSIS



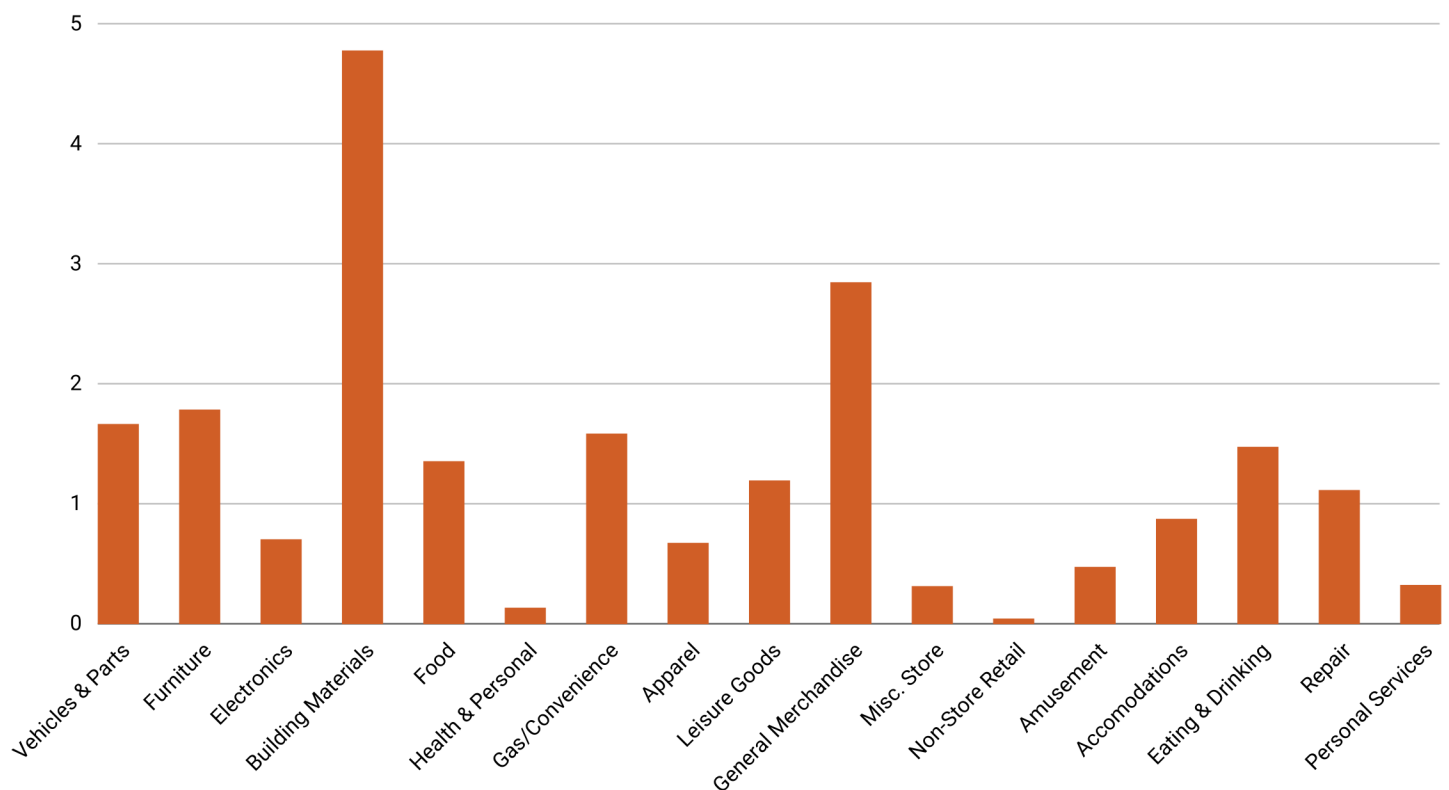
PULL FACTOR



WHAT IS PULL FACTOR?

A pull factor compares the local taxable sales per capita to that of the state. A pull factor higher than 1.0 usually indicates that businesses are pulling in customers from outside the community. Marshall has steadily and significantly increased its pull factor from 1.35 in 2007 to 1.6 in 2019.

