ARROW COMPANIES

FOR SALE
+/- 1.65 ACRES

6805 Wedgewood Ct

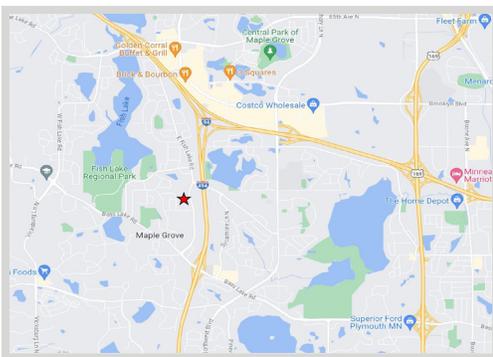### FEATURES:

- Convenient access to I-494 from Bass Lake Road in Maple Grove, MN.
- Excellent location near many other businesses and amenities.
- Zoned Planned Unit Development

Sale Price
$680,000

PARCEL TO BE PLATTED

- +/- 1.65 Acres
- Taxes: TBD

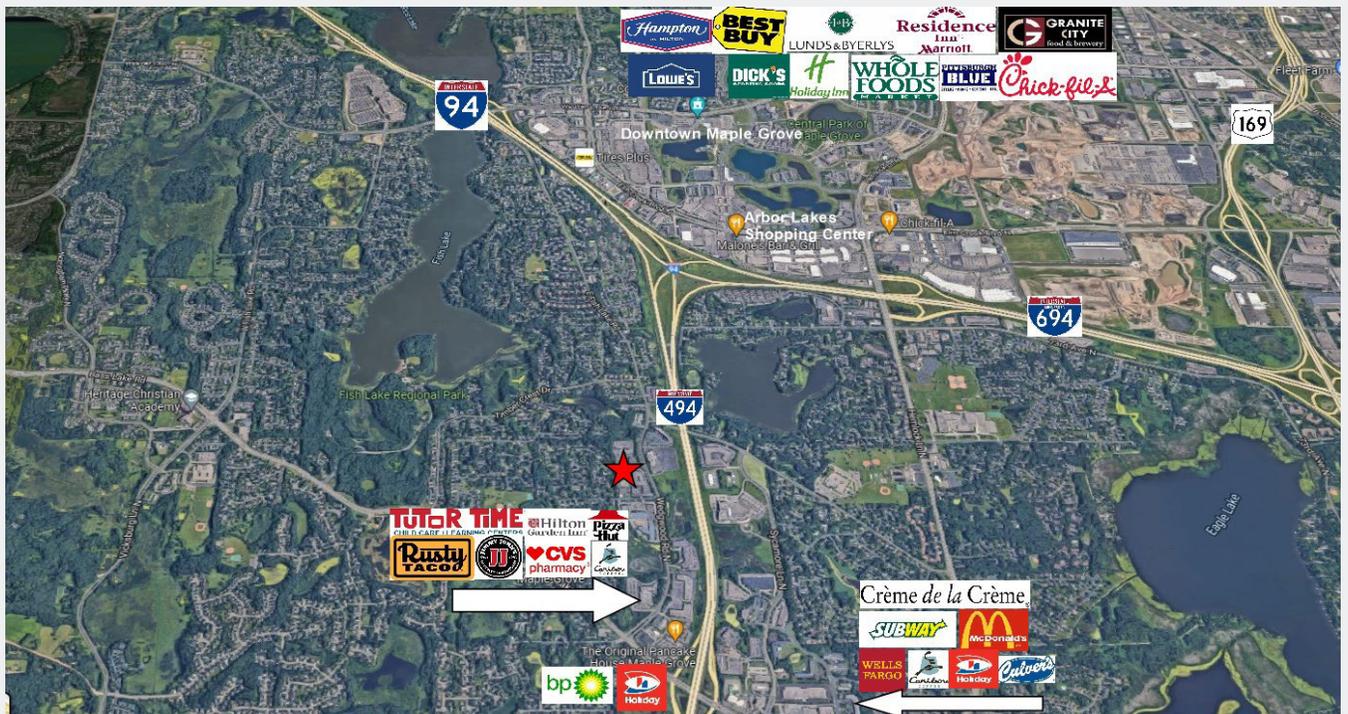