



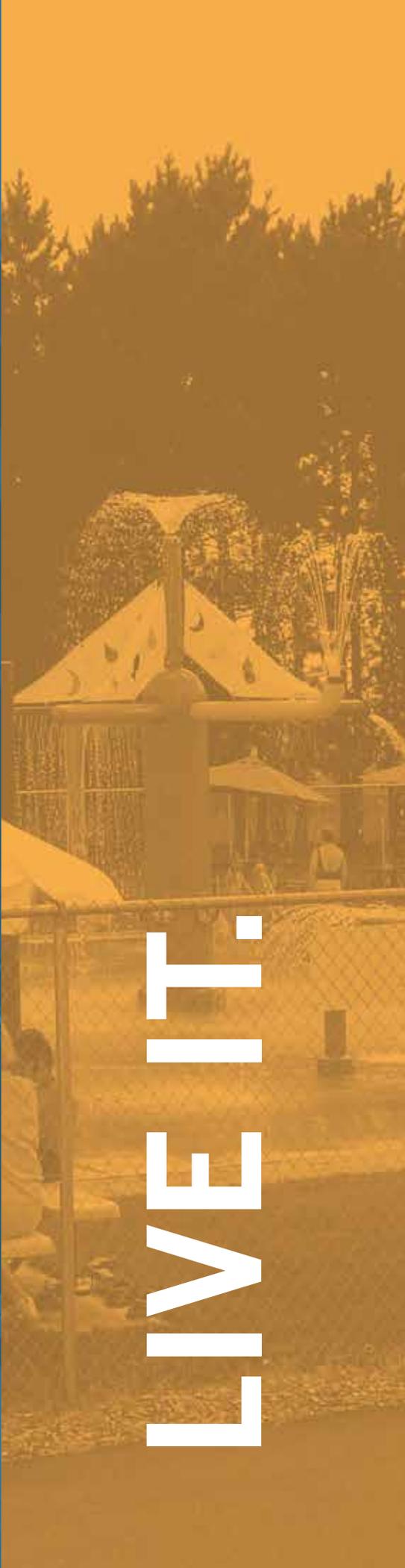
DREAM IT. BUILD IT.
CITY OF PRINCETON.



DREAM IT.



BUILD IT.



LIVE IT.

An aerial photograph of a school campus, including a large building, several baseball fields, and surrounding greenery. The entire image is overlaid with a semi-transparent green filter. The text "DREAM IT." is centered in white, bold, sans-serif font.

DREAM IT.



DO YOU **DREAM** OF RELOCATING TO A
PROGRESSIVE SMALLER CITY?

DO YOU **ENVISION** GROWING YOUR
BUSINESS IN A SUPPORTIVE, HARD-WORKING
COMMUNITY?

DO YOU **WISH** FOR A MORE MANAGEABLE
PACE OF LIFE?

Princeton is a small and vibrant city located in the heart of Central Minnesota along the Rum River. Just 50 miles north of the Twin Cities and 30 miles east of St. Cloud at the intersection of Highways 169 and 95, Princeton offers many of the conveniences of a larger city while providing the home-town support and tranquility of small-town living. The 4,727 residents who call Princeton home treasure the community as an excellent place in which to live, work, raise their families, and do business.



BUILD IT.



With a steady economy, available land ripe for industrial development, and an excellent workforce Princeton provides a fertile foundation for new or expanding businesses. The Princeton Economic Development Authority (EDA) collaborates with business owners and city leaders to capitalize on entrepreneurial opportunities. Serving as a reliable resource, the EDA provides comprehensive economic development services, which include:

- ARRANGING SITE TOURS
- ORGANIZING MEETINGS WITH PUBLIC AND PRIVATE SECTOR CONTACTS
- PRESENTING FINANCING ALTERNATIVES
- COORDINATING APPROVALS
- PROVIDING CURRENT UTILITY AND LABOR FORCE INFORMATION

