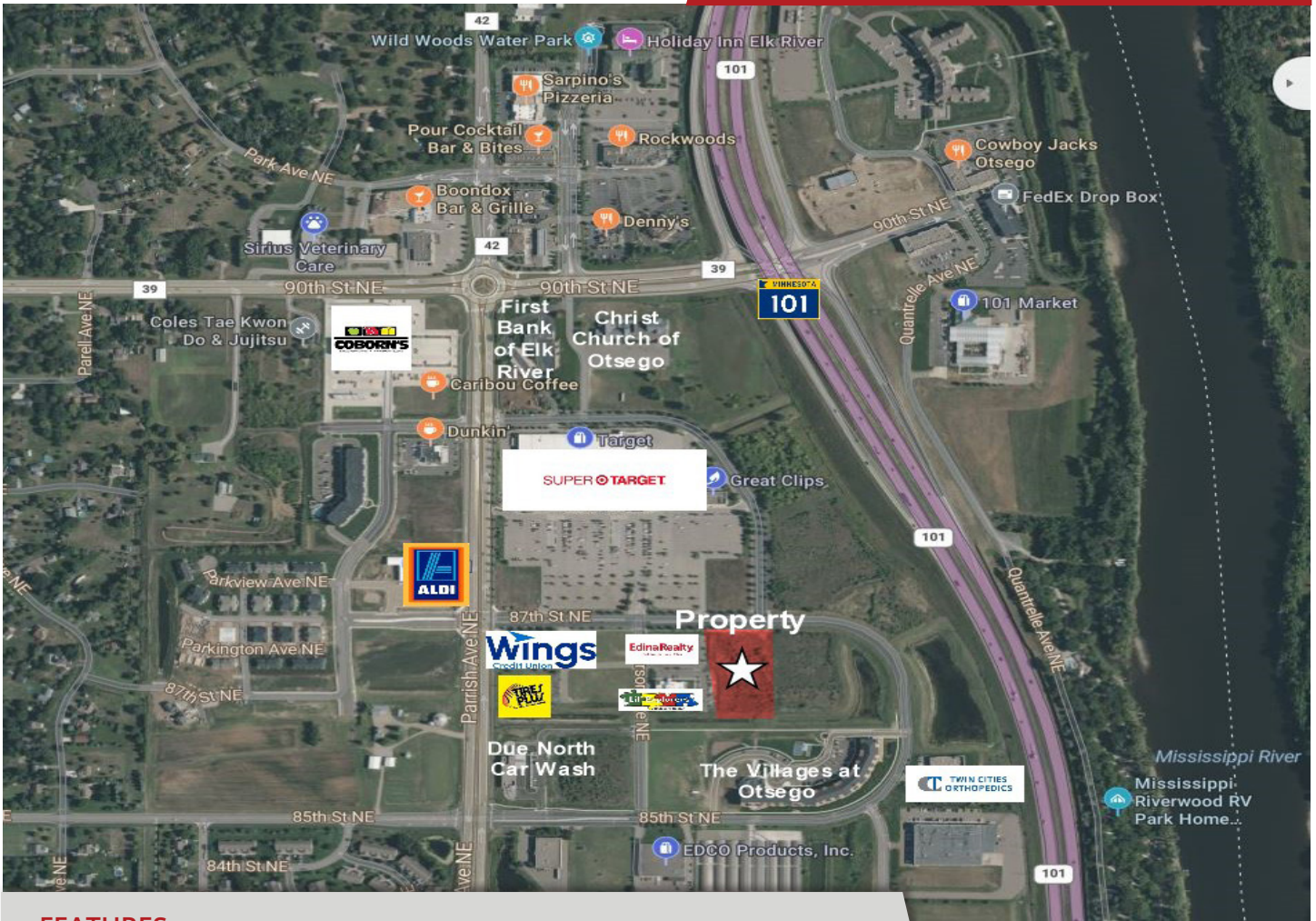


FOR SALE
2.02 ACRE LAND PARCEL



FEATURES:

- * 2.02 acres (87,991 SF) available within Great River Centre of Otsego development
- * Located at the south west corner of Hwy 101 & CR 39
- * Zoned for a retail & mixed use development
- * Development anchored by Super Target