PULL FACTOR BY CATEGORY



MERCHANDISE CATEGORY

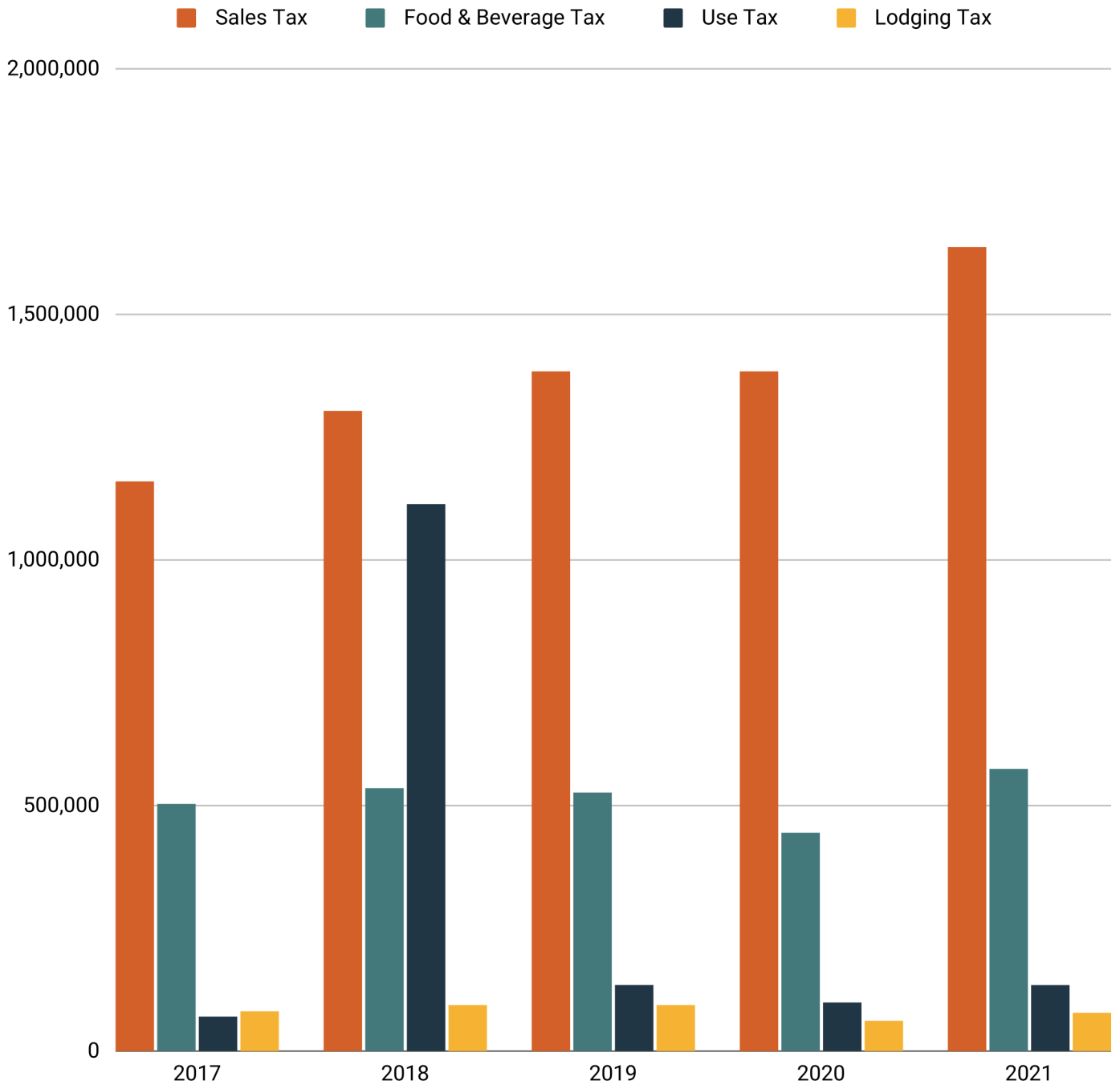
Selected Components of Change

Selected Categories	Taxable Sales 2016	Taxable Sales 2019	Dollar Change	Percent Change
Accommodations	\$13,034,843	\$13,485,367	+\$450,524	+3.46%
Building Materials	\$6,191,856	\$6,731,579	+\$539,723	+8.72
Clothing	\$1,366,385	\$1,394,769	+\$28,384	+2.08%
Eating & Drinking	\$32,185,543	\$35,720,901	+\$3,535,358	+10.98%
Electronics	NA	\$2,896,002	NA	NA
Food, Groceries	\$12,584,708	\$14,057,333	+\$1,472,625	+11.70
Furniture	\$6,191,856	\$6,731,579	+\$539,723	+8.72
Gas/Convenience	\$5,701,954	\$5,733,870	+\$31,916	+0.56%
General Merchandise	\$41,305,083	\$40,131,927	-\$1,173,156	-2.84%
Health Personal	\$176,711	\$225,458	+\$48,747	+27.59%
Leisure Goods	\$3,101,113	\$3,088,800	-\$12,313	-0.40%
Miscellaneous Retail	\$4,849,696	\$1,227,040	-\$3,622,656	-74.70%
Vehicles & Parts	\$13,034,843	\$13,485,367	+\$450,524	+3.46%
Total	\$196,143,219	\$211,094,137	+\$14,950,918	+7.62%

Trade Area Analysis by Merchandise Category

Selected Categories	Expected Sales (\$millions)	Actual Sales (\$millions)	In Dollars (millions)	As % of Expected	Trade Area Pop. Gain/Loss	Percent of Total Sales
Accommodations	\$4.35	\$5.18	+\$0.83	+19.0%	2,630	2.5%
Building Materials	\$21.84	\$66.94	+\$45.11	+206.6%	28,629	31.7%
Clothing	\$0.68	\$1.39	+\$0.71	+104.2%	14,448	0.7%
Eating & Drinking	\$24.82	\$35.72	+\$10.90	+43.9%	6,086	16.9%
Food, Groceries	\$11.12	\$14.06	+\$2.94	+26.5%	3,668	6.7%
Electronics	\$1.80	\$2.90	+\$1.10	+61.3%	8,497	1.4%
Furniture	\$2.07	\$6.73	+\$4.66	+225.0%	31,191	3.2%
Gas/Convenience	\$4.95	\$5.73	+\$0.78	+15.8%	2,190	2.7%
General Merchandise	\$36.49	\$40.13	+\$3.64	+10.0%	1,384	19.0%
Health Personal	\$1.72	\$0.23	-\$1.50	-86.9%	-12,045	0.1%
Leisure Goods	\$1.10	\$3.09	\$1.99	+181.8%	25,196	1.5%
Miscellaneous Retail	\$9.73	\$1.23	-\$8.50	-87.4%	-12,111	0.6%
Vehicles & Parts	\$11.83	\$13.49	+1.65%	+14.0%	1,937	6.4%
Total	\$145.43	\$211.09	+\$65.67	+2.8%	390	0.4%