HISTORIC DOWNTOWN

Princeton's historic downtown embraces its rich and full history, yet welcomes fresh opportunities and business. Our downtown area has seen its vacancies go from 17 in 2013 to 5 in 2015 with inquiries for these and other undeveloped properties increasing. Downtown Princeton currently houses several unique businesses, including:

- LOCALLY-OWNED RESTAURANTS
- COFFEE SHOPS
- SHOE AND CLOTHING STORE
- ONE-OF-A-KIND RETAIL BOUTIQUES
- NEW AND USED BOOK STORE
- MINNESOTA LAPIDARY SUPPLY
- PIZZA & ICE CREAM SHOP

Princeton is home to the Great Northern Depot - one of the few remaining relics of the Great Northern Railroad that used to serve the economic and transportation needs of this region. The Depot is home to the Mille Lacs County Historical Society and hosts the "Tuesdays In the Park" summer concert series, attracting hundreds of visitors every summer.



AERO BUSINESS PARK

Aero Business Park's prime location just one-half mile from the intersection of Highways 169 and 95 delivers convenient transportation in and out of the region. An ideal location for commercial or light industrial and adjacent to the Princeton Municipal Airport, Aero Business Park has seven lots of various sizes available for purchase. Aero Business Park is served by municipal sewer, water, and electricity.

- ZONING: B-3 GENERAL COMMERCIAL
- 4,000 AMPS OF 208V 3-PHASE UTILITY SERVICE
- 8-INCH WATER AND SEWER LINES
- TAX, FINANCIAL AND BUSINESS INCENTIVES
- ASSISTANCE PROGRAMS AVAILABLE



AERO BUSINESS PARK



RIVERTOWN CROSSING

Desirably located in the heart of our growing community at the crossroads of US Highway 169 and Minnesota Highway 95, Rivertown Crossing offers spectacular opportunity for commercial development. With great visibility from the highways, this location is ripe for retail, service, restaurant or entertainment-type businesses.

RIVERTOWN CROSSING





RW LAND HOLDINGS



RW LANDHOLDINGS LLC

Three five acre parcels are available for your business needs! Located next to Wal-Mart and north of Aero Business Park with good accessibility and fantastic visibility. Sewer and water serviced by the city. Your opportunity awaits in Princeton! Zoning: B-3 General Commercial.



RAILWAY PROPERTIES



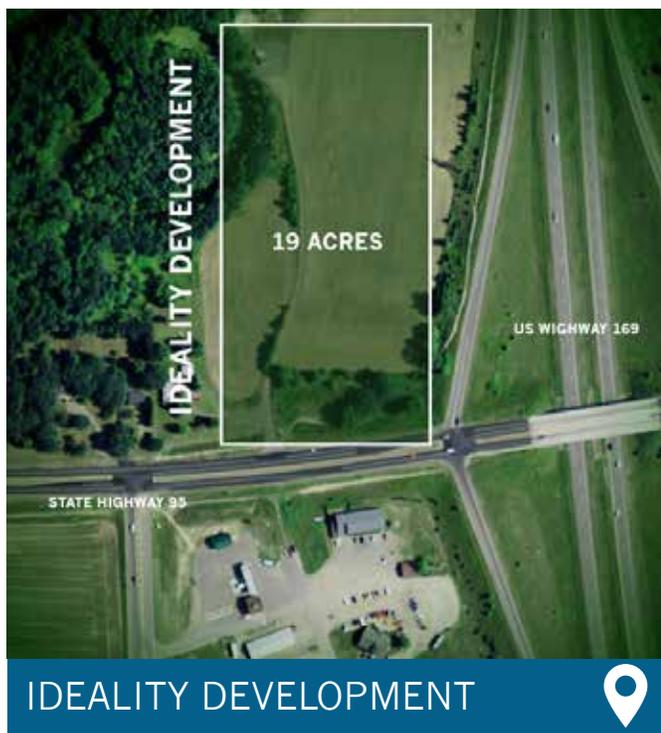
RAILWAY PROPERTIES

A super selection of six parcels, ranging from 2-5 acres. Located just west of Highway 169, this property has great accessibility and incredible potential. These parcels are on the growing southern edge of town adjacent to the new Great Northern Connection, a paved hiking and biking trail.



