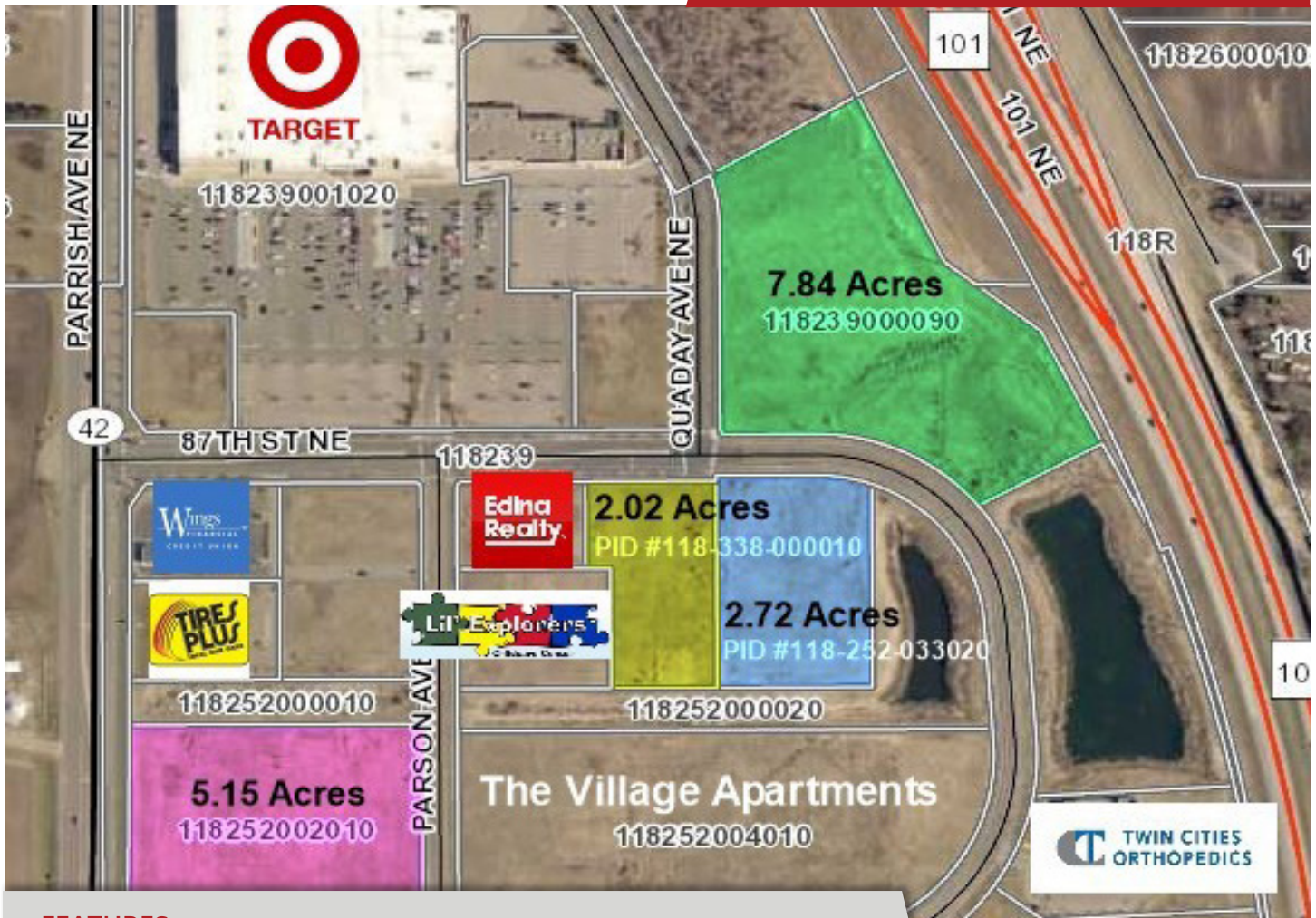


FOR SALE - Up to 17.73 Acres



FEATURES:

- ▲ Up to 17.73 acres available with in the Great River Centre of Otsego development
- ▲ Located at the south west corner of Hwy 101 & CR 39
- ▲ Zoned for a retail & mixed use development- Senior housing would be considered
- ▲ Development anchored by Super Target

Other business: Wings Financial, Otsego Tire, Edina Realty and Twin Cities Orthopedics

Sale Price

Negotiable

****ALL ASSESSMENTS PAID**

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Plat Map 2.02 acres	5
Demographics	6