Other business: Wings Financial, Otsego Tire, Edina Realty, Lil Explorers & Twin Cities Orthopedics

Sale Price
\$595,000

**ALL ASSESSMENTS PAID

Overview 1
Map 2
Birds Eye 3
Available Lots 4
Plat Map 2.02 acres 5
Demographics 6



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

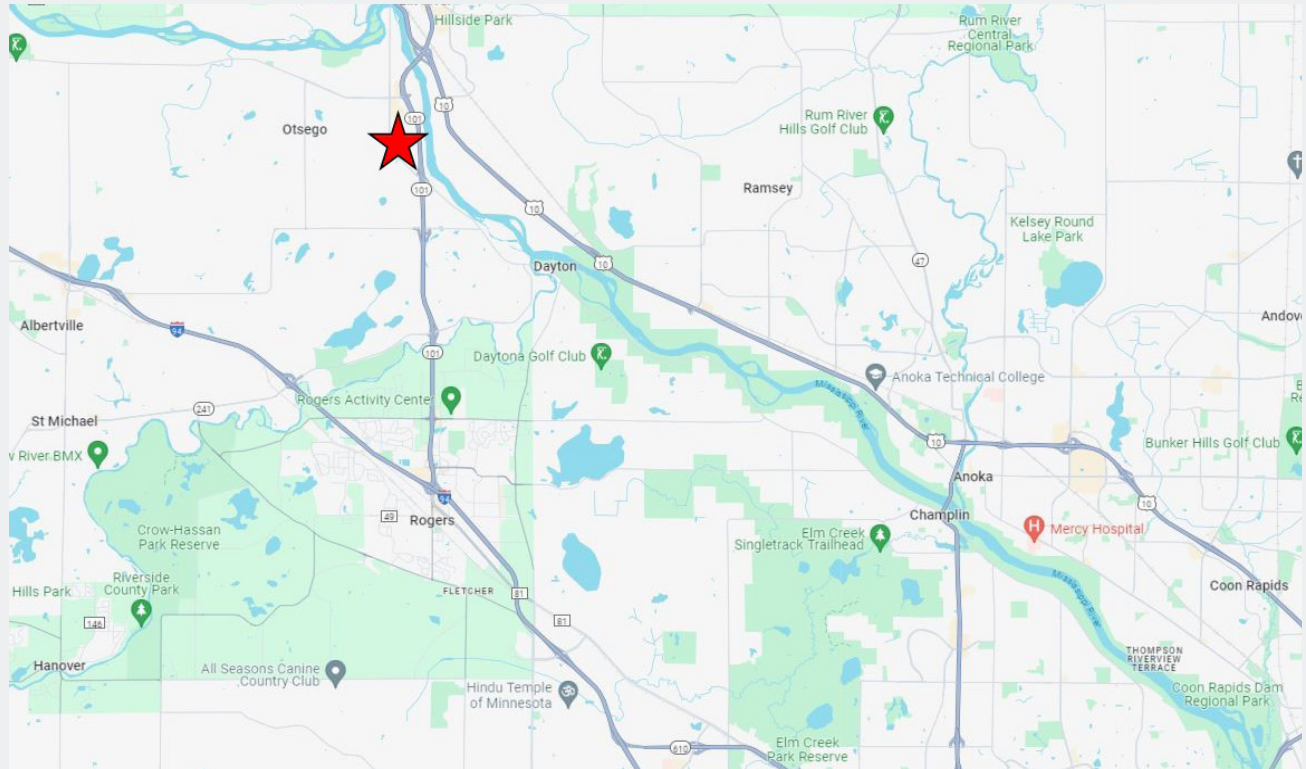
Arrow Companies

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

www.arrowcos.com

MAP

FOR SALE
2.02 ACRE LAND PARCEL



Contact

Phone: 763.424.6355

Fax: 763.424.7980