PRINCETON CROSSING

This premiere property is poised just south of Shopko, near the hospital, grocery store, gas station, and coffee shop. 4.4 acres at the intersection of Highway 169 and Rum River Drive—a prime location! Zoning: B-2 Neighborhood Business District.



IDEALITY DEVELOPMENT

With an ideal location just west of Highways 169 and 95, this 19-acre property provides incredible visibility and convenient access. Zoning: B-3 General Commercial.



505-507 1ST STREET



505-507 1ST STREET

Centrally located downtown on Princeton's main road, this commercial store front offers great exposure for just about any business. Many great office possibilities are guaranteed with this space, along with large window walls and exterior building signage. A great investment opportunity. Zoning: B-1.



101 SOUTH RUM RIVER DR.



101 SOUTH RUM RIVER DRIVE

Great investment property! Enjoy income from the five apartments on the second floor and three commercial spaces on street level. With 6800 square feet per floor, this downtown Princeton gem provides easy access to area shops and restaurants. Zoning: B-1.



119 NORTH RUM RIVER DR.



119 NORTH RUM RIVER DRIVE

This downtown building is clean, well maintained and offers a prime location for business. Located in the heart of Princeton, this 4985 square feet of retail space is housed between the new Crystal Cabinets National Training Center and the newly expanded Wilson Sports. This property offers superb exposure to thousands of vehicles and shoppers every day. Zoning: B-1.



117 RUM RIVER DR.



117 SOUTH RUM RIVER DRIVE

Great small (545 square foot) retail space for lease in downtown Princeton next to the K Bob Cafe. Building boasts large glass windows on the street with plenty of on-street parking. Zoning: B-1.



LIVE IT.



Living in Princeton means enjoying a relaxed lifestyle in a close-knit, caring community. The best of both worlds, Princeton is the perfect blend of small-town support and progressive thinking. If you're ready to make a move and embrace the best of both worlds, consider Princeton as your move of a lifetime. You'll come to appreciate the quality of life and amenities available right here in Princeton. **WELCOME HOME.**



“ As Mayor, I welcome you to our city and invite you to discover the many great opportunities that Princeton has to offer.
Mayor Paul Whitcomb,
City of Princeton

TOP-NOTCH HEALTH CARE

Fairview Northland Medical Center and Clinic provides a full range of healthcare services right in our community

- Expert specialty care with the latest technology
- Emergency Department with short wait times
- Part of the greater Fairview system of specialty clinics and services
- Newly opened Expanded Sleep Center featuring overnight sleep studies. It is one of only five in the Twin Cities!



EXCELLENT SCHOOLS

Princeton Independent School District 477 offers comprehensive, innovative educational programming for approximately 3200 students pre-K through grade 12. With strong leadership and vision for the future, District 477 continues to expand learning opportunities and facilities.



“ Princeton is a fantastic city to raise children. Princeton Public Schools is so fortunate to be located in a community that cares about its children. The support is everywhere:

- Our community passed a 30 million dollar referendum to build a new primary school and make additions to the high school.
- Princeton Chamber supports many career and college ready events to help our students on their career journeys.
- Many non-profit organizations partner with us to do grant writing for activities that enrich our students' experiences.
- Local service organizations fund scholarships, volunteer for science fairs and judging, and give donations to many school efforts.
- Our City and County governments are always offering support and resources to our district, as we learn to offer more opportunities to students with less funding.

