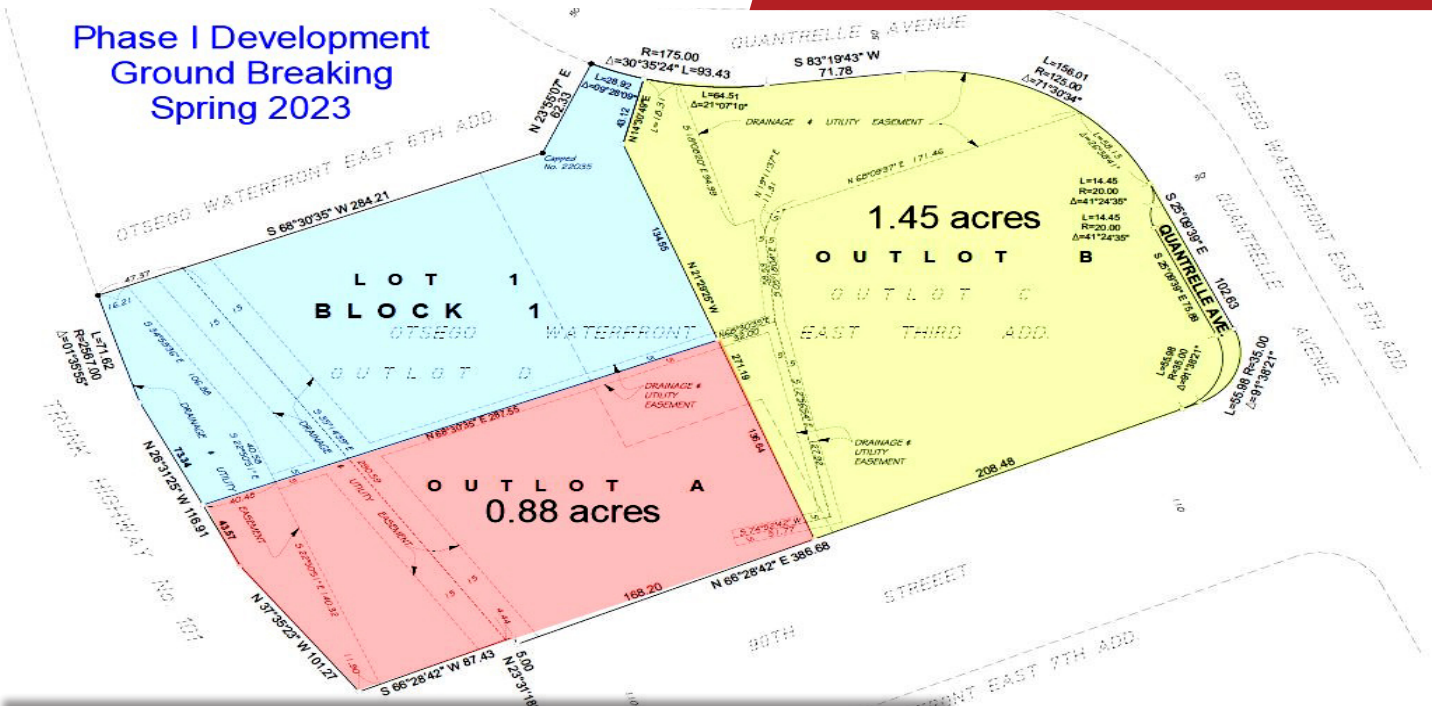


FOR SALE/LEASE - 0.88 & 1.45 Acres

Phase I Development
Ground Breaking
Spring 2023



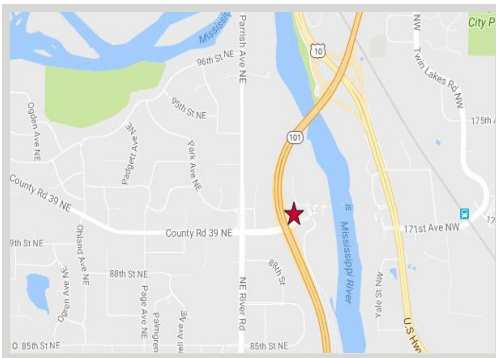
FEATURES:

- 0.88 & 1.45 acres For Sale in Otsego
- Approx. 52,700 vehicles per day on Hwy 101
- Highway Pylon signage options available
- Seller will consider possible build-to-suit/lease back
- Premium location with easy ingress/egress fronting HWY 101 and 90th Street/CR 39

Sale Price
See Below

FACTS:

