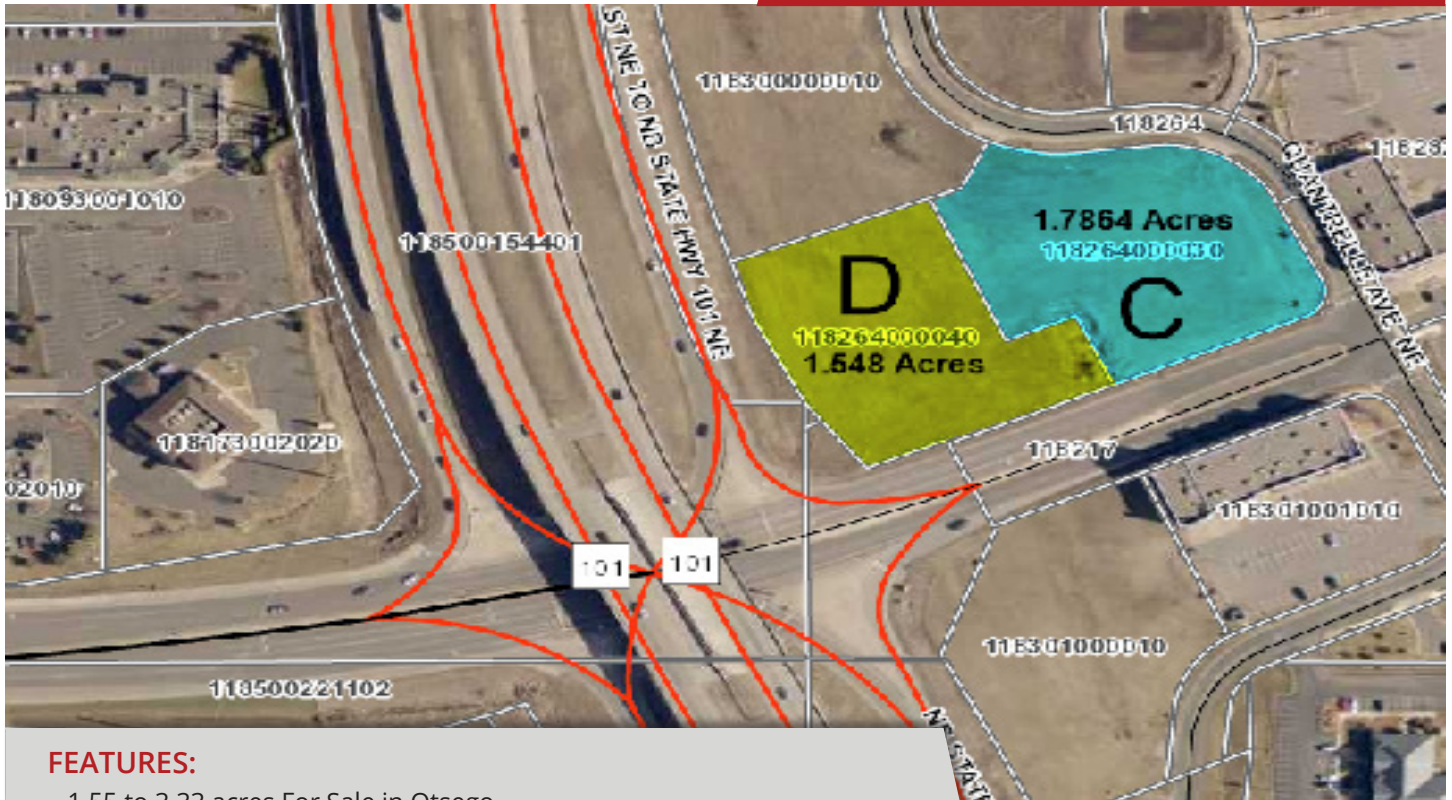


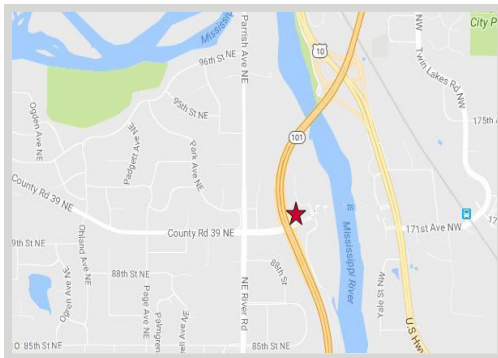
FOR SALE/LEASE - 1.55 to 3.33 Acres



FEATURES:

- 1.55 to 3.33 acres For Sale in Otsego
- Convenient location fronting HWY 101 and 90th Street/CR 39
- 52,000 vehicles per day (MNDOT Data 2014)
- Pylon signage available
- Seller will consider possible build-to-suit/lease back

Sale Price
Negotiable



FACTS:

- ▲ Special assessments paid in full
- ▲ **PID #118264000030 (Outlot C)**
 - 1.7864 Acres
 - 2020 Tax \$7,410
 - \$58,250.50 City Development Incentive
- ▲ **PID #118264000040 (Outlot D)**
 - 1.548 Acres
 - 2020 Tax \$7,920
 - \$50,439.85 City Development Incentive

Overview 1

Aerial Maps 2

Zoning Map 3

Traffic Counts 4

Demographics 5

Neighboring Development .. 6

Photo Gallery 7

Concept Plans 8-12



Chad Weeks
612.619.9911
cweeks@arrowcos.com



Steve Fischer
612.619.9991
sfischer@arrowcos.com

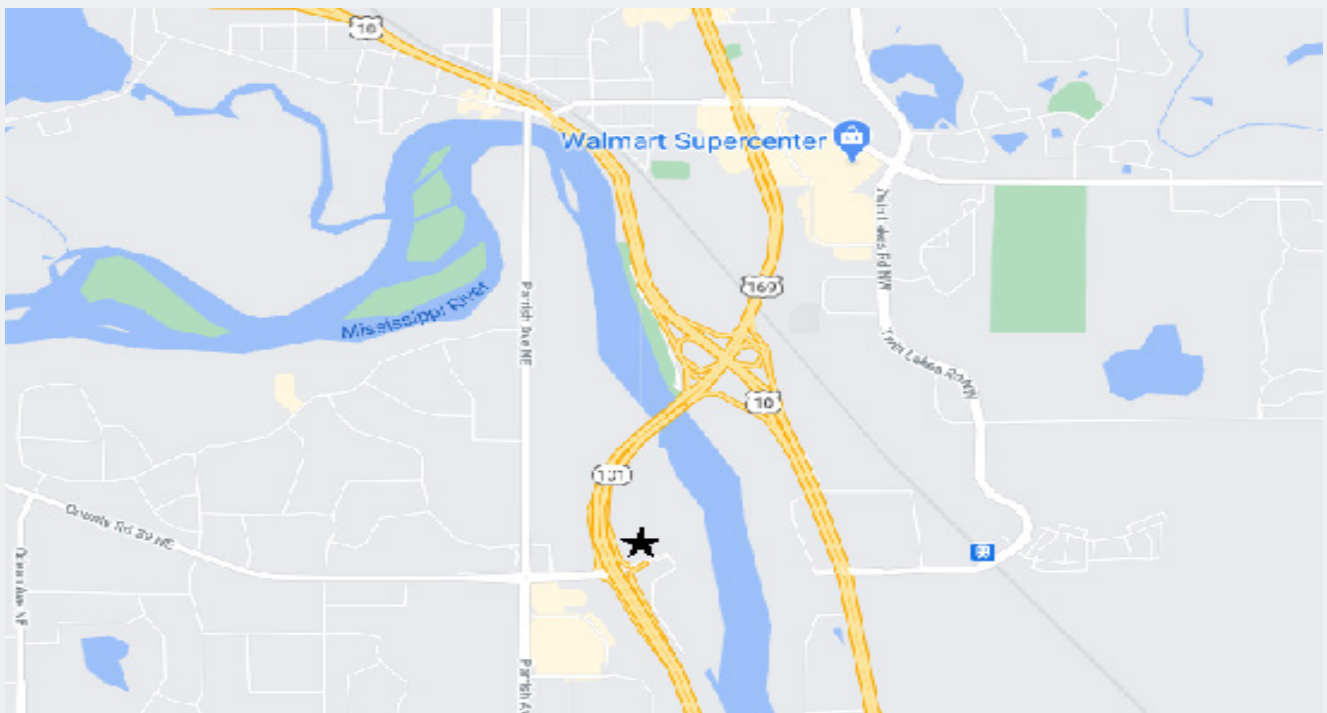
Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies
7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