SALES & USE TAX



TOTAL OF SALES TAX COLLECTED

2021 TOTAL TAX
\$2,421,905.71



MARSHALL
ECONOMIC DEVELOPMENT

DEMOGRAPHIC ANALYSIS



13,628

TOTAL POPULATION

DEMOGRAPHIC FACTS

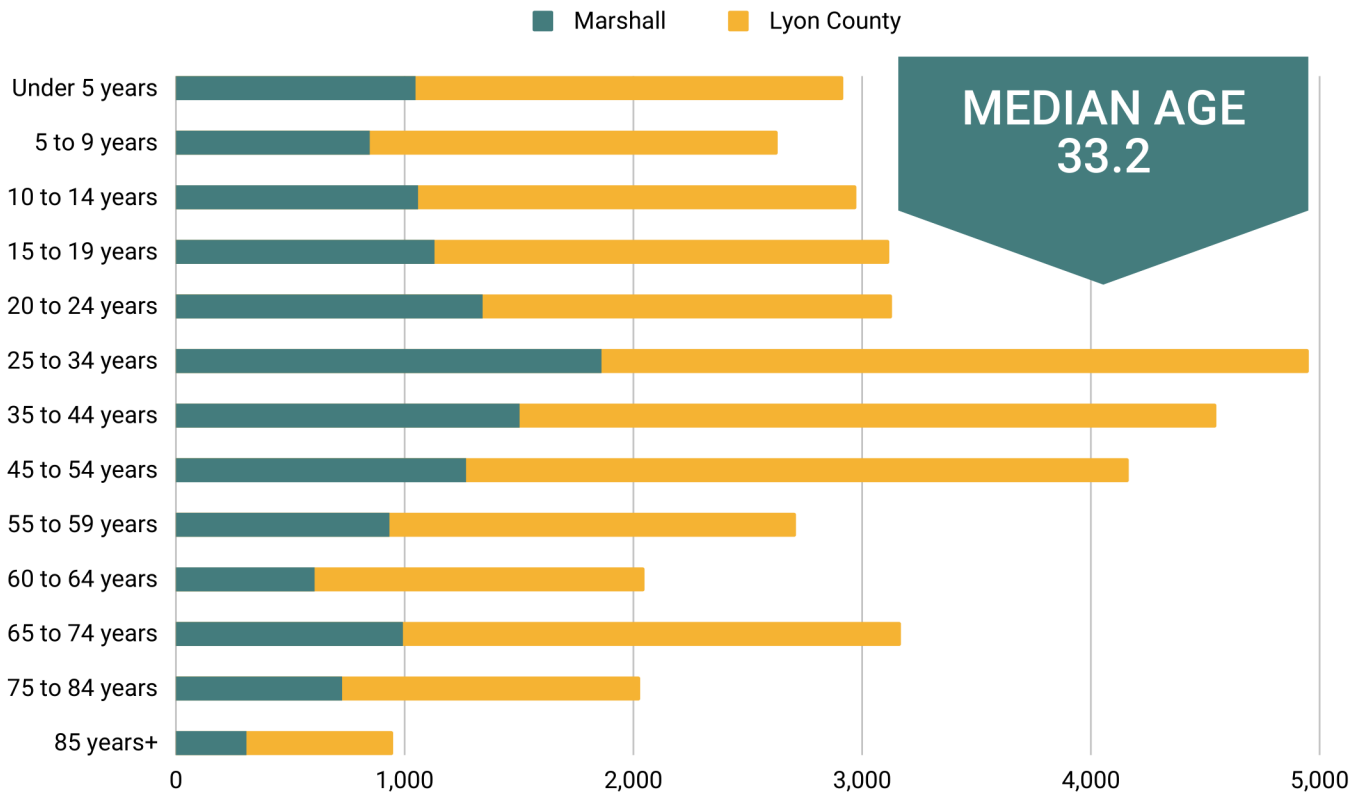
Male - 48.1%

Female - 51.9%

Total Households - 5,335

Average Household Size - 2.35

AGE DISTRIBUTION

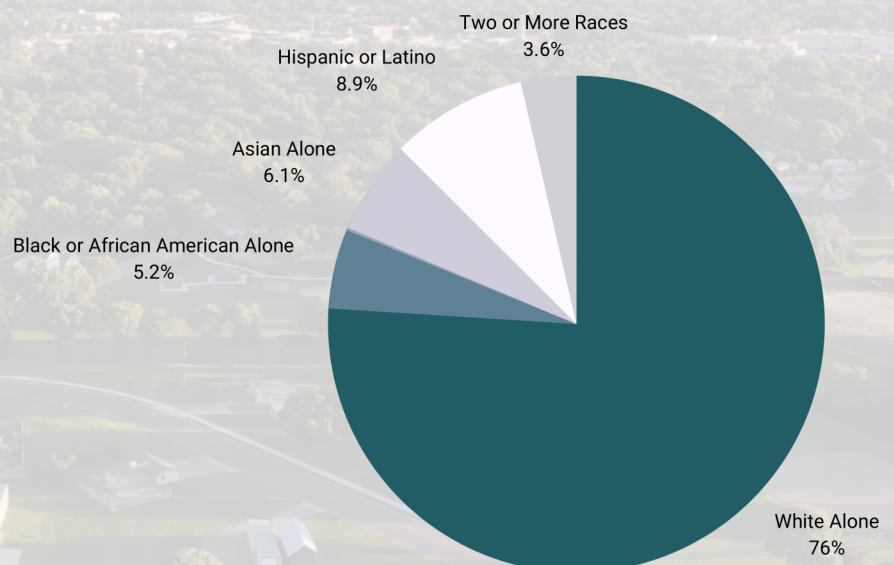


POPULATION BY RACE PERCENTAGE

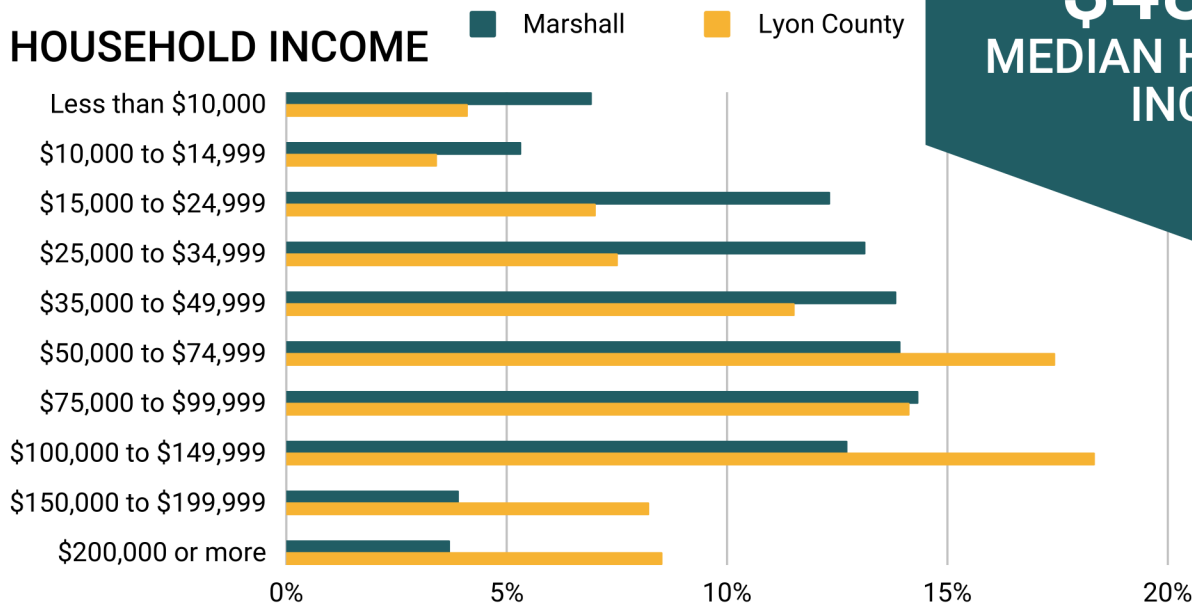
DEI COMMISSION

Marshall's Diversity, Equity, and Inclusion (DEI) Commission is dedicated to learning, creating innovative ideas, and adapting to the ever-changing environment. The DEI Commission is taking purposeful action to advance this commitment through the following guiding principles of equity, equality, inclusion, collaboration, and transparency.