- ▲ Special assessments paid in full
- ▲ **Outlot A**
 - 0.88 Acres
 - Sale Price: \$345,000
- ▲ **Outlot B**
 - 1.45 Acres
 - Sale Price: \$507,000



Overview 1

Aerial Maps 2

Zoning Map 3

Concept Plans 4

Traffic Counts 5

Demographics 6

Photo Gallery 7




Chad Weeks
612.619.9911
cweeks@arrowcos.com

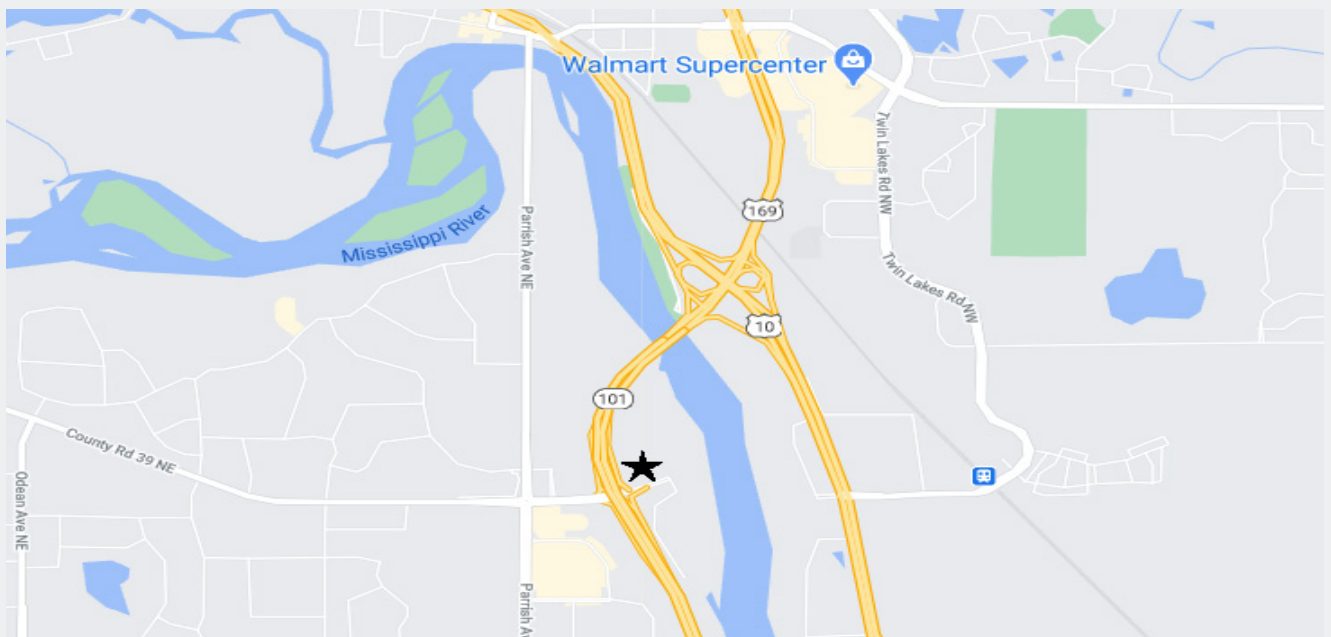



Steve Fischer
612.619.9991
sfischer@arrowcos.com

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 - 0.88 & 1.45 Acres

