



Majestic Views and Major Transit Corridor in West Central Minnesota.

The Minnesota River runs through the city that is named after the granite outcrops and the tumbling white water over glacial drift boulders. Granite Falls is located 125 miles west of Minneapolis on US Hwy 212 and nearly halfway between St. Cloud and Sioux Falls, South Dakota on MN Hwy. 23.



Seeking: Motel/Retail/Restaurant on US Hwy 212 & Hwy 23

DEVELOPER REQUEST

Granite Falls Economic Development Authority

City: Granite Falls, Minnesota

Name: Linda Mathiasen, Executive Director

Office Phone: 320-564-2255 ex. #4

Mobile Phone: 320-269-1878

Address: 641 Prentice Street | Granite Falls, MN 56241

Email: linda.mathiasen@granitefalls.com

Quick Overview

City Information:

City:	Population: 2,806 Regional Population: 36,876 Unemployment Rate: 2.60% (November 2017) Age Demographic: 35 - 49 years (median age)
Strategic Location:	Marshall, MN (30 miles) Willmar, MN (38 miles) Montevideo, MN (13 miles) New Ulm, MN (77 miles) St. Cloud, MN (102 miles) Sioux Falls, SD (121 miles) Minneapolis, MN (125 miles) Fargo, ND (174 miles) Rochester, MN (187)
Airport:	Granite Falls Municipal Airport Brookings, SD 95 miles St. Cloud, MN 105 miles Sioux Falls, SD 121 miles Minneapolis, MN 124 miles
Road Access:	Granite Falls Intersects US Hwy 212 & MN Hwy 23 MN Hwy 67 Intersects MN Hwy 23 Interstate 94 access point at Sauk Centre, MN 85 miles Interstate 94 access point at Cold Spring/Waite Park, MN 92 miles Interstate 29 access point at Castlewood, SD 70 miles Interstate 90 access point at Worthington, MN 96 miles Interstate 90 access point at Luverne, MN 98 miles Interstate 90 access point at Jackson, MN 104 miles
Rail Access:	BNSF Twin Cities & Western
Broadband:	CenturyLink Mediacom MVTV Frontier
Government:	County Seat of Yellow Medicine County City Limits are in Yellow Medicine & Chippewa Counties Chippewa County Seat is located 13 miles away in Montevideo
Healthcare:	Avera Hospital & Clinic Granite Falls Care Center (long-term care) Project Turnabout (addiction treatment center)
Retail:	2021 Market Analysis available upon request

Education: Minnesota West Community & Technical College
Yellow Medicine East Middle & High School
Bert Raney Elementary School
Clarkfield Area Charter School (18 miles)
Echo Charter School (20 miles)
Southwest Minnesota State University (28 miles)
Ridgewater Community College (36 miles)

Media Outlets: Pioneer Public Television Headquarters
Granite Falls Advocate Tribune of USA Today Network
KDMA Radio
West Central Tribune

Museums: Andrew Volstead House Museum
Fagen Fighters WWII Museum and Air Show
K.K. Berge Art Gallery & Makers on the Minnesota
Yellow Medicine Historical Society

Local Attractions: Minnesota River
Upper Sioux State Park
Memorial Park & Campground
Minnesota River Valley Scenic Byway
Yellowstone Trail Corridor
Roebeling Footbridge
Sorlien Park & Plaza
Bluenose Gopher Public House
Carl's Bakery
The Meat Shoppe
Granite Run Golf Course
Lee-Mar Ranch Equine Center
Antique & Boutique Shopping
Prairie's Edge Casino and Resort



Western Fest PRCA Rodeo

Prominent Events: Fagen Fighters Air Show
High School Rodeos
Meander Art Crawl
Ole & Lena Days
Western Fest PRCA Rodeo
Yellowstone Trail Sociability Run

Manufacturers: Fagen, Inc.
Granite Falls Energy
Granite Falls Woodworks
Granite Fluid Power Machining
Martin Marietta
Par Piping & Fabrication
Specialty Manufacturing Company
SpecSys/Ritalka, Inc.
SunSource Systems Technologies
Van Diest Supply Company



Fagen Fighters WWII Museum

Site Information:

The City of Granite Falls is seeking a suites hotel and/or retail, to replace a former motor inn. The two parcels #34-033-3070 and 34-033-3080 have ingress and egress access to US Hwy 212. In October 2020, TIF District 9, a Redevelopment District was created for Tax Increment Financing.



Above: View looking south to US Hwy 212

Below: Aerial showing access to US Hwy 212



Overview of Current Utilities:

Water:	Municipal
Natural Gas:	Great Plains
Electrical:	Municipal – Hydroelectric
Sanitary:	Municipal
Wastewater:	Municipal
Storm Water:	Municipal

City/State Incentives: *Available Immediately

*Land Discount	Municipal Utility Credits Negotiable
*Tax Incremental Financing (TIF)	Revolving Loans
*Utility/Infrastructure	Tax Abatement
*Opportunity Zone Census Tract 9701	

Granite Falls City Limits:

City of Granite Falls, Minnesota
Yellow Medicine and Chippewa Counties
Tax Increment Financing District No. 9
Municipal Development District No. 1