ci.marshall.mn.us/administration/city_council/board_commissions/dei



HOUSEHOLD INCOME



\$48,236
MEDIAN HOUSEHOLD
INCOME

EARNING AND ASSISTANCE

Labor Earnings - 78.9%

Social Security - 28.8%

Retirement Income - 16.4%

Supplemental Security Income - 4.6%

Cash Public Assistance - 3.7%

SNAP - 8.5%

INCOME AND POVERTY PREVALENCE

Per Capita Income - \$29,396

Poverty Prevalence - 17.7%

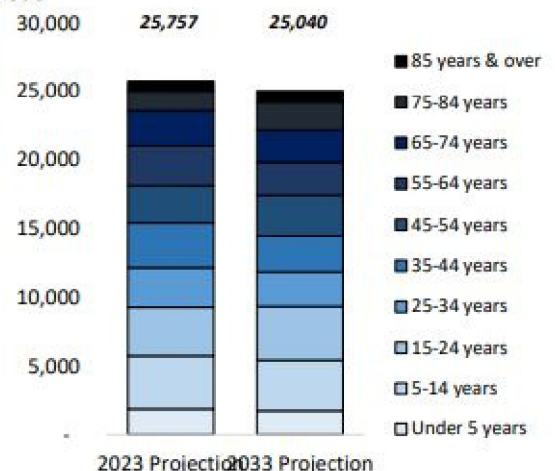


POPULATION TRENDS

According to the Minnesota State Demographic Center, Lyon Co.'s population is expected to decline from 2023 to 2033, with a rate of change that is slower than the projected statewide growth rate (5.6%).