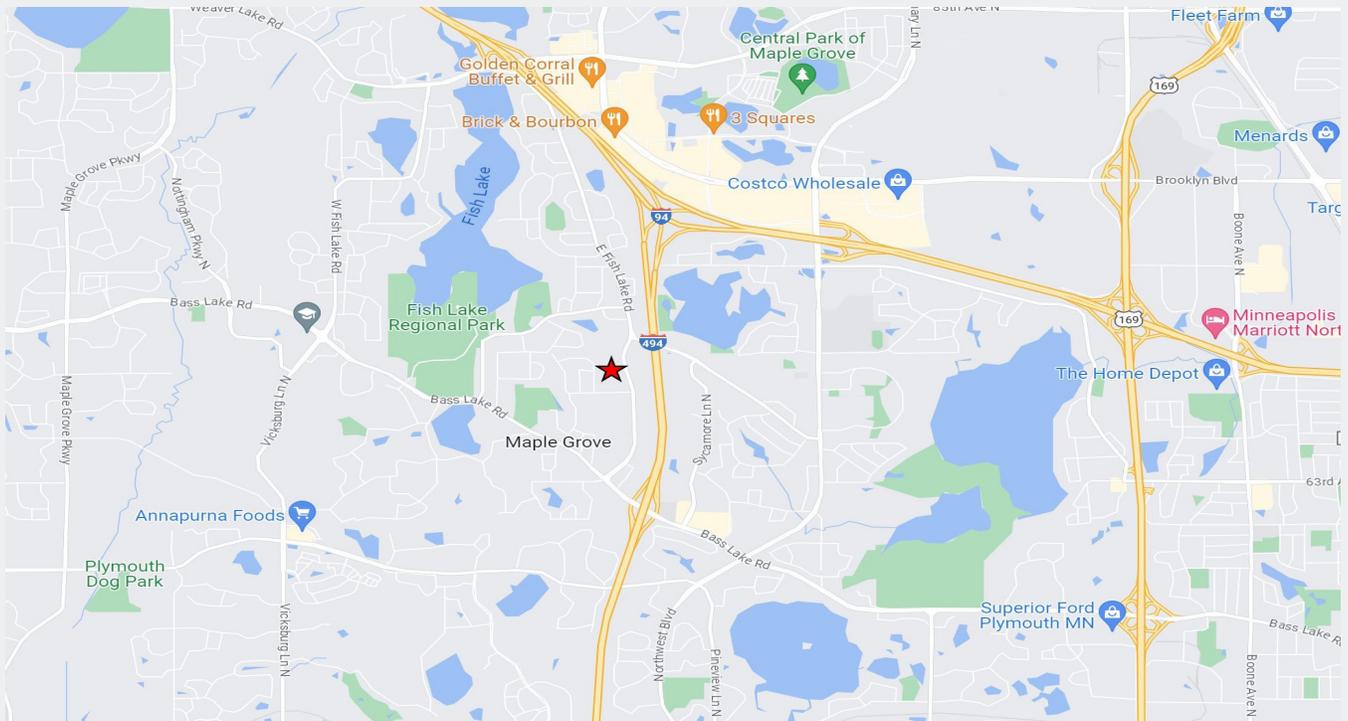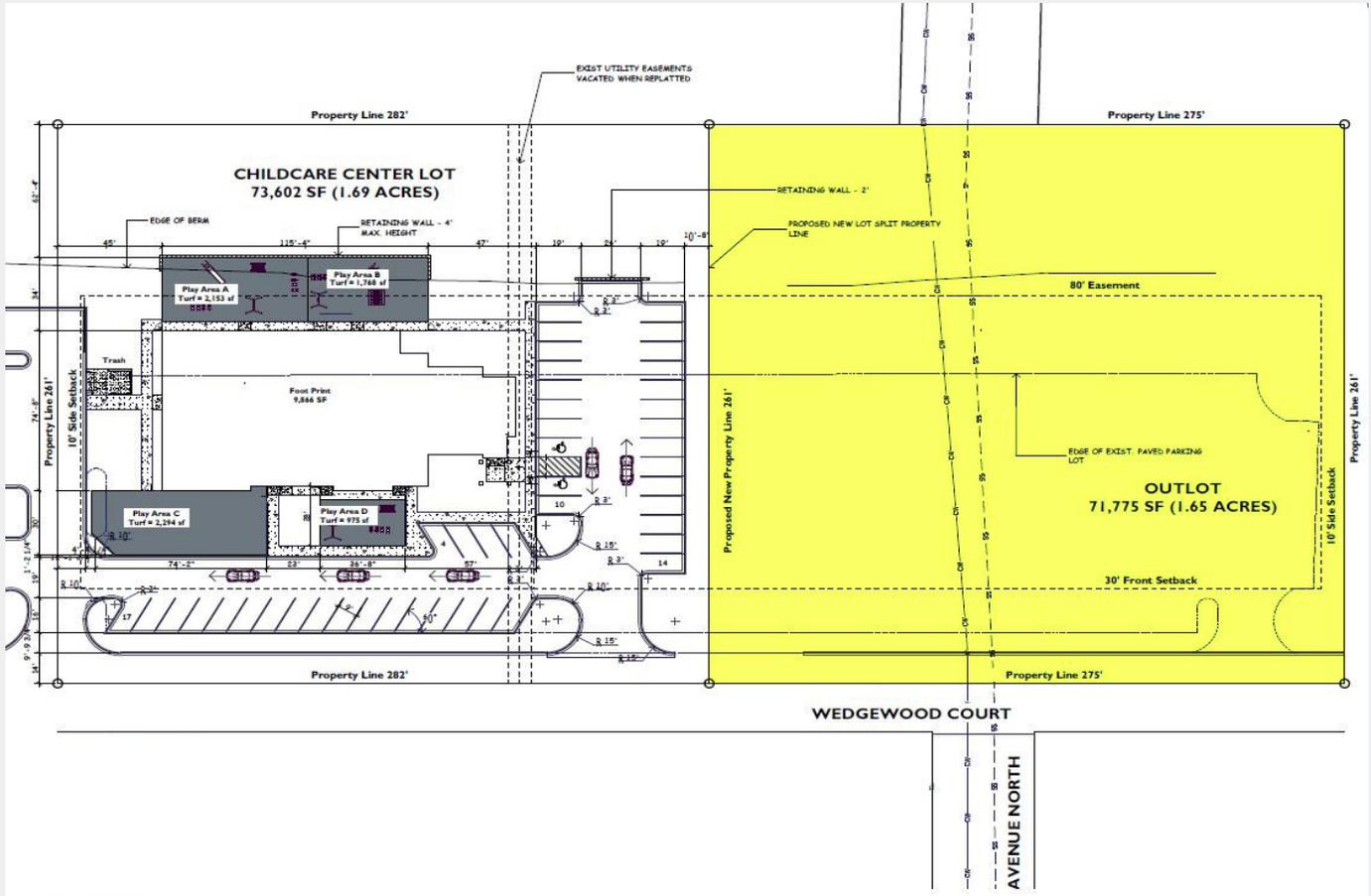### Contact
Phone: 763.424.6355
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AERIAL & OVERVIEW