Dr. Julia Espe, Superintendent, Princeton Public Schools



BUSTLING BUSINESS DISTRICT

Princeton Area Chamber of Commerce (PACC) has a growing membership and regularly offers opportunities for local businesses to thrive, including the Business Success Groups, monthly speakers, Small Business Saturday, Halloween festivities, annual Business Expo, and community festivals. The Princeton community understands the importance of our local manufacturing companies as the backbone of our economy. The Princeton EDA and PACC partner to advance opportunities for local businesses, including participation in Minnesota Manufacturing Week, the It Starts Here downtown revitalization program, and Grow MN!, a business expansion and retention program.

LOCAL LIBRARY

An asset for all ages, the **Princeton Library**, a branch of the East Central Regional Library system, provides information services, classes, and learning opportunities.

CIVIC ORGANIZATIONS

Woven into the cultural fabric of our community is the opportunity for civic involvement and service. Princeton is the home of several clubs and organizations which provide camaraderie, support, service, and kindness within our community.

- Masonic Fraternal Lodge 92
- Rotary Club
- Civic Betterment Club
- Jaycees
- Lions Club
- Boy Scouts
- Girl Scouts
- 4-H





PLAY IT.

Conveniently located on the **Wild and Scenic Rum River**, Princeton boasts access to an abundance of year-round recreational opportunities. Residents of all ages delight in living “up north” near several of Minnesota’s 10,000 spectacular lakes.

- swimming, boating, fishing—easy access to dozens of area lakes and rivers
- hiking and fitness opportunities on the Great Northern Trail System
- seasonal snowmobile trails
- community events and activities
- active downtown, with many shops, restaurants, and attractions
- pedestrian and bicycle-friendly streets, trails and sidewalks
- city parks—including splash park and disc golf course



Princeton Municipal Airport is located in the southwest corner of the city with convenient access to Highway 169. The 3,900 foot runway is lighted with a paved surface. Navigational aids include BEACON AND NDB. Weather information systems include AWOSIII, AWOSA/MNWAS, and SATAVIDEOWEATHER. Fuel is 100 LL with credit card self-serve.

OTHER AREA ATTRACTIONS:

- Princeton Speedway
- Princeton Golf Course
- Ice Arena
- Riverside Park Campsites
- Sherburne County National Wildlife Refuge
- Central MN Art Co-op
- Mille Lacs County Depot Museum
- Princeton Farmer’s Market
- Princeton Municipal Airport
- Mystic Riders Snowmobile Club
- Mille Lacs County Fairgrounds
- Princeton Municipal Airport



WORK IT.

If you're considering relocating your business "up north," you're in luck. We have the people you need for success. Princeton offers a skilled workforce with a work ethic second-to-none. If you're seeking a new job opportunity as well as a lower cost of living, Princeton delivers. The region offers a diverse business base fueled by quality employers seeking employees like you who want to live and work in a city with so much to offer.

Major industries in the Princeton community include fabricated metal products, machinery manufacturing, food and liquid processing and distribution, cabinet manufacturing, animal food additive technology, and plastic and wood product manufacturing.

- United States Distilled Products (USDP)
- Crystal Cabinets
- Coborn's
- Fairview Health Services
- Inline Packaging, LLC
- ECM Publishers
- Glenn Metalcraft, Inc.
- Erdman Automotive
- Mycull Fixtures
- Anoco
- RW Builders
- Howard Homes



ENVISION IT.

- Come see IT for yourself. Get a feel for the strength and vibrancy of Princeton—a small town with big vision.
- Meet our leaders—your future partners.
- Meet our people—your future neighbors.
- See our location—your future business.
- Embrace our community—your future home.
- Call Jolene Foss, Community Development Director, at 763-389-2040 or Jfoss@princetonmn.org to schedule your visit today.



The City of Princeton is unique and valuable. There are few other places that you can find the perfect mixture of tranquil natural beauty, kind caring neighbors, and a growing business and commercial culture that we have here. Princeton has maintained a small town presence with an ideal geographic location- right between Duluth, the Twin Cities, St. Cloud and Cambridge.

[Jolene Foss, Economic/Community Development Director](#)



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