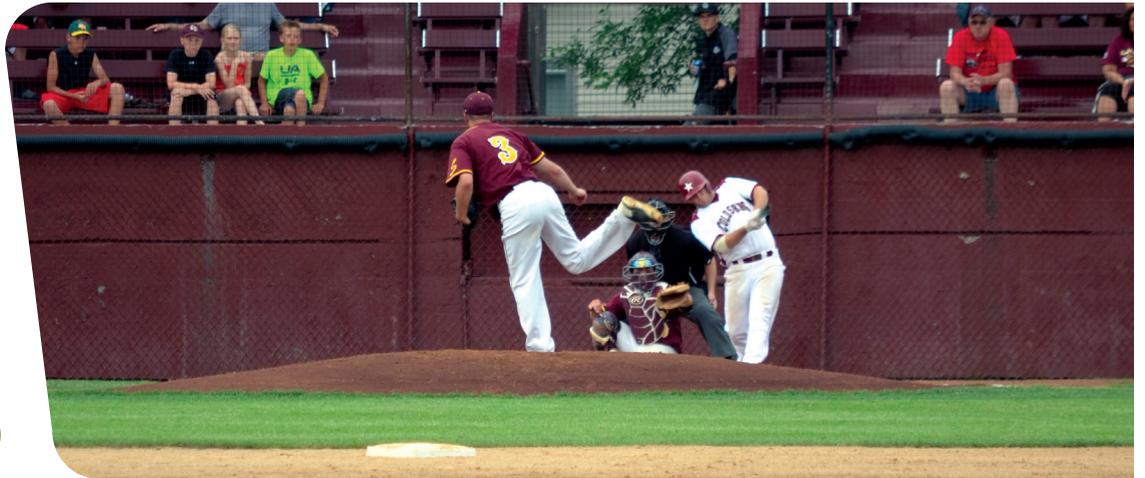


C O L D S P R I N G

Minnesota



Located at the gateway to the Horseshoe Chain of Lakes in Central Minnesota, Cold Spring is located in the St. Cloud Metropolitan Statistical Area making it an attractive location to locate your business.

Stearns County was recently ranked #2 in the nation for economic growth potential.

Demographics

- Located on US HWY 23
- Six miles to Interstate 94
- Fastest growing region in MN; largest population center in Central MN
- 16.7% have Bachelor's Degree or higher
- 8.7% have a graduate or professional degree
- Median household income is \$76,146 compared to state median of \$56,954
- Area is home to largest self-employment industries: construction, real estate, transportation
- Stearns County boasts notable policies on broadband access, workforce development, and food and livestock manufacturing
- Average home price is \$154,800 compared to state average of \$183,500
- Median gross rent is \$653/month

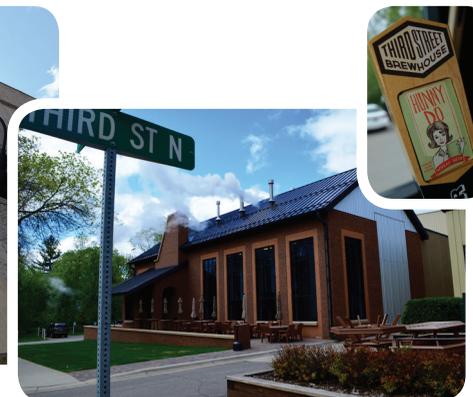
Central Minnesota's Growth Hub

Cold Spring is a great place to locate your business. With a population of 4,063 Cold Spring is located less than 20 minutes from St. Cloud, approximately 20 minutes from the St. Cloud Regional Airport, and 90 miles from the MSP International Airport.

Cold Spring is located in Stearns County, the largest county in the St. Cloud Metropolitan Statistical Area and is projected to grow 35% in the next 20 years. With seven colleges and universities in the area, Cold Spring has a talented, young population with a median age five years younger than the state of Minnesota.

The city works hard to ensure that Cold Spring is attractive and supportive to new and existing businesses of all sizes. Staff strives to link development opportunities with the proper tools and resources in order to help existing businesses grow and prosper and to attract new businesses and industry into the community.

The Cold Spring Economic Development Authority's mission is to ensure the sustainability and viability of the community and makes every development project a priority. Give us a call today at 320-685-3653 and let us find the perfect site for you.



320.685.3653 tel 27 Red River Ave S
320.685.8551 fax Cold Spring, MN 56320 www.coldspring.govoffice.com

Nearby Colleges & Universities

*total full-time enrollment
over 30,000 students*

- College of Saint Benedict;
Saint Joseph
- Saint Johns University;
Saint Joseph
- Rasmussen College-St Cloud;
St. Cloud
- Saint Cloud Technical College;
St. Cloud
- Saint Cloud State University;
St. Cloud
- Ridgewater College;
Willmar
- Anoka-Ramsey Community College;
Coon Rapids
- Hennepin Technical College;
Brooklyn Park



**Cold Spring's median
household income is
35% higher than the
state's median.**



Located on Highway 23 and just six miles from Interstate 94, Cold Spring provides quick and easy access to major transportation corridors.

WORKFORCE

- Stearns population: 148,955; 2035 projected: 194,490 a 34.9% growth
- St. Cloud MSA has 17.1% workforce growth (160,000 in 2010) compared to 5.7% in state
- 14,700 manufacturers in MSA, 20,400 in health and education (\$79,870 mean annual income), 20,300 in trade, transport & utilities
- One of the largest student populations in state with more than 81,000 people in school; 25,000 undergraduate, 2,900 graduate
- Seven colleges/universities in area
- 67% employed 12 months after graduation (MN)

MISCELLANEOUS

- 24% manufacturers compared to 19% in state
- 15% construction compared to 10% state (2007-2011)

LOCATION: St. Cloud MSA

- St. Cloud Regional Airport direct flights to Chicago, Phoenix, Orlando - 23 miles from airport
- 90 minutes from MSP International Airport
- Six miles to I-94
- On US Highway 23

Telecom Infrastructure

- Broadband, telecommunication infrastructure?

Cost of new buildings vs. existing

Competitive Utility costs (electricity, gas, sac/wac)

- Xcel
- CenterPoint
- Water provided by city

Competitive Taxes

Shovel-ready sites and available space

Incentives & Business Resources

Union activity



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