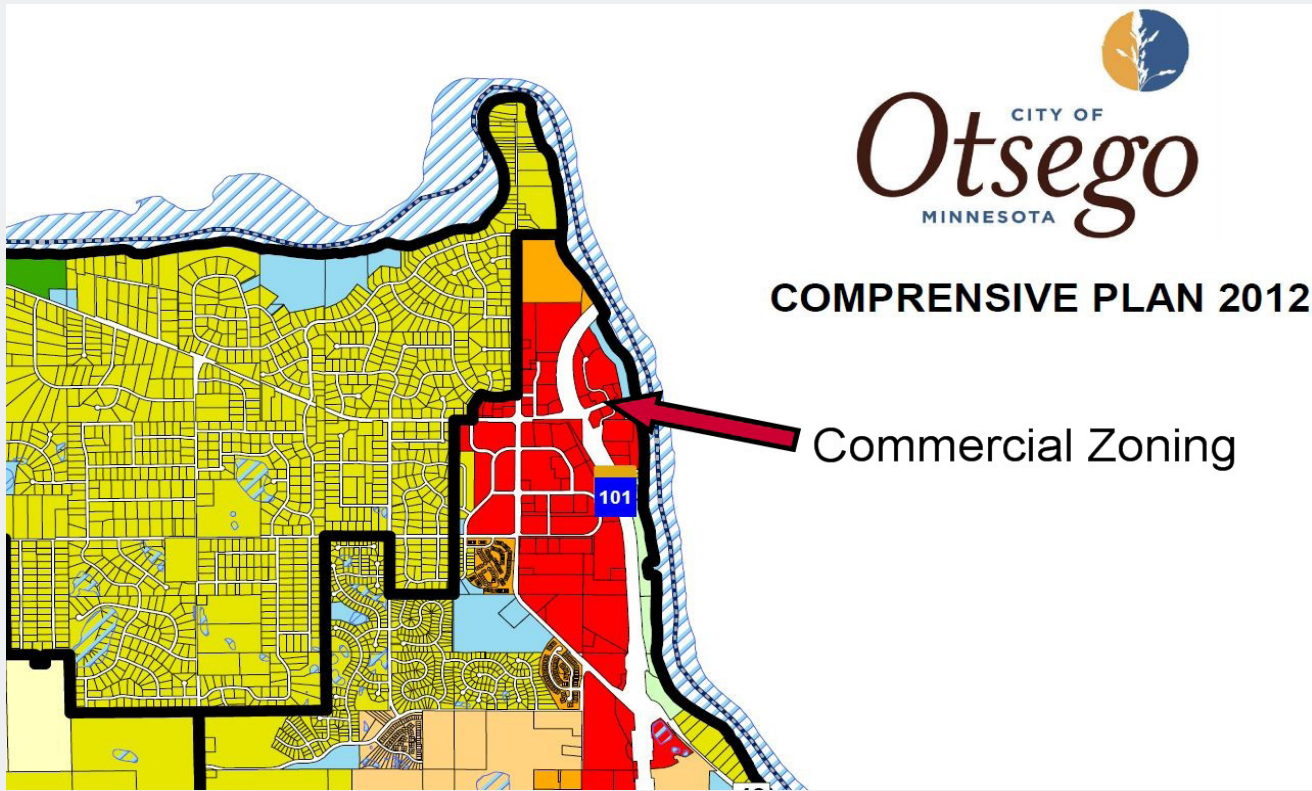
AERIAL & MAP

FOR SALE/LEASE - 1.55 to 3.33 Acres



ZONING MAP

FOR SALE/LEASE - 1.55 to 3.33 Acres

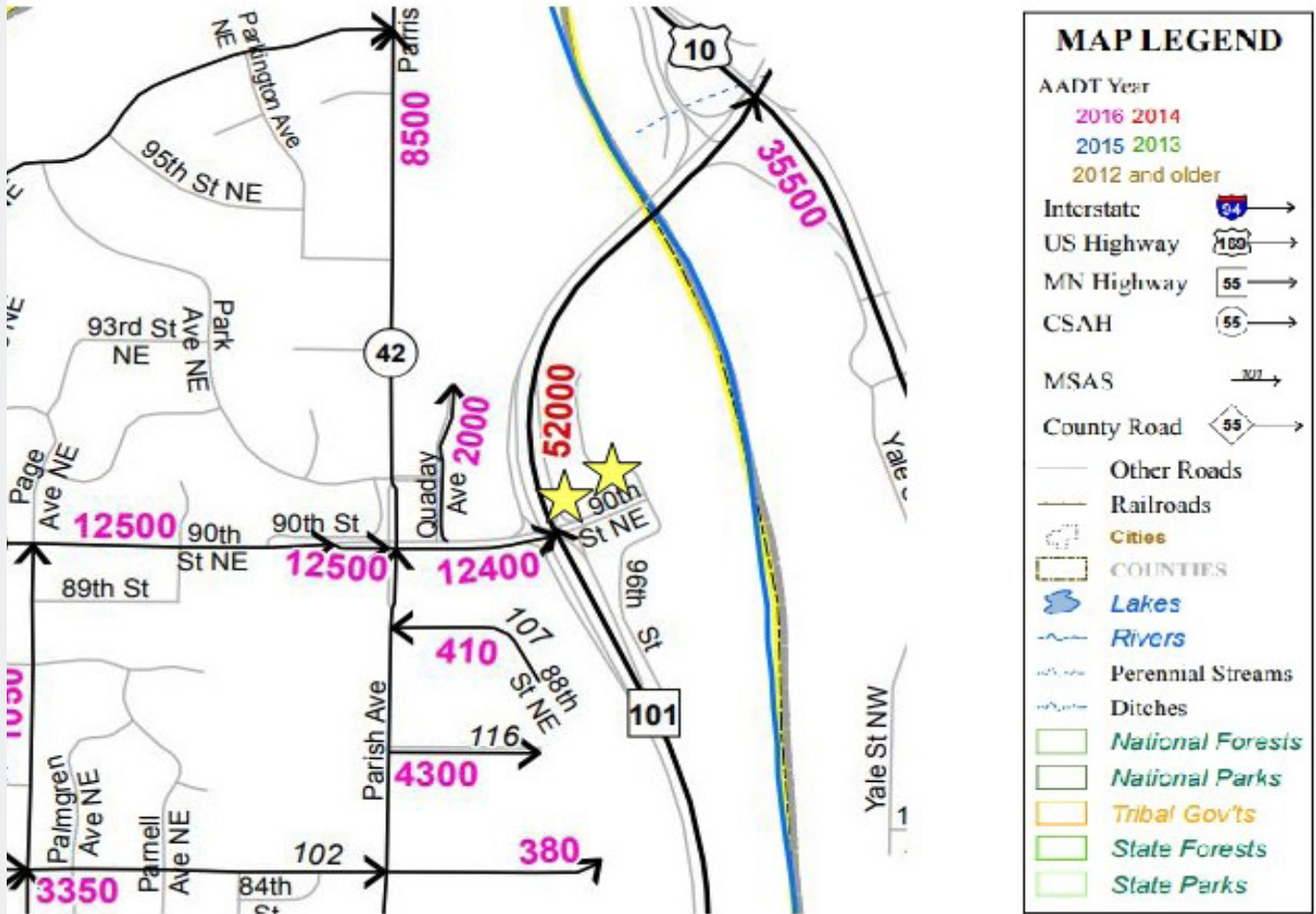


LEGEND

Planning Districts	Rural Residential	LD Residential	MD/HD Residential	Office	Public/Quasi Public
Rural	LD Residential (Large Lot)	LD/MD Residential	Commercial	Industrial	

TRAFFIC COUNTS

FOR SALE/LEASE - 1.55 to 3.33 Acres





DEMOGRAPHICS

FOR SALE/LEASE - 1.55 to 3.33 Acres

Radius	1 Mile	3 Mile
Population		
2025 Projection	2,593	27,410
2020 Estimate	2,426	25,671
2010 Census	2,091	22,689
Growth 2020 - 2025	6.88%	6.77%
Growth 2010 - 2020	16.02%	13.14%
Households		
2025 Projection	914	9,898
2020 Estimate	854	9,261
2010 Census	733	8,172
Growth 2020 - 2025	7.03%	6.88%
Growth 2010 - 2020	16.51%	13.33%

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 Maple Grove, MN 55369

www.arrowcos.com

**NEIGHBORING
DEVELOPMENT**

FOR SALE/LEASE - 1.55 to 3.33 Acres



Guardian Angels

- Facility located adjacent from sites For Sale/Lease
- 126 Unit Apartment Building
- 16 Memory Care Units
- Floor plans include studios, 1Br/1Bath and 2Br/2Bath
- NOW OPENED!!!