Lyon Co.	2023 Projection	2033 Projection	Numeric Change	Percent Change
Under 5 years	1,856	1,727	-129	-7.0%
5-14 years	3,912	3,743	-169	-4.3%
15-24 years	3,519	3,898	379	10.8%
25-34 years	2,891	2,506	-385	-13.3%
35-44 years	3,262	2,596	-666	-20.4%
45-54 years	2,693	2,983	290	10.8%
55-64 years	2,898	2,379	-519	-17.9%
65-74 years	2,568	2,351	-217	-8.5%
75-84 years	1,436	2,015	579	40.3%
85 years & over	722	842	120	16.6%
Total Population	25,757	25,040	-717	-2.8%

Figure 4. Projections by Age Group, 2023-2033



WORKFORCE ANALYSIS



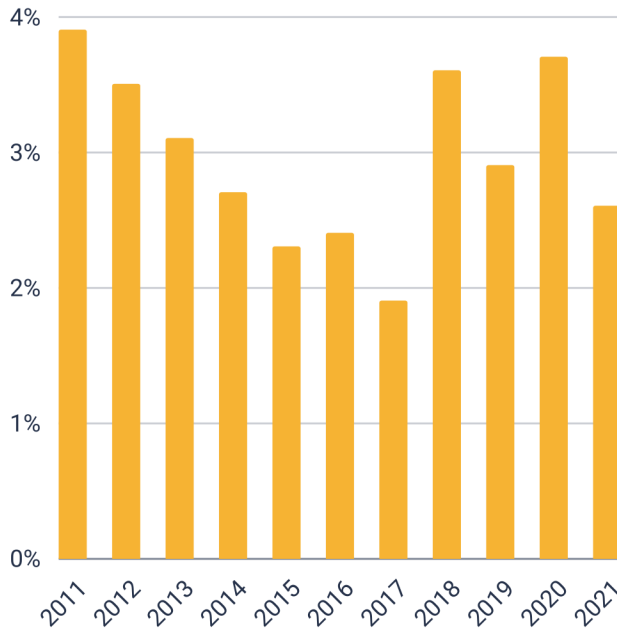
MAJOR EMPLOYERS

Employer	Employees
Schwan's Company, an affiliate of CJCJ Food, Americas	900
Avera Marshall	675
US Bancorp	550
Turkey Valley Farms	450
Marshall Public Schools	450
Southwest Minnesota State University	436
Hy-Vee Food Stores	400
Sevita	350
Archer Midland Daniels	260
Wal-Mart	255
Runnings	228
Cygnus Home Service (Schwan's)	150
Menards	130
Lyon County	126
Ralco Nutrition	124
Vishay HiRel Systems LLC	115
Performance Foodservice Inc.	115
City of Marshall	113
Cliff Viessman Inc.	110
Prairie Home Hospice & Community Care	102
United Community Action Partnership	91
BH Electronics, Inc	85

20 EMPLOYERS
WITH 100+
EMPLOYEES

MARSHALL IS STRONGLY POSITIONED AND WELL-DIVERSIFIED ACROSS MANY BUSINESS SECTORS INCLUDING HEALTHCARE, EDUCATION, MANUFACTURING, RETAIL, AGRICULTURE, AND SERVICE RELATED INDUSTRIES. THIS MAKES MARSHALL A STRONG, WELL-ROUNDED, AND RESILIENT COMMUNITY WITH A BALANCED LOCAL ECONOMY.

UNEMPLOYMENT RATE



2.6%

EMPLOYMENT PROJECTIONS

Occupation	Estimated Employment 2018	Projected Employment 2028	Percent Change 2018-2028
Natural Resources & Mining	5,777	6,171	6.8%
Utilities	744	697	-6.3%
Construction	7,858	8,687	10.5%
Manufacturing	31,188	31,071	-0.4%
Wholesale Trade	8,530	7,993	-6.3%
Retail Trade	19,926	19,533	-2.0%
Transportation & Warehousing	7,465	7,898	5.8%
Information	2,549	2,364	-7.3%
Finance & Insurance, Real Estate	7,693	7,584	-1.4%
Professional Services & Management	5,663	6,191	9.3%
Administrative & Waste Services	4,076	4,874	19.6%
Educational Services	17,510	17,483	-0.2%
Health Care & Social Assistance	30,568	32,922	7.7%
Leisure & Hospitality	14,593	14,825	1.6%
Other Services	7,423	7,058	-4.9%
Public Administration	12,956	12,681	-2.1

JOB VACANCIES

Occupation	# of Vacancies	Wage Offer
Management	238	\$32.97
Business & Financial Operations	406	\$33.55
Computer & Mathematical	48	\$25.16
Architecture & Engineering	86	\$24.09
Life, Physical & Social Sciences	14	\$21.00
Community & Social Services	111	\$21.79
Education, Training & Library	257	\$23.51
Healthcare Practitioners & Technical	1,050	\$24.77
Healthcare Support	1,618	\$13.52
Protective Service	141	\$13.79
Food Preparation & Serving Related	2,080	\$11.90
Building, Grounds Cleaning & Maintenance	328	\$14.86
Personal Care & Service	246	\$19.15
Sales & Related	1,549	\$13.27
Office & Administrative Support	637	\$13.43
Construction & Extraction	142	\$21.47
Installation, Maintenance & Repair	531	\$18.92
Production	843	\$15.59
Transportation & Material Moving	1,316	\$17.09