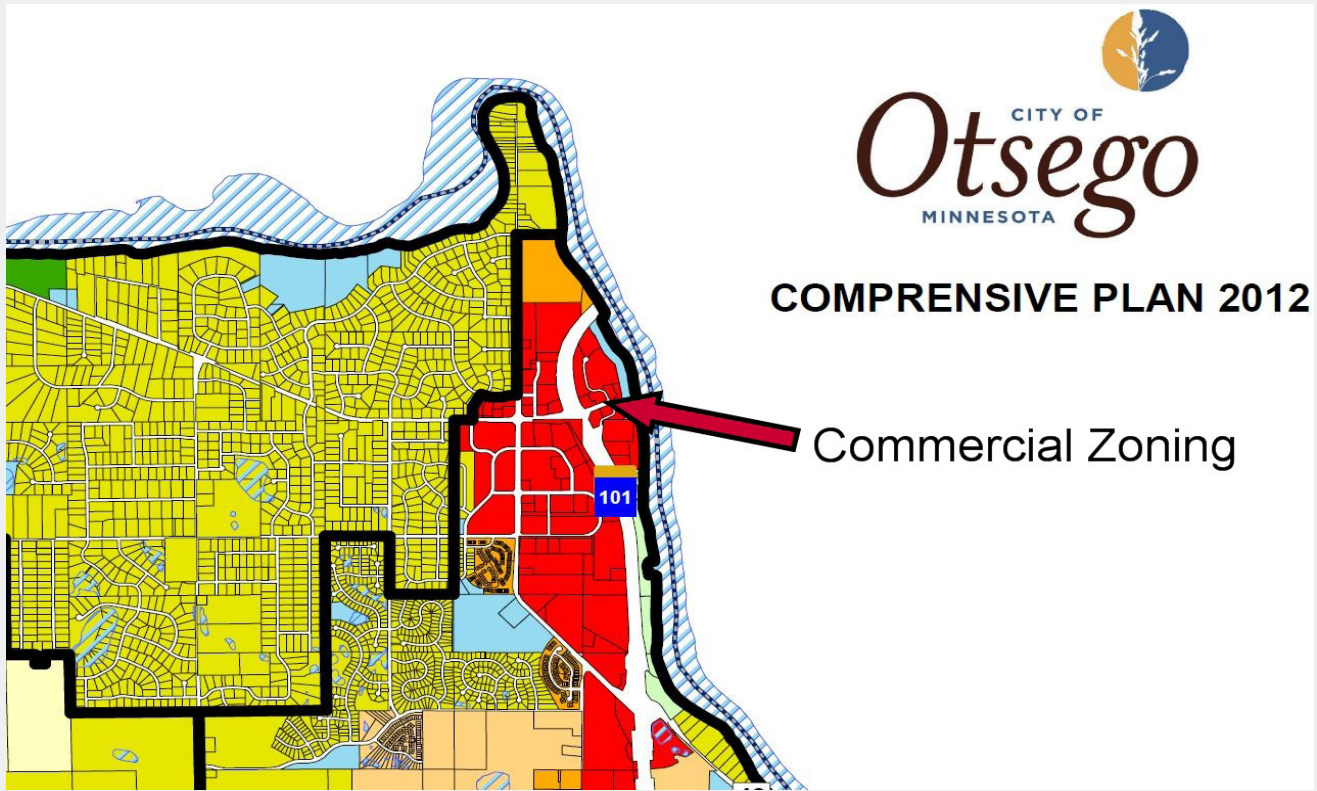


Contact

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Fax: 763.424.7980

Arrow Companies

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



LEGEND

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

Contact

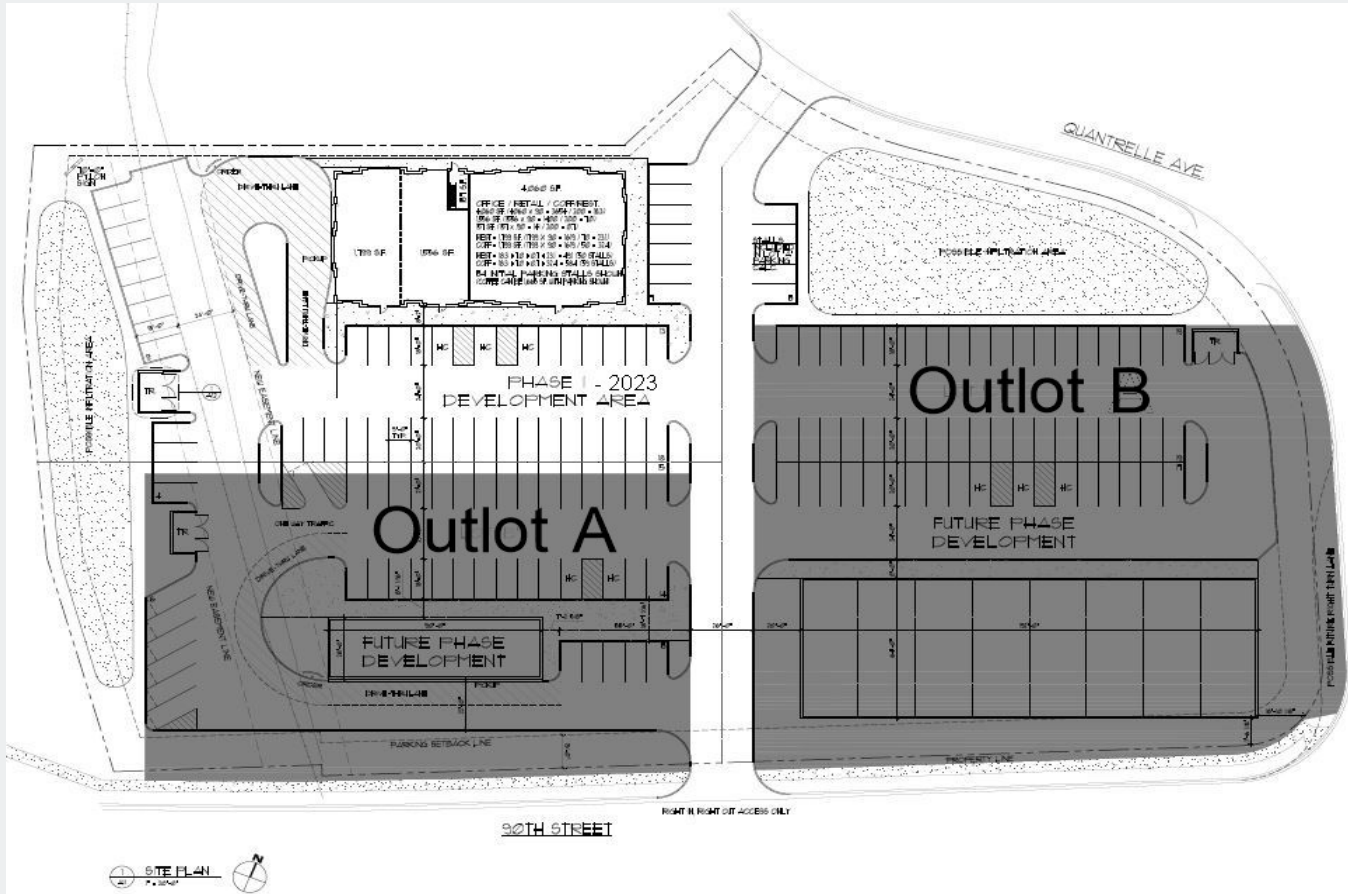
Phone: 763.424.6355
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7365 Kirkwood Court N. Suite 335
Maple Grove, MN 55369