FOR SALE
+/- 1.65 ACRES

2

ARROW
COMPANIES

OUTLOT SITE PLAN

FOR SALE
+/- 1.65 ACRES

Property Line 282'

Property Line 275'

EXIST UTILITY EASEMENTS
VACATED WHEN REPLATTED

CHILDCARE CENTER LOT
73,602 SF (1.69 ACRES)

EDGE OF BERM

RETAINING WALL - 4'
MAX. HEIGHT

RETAINING WALL - 2'

PROPOSED NEW LOT SPLIT PROPERTY
LINE

80' Easement

Play Area A
Turf = 2,153 sf

Play Area B
Turf = 1,768 sf

Trash

Foot Print
9,866 SF

Play Area C
Turf = 2,294 sf

Play Area D
Turf = 975 sf

EDGE OF EXIST. PAVED PARKING
LOT

OUTLOT
71,775 SF (1.65 ACRES)

30' Front Setback

Property Line 282'

Property Line 275'

WEDGEWOOD COURT

AVENUE NORTH

ARROW
COMPANIES

DEMOGRAPHIC

FOR SALE
+/- 1.65 ACRES

Zoning : GB - General Business

LEGEND

Lake — Creek — T-zones

R1 - Single Family Residential	R-2B - Single Family Residential
R1 PUD - Single Family Residential (Planned Unit Development)	R-3 Single and Two Family Residential
R2 - Single Family Residential	R-3 PUD - Single and Two Family Residential (Planned Unit Development)
R2 PUD - Single Family Residential (Planned Unit Development)	R-4 - Medium Density Residential

R-4 PUD - Medium Density Residential (Planned Unit Development)	PUD - Planned Unit Development
R-5 - High Density Residential	FF - Freeway Frontage
R-5 PUD - High Density Residential (Planned Unit Development)	B - Business
RA - Single Family Agricultural	B-PUD - Business (Planned Unit Development)

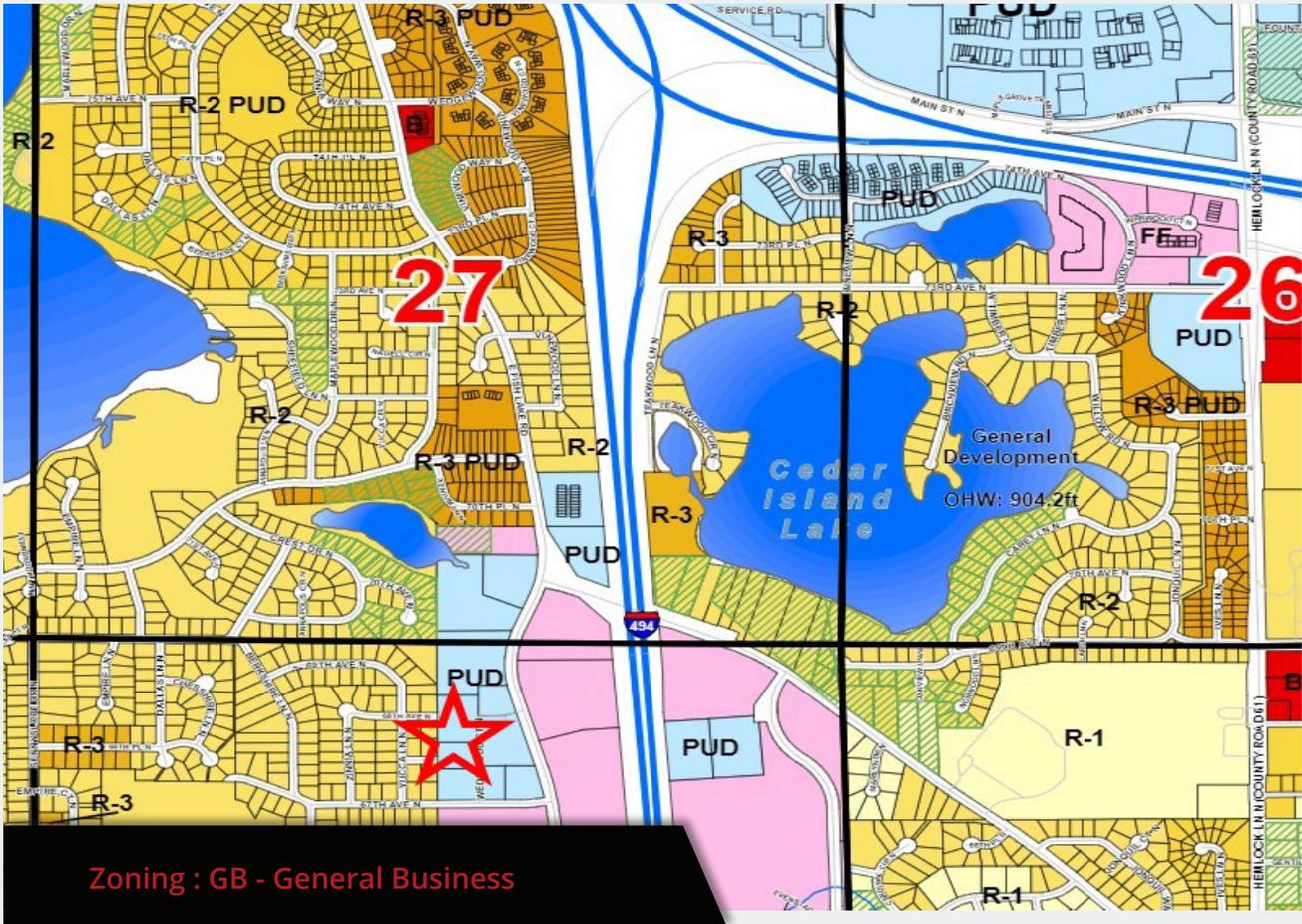| |
|---|
| I - Industrial |
| I PUD - Industrial (Planned Unit Development) |