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Arrow Companies

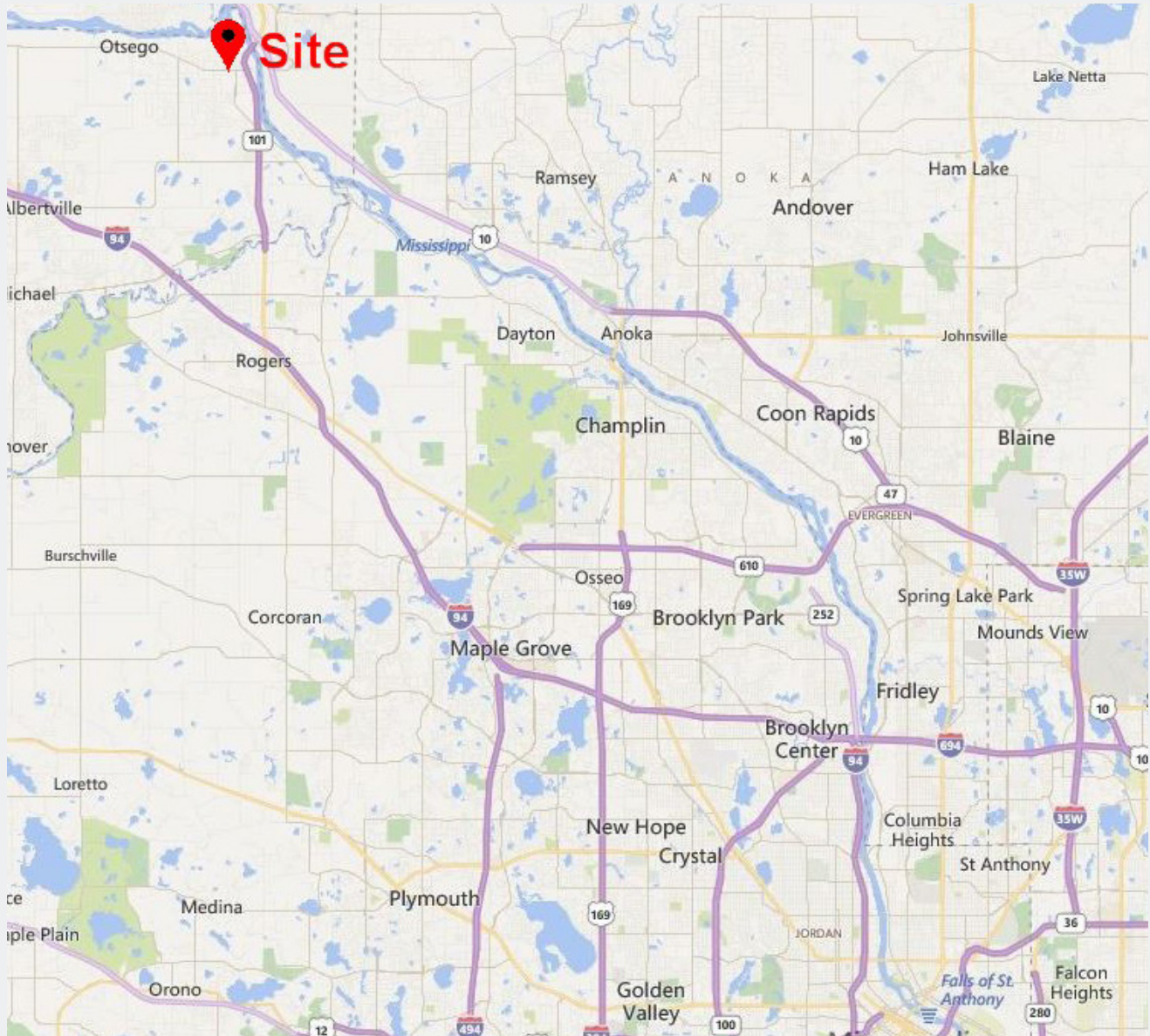
7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

MAP

FOR SALE - Up to 17.73 Acres



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BIRDS EYE VIEW

FOR SALE - Up to 17.73 Acres



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Great River Centre

Hwy 101 & CR 39
Otsego, MN 55330

AVAILABLE LOTS

FOR SALE - Up to 17.73 Acres

PID #118-338-000010	2.02 acres Remaining 2020 Property Taxes- \$5,830.00
PID #118-252-002010	5.15 Acres 2020 Property Taxes- \$15,020.00
PID #118-252-003020	2.72 Acres 2020 Property Taxes- \$7,954.00
PID #118-239-000090	7.84 Acres 2020 Property Taxes- \$17,364.00