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PHOTO GALLERY

FOR SALE/LEASE - 1.55 to 3.33 Acres



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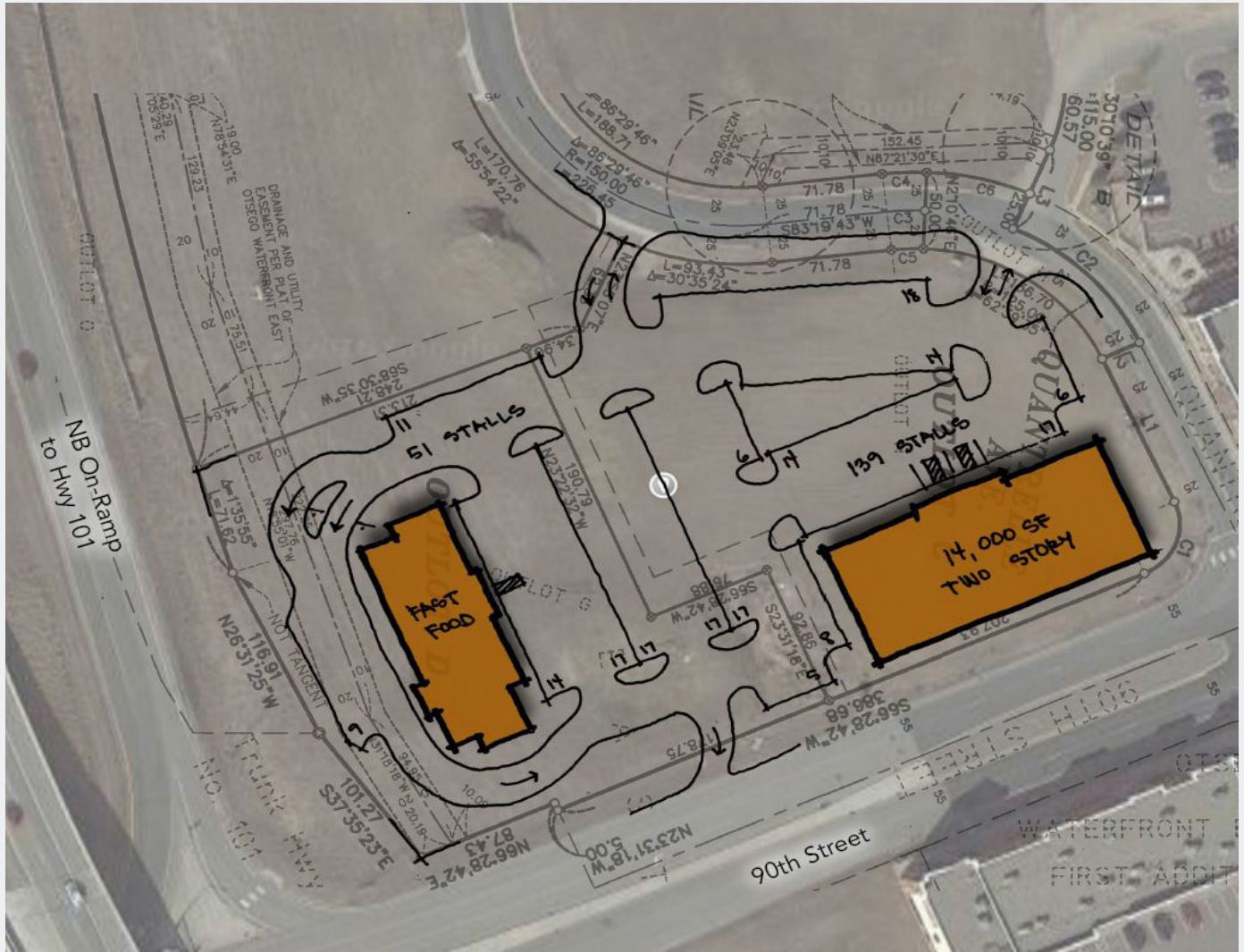
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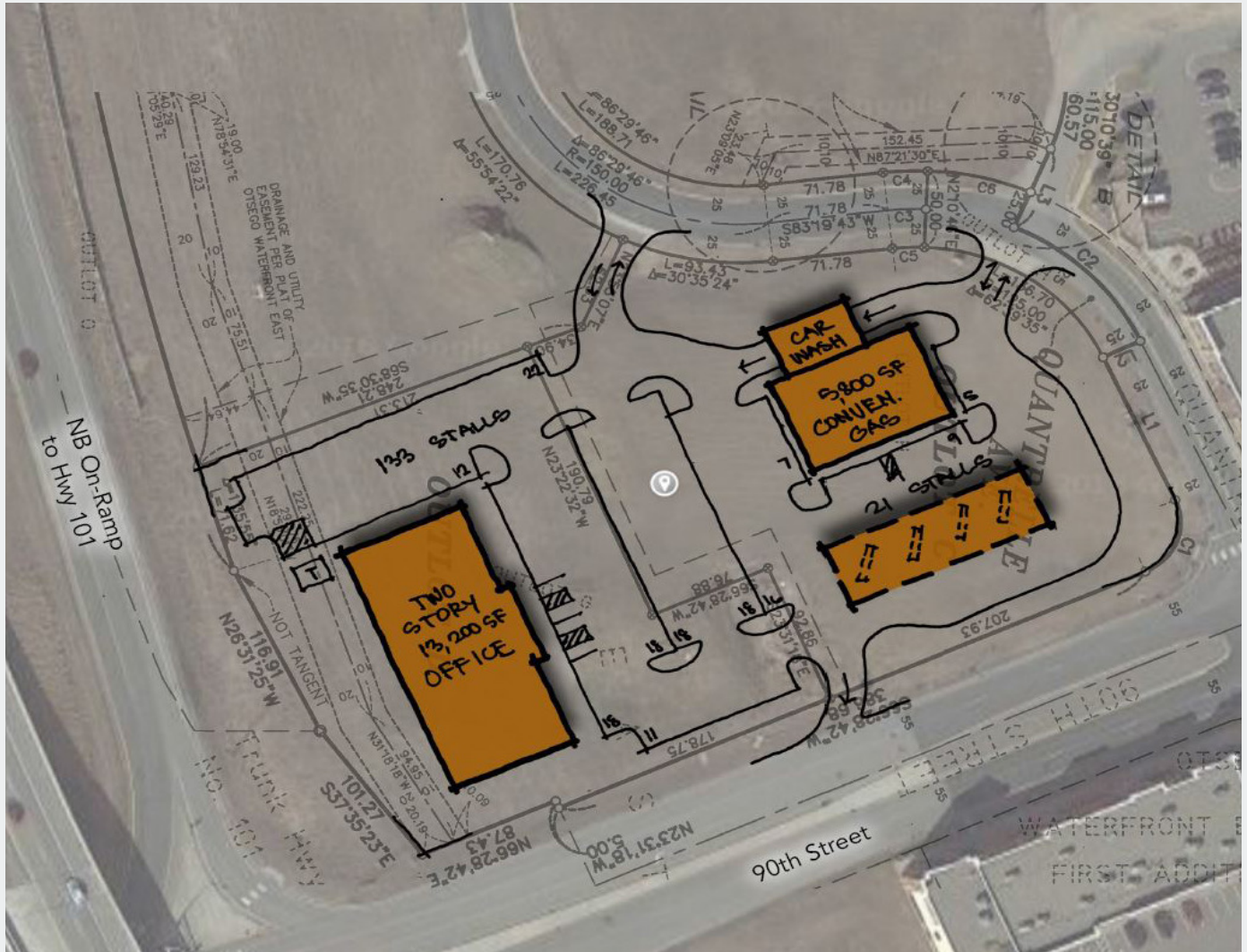
CONCEPT PLAN A