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OFFICE / INDUSTRIAL LAND
6805 Wedgewood Ct N
Maple Grove, MN 55369

DEMOGRAPHIC

FOR SALE
+/- 1.65 ACRES
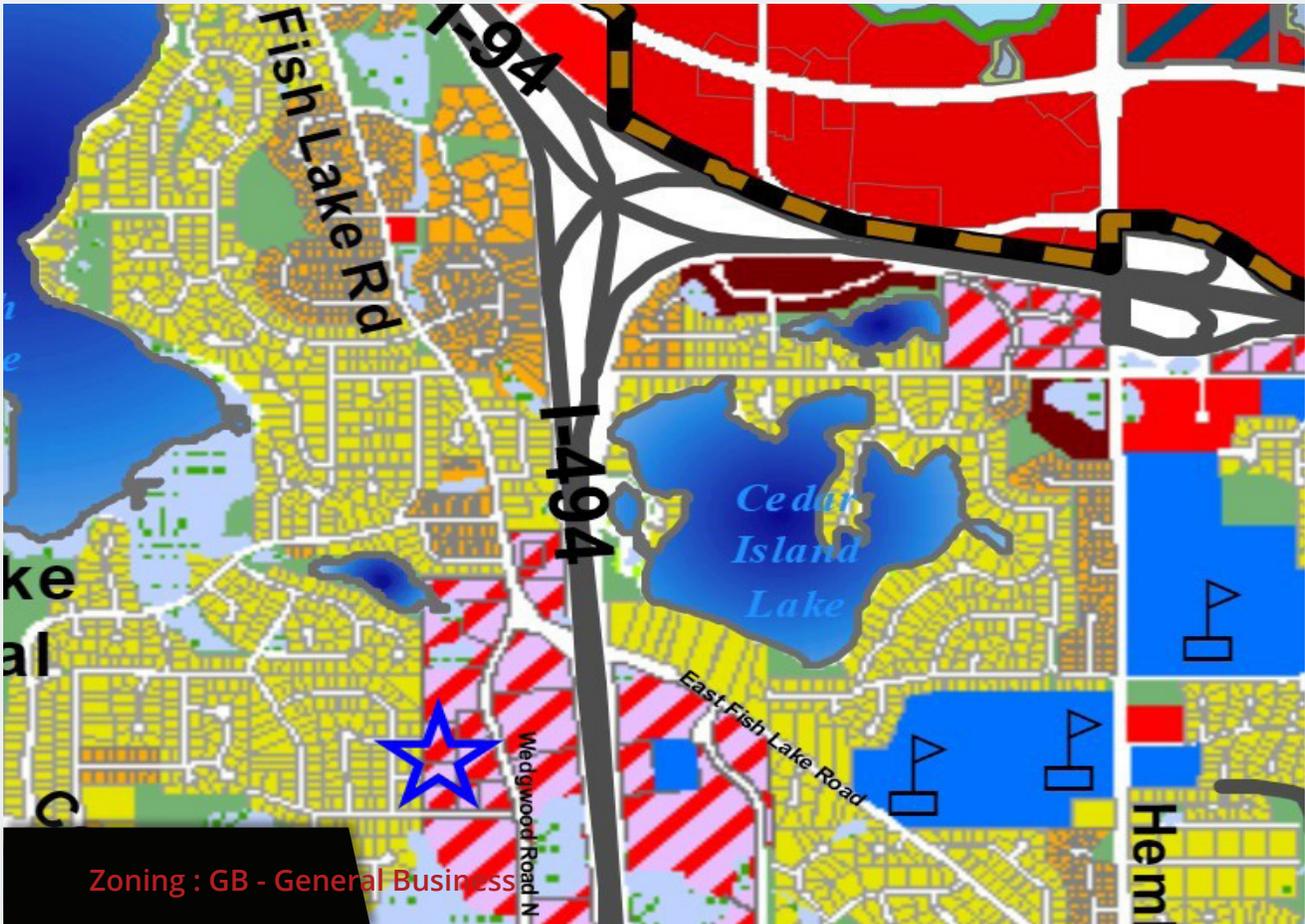
Zoning : GB - General Business

