

POWERED BY  
**NATURE**



## Development Opportunities

Northstar Business Park

And

Nature's Edge Business Center



Transport your  
 Revolutionary,  
 Innovative,  
 High Tech Business  
 into



Natures Edge  
 Phase I  
 Or  
 Phase II



## Demographics Representing Three Mile Radius of Northstar station

2012		2018	
Population	22,288	Population	23,049
Households	8,141	Households	8,479
Labor Force	12,783	Labor Force	13,448

Age Distribution		Age Distribution	
0-19	6,567	0-19	3,204
20-39	5,877	20-39	5,780
40-59	6,360	40-59	6,336
60+	3,484	60+	4,399

Household Income		Household Income	
\$<10-20k	1171	\$<10-20k	426
\$20-40k	1190	\$20-40k	922
\$40-60k	1603	\$40-60k	1,669
\$60k+	4992		

### Northstar Business Park

- Opened six lots in 2005; two parcels for sale: 4.34 and 12.13 acres.
- Adjacent to Northstar Commuter Rail Station and established retail Amenities.
- Zoned Business Park/Light industrial.
- Utilities stubbed in.

### Nature's Edge Business Center

- Opened four lots in 2012; three parcels for sale: 4.69, 4.08, and 2.92 acres.
- Phase II including 39 additional acres opening soon.
- Three proposed parcels: 19.5, 11.2, and 8.3 acres adjacent to Northstar Commuter Rail Station.
- Utilities stubbed in.

### Number of Businesses

Admin/Support Waste and Management and Remediation Services	63
Retail Trade	153
Professional, Scientific and Technical	92
HealthCare and Social Assistance	79
Manufacturing	54
Accommodation and Food Service	57
Transportation and Warehousing	23
Educational Services	36

### Traffic Counts as of 2012

#### US Highway 10

33,000 (N of rail station)

33,000 (S of rail station)

#### US Highway 169

42,500 (N or Hwy 10/Hwy 169)

#### US Highway 101

51,000 (S of Hwy 10/Hwy 169)