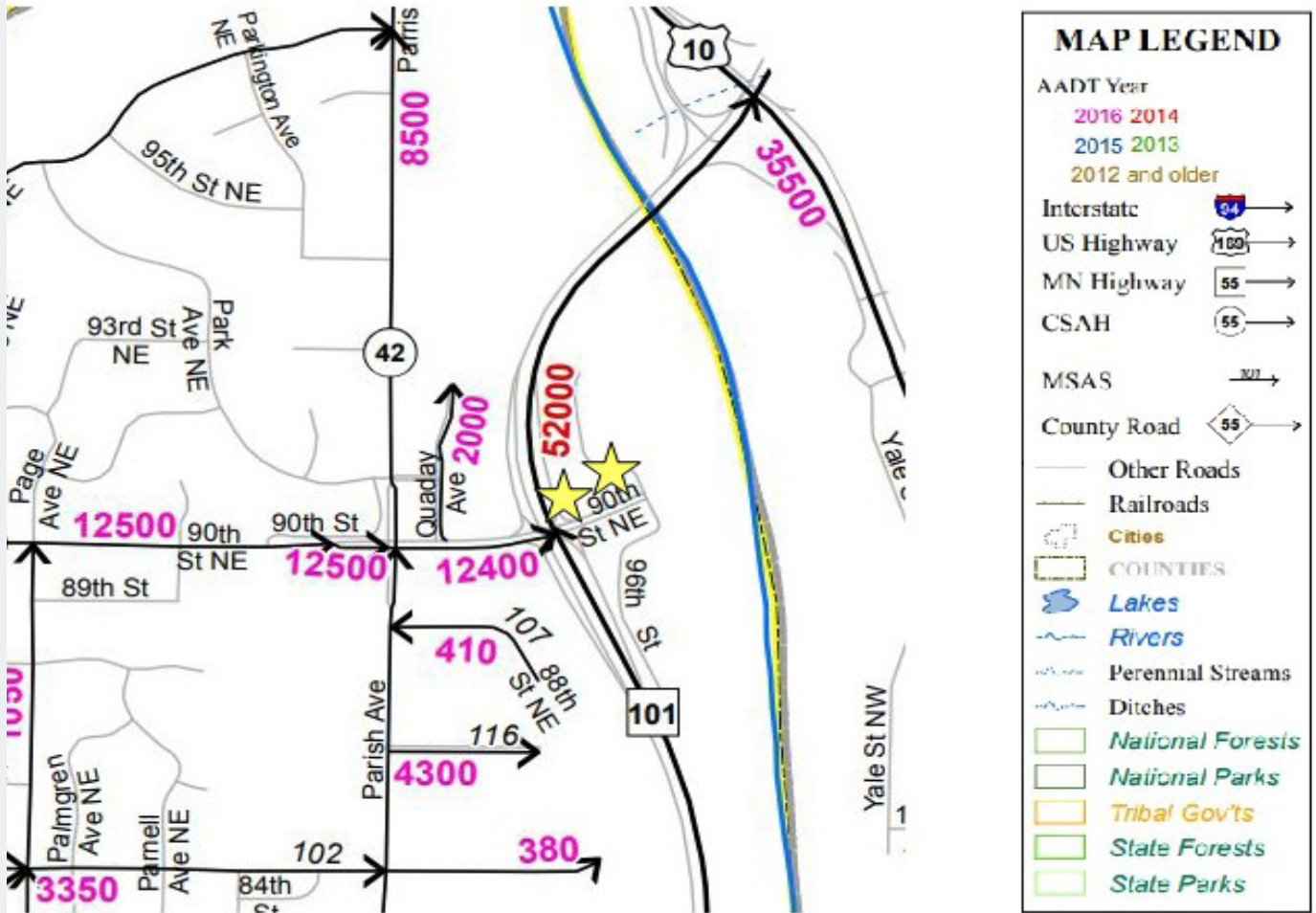
CONCEPT PLAN

FOR SALE/LEASE - 0.88 & 1.45 Acres



TRAFFIC COUNTS

FOR SALE/LEASE - 0.88 & 1.45 Acres



DEMOGRAPHICS

FOR SALE/LEASE - 0.88 & 1.45 Acres

Demographic Summary Report


Waterfront Commons 7/D			
Minnesota 101, Otsego, MN 55330			
Building Type: Land	Total Available: 0 SF		
Class: -	% Leased: 0%		
RBA: -	Rent/SF/Yr: -		
Typical Floor: -			
Radius	1 Mile	3 Mile	5 Mile
Population			
2026 Projection	2,224	28,114	52,940
2021 Estimate	2,086	26,436	49,664
2010 Census	1,797	22,947	41,836
Growth 2021 - 2026	6.62%	6.35%	6.60%
Growth 2010 - 2021	16.08%	15.20%	18.71%
2021 Population by Hispanic Origin	63	1,042	1,647
2021 Population	2,086	26,436	49,664
White	1,948 93.38%	24,320 92.00%	45,833 92.29%
Black	57 2.73%	834 3.15%	1,468 2.96%
Am. Indian & Alaskan	12 0.58%	156 0.59%	255 0.51%
Asian	26 1.25%	443 1.68%	954 1.92%
Hawaiian & Pacific Island	3 0.14%	32 0.12%	40 0.08%
Other	40 1.92%	653 2.47%	1,115 2.25%
U.S. Armed Forces	2	13	37
Households			