Land Use Plan (non-GMA)
- Low-Medium Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Industrial
- Mixed Use
- Public/Semi-Public
- Park, Golf Course or Protected Open Space
- ROW
- Wetland or Floodplain

- Schools

* See Figure 2.16 and Section 2.12
in Land Use Plan

Gravel Mining Area Land Use
- Low Density Residential
- Medium Density Residential
- Town Center Residential
- High Density Residential
- Regional Mixed Use (RMU)
- RMU: Non-retail Focus
- RMU-East Interstate Frontage
- RMU-East Elm Creek Blvd
- **NP** Future Neighborhood Park
- **C** Future Conservancy

Adopted March 16, 2020

- Highway Commercial Overlay
- Neighborhood Commercial Node
- Industrial
- Public
- Groundwater Pond
- Stormwater Pond
- Park
- Open Space
- Right-of-Way
- Linear Park
- Regional Trail

This map is a general, conceptual guide to land development. It is subject to change and interpretation by the City Council. Further direction is provided by guidelines in the plan text.

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DEMOGRAPHICS

FOR SALE
+/- 1.65 ACRES

POPULATION:	**2027 Projection - 197,428 (5 miles)** **2022 Estimate - 189,734** **2010 Census - 164,958**
HOUSEHOLDS:	2027 Projection - 77,261 (5 miles) 2022 Estimate - 74,139 2010 Census - 63,914
2022 Avg Household Income	$121,645
2022 Median Household Inc.	$94,918
Traffic Counts:	I-494 (94,000 VPD) I - 94 (124,000 VPD) Wedgewood (8,100 VPD)

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CITY INFORMATION

FOR SALE
+/- 1.65 ACRES

CITY OF MAPLE GROVE

Maple Grove is a flourishing community in the Twin Cities metro area that over 61,000 residents proudly call home. Just twenty minutes from Minneapolis and forty-five minutes from the Minneapolis/St. Paul International Airport, citizens receive every amenity of a large city and the peace and charm of a small town.

Set within the heart of Hennepin County, Maple Grove's vibrant history dates back to the mid 1800s when the Winnebago Indians were settled in the area. Today, over 1,000 businesses operate in this progressive city which offers people quality health-care, year-round recreational activities, and an excellent standard of living.

Rated high by citizens as a great place to raise children, Maple Grove offers plenty of opportunities for residents to live life to the fullest. Looking for something to do with the family? Look no further than the Maple Grove Community Center which has indoor/outdoor play-grounds, ice skating, indoor/outdoor pools, and picnic area. It is also the site of the Maple Grove Farmers Market where fresh food and fun are in abundance. Check out the many community concerts and family activities at the Town Green. Don't miss the annual Maple Grove Days festivities in July and numerous community events sponsored by local businesses and community organizations.

Maple Grove is also a great place for commerce and has a solid business community in which a number of highly regarded businesses continue to thrive.

Maple Grove has a wide range of housing options available; from rental to charming single family homes to townhouses with scenic views to exciting senior living communities and everything in between. Most of the developments come complete with play areas which are perfect for those with families or looking to start a family. Subdivisions are also within close proximity to multiple shopping and dining options so convenience is something that's around every corner.

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