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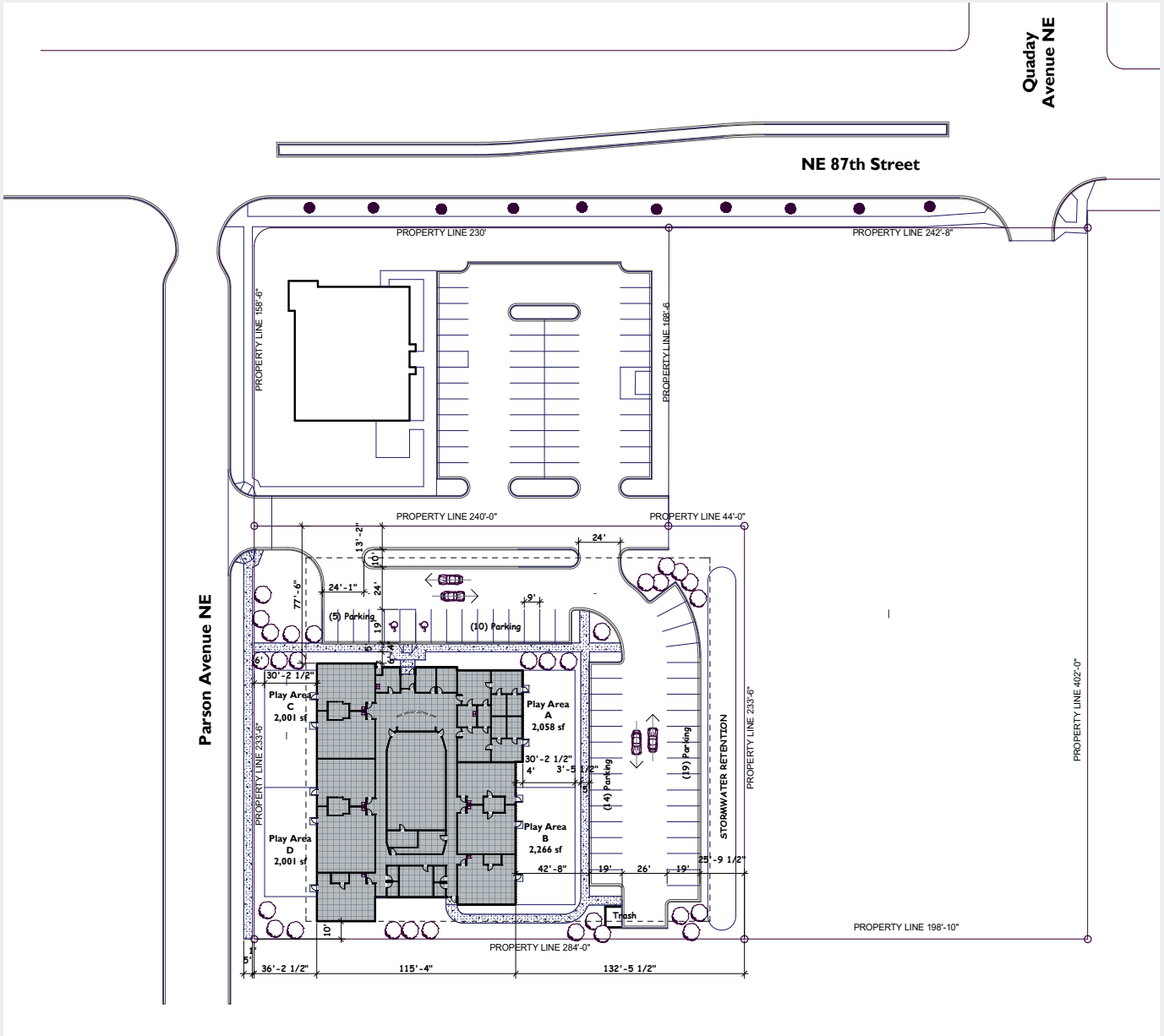
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PLAT MAP

FOR SALE - Up to 17.73 Acres



2.02 Acres Remaining

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DEMOGRAPHICS

FOR SALE - Up to 17.73 Acres

	2010 Census	2015 Estimate	2020 Projection
Average Household Income	\$83,967	\$90,477	\$90,388
Median Household Income	\$72,830	\$76,453	\$76,283
Population with in 5 Miles	44,428	46,866	48,664

	Vehicles Daily
Highway 101	51,000
County Road 39	11,700
County Road 42	6,400

CITY OF OTSEGO- ECONOMIC DEVELOPMENT

Economic Development

The City of Otsego is actively promoting and marketing retail, industrial and commercial buildings and land in the community. There are many prime locations available for all types of development from residential to industrial. Highly visible sites along Highway 101 are ready for retail development. An office park along the Mississippi River has attractive lots available for your office complex. Large lots are available for large industrial buildings.

In addition to attracting new business, the Otsego's elected officials and staff understand the value of a strong, vibrant business sector. We value the businesses currently in Otsego and want support them as they grow and succeed. City staff members are ready to assist you with your expansion or to address questions you have about doing business in Otsego.

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