



Zoning:	Industrial
Within City Limits:	Yes
Specialty Features:	Opportunity Zone
Last Updated:	Jan 30, 2024

Site Certification Information

Certified Site Status: Yes  
Certified Site: [MN Shovel Ready](#)


Economic Development Contact

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Marshall EDA  
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Property and Area Description

MN Shovel Ready <https://youtu.be/q7ktErjHims> 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. Commerce Park is zoned general industrial district. Commerce Park is located in the federally designated Opportunity Zone. All necessary utilities are available in Commerce Park including: water, sanitary sewer, electrical, natural gas, and fiber optics. Incentive packages are available. For more information, please contact Lauren Deutz, Marshall EDA Director at 507-337-0802 or by email at [lauren.deutz@ci.marshall.mn.us](mailto:lauren.deutz@ci.marshall.mn.us).

Population

	<b>17,087</b> 10 Mile Radius	<b>29,064</b> 20 Mile Radius	<b>46,661</b> 30 Mile Radius
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Source: ESRI®, 2024

Households

	<b>6,786</b> 10 Mile Radius	<b>11,622</b> 20 Mile Radius	<b>19,190</b> 30 Mile Radius
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Source: ESRI®, 2024

Transportation

**Nearest Highway:** Highways 68, 23, 19, 59 (1 mi.)  
**Nearest Interstate:** Interstate 29 (50 mi.)  
**Nearest Airport:** Southwest Minnesota Regional Airport (2 mi.)  
**Nearest Commercial Airport:** Sioux Falls Regional Airport (90 mi.)  
**Rail Served:** Yes  
**Rail Served By:** BNSF Railway  
**Rail Contact:** Justin Pearson  
**Rail Contact Phone:** 701-280-7200  
**Rail Contact Email:** [Justin.Pearson@BNSF.com](mailto:Justin.Pearson@BNSF.com)

Utilities

**Electric:** Marshall Municipal Utilities  
**Natural Gas:** Great Plains Natural Gas  
**Water:** Marshall Municipal Utilities  
**Sewer:** Marshall Municipal Utilities  
**Telecommunications:** Vast Broadband

Property Images



CommercePark