COMMUTING PATTERNS

6,729
MARSHALL
WORKERS

87.8%
LESS THAN
20
MINUTES

59.1%
LESS THAN
10
MINUTES

COMMUTING FACTS

Worked in Place of Residence - 84.3%

Work from Home - 5.1%

Commuting into Marshall Daily - 10,732



Travel Time	Percent of Population
Less than 10 minutes	59.1
10 to 14 minutes	22.6
15 to 19 minutes	6.1
20 to 24 minutes	2.2
25 to 29 minutes	2.0
30 to 34 minutes	2.8
35 to 44 minutes	1.0
45 to 59 minutes	1.1
60 or more minutes	3.1
Mean travel time to work (minutes)	11.7

MARSHALL IS A STRONG “IMPORTER” OF WORKERS. NEARLY 20% (19%) OF WORKERS COMMUTE INTO MARSHALL DAILY FROM OVER 50 MILES, GROWING THE CITY’S DAYTIME POPULATION TO 25,000. MARSHALL IS ALSO HOME TO FOUR MAJOR HIGHWAYS INTERSECTING: HIGHWAY 59, HIGHWAY 23, HIGHWAY 19 AND HIGHWAY 68.

COMMUNITY ANALYSIS



HOUSING CHARACTERISTICS

HOUSING BREAKDOWN

Homeowner Vacancy Rate - 0.9

Rental Vacancy Rate - 10.9

Median Home Value - \$156,000

Median Rent - \$684

Homes Occupied - 90%

Owner-occupied housing units - 55.8%

Renter-occupied housing units - 44.2%

Marshall's housing market has seen a large increase in sales and a decrease in homes listed on the open market. Of the 208 home sales that occurred from October of 2020 to September of 2021, the average sales price was \$208,701.

208
HOME SALES

October 2020 - September 2021

	Marshall
Total Housing Unit	5,925
Occupied Housing Units	5,335
Owner-Occupied	2,975
Renter-Occupied	2,360
Vacant Housing Units	590
Built 2014 or later	24
Built 2010 to 2013	44
Built 2000 to 2009	602
Built 1990 to 1999	928
Built 1980 to 1989	924
Built 1970 to 1979	979
Built 1960 to 1969	901
Built 1950 to 1959	551
Built 1940 to 1949	385
Built 1939 or earlier	587



**17 NEW HOMES
BUILT IN 2021**



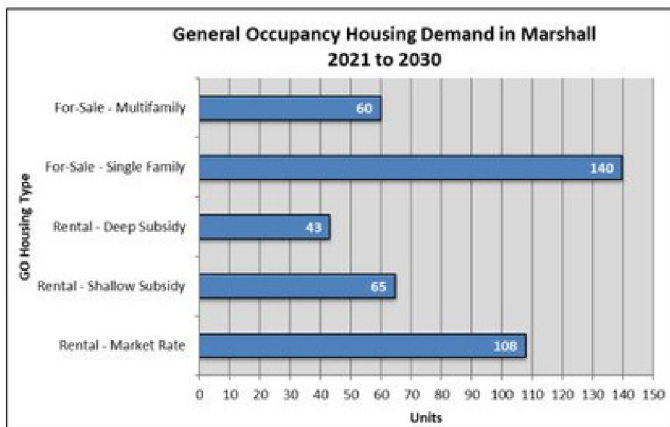
COMMUNITY HOUSING NEEDS

In 2021, Maxfield Consulting completed a Comprehensive Housing Needs Analysis.
The full report can be found at ci.marshall.mn.us/development.

FOR SALE NEEDS

Based on the research, Marshall could support 183 for sale housing units by 2030. This includes single-family detached and attached homes such as townhomes.

In total, demand was identified for up to 140 single-family homes of the 183 sale housing units needed.



RENTAL NEEDS

Research indicates a demand for 50 deep-subsidy units, 75 shallow-subsidy units and 124 market rate rental units in Marshall between 2021 and 2030.

The strongest sources of demand for rental housing in Marshall will likely be young singles and couples without children in their late-20s and early-30s who work in Marshall or in nearby communities, who would desire new apartment units with modern amenities.

