



**Demographics**

- \* Population - 3775
- \* Median Age - 32.0
- \* Families with kids under 18 - 66%
- \* Population within 10 miles - 41,061

**Table 6-2. 2017 Comprehensive Plan Population Projections**

Year	Projected City Population	Population Growth (2010 base)
2015	3,079	232
2020	3,500	421
2025	4,000	500
2030	4,600	600
2035	5,300	700
2040	6,055	755
<b>Projection Range</b>		
2040 - Conservative	4,465	1,618
2040 - Fast	7,500	4,653

September 2017 Update to AUAR, available at City of Montrose website: [www.Montrose-MN.com](http://www.Montrose-MN.com)

**Education**

- Buffalo-Hanover-Montrose Schools
- Montrose Elementary School of Innovation
- Buffalo Community Middle School
- Buffalo High School
- Wright Technical Center

**Transportation**

\* Traffic Flow \*\*

Scenario	Zonal Area	AM Peak		PM Peak		Daily Total
		Entering	Exiting	Entering	Exiting	
2030 No-Build	AUAR	709	1,414	1,841	983	25,633
	Total	1,253	2,149	2,830	1,774	41,734
2030 Interim Build	AUAR	3,749	4,212	6,352	5,611	116,355
	Total	4,283	4,968	7,332	6,375	131,774
2030 Full Build	AUAR	5,923	6,975	10,109	8,638	178,202
	Total	6,477	7,734	11,089	9,421	193,744

\*\* Data obtained from the September 2017 revision to our A.U.A.R. (Alternative Urban Areawide Review) available on the City of Montrose website. ([www.montrose-mn.com](http://www.montrose-mn.com))

\* Freight Railroad - BNSF

\* Bus Service

Trailblazer Transit provides general public transportation and serves Sibley, McLeod, and Wright Counties.

\* Minneapolis-St. Paul Intl. Airport  
47 miles - 55 minutes

\* US Hwy 12, MN Hwy 25, Wright County Hwy 12

**Available Land**

\* Montrose Business Park - US Hwy 12 & Clementa Ave.

29.31 acres - Zoned I-2 Industrial and B2 Highway Business - US Hwy 12 visibility - subdivided sites available

Contact Todd Rymer 763-479-5613

\* SW Corner of US12 & MN 25

144 acres - Visibility and access to US Hiway 12 and MN Hwy 25 - Commercial & Residential - Sewer & Water access - mixed use development potential

Contact Jeremy Grittner/ Ted Gonsior  
952-897-7744

\* Third St. S. between Arizona & Zephyr

3.52 acres - Zoned B-2 Hiway Business District - US Hiway 12 access & frontage

Contact Wayne Elam 763-229-4982

\* County 12 - North of 55th St. SW

45 acres developmental land - concept platted for 115 single family homes

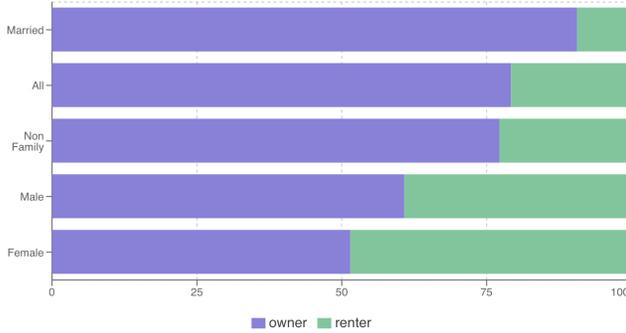
Contact: Joe Lemmerman 612-716-2546



## Housing

*Our affordable housing has created an extremely desirable community environment to those commuting into the Cities or for those who seek a quieter lifestyle.*

Montrose Renter vs Owner Occupied by Household Type



Description	Amount*
Median household income	\$74,390.00
Median household income (householder under 25)	\$0.00
Median household income (householder 25 to 44)	\$84,130.00
Median household income (householder 45 to 64)	\$75,000.00
Median household income (householder 65 and over)	\$36,750.00
Mean household income	\$80,773.00
Per capita income	\$28,273.00

Earnings	Number of Households
Less than \$24,999	248 (15.16%)
\$25,000 to \$49,999	233 (14.24%)
\$50,000 to \$74,999	347 (21.21%)
\$75,000 to \$99,999	320 (19.56%)
\$100,000 to \$149,999	337 (20.60%)
\$150,000 to \$199,999	91 (5.56%)
\$200,000 or more	60 (3.67%)



## Economic Development Authority

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## Montrose - Waverly Chamber of Commerce

Contact:

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P.O. Box 421

Montrose, MN 55363



*Nestled among a serene agricultural splendor, the City of Montrose, located in Wright County, is an example of the distinctive and thriving small-town atmosphere. Home to nearly 3,800 residents, the city is also home to commercial and industrial communities.*

*The village of Montrose, officially incorporated in 1881, was located on the Great Glacier Trail (which would become today's U.S. Highway 12) approximately 30 miles west of Minneapolis. Montrose was surrounded by beautiful prairies and lakes.*

*As time went by, growth of the community followed. New businesses and residents came to town. While some things have changed since the early days, the strong sense of community values remain. The City of Montrose believes that residential quality of life is shaped by the people who live here, community businesses, volunteer groups and service oriented associations.*

*Our many parks, greenspaces and trails provide a beautiful and peaceful escape.*