FOR SALE/LEASE - 1.55 to 3.33 Acres



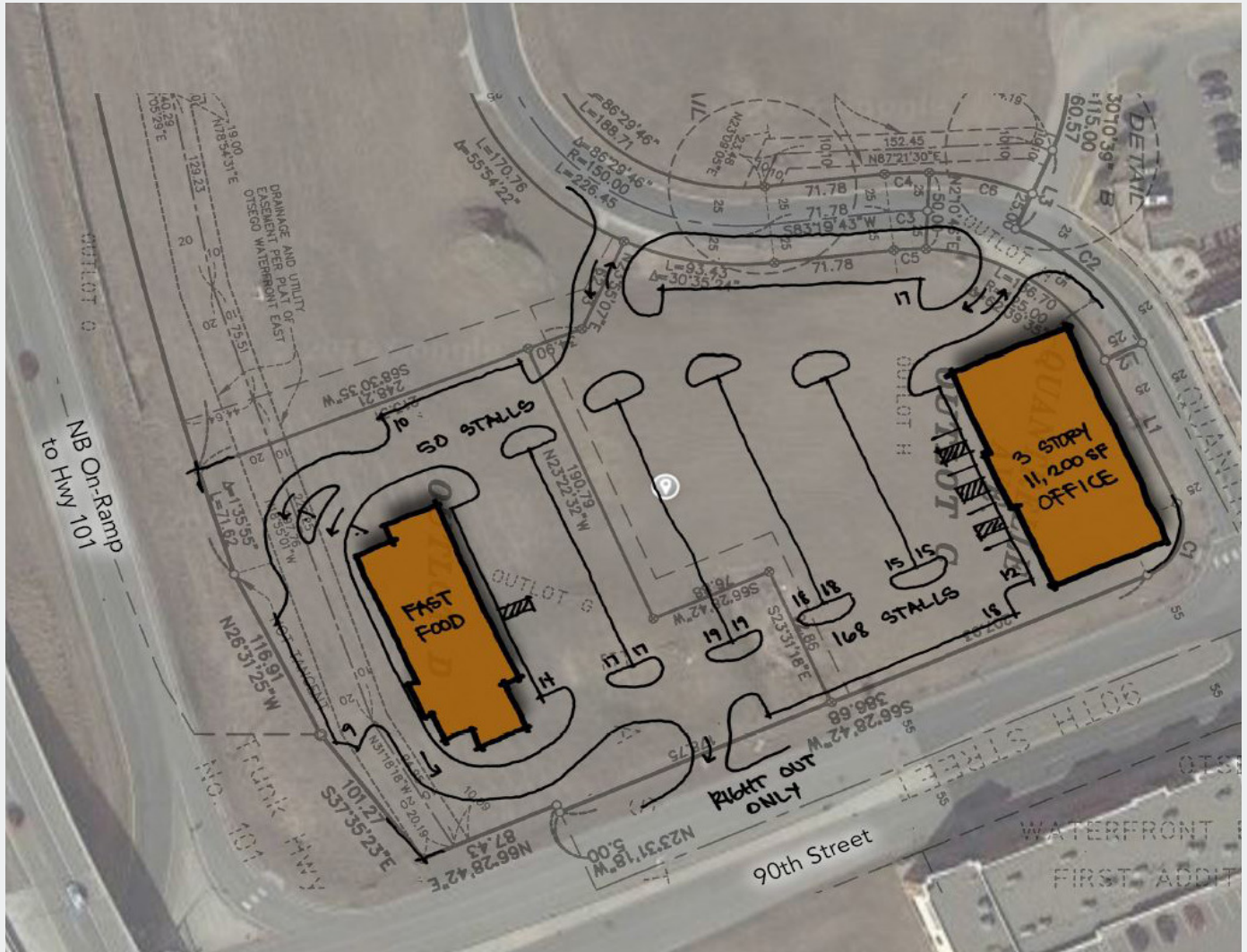
CONCEPT PLAN B

FOR SALE/LEASE - 1.55 to 3.33 Acres



CONCEPT PLAN D

FOR SALE/LEASE - 1.55 to 3.33 Acres



CONCEPT PLAN E

FOR SALE/LEASE - 1.55 to 3.33 Acres