TABLE CR-2 RECOMMENDED HOUSING DEVELOPMENT CITY OF MARSHALL 2021 to 2030					
	Purchase Price/ Monthly Rent Range ¹	No. of Units	Pct. of Total	Development Timing	
Owner-Occupied Homes					
Single Family ²					
Modest	Under \$175,000	24 - 26	20%	2021+	
Move-up Low	\$175,000 - \$240,000	60 - 66	50%	2021+	
Move-up High	\$250,000 - \$400,000	20 - 32	20%	NA	
Executive	\$400,000+	10 - 16	10%	NA	
Total		114 - 140	100%		
Townhomes/Twinhomes ²					
Modest	Under \$160,000	26 - 28	47%	2021+	
Move-up	\$210,000+	30 - 32	53%	2021+	
Total		56 - 60	100%		
Total Owner-Occupied		170 - 200			
General Occupancy Rental Housing					
Market Rate Rental Housing					
Apartment-style	\$900/1BR - \$1,200+/3BR	80 - 85	80%	2021+	
Townhomes	\$1,200+/2BR - \$1,400+/3BR	18 - 23	20%	2021+	
Total		98 - 108	100%		
Affordable Rental Housing					
Apartment-style	Moderate Income ³ (\$767 to \$1,036 - Max. Rents)	32 - 36	45%	2021+	
Townhomes	Moderate Income ³ (\$767 to \$1,150 - Max. Rents)	20 - 25	30%	2021+	
Subsidized	30% of Income ³	15 - 22	25%	2022+	
Total		67 - 83	100%		
Total Renter-Occupied		165 - 191			
Senior Housing (Le. Age Restricted)					
Active Adult Market Rate Rental	\$900/1BR - \$1,000/2BR	60 - 62	19%	2022+	
Active Adult Senior Coop	\$40,000 to \$75,000	40 - 40	12%	2022+	
Catered Living ⁴	\$1,900/1BR - \$3,000/2BR	53 - 55	17%	2023+	
Assisted Living	\$2,850/EFF - \$4,300/2BR	46 - 48	14%	2023+	
Memory Care	\$4,000/EFF - \$5,400/1BR	20 - 22	6%	2023+	
Active Adult - Shallow-Subsidy	Moderate Income ³ (\$767 to \$1,036 - Max. Rents)	55 - 58	17%	2021+	
Active Adult - Deep-Subsidy	30% of Income ⁴	40 - 50	14%	2026+	
Total		314 - 335	100%		
Total - All Units		649 - 726			



74%

FRESHMAN RETENTION
RATE

95%

GRADUATES
EMPLOYED IN THEIR
FIELD OF STUDY

SOUTHWEST
MINNESOTA STATE UNIVERSITY

SMSU ASPIRES TO BE RECOGNIZED THROUGHOUT MINNESOTA AND BEYOND FOR BEING AN INCLUSIVE AND STUDENT-CENTERED UNIVERSITY.

ABOUT SMSU

Southwest Minnesota State University is a four-year public university offering a high-quality education in the liberal arts and professions to prepare students for a life that is successful both personally and professionally.

ENROLLMENT FIGURES FALL 2020

Total Headcount - 6,742

Degree-seeking (undergrad) - 1,933

Non-degree seeking - 4,395

Graduate - 414

Female - 61.2%

Male - 38.6%

Minnesota Residents - 76.5%

Counties Represented - 77

Out of State - 23.5%

States Represented - 36

International - 4.6%

Countries Represented - 27

Students Living on Campus - 540

(Demographics based on Degree-Seeking
Undergraduate Students)

ECONOMIC IMPACT

SMSU's impact on the regional economy is calculated to be \$173.1 million, according to a study commissioned by the Minnesota State system. This includes a direct impact of \$86.3 million, and an indirect/induced impact of \$86.8 million.

The University supports and sustains 1,421 jobs annually, according to the study. SMSU directly employs 417 people.

MARSHALL PUBLIC SCHOOLS

Marshall High School: Grades 9-12

MATEC: Grades 9-12

Marshall Middle School: Grades Pre-K, 5-8

West Side Elementary: Grades 3-4

Park Side Elementary: Grades Pre-K-2

Grade	21-22 Enrolled	21-22 Class Size	22-23 Projected
K	175	21.9	171
1	180	20.0	175
2	175	21.9	180
3	160	22.9	175
4	171	21.4	160
5	196	28.0	171
6	181	22.6	196
7	210	26.3	181
8	188	26.9	210
9	218	-	233
10	223	-	218
11	207	-	223
12	188	-	207
Total	2471	-	2500

CAREER AND TECHNICAL EDUCATION CENTER

The new facility will host the new automotive programming, along with the current welding and CNA programs to move over there as the space becomes ready. The location will allow plenty of room for expansion for future programming.

MISSION: TO SUPPORT, EDUCATE AND PREPARE ALL LEARNERS FOR SUCCESS. WHERE EVERY STUDENT IS INSPIRED EVERY DAY!



MARSHALL PUBLIC SCHOOLS

WHERE EVERY STUDENT IS INSPIRED EVERY DAY!

DEVELOPMENT OPPORTUNITIES



DEVELOPMENT OPPORTUNITIES



COMMERCE INDUSTRIAL PARK

Commerce Park spans across 136.03 developable acres and can be subdivided into as little as 5 acre lots. Commerce Park is located west of Highway 59 North and is centrally located in the industrial district of Marshall.

The City of Marshall was awarded a \$2 Million Business Development Public Infrastructure Grant to build out Michigan Road. In addition, Commerce Park is Shovel Ready certified and located in the federally designated Opportunity Zone.

SONSTEGARD SUBDIVISION

Sonstegard Subdivision II was initially 64.266 acres. The majority of the industrial park was filled within two years. Only one 1.2810 acre parcel is still available for development.

Sonstegard Subdivision II is located between Trunk Highway 68 and County Road 33 and is located at the heart of Marshall's industrial district. It is currently zoned general industrial.



TIGER PARK

Marshall is seeking hospitality, restaurant and retail enterprises that would complement each other and reach the amateur sports crowd along with the Southwest Minnesota State University population and our own community members.