Arrow Companies

7365 Kirkwood Court N. Suite 335

Maple Grove, MN 55369

www.arrowcos.com

SITE PLAN

FOR SALE
2.02 ACRE LAND PARCEL



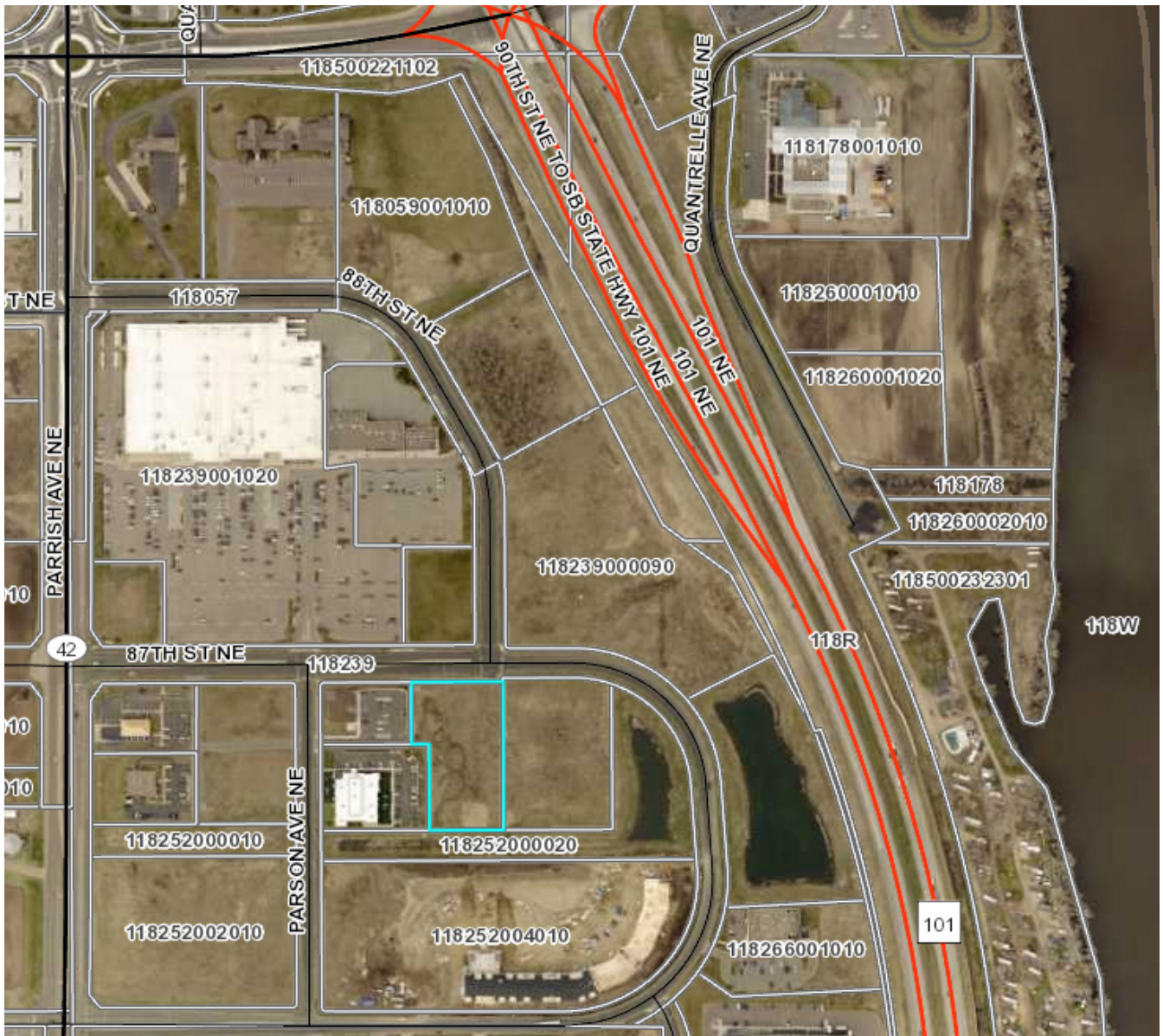
COUNTY MAP

FOR SALE
2.02 ACRE LAND PARCEL

PID #118-338-000010

2.02 acres

2024 Property Taxes- \$8,968.00



Contact

Phone: 763.424.6355
Fax: 763.424.7980

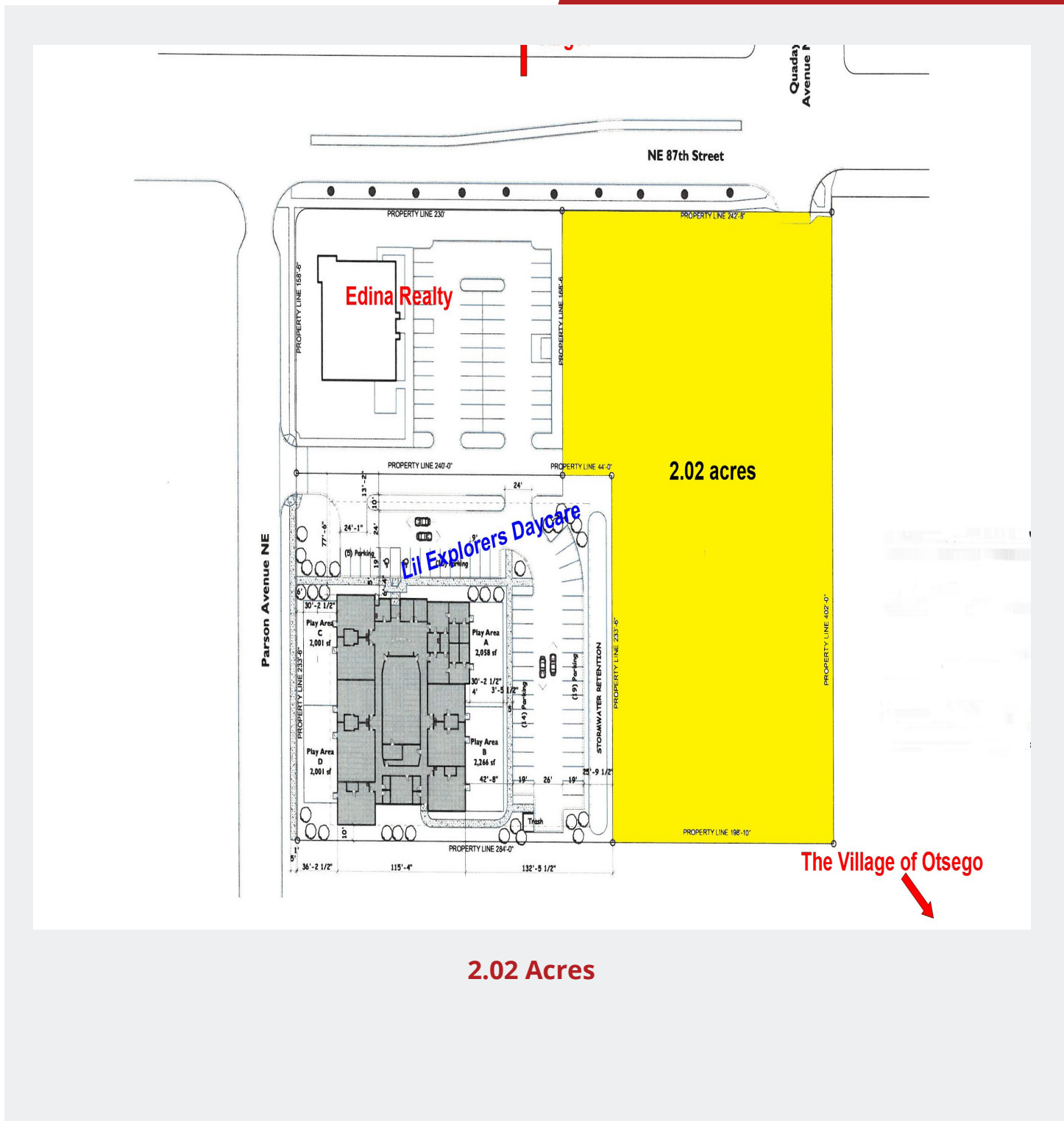
Arrow Companies

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

www.arrowcos.com

PLAT MAP

FOR SALE
2.02 ACRE LAND PARCEL



2.02 Acres



DEMOGRAPHICS

FOR SALE
2.02 ACRE LAND PARCEL

	2010 Census	2022 Population	2027 Projection
Population with in 5 Miles	43,945	54,208	59,644

	5-mile Radius
Average Household Income	\$117,600
Median Household Income	\$105,895

	Vehicles Daily
Highway 101	45,350
County Road 39	9,969

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.

Contact

Phone: 763.424.6355
Fax: 763.424.7980

Arrow Companies

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

www.arrowcos.com