2026 Projection	790	10,134	18,572
2021 Estimate	740	9,524	17,408
2010 Census	632	8,258	14,601
Growth 2021 - 2026	6.76%	6.40%	6.69%
Growth 2010 - 2021	17.09%	15.33%	19.22%
Owner Occupied	678 91.62%	7,800 81.90%	15,006 86.20%
Renter Occupied	61 8.24%	1,723 18.09%	2,402 13.80%
2021 Households by HH Income	740	9,525	17,407
Income: <\$25,000	41 5.54%	804 8.44%	1,103 6.34%
Income: \$25,000 - \$50,000	95 12.84%	1,281 13.45%	1,942 11.16%
Income: \$50,000 - \$75,000	117 15.81%	1,646 17.28%	2,521 14.48%
Income: \$75,000 - \$100,000	106 14.32%	1,261 13.24%	2,301 13.22%
Income: \$100,000 - \$125,000	104 14.05%	1,711 17.96%	3,088 17.74%
Income: \$125,000 - \$150,000	135 18.24%	1,196 12.56%	2,494 14.33%
Income: \$150,000 - \$200,000	118 15.95%	1,046 10.98%	2,383 13.69%
Income: \$200,000+	24 3.24%	580 6.09%	1,575 9.05%
2021 Avg Household Income	\$106,977	\$104,333	\$117,524
2021 Med Household Income	\$102,644	\$95,449	\$106,772



PHOTO GALLERY

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