AIRPARK EAST

The Southwest Minnesota Regional Airport-Marshall/Ryan Field is a growing area and at present has over 25 developable acres.

Located within easy access to air transportation, railroads, and highway systems, the airpark offers a prime location for businesses.

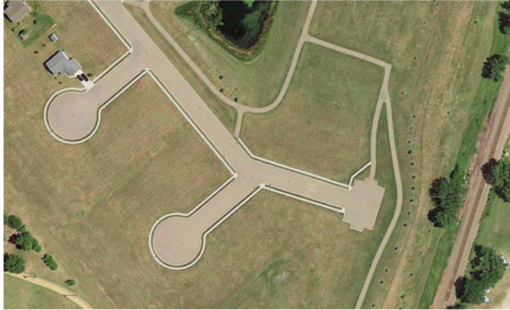
- 7,220-foot primary runway in length for corporate/commercial aircraft
- 4,000-foot crosswind runway
- BEACON, VOR/DME, ILS, weather computer
- Flight training and repair service
- Charter flights available to any point in North America and Canada

TALL GRASS OUTLOT

Tall Grass Outlot consists of .937 acres. It is located near the busy corner of Highway 59 and Boyer Drive.

PARKWAY ADDITION

Located on the west side of Marshall, the Parkway Addition offers opportunities both for residential and commercial development.



PARKWAY II

Parkway II Addition provides single-family housing opportunities of all kinds. Parkway II is zoned single family residential and has a variety of building options for home buyers. Parkway II has 16 lots available from \$11,500-\$15,000/lot.

PARKWAY III

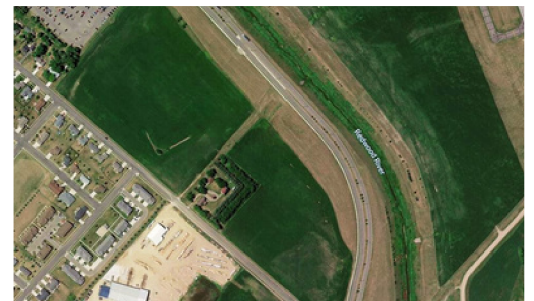
Parkway III currently consists of 8.835 acres of city-owned land located on Legion Field Road/10th Street.

Parkway III is currently zoned R-1 as a single-family residence district, but the City of Marshall is considering rezoning to R-3 low to medium density, multiple-family residence district.



PARKWAY IV

Parkway IV consists of 31.10 acres located on London Road. Parkway IV is currently zoned general business and single-family residence. The City of Marshall has considered rezoning the property to light industrial. Parkway IV's recent infrastructure can be designated for high tech or bio businesses.



REDEVELOPMENT OPPORTUNITIES



MARKET STREET MALL

1420 East College Drive

141,047 sq. ft.

Zoning: B-4 Shopping Center Business

Lot Size: 16.7 Acres

Year Built: 1983



COUNTY FAIR FOODS

405 County Club Drive

32,864 sq. ft.

Zoning: Business District

Lot Size: 4.39 Acres

Year Built: 1987

HOME > PROPERTIES

PROPERTY AVAILABLE

A screenshot of the Marshall Development website. The interface includes a top navigation bar with links for BUILDINGS, SITES, AREAS, and MY FOLDERS, along with a search bar. Below this is a sidebar with a list of properties, including 'Former County Fair Building', 'Former Willmar Poultry Building', 'Workshop/Office/Restaurant Building', and 'Customer Elation'. The main area displays a map of Marshall, MN, with various commercial buildings and landmarks marked. The map includes labels for 'Driver's License Testing Center', 'Performance Foodservice-Marshall', 'Southwest Minnesota State University', 'Red Dragon Arena & Expo', 'Traveler's Lodge', 'EverSpring Inn & Suites', 'Hobby Lobby', 'Americinn by Wyndham Marshall', 'Sleep Inn & Suites', 'Walmart Supercenter', 'Hy-Vee Grocery Store', 'Casey's', 'McDonald's', 'Wooden Nickel Burgers And Brew', 'Legion Field', 'Marshall Golf Club', 'Southwest Minnesota regional airport', 'St. Mid', 'Church', and 'County Club Dr'. The map also shows major roads like 'W. Main St' and 'College Dr'. The bottom right corner of the screenshot features a dark green box with white text that reads: 'Find additional information about available properties and lots on our website at: ci.marshall.mn.us/development'.

Find additional
information about
available properties
and lots on our
website at:

ci.marshall.mn.us/
development

FINANCIAL SUMMARY

FUND	BEGINNING FUND BALANCE 1-1-2021	ENDING FUND BALANCE 12-31-2021
FUND 204 <i>LOCAL EDA CRIF</i>	571,212	575,442
FUND 205 <i>PARKWAY ADDITION</i>	241,664	242,089
FUND 206 <i>PARKWAY ADDITION II</i>	52,981	61,015
FUND 207 <i>PARKWAY ADDITION III & IV</i>	1,068,825	1,056,708
FUND 208 <i>EDA ADMIN</i>	87,795	80,752
FUND 213 <i>FEDERAL EDA CRIF</i>	48,650	49,057
FUND 214 <i>EDA REVOLVING</i>	339,737	473,387



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